



ATTACHMENTS

Development and Infrastructure Services Committee Meeting

13 March 2019

6.00pm

City of Albany Council Chambers

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VANCOUVER ARTS CENTRE - EXISTING CONDITION

31.01.2019



VANCOUVER ARTS CENTRE - GALVANISED CORRUGATED SHEETING ROOF OPTION

31.01.2019



VANCOUVER ARTS CENTRE - TERRACOTTA SHINGLE ROOF OPTION
Boral Terracotta Shingle Asphalt (425 X 264Mm)

31.01.2019

Theme	Strategic Goal	Priority	Agreed Action	Outcome	Importance	Q1 Status (Jul - Sep)	Q1 Progress	Q2 Status (Oct-Dec)	Q2 Progress	
1 Environmental Diversity	1.1 To preserve and increase the ecological values of our natural reserves	1.1.1 Audit existing City of Albany natural reserve management plans to determine what has been achieved, what is outstanding and the final status of plans.	Identify outstanding actions within existing plans and have them programmed for implementation within the 10yr budget.	The existing management plans have been completed or integrated into this Action Plan.	High	Not commenced	Focus for early 2019	Monitor	Commenced and to be completed by end of March	
		1.1.3 Minimise the impacts of works on the environment.	Review and update the Environmental Code of Conduct document to ensure practises are up to date.	Environmental Code of Conduct document is up to date with best management practices.	High	Not commenced	Focus for early 2019	Not commenced	To be completed by end of April	
		1.1.4 To increase community education on the values of bushland and how they can contribute to the preservation of these areas.	Develop and publish a good neighbour brochure for neighbouring properties of natural bushland reserves.	Community actively contributes towards preservation of bushland areas.	High	On-Track	A Parkwatch/Naturewatch brochure have been developed. These are handed out at key events, available at the Visitor Info centre and are included in letterdrops aiming to educate residents on appropriate behaviour within reserves.	On-Track	Education has been undertaken with the Friends of Stidwell Bridle Trail and the rangers to educate users of Sandpatch Reserve and the importance of looking after the environment and being considerate of all users of the area. The Parkwatch/Naturewatch information and merchandise were very popular at the Albany Show with many taking part in a quiz to encourage reading of the information to promote responsible activities in our reserves. Continuing to work with users of the Mounts and Sandpatch reserves to educate around sharing the trails.	
2 Community Safety	1.2 To partner with stakeholders to deliver on biodiversity conservation and the health of local waterways	1.2.1 Provide input into new subdivision development proposals regarding the management of existing and new foreshore reserves and other POS.	Develop guideline sheets for developers	Improved foreshore and other POS management plans.	High	Monitor	Compile list of existing subdivisions with conditions and develop a spreadsheet to monitor going forward.	On-Track	Working with Planning directorate. Landscape/POS Management Plans to be part of future development applications where required to ensure works are monitored and inspected prior to the City taking over management. Continue to attend TAG meetings to provide input.	
		2.1 To effectively manage fire risk within City of Albany natural reserves	2.1.1 Develop and Implement Fuel Management Plans and continue to manage fire risk according to reserve priority.	Develop fuel management plans for priority CoA managed natural reserves.	Fuel management plans developed for priority reserves.	High	Complete	Plans are completed.	Complete	Implementation of the Autumn Prescribed burning program currently being planned.
		2.2 To provide safe access to City of Albany natural reserves	2.2.2 Undertake safety audits of recreational facilities and access regularly.	Complete the outstanding recommendations from the 2015 CoA visitor risk assessment.	Improved visitor experiences within reserves.	High	Monitor	Site assessments being undertaken against actions in risk management plan.	On-Track	Reporting against actions from current action list.
3 Recreation Services & Facilities	3.1 To provide recreational facilities that minimise impact on the natural environment	3.1.5 Ensure compliance officers/rangers presence in 'hotspots' to ensure sustainable recreational activities in reserves.	Develop a business case for increased resourcing for dedicated reserve compliance officer.	Reserve compliance is improved by additional resources.	High	Monitor	Working with Rangers and incorporated into a business case being developed by Ranger and Emergency Services Manager.	On-Track	Rangers are working with Reserves team to educate users of City land whilst a business case is developed for additional compliance resourcing.	
		3.2 Respond to the changing community needs for a diverse range of recreational facilities and activities in reserves	3.2.1 Develop a working group to review relevant City of Albany Local laws to clearly define what activities are permissible.	Review all CoA Local Laws in relation to reserve management	Clear schedule of regulatory actions based on simple and consistent rules.	High	On-Track	Dogs and Animals commenced with core internal working group.	Complete	Dogs completed, horses next priority. Working with Ranger team on Property Local law.
	3.3 To provide affordable nature based camping opportunities within key reserves	3.2.5 Improve high visitor use access nodes on natural reserves.	Upgrade Bluff Rock Reserve with formal car park and rehabilitation of degraded areas as per the Mounts Management Plan	Visitors have the best experience possible at Bluff Rock	High	On-Track	Carpark completed and other clean up works and revegetation planned.	On-Track	Plans for clean up works and revegetation commenced.	
		3.3.1 Undertake a whole of CoA camping feasibility study.	Develop and implement a CoA camp host program annually.	Visitors are reporting positive nature based camping experiences in the CoA.	High	Complete	The camp host program is set up to roll over annually, although we haven't had much interest thus far so are targeting key sites to advertise.	Complete	Camp Hosts were at Betty's Beach, Normans and East Bay for the peak season.	
	5 Sustainable Management	5.3 To engage and consult with stakeholders on natural reserve management	3.3.1 Undertake a whole of CoA camping feasibility study.	Complete a camping feasibility study which will encompass expansion options to meet projected growth estimates.	Campers are no longer camping in undesignated areas.	High	On-Track		On-Track	Quotes being sought for the re-design of Torbay and Cosy Corner campsites. Normans beach being the next priority.
5.3.1 Foster local community involvement in the planning and management of reserves			Community planting days planned and successfully managed each year.	Local community groups feel included and encouraged to get involved in environmental management.	High	On-Track	20 Million Tree program, National Tree Day , SCNRM Yakamia project, Bushcare regular days	On-Track	20 Million Tree program, National Tree Day , Clean up Albany Day, Bushcare regular days	
		5.3.2 Support partnership programs with regional groups.	Continue to coordinate nature based camping alliance with neighbouring LG's and DPaW.	Consistent nature based camping rules across Shire boundaries in the Great Southern Region.	High	On-Track	Camping Strategy - Alliance facilitated through COA participation in SCMG	Complete	Camping Strategy completed and working through priority actions. Planning to include a scheme amendment to allow camping on private land with conditions.	



City of Albany
Management plan

ENVIRONMENTAL WEED MANAGEMENT PLAN

REPORT ITEM DIS151 REFERS

Document Approval			
Document Development Officer:		Document Owner:	
Reserves Officer		Executive Director Infrastructure and Environment	
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0.1	Reserves Officer	Draft 1	22/02/2019
1.0	Position Title	User version numbering 1.0 when adopted or approved. Example descriptions: <i>Adopted by Council on 26/11/2014 Report Item ED005.</i> <i>Approved by Executive on 11/11/2014.</i>	dd/mm/20yy
1.1	Position Title	User version numbering 1.1, 1.2 for minor administrative changes. For example: <i>Minor administrative amendments: formatting, table of contents update, document control page, position title changes.</i>	dd/mm/20yy

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Appendix 1 Annual Action Plan.

Appendix 2 Weed Control Methods Used by the City of Albany.

Appendix 3 Weed Control Methods not used by the City of Albany.

Appendix 4 Herbicides used by the City of Albany.

Vision

1. To control environmental weeds in high conservation and community valued City of Albany reserves, while supporting community groups actively involved in caring for the City's reserves.

Objective

2. The objective of this strategy is to provide a targeted approach to controlling environmental weeds on land managed by the City of Albany. Given the scale of the weed problem, and the amount of land for which the City is responsible, it is essential that areas of high conservation value and community interest, and priority weeds be targeted, as resource levels do not permit for all weeds in all areas to be controlled. By focussing the resources that are available on priority tasks, better on-ground outcomes will be achieved.

Scope

3. This strategy applies to all land managed by the City of Albany. This includes Crown land reserves, road reserves and any freehold land under the care and control of the City.
4. There are more than 438 City of Albany reserves comprising 12,227 ha of land. These reserves range in use from Public Open Space, active sporting grounds to passive natural bushland recreation space. Some of these reserves are isolated, whilst others are grouped together. The largest grouping of City of Albany reserves is 3,060 ha in size and is located between Sandpatch and Cosy Corner, and comprises primarily of natural vegetation. The smaller reserves can be less than 1 ha in size, with some simply being drainage easements.
5. The City also manages 1,132 ha of freehold land, and 1,629 km of roads and associated verges.

Stakeholders

6. Implementation of this plan is primary the responsibility of the Reserves Team, under the City's Infrastructure and Environment Directorate.
7. Stakeholders of this Strategy include everyone who lives and/or works within and adjacent to the City of Albany, as everyone has the potential to impact on weeds, whether it be in a negative or positive manner. Although this Strategy is written primarily for City land, if weed control techniques were applied to only these areas, then recontamination from adjacent land would continuously undo any work undertaken. Therefore, an important component of this Strategy is to educate the general public on environmental weed management, and to encourage them to undertake weed control works on lands for which they are responsible and to reduce the risk of spreading weeds.

Strategic Context

8. *Australian Weeds Strategy 2017 to 2027* – This document provides national guidance on best practice weed management. It aims to guide coordination of effort across all jurisdictions and affected stakeholders and to inform plans and actions by state and territory governments, local governments, regional natural resource management agencies, as well as by industry, landowners and the wider community. It provides a national framework for addressing weed issues whilst maintaining the profitability and sustainability of Australia’s primary industries and reducing the impact of weeds on the environment.
9. *Environmental Weed Strategy for Western Australia* (CALM 1999) - This Strategy lists 1,350 environmental weeds of actual and potential significance in Western Australia, including terrestrial, aquatic and marine. These species have been rated based on their impacts on biodiversity according to predetermined criteria.
10. *Community Strategic Plan – Albany 2023* - The Albany community and Council have identified that it is important to them to protect and enhance our natural environment.

Key Focus Area

2. Clean, Green and Sustainable

Community Priority

2.1 To protect and enhance our natural environment.

11. *Natural Reserves Strategy and Action Plan 2017 – 2021* - This document recognises the importance of managing environmental weeds by the City of Albany.

Strategic Goal

- 1.3. To reduce the impact of invasive species on the natural environment.

Strategic Guiding Principles

12. The guiding principles which form the basis for actions in this Strategy are in Table 1.

TABLE 1 Strategic Guiding Principles for Environmental Weed Management.

<p>Principle One</p>	<p>The Bradley Method of Bush Regeneration The Bradley Method of bush regeneration as described in Bradley (Bradley 1997) works on three general principles, which are:</p> <ol style="list-style-type: none"> 1. work outwards from good bush areas towards areas of weed; 2. make minimal disturbance to the environment; and 3. let native plant regeneration dictate rate of weed removal. <p>Other important points highlighted in Bradley (1997) include:</p> <ol style="list-style-type: none"> 4. don't start on large weed infestations unless you are sure you will get back to do the follow-up work (removing parent plants may create light and space for hundreds of new weeds); 5. many plants require 3 years or more of control; and 6. aim for control, not eradication, and tipping the balance in favour of the local native plants.
<p>Principle Two</p>	<p>Prevention Early detection and early intervention are the most cost-effective means of weed management.</p>
<p>Principle Three</p>	<p>Long-term Commitment Effective weed management requires a long-term commitment from managers of private and public lands.</p>
<p>Principle Four</p>	<p>Coordinated Approach Effective weed management requires a coordinated approach involving all relevant stakeholders.</p>
<p>Principle Five</p>	<p>Priority Setting and Planning A simple and effective priority setting and planning process is required to best utilise available weed management resources.</p>
<p>Principle Six</p>	<p>Education Educate others on environmental weed management, and how to reduce the risk of spreading weeds.</p>
<p>Principle Seven</p>	<p>Local Provenance Local provenance plant material only (sourced from within local area of each site) will be used in revegetation projects.</p>
<p>Principle Eight</p>	<p>Minimise transportation of weed material/sustainable weed disposal Weeds that have been cut or pulled will be left in the bush if possible, as it will result in minimising disturbance to native vegetation, reducing the risk of spread, using less energy to remove material from the site and incurring less cost in disposing of material. Where necessary, seed carrying material will be removed from the site to be disposed of appropriately to minimise further spread.</p>

Objectives and Strategies

13. The objectives and strategies for this Strategy are listed below in Table 2. They are not listed in order of priority.

TABLE 2 Objectives and Strategies of the Environmental Weed Strategy.

<p>Objective 1</p> <p>To improve the condition of bushland in Priority City of Albany Reserves (as identified in this Plan) and in close proximity to conservation listed flora and ecological communities, through the control of environmental weeds and other related activities.</p> <p><i>Strategies</i></p> <ul style="list-style-type: none"> 1.1. Prepare and implement weed management plans for Priority City of Albany reserves as identified in this Plan. 1.2. Control weeds that threaten conservation listed flora or ecological communities on land vested with the City of Albany. 1.3. Undertake weed mapping where it assists with implementing strategies within this document. Utilise modern technology to make mapping on-the-job friendly for staff. 1.4. Assess effectiveness of weed control techniques to deliver more effective and targeted control of environmental weeds.
<p>Objective 2</p> <p>To control WONS, Declared Species, Alert Weeds and Pest Plants on land managed by the City of Albany.</p> <p><i>Strategies</i></p> <ul style="list-style-type: none"> 2.1 Plan and implement an annual program to control Declared Species, Alert Weeds, and Pest Plants on land managed with the City of Albany. 2.2 Consider developing a Pest Plant Local Law for the City of Albany.
<p>Objective 3</p> <p>To encourage and acknowledge other organisations, groups and individuals actively involved in the management of bushland on land vested with the City of Albany to continue to undertake works that are conducive to implementing this Plan.</p> <p><i>Strategies</i></p> <ul style="list-style-type: none"> 3.1 Attend meetings of the Bushcarers and other community groups to provide information on City of Albany weed control programs. 3.2 Assist community groups, individuals and other organisations to undertake weed control works on land vested with the City of Albany. 3.3 Assist community groups with preparing grant applications for funding to undertake environmental weed control works within the City of Albany. 3.4 Promote the achievements of the City of Albany, Bushcarers Group, Progress Associations and other groups and individuals involved in the management of weeds. 3.5 Encourage and educate private landholders and businesses, to undertake weed control works on their land, such as plantation companies and lease holders.

- 3.6 Place conditions on new developments to adequately address weed infestations on land to be developed, as well as on Public Open Spaces.
- 3.7 To a limited extent, target weed “black spots” that are prominent and of high importance to the general community, with adequate consideration of native fauna that may inhabit these areas.
- 3.8 Encourage the Albany community to stop dumping green waste in bushland by implementing the “Bush Watch Program”.

Objective 4

To minimise the impact of capital works and maintenance works on the spread of weeds, and utilise these activities, where possible, to include weed control.

Strategies

- 4.1 Implement the Environmental Code of Conduct for Works on City of Albany Controlled land.
- 4.2 Implement the Environmental Impact Assessment Procedure, where all City capital works are assessed and mitigation procedures are applied.
- 4.3 Undertake pre-fire assessments, monitor and implement post-fire weed control works.
- 4.4 Control woody weeds in the vicinity of Rural Road Maintenance and Fire Access Track Maintenance Programs, to reduce the ongoing maintenance requirements.
- 4.5 Develop a program to control weeds and rehabilitate old resource pits and disposal sites on City land.

Objective 5

To ensure that the City of Albany does not work in isolation, but is aware of, or actively involved with National, State and Regional initiatives addressing environmental weed management.

Strategies

- 5.1 To participate in the development and implementation of National, State and Regional initiatives addressing environmental weed management.

Priority Reserves

14. Priority reserves within this Strategy have been identified for their high conservation value, proximity to conservation reserves and for the level of community interest in actively managing these areas. These criteria are further discussed in Table 3.

TABLE 3 Justification for Priority Reserves for Environmental Weed Control.

Size & Shape
The bigger the patch of bush, the better, and the more compact the patch of bush the better. This is due to the perimeter to area ratio being lower, and as a result the proportion of the area influenced by "edge effect" is reduced. Edge effect comprises of those factors that affect the edges of bush, such as wind speed, temperature, humidity, solar radiation, chemical drift off farmland, invasion and competition from organisms on surrounding lands, human incursion and disturbance.
Condition
Bushland in good condition is of greater conservation value than areas that are degraded and have been altered significantly from their original form. Areas in good condition require much less effort and resources to keep them in good condition than areas that are already degraded. Good condition bushland is also more resilient to change compared to degraded areas. See Table 3 for condition classification used by the City.
Proximity to Conservation Reserves
Reserves adjacent to conservation reserves have a higher conservation value than isolated ones. This is especially so where the adjacent bushland is protected for conservation purposes such as National Parks and Nature Reserves. Continuous vegetation can form important corridors that allow for the movement of native animals and plant genes. It also makes the total area of vegetation in that area bigger (see "size" above) and usually in better condition (see "condition" above). Within the City of Albany, there is a near continuous corridor of vegetation along the entire coastline. This corridor was recognised and named the "Coastal Macrocorridor" through a project undertaken by CALM, called the "South Coast Macro Corridor Project".
Community Interest and Use
Reserves where active community groups exist or have the potential to be developed are regarded to be of higher priority than those reserves that community interest is unknown. The reason for this is that community groups are regarded as a valuable resource to the City, as it is impossible for the City to manage and maintain all of the land under its management on its own. Community groups can (and already do in some cases) play an extremely important role in assisting the City to maintain reserves.
Time already invested by the City of Albany
Reserves where the City of Albany and the other groups and individuals have already invested time and effort are a priority over reserves where no environmental weed control works have been undertaken to date. If these previous works are not followed up (control of any reoccurring weeds on an ongoing basis), then those initial works could potentially have been a waste of time, as the weeds could regain hold. Maintenance of reserves from environmental weeds can take many years, until the weed seed source is deleted. However, if recontamination occurs, then maintenance will be ongoing indefinitely.

15. Reserves identified as a priority in this Strategy, and justification for their selection, are listed in Table 4. These reserves are in order of priority. This list is similar to the priority list in the previous version of this Plan, with Mount Martin removed as it now managed by the Department of Biodiversity, Conservation and Attractions, and Mount Melville has been promoted to being Priority 2, as community interest in this reserve has increased in recent years. The aim is to work towards getting Priority 1 to “maintenance level”, before moving to Priority 2 and so on. “Maintenance level” means that there are no mature woody weeds present, and a program suitable for the site and weeds being controlled is developed to maintain the reserve into the future.
16. Vegetation condition by the City is determined using the categories in Table 5, as described by Kaesehagen (1995).

Priority Weeds

17. Some species will be targeted throughout the City of Albany, as they are WONS, Declared Plants, Alert Weeds or Pest Plants. The species that fall into these categories are seen as our priority species and annual programs will be developed and implemented to address these species.
18. Weeds of National Significance (WONS) – Thirty-two species have been agreed to be WONS by Australian governments, based on an assessment process that prioritised these weeds based on their invasiveness, potential for spreading and environmental, social and economic impacts. Eight WONS are recognised as occurring within the City of Albany:

Arrowhead *Sagittaria platyphylla*
 Asparagus Fern *Asparagus scandens*
 Asparagus Fern *Asparagus aethiopicus*
 Blackberry *Rubus spp.*
 Bridal Creeper *Asparagus asparagoides*
 Bridal Veil *Asparagus declinatus*
 Gorse *Ulex europaeus*
 Lantana *Lantana camara*.

19. National Environmental Alert Weeds – The purpose of the National Environmental Alert List is to identify those species that are in the early stages of establishment and have the potential to become a significant threat to biodiversity if they are not managed. There are currently 28 species on this list with only six of these known to occur in Western Australia and only two species are known from the City of Albany:

False Yellowhead *Dittrichia viscosa*
 Holly-leaved Senecio *Senecio glastifolius*

20. Declared Plants – To protect Western Australian agriculture, the Department of Primary Industries and Regional Development regulates harmful plants under the *Biosecurity and Agriculture Management Act 2007* (BOM Act). Plants that are prevented entry into the State or have control or keeping requirements within the State are known as declared pests. If a declared pest is found in the area, land owners/occupiers and other persons must adhere to requirements under the *BOM Act 2007* and its subsidiary legislation. Eight Declared Plants that are known to occur on land vested with the City of Albany.

Apple of Sodom *Solanum linnaeanum*
 Arum Lily *Zantedeschia aethiopica*
 Blackberry *Rubus fruticosus*
 Cape Tulip *Moraea flaccida* & *M. miniata*
 Golden Dodder *Cuscuta campestris*
 Gorse *Ulex europaeus*
 Paterson’s Curse *Echium plantagineum*
 Sagittaria *Sagittaria platyphylla*

TABLE 4 Priority Reserves for Environmental Weed Management.

RESERVE NAME	JUSTIFICATION
1. Mount Clarence & Mount Adelaide (incl Bluff and Wagon Rocks)	<ul style="list-style-type: none"> Majority of bushland in very good to excellent condition. Large area of reserve is at maintenance level. High community interest and use. Aesthetic values from CBD. Active community group exists. Already invested time into controlling environmental weeds in this area.
2. Mount Melville	<ul style="list-style-type: none"> Bushland in good condition, but weeds are a major threat. High community interest and use. Aesthetic values from CBD. Potential of active community group. Already invested time into controlling environmental weeds in this area.
3. Lake Seppings to Emu Point (incl Middleton Beach)	<ul style="list-style-type: none"> Bushland condition varies, with some areas in good condition. Some areas at maintenance level. High community interest and use. Active community group exists at Lake Seppings and Emu Point. Already invested time into controlling environmental weeds in this area.
4. Little Grove to Frenchman Bay (incl Vancouver Peninsula)	<ul style="list-style-type: none"> Bushland condition varies, with some areas in excellent condition. Active community groups in Little Grove and Goode Beach. Adjacent to conservation estate. Major tourist route. Already invested a lot of time into controlling weeds in this area.
5. Sandpatch to Cosy Corner	<ul style="list-style-type: none"> Largest continuous area of bushland vested with the City. Bushland in excellent condition. Active community groups at Cosy Corner and Torbay. Adjacent to conservation estate, part of Coastal Macro Corridor.
6. Bon Accord Reserves	<ul style="list-style-type: none"> Vegetation in excellent condition. Supports a Priority Ecological Community and Threatened Flora. Already invested a lot of time into controlling weeds in this area.
7. Marbellup Reserves	<ul style="list-style-type: none"> One of the largest City of Albany bushland reserves. Bushland in excellent condition, with weeds a threat at some locations. Includes old gravel extraction site and old tip sites. High potential to rehabilitate reserve.
8. Kalgan River	<ul style="list-style-type: none"> Riparian area of major waterway. Already invested time in controlling environmental weeds in this area. Existing active community group.
9. King River	<ul style="list-style-type: none"> Riparian area of major waterway. Already invested time in controlling environmental weeds in this area. Existing active community group.
10. Bettys Beach	<ul style="list-style-type: none"> One of the largest City of Albany reserves. Bushland in excellent condition, with minimal weeds. Supports Threatened Ecological Community and Threatened Flora. Adjacent to large areas of bush managed by Water Corp and CALM.
11. Lowlands Beach	<ul style="list-style-type: none"> One of the largest City of Albany bushland reserves. Part of Coastal Macro Corridor. Bushland in excellent condition, with minimal weeds. Active community group working in reserve.
12. Cheynes Beach	<ul style="list-style-type: none"> Vegetation is good condition. Surrounded by conservation reserves.

TABLE 5 Vegetation condition categories to be used when assessing the condition of the vegetation in City of Albany reserves (Kaesehagen 1995).

CATEGORY	DESCRIPTION OF EACH CATEGORY
Very Good - Excellent	80-100 % native flora composition. Vegetation structure intact or nearly so. Cover / abundance of weeds less than 5 %. No or minimal signs of disturbance.
Fair to Good	50-80 % native flora composition. Vegetation structure modified or nearly so. Cover / abundance of weeds 5–20 %, any number of individuals. Minor signs of disturbance.
Poor	20-50 % native flora composition. Vegetation structure completely modified. Cover / abundance of weeds 20-60 %, any number of individuals. Disturbance incidence high.
Very Poor	0-20 % native flora composition. Vegetation structure disappeared. Cover / abundance of weeds 60–100 % cover, any number of individuals. Disturbance incidence very high.

21. Pest Plants - Under the *BOM Act*, local government authorities can prescribe any plant, other than a Declared Plant, to be a pest plant. It is each local government authority's responsibility to schedule a plant for pest plant status and administer the pest plant sections of the *BOM Act* in respect of that plant. At present there is no Pest Plant Local Law for the City of Albany. It is essential when considering the development of a Pest Local Law, how it will be administered. Staff resources would need to be made available to inspect properties, notify landowners of the presence of a pest plant on their property, potentially arrange for works to be undertaken on private property if not undertaken by owner and the administration involved in seeking payment for such works.

22. Environmental Weeds - The Environmental Weed Strategy for Western Australia defines environmental weeds as "plants that establish themselves in natural ecosystems (marine, aquatic and terrestrial) and proceed to modify natural processes, usually adversely, resulting in the decline of the communities they invade" (CALM 1999). The most common environmental weeds that occur within the City of Albany are listed in Table 6. These species have not been prioritised.

Weed Management Plans

23. Weed management planning will be undertaken in priority reserves. Reserves will be divided up into management cells (likely to mirror fire management cells), and the appropriate weed control will be applied. The aim is to get each cell down to maintenance level which only requires a maintenance run on an annual or biennial basis. Areas still requiring intensive weed control are to be identified and specific projects developed to manage the area.

TABLE 6: A list of most common environmental weeds within the City of Albany.

Common <i>Scientific name</i>	Common <i>Scientific name</i>
African Cornflag <i>Chasmanthe floribunda</i>	Pampas Grass <i>Cortaderis selloana</i>
African Lovegrass <i>Eragrotus curvula</i>	Pinaster Pine <i>Pinus pinaster</i>
Agapanthus <i>Agapanthus praecox</i>	Purple African Daisy <i>Senecio glastifolius</i>
Arum Lily <i>Zantedeschia aethiopica</i>	Purple Groundsel <i>Senecio elegans*</i>
Blackberry <i>Rubus spp.</i>	Radiata Pine <i>Pinus radiata</i>
Blackwood <i>Acacia melanoxylon</i>	Rose Pelargonium <i>Pelargonium capitatum*</i>
Bridal Creeper <i>Asparagus asparagoides</i>	Silver Wattle <i>Acacia dealbata</i>
Bull Rush <i>Typha orientalis</i>	Sweet Pittosporum <i>Pittosporum undulatum</i>
Canary Creeper <i>Senecio tamoides</i>	Sydney Golden Wattle <i>Acacia longifolia</i>
Cootamundra Wattle <i>Acacia baileyana</i>	Tagasaste <i>Chamaecytisus palmensis</i>
Dolichos Pea <i>Dipogon lignosis</i>	Tangier Pea <i>Lathyrus tingitanus</i>
Flinders Range wattle <i>Acacia iteaphylla</i>	Taylorina <i>Psoralea pinnata</i>
Gorse <i>Ulex europaeus</i>	Victorian Tea Tree <i>Leptospermum laevigatum</i>
Inkweed <i>Phytolacca octandra</i>	Watsonia <i>Watsonia spp</i>
Kangaroo Apple <i>Solanum aviculare</i>	Wavy Gladiolus <i>Gladiolus undulates</i>
Lantana <i>Lantana camara</i>	Yellow-flowered Stinkwort <i>Dittrichea viscosa</i>
Myrtle-leaved Milkwort <i>Polygala myrtifolia</i>	
Introduced eucalyptus species in bushland areas e.g. Tasmanian Bluegum	
Introduced grasses in good bushland e.g. Kikuyu	

*These species are considered by some to be "naturalised". This is due to them being very widespread, and that they serve a purpose in stabilising soil, in particular on sand dunes. These species will be controlled only in areas where they are not widespread, and are isolated from other areas i.e. in the middle of an area of bushland in excellent condition.

Weed Mapping

24. Weed mapping will be undertaken where it is determined to be useful to future on-ground works. For example, locations of priority weed control sites will be mapped to assist with the planning of follow-up works.
25. Mapping will also be used to define weed control cells within Priority Reserves. Once at reserves are at maintenance level, areas of continued active weed control will also be mapped and works scheduled in.

Implementation

26. Implementation of this plan is primarily reliant on an annual operational budget provided through City of Albany Council and funding opportunities. Table 7 indicates what was spent on environmental weed control (including staff, contractors and materials) over the past six financial years. The true figure would actually be higher than indicated here, as it does not include coordination costs. These funds are often used to leverage grant funding being sought by community groups and not-for-profit organisations to undertake additional weed control works on Council and other land within the City of Albany. With the 2004/2005 budget for controlling environmental weeds at \$148,038, these figures show that the City has been gradually spending more on this task which is likely due to more staff resources being allocated and grant funding.

TABLE 7 Council dollars spent on Environmental Weed Control.

FINANICAL YEAR	AMOUNT
2012-13	\$137,645
2013-14	\$130,941
2014-15	\$174,914
2015-16	\$274,366
2016-17	\$206,747
2017-18	\$184,594

27. To assist with the implementation of this Plan, an Annual Action Plan will be developed based on the objectives and strategies in this Strategy. The first year's Action Plan can be viewed in Appendix 1.
28. The weed control techniques that the city employs are outlined in Appendix 2. Appendix 3 outline those techniques that the City doesn't not currently employ.
29. The herbicides that the City uses to control weeds is listed in Appendix 4, with information on when each is used and on what species.

Review Position and Date

30. This document is to be reviewed in five years.

Associated Documents

Bradley J. 1997. *Bringing Back the Bush – The Bradley Method of Bush Regeneration*. Lansdowne Publishing Pty Ltd, The Rocks, NSW, Australia.

CALM. 1999. *Environmental Weed Strategy for Western Australia*. Department of Conservation & Land Management, Como, WA, Australia.

City of Albany. 2013. *Community Strategic Plan. Albany 2023*. City of Albany, Albany.

City of Albany. 2017. *Natural Reserves Strategy & Action Plan. 2017-2021*. City of Albany, Albany.

Commonwealth of Australia. 2017. *Australian Weeds Strategy 2017 to 2027*.

APPENDIX 1 Annual Action Plan for the City of Albany Environmental Weed Management Plan (Oct 2018 - September 2019).

#	ACTION	RESPONSIBILITY	MONTH
Strategy 1.1 Prepare and implement weed management plans for Priority City of Albany reserves as identified in this Plan.			
1	Prepare and implement a weed management plan for Mount Clarence/Adelaide, where whole reserve is covered/searched for weeds and future weed control requirements are identified and planned.	Reserves Coordinator	Oct
2	Prepare a weed management plan for Bluff Rock and implement, where whole reserve is combed for weeds and future weed control requirements are identified and planned.	Reserves Coordinator	Oct
3	Prepare a management plan for Wagon Rock and implement, where whole reserve is combed for weeds and future weed control requirements are identified and planned.	Reserves Coordinator	Mar
Strategy 1.2 Control weeds that threaten conservation listed flora or ecological communities on land vested with the City of Albany.			
4	Liaise with DBCA to identify any conservation listed plants or communities that require weed management, and undertake works if feasible.	Reserves Officer	July
Strategy 1.3 Undertake weed mapping where it assists with implementing strategies within this document. Utilise modern technology to make mapping on-the-job friendly for staff.			
5	Develop a Blackberry spray program and implement.	Reserves Coordinator	Dec-Jan
6	Liaise with SCNRM on locations of Gorse for spraying through their program.	Reserves Coordinator	Dec-Jan
Strategy 1.4 Assess effectiveness of weed control techniques to deliver more effective and targeted control of environmental weeds.			
7	Hold a team discussion on effectiveness of weed control techniques being used and explore if there are any techniques that should be trialled. Trial new techniques and communicate results with team and others involved in weed control.	Reserves Leading Hand	Oct
Strategy 2.1 Plan and implement an annual program to control Declared Species, Alert Weeds, and Pest Plants on land managed with the City of Albany.			
8	Implement <i>Senecio</i> control in known control areas, and remove from any new populations. Liaise with other agencies who have secured funding for <i>Senecio</i> control within the City of Albany to improve coordination of control programs.	Reserves Coordinator	Oct-Dec
9	Control other priority weeds within priority reserves, and as reported by public where feasible.	Reserves Coordinator	All year

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Strategy 2.2 Consider developing a Pest Plant Local Law for the City of Albany.			
10	Hold a meeting to discuss the development of a Pest Plant Local Law.	Reserves Officer	July
Strategy 3.1 Attend meetings of the Bushcarers and other community groups to provide information on City of Albany weed control programs.			
11	Attend Bushcarers Group, Progress Association and other community group meetings.	Reserves Coordinator NR Leading Hand	Monthly
Strategy 3.2 Assist community groups, individuals and other organisations to undertake weed control works on land vested with the City of Albany.			
12	Help community groups plan and run busy bees on City land.	NR Leading Hand	All year
Strategy 3.3 Assist community groups with preparing grant applications for funding to undertake environmental weed control works within the City of Albany.			
13	Determine how the City can help match grant funding, and prepare support letters.	NR Team	All year
Strategy 3.4 Promote the achievements of the City of Albany, Bushcarers Group, Progress Associations and other groups and individuals involved in the management of weeds.			
14	Attend the Albany Agricultural Show to promote the Bushcarers Group.	Reserves Coordinator NR Leading Hand	Nov
Strategy 3.4 Encourage and educate private landholders and businesses to undertake weed control works on their land, such as plantation companies and lease holders.			
15	Write a monthly article for the newspaper.	NR Team	All year
Strategy 3.5 Place conditions on new developments to adequately address weed infestations on land to be developed, as well as on Public Open Spaces.			
16	Maintain previous "black spot" weed control sites and select a new one for this year if feasible.	Reserves Coordinator NR Leading Hand	July
Strategy 3.6 To a limited extent, target weed "black spots" that are prominent and of high importance to the general community, with adequate consideration of native fauna that may inhabit these areas.			
17	Attend Planning TAG meetings and apply weed control conditions to new development.	Reserves Officer	All year
Strategy 3.7 Encourage the Albany community to stop dumping green waste in bushland by implementing the "Bush Watch Program".			
18	Promote the Bush Watch Program at the Albany Show and other opportunities e.g. Green Fair.	NR Team	All year
Strategy 4.1 Implement the Environmental Code of Conduct for Works on City of Albany Controlled land.			
18	Implement ECOC by applying to proposed works and inspecting works and ensure all Works, Construction and Reserves teams have a yearly information/review session.	All	All year
Strategy 4.2 Implement the Environmental Impact Assessment Procedure, where all City capital works are assessed and mitigation procedures are applied.			

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20	Undertake EIAs for all proposed works on City land.	Reserves Officers	All year
Strategy 4.3 Undertake pre-fire assessments, monitor and implement post-fire weed control works.			
21	Weed management considered in the planning of fuel reduction activities. Ensure Fire Control Officer forwards planned prescribed burning program to the NR Leading Hand to assist with reserve work schedules.	Reserves Fire Officer	All year
22	Program weed control on burnt sites.	Reserves Coordinator Reserves Fire Officer	All year
Strategy 4.4 Control woody weeds in the vicinity of Rural Road Maintenance and Fire Access Track Maintenance Programs, to reduce the ongoing maintenance requirements.			
23	Undertake woody weed control along rural roads as per schedule.	Reserves Coordinator NR Leading Hand	All year
Strategy 4.5 Develop a program to control weeds and rehabilitate old resource pits and disposal sites on City land.			
24	Identify which resource pit/s will be worked on and implement works.	Reserves Coordinator	July
Strategy 5.1 To participate in the development and implementation of National, State and Regional initiatives addressing environmental weed management.			
25	Attend meetings and review proposals regarding the control of environmental weeds and biodiversity conservation organisations by any National, State or Regional organisations.	Reserves Officer NR Leading Hand NR Team Leader	When opportunities arise

APPENDIX 2 Weed Control Methods Used by the City of Albany.

Weed Control Method	Suitable for Species such as	Notes	Advantages	Disadvantages
Hand removal or digging	Young plants Small plants	Good for community busy bees. Need to remove whole plant.	No chemicals. Allows selective removal of weeds.	Not suitable for some species such as watsonia and gladiolus, where it is difficult to remove all reproductive material or when infestations are large.
Spot spray	Grasses and annuals Woody weed seedlings	Application of diluted herbicide with hand held spray gun. Foot paths, turf, medium strips, urban gutters	Effective. Selective. Can be done by knapsack or with vehicle mounted spray unit. Can cover a lot of ground. Minimises herbicide wastage.	Weather dependent.
Cut	Taylorina	Some species will coppice if herbicide not also applied.	If material is removed from site it can be visually pleasing and reduce fuel loads.	Labour intensive. Need to find bare area to lay cut material on; or dispose of material off site.
Cut and paint	Sydney Golden Wattle Victorian Teatree	Good for small infestations	If material is removed from site it can be visually pleasing and reduce fuel loads.	Labour intensive. Need to find bare area to lay cut material on; or dispose of material off site.
Basal bark treatment	Sydney Golden Wattle Taylorina Eastern states Eucalyptus sp	Diluted herbicide is painted or sprayed on the bark at the base of tree, from ground level to 50 cm. Road verges or within natural reserves.	Allow plant to die in-situ. Less labour involved. Minimal site disturbance. No risk of regrowth. Target weed only affected.	Can be unsightly if in public place. Must be applied around entire trunk when trunk surface is dry.
Mowing	Annual grasses.	Previously cleared areas.	Covers large area with minimal labour time.	Needs maintenance unless used with other techniques. Can spread weeds too.

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Mulching using loose particles of organic matter e.g. woodchips	All	Suppresses weeds after other techniques used.	Medium-term results; gives natives chance to establish and shade out weed species. Best to use mulched material from same site, or mulch that contains no weed seed.	Can be labour intensive, but if planned ahead, can reuse material produced from another site.
Biological control	Bridal Creeper Rust	Already established in Albany; spread by wind; can move around by taking infected leaves to new site.	No works required.	Won't eradicate it, but just prevents it from increasing too quickly.
Broadscale spraying	Watsonia Other weeds	Roadsides	Cost and time efficient; allows City to keep to schedule for maintaining roadsides. Selective chemicals can be used.	All vegetation on road side is killed if non-selective chemical used. Weather dependent.
Mechanical mulching	All, but woody weeds in particular	Large infestations such as at old resource pits or other highly disturbed sites.	Covers large area with minimal labour time.	Removes most habitat in one hit. Need to be mindful of fauna using the site.
Brushcutting	Annual species Trail edges Small disturbance sites	Controls and reduces aboveground biomass. To be done before seed set.	Delays production of seed. Will eventually deplete the soil seed store.	
Scrape and paint	Large vines and scrambling plants with woody stem.	Scrape 20cm to 100cm of the stem with a knife, for a third of the stem to expose the sapwood just below the bark. Apply herbicide immediately to the scaped section.	Effective method of control.	Time consuming for large populations.
Drowning	Emergent species e.g. Bulrush and Kikuyu	Used sometimes in conjunction with herbicide treatments. Suited to wetland areas. Need to cut plants below the water levels.	Effective method for emergent species.	Time consuming.

APPENDIX 3 Weed Control Methods Not Used by the City of Albany. Modified from the City of Joondalup (2016).

Weed Control Method	Suitable for Species	Notes	Advantages	Disadvantages
Smothering	All	Most effective of weeds are cleared before applying. Suppresses or kills weeds by blocking sunlight. Use materials such as black plastic and	<ul style="list-style-type: none"> Prevents germination of weed seeds. No chemicals. 	<ul style="list-style-type: none"> Expensive. Materials can be difficult to apply around established plants. Possible issues with water penetration. Time spent removing plastic and possible waste generation.
Stem injection	Woody weed (low numbers)	City uses basal spraying instead of this technique.	<ul style="list-style-type: none"> Target weed application. 	<ul style="list-style-type: none"> Time consuming for large populations.
Herbicide granules	Various	Granules are applied to the surface of moist soil.	<ul style="list-style-type: none"> No spray drift. Can reduce the need for repeat applications. 	<ul style="list-style-type: none"> Rain of moisture required Limited choice of herbicides Potential for herbicide to be washed off site May effect non-target species
Drowning	Emergent species e.g. Bulrush and Kikuyu	Suited to wetland. Need to cut plants below the water levels.	<ul style="list-style-type: none"> Effective method for emergent species. 	<ul style="list-style-type: none"> Time consuming.
Solarisation	Low-growing and semi-aquatic weeds	Weeds are smothered with plastic sheeting until seeds or plants have been cooked.	<ul style="list-style-type: none"> Best used on small infestations. No chemicals 	<ul style="list-style-type: none"> May not kill seed stored in the soil. Plastic may need to be left in place for months. Time consuming.
Flame weeding	Young weeds and grasses, some annual and perennial weeds	Direct propane flame at weeds. A thin blast of heat causes water to boil within plant. Developed Reserves Team are considering using this technique.	<ul style="list-style-type: none"> No chemicals No soil disturbance 	<ul style="list-style-type: none"> Safety and fire hazards May affect non-target species Time consuming Water usage May need to be repeated
Infrared radiation	Shallow rooted weeds	Uses gas burners and has not visible flame on the combustion surface.	<ul style="list-style-type: none"> Cover a more closely defined area than flame weeders. 	<ul style="list-style-type: none"> Unsure about effectiveness against deep rooted weeds.

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Steam	Young weeds	Jets of steam are applied to weeds through standard spray nozzle enclosed under a steel housing. Developed Reserves Team are considering using this technique in some public areas.	<ul style="list-style-type: none"> • More effective than flame weeders. 	<ul style="list-style-type: none"> • May not reduce subsequent weed seedling emergence. Very labour intensive and not cost effective compared to chemical control.
Boiling water	Annuals and perennials	Boil water and pour on to the crown of the plant.	<ul style="list-style-type: none"> • Works well in concrete, paved and rock areas. 	<ul style="list-style-type: none"> • Safety hazards • Time consuming • May need to be repeated
Acidic	Annuals, biennials and perennials	Contains approx. 15-20% acidic ingredients such as lemon, lime or vinegar, sprayed directly on the leaves.	<ul style="list-style-type: none"> • No chemicals 	<ul style="list-style-type: none"> • May effect non-target species
Fatty acids	Annual weeds, grasses and broadleaf weeds	Coconut fatty acid is often an ingredient. Dissolves membranes of plant leaves.	<ul style="list-style-type: none"> • Fast acting • Leaves no residue in soil. 	<ul style="list-style-type: none"> • Repeat application may be required on larger weeds
Schedule S7 and above herbicides	Hard to kill weeds	Chemical application as per label.	<ul style="list-style-type: none"> • Used for specific species. 	<ul style="list-style-type: none"> • Higher levels of PPE and management.

APPENDIX 4 Herbicides used by the City of Albany.

Herbicide*	Application	Where	Species controlled	Notes
Glyphosate 450	Hand gun, knapsack, boom spray	Bushland, road reserves, parklands, trails, firebreaks	Broad range of species controlled	Broad spectrum, systemic, general knockdown
Glyphosate Aquatic 360	Hand gun, knapsack, boom spray	Waterways and drains	Broad range of species controlled	Broad spectrum, systemic, general knockdown. Does not contain surfactants so is suitable for use in sensitive areas such as waterways and wetlands
Access (Triclopyr, Picloram)	Knapsack	Bushland, road reserves, parklands, trails, firebreaks	Sydney golden wattle (SGW), pittosporum, taylorina, and various wattle species.	Basal bark application for woody weeds
Dalapon/Allapon/Propon/2,2 DPA	Hand gun, knapsack	Watsonia	Watsonia	Selective herbicide for watsonia
Brush off (Metsulfuron methyl)	Hand gun, knapsack, boom spray	Bushland, road reserves, parklands, trails, firebreaks	Woody weeds such as: SGW, pittosporum, taylorina, European gorse, blackberry, Victorian tea tree	Broadleaf selective with some residual capacity
Grazon (Triclopyr, Picloram)	Hand gun, knapsack, boom spray	Bushland, road reserves, parklands, trails, firebreaks	Blackberry and gorse	Broadleaf selective suitable for use in areas that may be used by stock
Lontrel	Hand gun, knapsack, boom spray	Bushland, road reserves, parklands, trails, firebreaks	Broadleaf selective	Broadleaf selective chemical
Pulse (Adjuvant)	Hand gun, knapsack, boom spray	Bushland, road reserves, parklands, trails, firebreaks	Used for hard to kill species such as blackberry and gorse	Pulse is a penetrant that is used in conjunction with herbicides to increase efficacy of the chemicals in use
Simazine 900 WG	Hand gun, knapsack, boom spray	Road reserves and verges, trails and firebreaks	Pre and post emergent for considered use	Careful consideration of the area to be treated is needed as this chemical is not for general use
Taskforce (Fluproponate)	Hand gun, knapsack, boom spray	Road reserves and verges, trails and firebreaks	African lovegrass	Clumping grass selective. Provides excellent residual control of lovegrass for 1 – 2 years

REPORT ITEM DIS151 REFERS

Fusilade	Hand gun, knapsack, boom spray	Grass selective areas	Grass species	Grass selective herbicide. Excellent for use
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*All herbicides used as per label and MSDS.

**Residents can request to be put register if they have a medical reason or are undertaking verge maintenance themselves to avoid chemicals.



Harley Dykstra

PLANNING & SURVEY SOLUTIONS

Amendment No. 15

Lot 422 (No.16) Affleck Road, Kalgan

City of Albany Local Planning Scheme No.1

Prepared by Harley Dykstra Pty Ltd

ALBANY

116 Serpentine Road, Albany WA 6332
PO Box 5207, Albany WA 6332

T: 08 9841 7333
F: 08 9841 3643

E: albany@harleydykstra.com.au
www.harleydykstra.com.au

Albany Bunbury Busselton Kelmscott Perth



REPORT ITEM DIS152 REFERS

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

CITY OF ALBANY

LOCAL PLANNING SCHEME NO.1

AMENDMENT NO. 15

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

1. Rezoning Lot 422 (No.16) Affleck Road, Kalgan from 'General Agriculture' zone to 'Rural Residential' zone, and amending the Scheme Maps accordingly;
2. Inserting provisions relating to the subdivision, development and use of Rural Residential Area No.45 into Schedule 14 of the Scheme Text.

The Amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

- The amendment is consistent with the *Albany Local Planning Strategy*, which identifies the site as "*Special Residential*" and "*Rural Residential*" and sets strategic objectives to encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential, and ensure that rural living areas are planned and developed in an efficient and co-ordinated manner.
- The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this _____ day of _____ 20____ .

CHIEF EXECUTIVE OFFICER

DOCUMENT CONTROL

Control Version	DATE	Status	Distribution	Comment
A	01.04.15	Draft	Client	Draft for Comment and Approval
B	03.06.15	Draft	City of Albany	Draft for Comment and Approval
C	19.08.15	Draft	HD	Draft for Comment and Approval
D	18.04.16	Draft	City of Albany	Inclusion of revised FMP, SGP, amendment number and RR area.

Prepared by: DC

Reviewed by: HD

Date: 18.04.2016

Job No & Name: 20308 Lot 422 Affleck Road, Kalgan

Version: D

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MINISTER FOR PLANNING

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL AUTHORITY:	CITY OF ALBANY
DESCRIPTION OF TOWN	
PLANNING SCHEME:	LOCAL PLANNING SCHEME NO.1
TYPE OF SCHEME:	DISTRICT PLANNING SCHEME
NO. OF AMENDMENT:	AMENDMENT NO. 15
REZONING LOT 422 (NO.16) AFFLECK ROAD, KALGAN TO 'RURAL RESIDENTIAL ZONE NO. 45' AND INCLUDING PROVISIONS RELATING TO RURAL RESIDENTIAL ZONE NO. 45 IN SCHEDULE 14 OF THE SCHEME TEXT.	

1 INTRODUCTION & PROPOSAL

The purpose of this Amendment to the City of Albany Local Planning Scheme No.1 (LPS 1) is to rezone Lot 422 (No.16) Affleck Road, Kalgan to *Rural Residential* (herein referred to as the 'subject site'). The Amendment also incorporates provisions within Schedule 14 – Rural Residential Zones, to appropriately control subdivision, development and use in the new zone.

This proposal has sound planning grounds, as justified by the following:

- The rezoning of the subject site to *Rural Residential* would complete the *Rural Residential* zoning in this locality. All of the surrounding properties are zoned similarly;
- The subject site is identified for *Rural Residential* and *Special Residential* land uses by the Albany Local Planning Strategy (ALPS);
- The proposal will improve the fire management of the property, as well as ensuring that vegetation protection is instilled over the land; and
- The subject site would have better environmental controls as a result of the proposal.

The subject site is identified as *Special Residential* and *Rural Residential* by the ALPS. At this time, it is not proposed to rezone the land to *Special Residential* in accordance with the ALPS, given a reticulated water supply is not readily available for connection to the subject site (which is required for land uses such as special residential with a lot size below 1ha). However, a number of lots within the Subdivision Guide Plan will be capable of further rationalisation under the *Special Residential* zone, should this zone be applied in the future and reticulated water becomes readily available.

1.1 Objectives of Amendment

The following key objectives are applicable to the Amendment:

- Providing well located lifestyle lots appropriately located in the Albany hinterland;
- Finalising the rural residential precinct in this locality; and
- Respecting the landform and providing future subdivision and development opportunities that consider the site's opportunities and constraints.

1.2 Strategic Considerations

1.2.1 Albany Local Planning Strategy (ALPS) and City of Albany Local Planning Scheme No.1

As outlined above, the subject site is identified within the ALPS as *Rural Residential* and *Special Residential*.

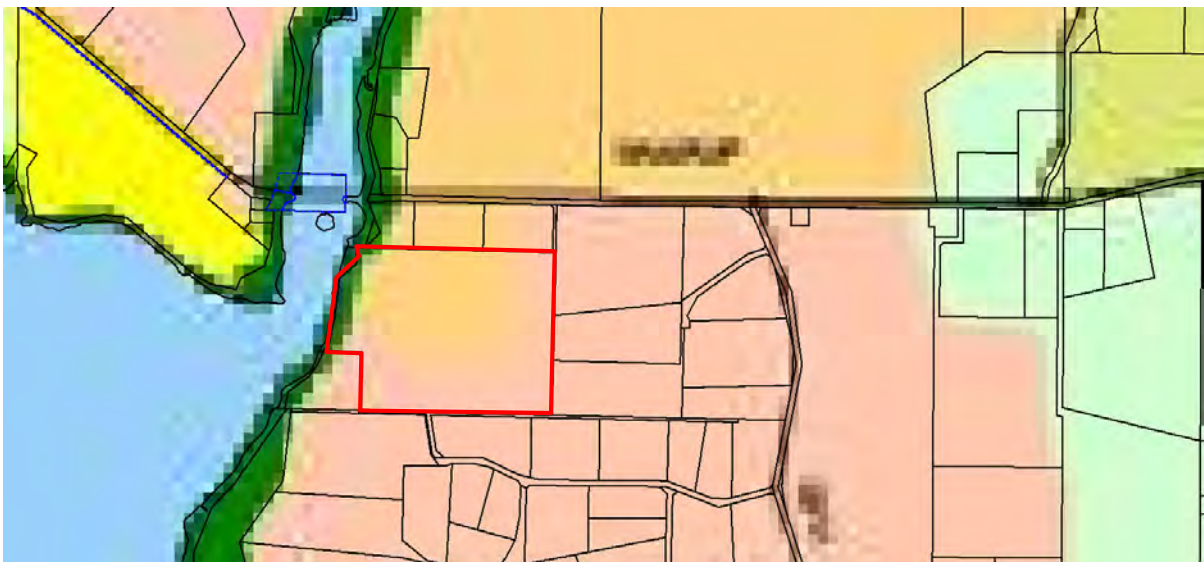


Figure 1: Excerpts from Map 9B of ALPS, showing the current classification of the subject site (outlined in red), which contains a core of *Special Residential* and fringe of *Rural Residential* identified land.

When considering the strategic relevance of the proposal, it will provide for well-located rural residential land in an already existing rural residential area. The subject site is surrounded on all-sides by land zoned *Rural Residential* (with the exception of Oyster Harbour to the west).

Special Residential Land Use

As explained above, it is not proposed at this time to incorporate *Special Residential* within the rezoning of the land, but to zone and have it developed for *Rural Residential* land uses. This is due to the following issues that would eventuate from *Special Residential* rezoning:

- A reticulated potable water supply would have to be connected to the land. A non-standard connection already exists for the current house. However, advice from the Water

- Corporation is that further connections cannot be obtained from the current supply and a new mains supply would have to be extended from the opposite side of the Kalgan River;
- The lack of *Special Residential* zoned land uses in this locality. At this time, *Special Residential* land uses have not eventuated in this part of the Kalgan locality, primarily due to the lack of reticulated water; and
 - The City of Albany has advised that there is some community opposition to *Special Residential* being developed in this portion of the Kalgan locality, primarily as it represents a more urban form of development. The use of this portion of the Kalgan locality for *Special Residential* will likely be reviewed in the upcoming ALPS review.

The proponent would not like to rule out the possibility of *Special Residential* rezoning occurring on the land, but realizes that it is subject to the limitation of reticulated water supply at present. As such, a number of the lots proposed by the Subdivision Guide Plan will be able to be rationalized to *Special Residential* size should this option become available.

2 CONTEXT ANALYSIS

2.1 Site Description

2.1.1 Location and Description

The subject site comprises of Lot 422 (No.16) Affleck Road, Kalgan, which has an area of 40.667ha.

The subject site is 15km from the Albany CBD, via Nanarup, Lower King and Ulster Roads and Lockyer Avenue.

For a location plan, refer to **Figure 2**.



Figure 2: Location Plan (subject site shaded in red)

[Source: Harley Dykstra]

2.2 Land Use

2.2.1 Existing Land Use

The subject site is currently used as a lifestyle property with some grazing by stock. The Site Plan at **Appendix B** provides an aerial photograph of the subject site.

2.2.2 Surrounding Land Use and Zonings

The subject site is surrounded by a variety of zones and reserves (refer to **Figure 3**). Adjoining the subject site on the north, south and east is land zoned *Rural Residential* and included within Rural Residential Area's No.6 and No.9.

To the west of the subject site is Oyster Harbour. A foreshore reserve for Oyster Harbour is reserved as *Parks and Recreation* by LPS 1. Adjoining the southwest corner of the subject site is land also zoned *General Agriculture*.

The proposal will complete the *Rural Residential* zoning in the locality.

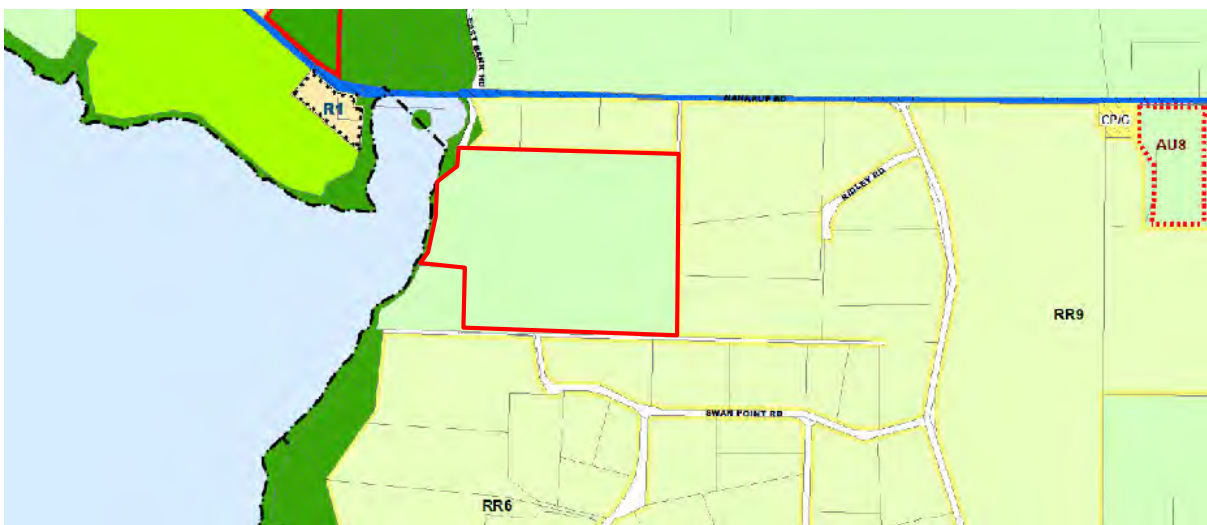


Figure 3: Land Zoning (subject site highlighted in red)

[Source: City of Albany]

2.3 Community Consultation

In accordance with the requirements of the *Planning and Development Act 2005*, the Amendment is required to be advertised for 42 days for public submissions. These submissions are then presented to Council at its final consideration of the Amendment.

2.4 Environmental

2.4.1 Topography

The subject site consists of undulating farmland. The dominant features of the subject site are:

- A central ridgeline running from southeast to northwest with relatively gentle gradients;
- A steep west facing slope overlooking Oyster Harbour; and
- Low lying western portions adjoining Oyster Harbour.

2.4.2 Environmental Considerations

During 2009, Landform Research prepared a Land Capability – Geotechnical Assessment and Water Management Strategy for the subject site, the premise of which was the proposal to develop the site for a combination of *Rural Residential* and *Special Residential* zoned land uses. This assessment is attached in **Appendix C** of the Amendment.

The purpose of this section of the Amendment is to summarise and review the findings of the assessment undertaken by Landform Research and its implications on the current proposal for consideration. Of note is that the current proposal is for significantly less development than that proposed in 2009, hence land use impacts are anticipated to be reduced overall.

Site Foundation – Geotechnical Assessment

The soils of the subject site were found to be generally suitable for dwelling and road development, demonstrating a fair to very high capability for development across the majority of the subject site.

Soils types depicted in Figure 1 of the assessment consisted of:

- Sand over Laterite and Silt (majority of site);
- Sand over Silt (associated with west slopes of the subject site);
- Laterite Duricrust over Silt (associated with crest of ridgeline and comparable to Sand over Laterite and Silt);
- Sand over Granite Saprolite (small portion of site near existing dam in northwest corner);
- Estuarine Silts (adjacent to Oyster Harbour)
- Deep Leached Sands (associated with northeast corner);

Figure 2 of the assessment depicts the land capability ratings across the subject site for the proposed land uses. Areas that were subject to limitations were the Estuarine Silts located adjacent to Oyster Harbour, low lying land in the north-east corner and low lying land adjacent to the southern boundary. These areas have been avoided and are not proposed for development within the Subdivision Guide Plan and overall, the capability rating for subdivision and development of the subject site should be considered high.

Waste Water Capability and Nutrient Management

A summary of the current conditions of the subject site as noted by the assessment are:

- Soils types are generally sandy soils and sandy over silty clay with a layer of laterite in many locations in the centre of the site, which is similar to many locations around the Albany area;
- The majority of the site is well-drained and has no waterlogging. Test holes were undertaken across the site, with the assessment deeming that all lots had a location suitable for on-site effluent disposal where there was clearance to groundwater of 500mm or more;
- Sandy soils and laterite present across the majority of the subject site have suitable infiltration. Some sites may need limited modification (modification of soils) to achieve

necessary compliance, but this would be a normal requirement of many sites across Albany and is not seen as a significant limitation; and

- The type of wastewater system utilised can ameliorate any concerns regarding nutrient loading, phosphorous retention and nitrogen loss.

The soils of the subject site were found to be suitable for waste water capability and nutrient management. As noted in the assessment, all of the proposed lots exceed the minimum of 2000m² required for on-site effluent disposal. Figure 2 of the assessment depicts the land on which all building envelopes are proposed has a fair to very high capability for dwellings and development. Furthermore, in these areas, suitable clearance to groundwater in excess of 500mm was achieved.

In regards to recommendations for waste water capability and nutrient management, the assessment recommends the use of Alternative Treatment Units (ATU's) as well as compliance with the requirements of the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974. These requirements will be applied to the proposed development through the Scheme Provisions.

Hydrological Assessment and Water Management

A summary of the current conditions of the subject site as noted by the assessment are:

- Soil moisture is rapidly infiltrated through the majority of the site through sandy top soils. However, a perched water table may sometimes form where these sandy soils change to less permeable soil types such as clay. The construction of road across the subject site is likely to interrupt sub-surface perched water table migration, making soil conditions drier in some portions of the subject site;
- The site is generally well drained, however there is some temporary winter water logging associated with the lower slopes and central swale. It is likely that the increased soil moisture levels on the subject site resulting from clearing will be returned to pre-clearing conditions through the construction of roads and interruption of sub-surface water flow;
- The subject site has no flooding risk;
- There are no identified wetlands on the subject site except those lower/wetter soils located adjacent to Oyster Harbour, which have been excluded from development;
- There is no evidence of salinity; and
- There is no evidence of deep regional groundwater on the subject site. Groundwater is likely to be localized and interpreted that it is variable across the subject site, dependent on the soil profile, location of impermeable profile and soil moisture.

The assessment notes that the subject site does not contain any water courses, with only two (2) dams/soaks being located across the site. The assessment notes there is no risk or limitations to ground water from future subdivision and development.

Of note, the assessment raises that:

- There are no limitations on surface water;

- Soil calculations indicate that soils will be able to accept the infiltration of a ARI 1yr event; and
- Water management actions are able to be incorporated into the development at the design stage;

Calculations regarding storm water management, net water increase/decrease and the like are also included within the assessment, the assumptions of which were based upon a design which had a reticulated water connection and an increased road network. Of note, the subject site will not be connected to a reticulated water supply, which the assessment deems has no net increase in water exports.

When considering the proposal, it does note that there may be a slight increase in infiltration from the road network due to less evapotranspiration, however, given the relatively low density of the proposal, this is likely to be negligible. In accordance with requirements, an Urban Water Management Plan will be prepared as part of the subdivision of the land, complying with the relevant requirements of the City of Albany and the Department of Water.

Biodiversity and Management

The subject site contains approximately 40 percent remnant vegetation, in varying scales of condition. Remnant vegetation communities include:

- Jarrah-Marri Low Forest is the predominant vegetation type on the subject site, with a larger area in good condition adjoining the southern property boundary and a small portion adjoining the northern boundary. Other portions of the complex extending into the site are completely degraded, due to grazing by livestock;
- Peppermint Forest is found in small pockets around the subject site, all of which are proposed to be retained;
- Melaleuca Thicket is found in small communities adjoining Oyster Harbour, all of which are proposed to be retained;
- Estuarine Low Heath is located adjacent to the Oyster Harbour and will be retained;
- Eucalyptus-Taxandria Low Woodland is located in the northeast corner of the subject site; and
- Taxadria Thicket is located in the northeast corner of the property and adjoining the southern boundary.

The assessment notes the condition of remnant vegetation in Figure 4, with condition ranging from Degraded to Very Good, and it is noted that portions of the site are highly disturbed and fully cleared. The subject site also contains some wetlands associated with Oyster Harbour.

The assessment notes that the vegetation listed above can form habitat for fauna, with the general premise that the more remnant vegetation retained, the better fauna values are maintained. It notes that the vegetation on the subject site may be habitat for the Black Cockatoo (*Calyptorhynchus baudinii*) and Western Ringtail Possum (*Pseudocheirus peregrinus occidentalis*). Overall, the majority of remnant vegetation will be protected through subdivision and development.

The proposal seeks to limit the impacts on remnant vegetation as a result of development. Where good condition vegetation is present, this is included within the 'Vegetation Protection Zone', with relevant management requirements included within the Scheme Provisions to ensure that these habitats are not compromised as a result of development.

Foreshore Management

The land lies adjacent to the Oyster Harbour, with almost the entire western property boundary directly fronting the foreshore of the harbour. The north portion of this frontage has foreshore vegetation of approximately 50m and over in width, portions of which are reserved and portions of which are within the subject site.

To the south of this area, the foreshore reserve narrows considerably, containing approximately 5-10m width of remnant vegetation. Discussions regarding this have been held with the City of Albany, who advised that widening the vegetated area would be extremely difficult, given the neighboring land contained in the subject site is pastured. Removing this pasture is an intensive process.

As shown on the Subdivision Guide Plan, it is proposed to give up foreshore reserve adjoining the northern portion of the foreshore, which contains existing remnant vegetation. This will ensure that this important foreshore vegetation is in public ownership. The southern portion of the foreshore is not proposed to be widened on the Subdivision Guide Plan, given the intensive and costly process, which would likely have to occur after the three year bonding period by the City of Albany. This land will be maintained in the private ownership of Lot 7 and continue to be pastured.

With the exception of the existing dwelling and building envelope for Lot 7, all building envelopes are located more than 100m setback from Oyster Harbour.

2.4.3 Visual Landscape

The subject site can be described as an 'Undulating Rural Landscape' by *Visual Landscape Planning in Western Australia*. It contains natural features such as hilly terrain and remnant vegetation. Future subdivision and development of the subject site seeks to protect the visual elements of the site by:

- Retaining remnant vegetation on the ridgeline of the subject site;
- Providing building and design elements enforceable through the Scheme Provisions that will ensure that development is well suited to the rural landscape; and
- Development, where located on the main ridgeline, will be located at lower elevations to remnant vegetation, a key design aspect of the development.

The subject site does not front any major road and is well screened. Because of this and the proposed design and controls, it is considered that the Amendment and future development will be sensitive to the landscape and respond with appropriate visual form.

2.5 Bush Fire Hazard Management

A Bushfire Management Plan has been prepared by Bio Diverse Solutions to accompany this Amendment and is included in **Appendix D**. Measures implemented by the Bushfire Management Plan on the subject site include:

- Establishing Bushfire Attack Level (BAL) ratings for building envelopes, which will correspond with construction requirements listed in AS 3959 – 2009;
- Creating Emergency Access Ways which will result in an access network with no dead-ends and three points of access/egress to the subject site;
- Ensuring suitable Building Protection Zones can be established to building envelopes; and
- Providing sufficient water supplies to fight bushfire.

The Amendment will improve the bushfire management of the subject site and ensure that future lives and property are protected with the intensified development of the subject site.

2.6 Infrastructure

2.6.1 Access

External Access

Access to the subject site will be from Nanarup Road, with the proposed access to be secured through Lot 184 (No.334) Nanarup Road, Kalgan. The purpose of securing access through this property is that the two current road reserve accesses that enter the property are subject to limitations, as listed below:

- Affleck Road: This road reserve is low lying and directly adjacent the Oyster Harbour foreshore. Works to upgrade this road beyond the current standard would be expensive and result in environmental implications; and
- Unconstructed road reserve. Lot 66 Nanarup Road, Kalgan is located adjacent to the eastern boundary of Lot 183 Nanarup Road. However, to achieve access through this road reserve will require clearing and widening (currently 10m in width) to create a road reserve link. This road reserve also traverses a small valley, which will have associated drainage issues.

Therefore, due to the above limitations on access, an alternative access through Lot 184 will be required. This will be 20m wide and developed in accordance with the City of Albany requirements for *Rural Residential* roads.

Internal Access

Internal access throughout the proposed future subdivision will be via 20m and 15m wide road reserves. In addition, four (4) of the proposed lots will be serviced by battleaxes driveways. Roadways and battleaxe driveways will be built to the specifications of the City of Albany.

2.6.2 Services

Water

A key sustainability initiative of the proposed development is that each property will be serviced by its own on-site water supply through rainwater capture and storage. When comparing rainwater capture and storage to the alternative of providing reticulated water, it is asserted that the following justifications be taken into consideration:

- Clause 5.6.9.2 requires that each dwelling not connected to a reticulated potable water supply be provided with a 92,000L sustainable potable water supply;
- Albany has an annual average rainfall of 929mm, which is reliable and has been proven adequate to supply on-site rainwater use by the numerous other rural residential developments which rely on on-site rainwater supply.
- It is the size of the roof area and not the lot size that have bearing on the catchment amount of a rainwater system of potable water supply. In residential land of 1 ha and above, it can clearly be argued that the roof catchment area does not grow in relation to the size of the lot. Whilst it may be argued that on-site capture of surface runoff would reduce, the same is not so for rainwater captured from roof surfaces.
- Each of the proposed lots has been allocated a building envelope, varying from 1000m² to in excess of 3000m², dependent on site constraints. The normal use of the building envelope on a rural residential property includes:
 - The single house;
 - The associated outbuilding;
 - The on-site effluent disposal system;
 - The rainwater tank.

These uses are easily accommodated within the designated building envelope, which can be demonstrated by the numerous examples of larger lots around Albany with no water supply. Therefore, it is the size of the roof catchment and not lot size that dictate the need for a reticulated water supply;

- An example of where on-site water supply can be reliably provided on smaller lots has occurred in Western Australia in the town of Muchea. Recent residential development in this town has provided lots with a minimum lot size of 4000m², which have a building envelope of a minimum of 1000m² and are not connected to a reticulated water supply. These building envelopes accommodate the single house, on-site effluent disposal and a rainwater tank;
- The extension of the reticulated water system to service Rural Residential Area No. 45 is not economical (due to the length of pipe and bridge crossing required), or efficient and would be a waste of resources, given sufficient ability to utilise on-site supply. The layout of future subdivision, due to environmental constraints, makes the extension of some services inefficient, particularly where the road network only fronts development on one-side;
- The non-connection of a reticulated water supply is a key sustainability initiative of the proposed development. Albany has a reliable yearly rainfall which can be easily captured to provide year round reliable water supplies. This also reduces the burden on expanding a

reticulated water system, which across the State is under increased pressure to meet growing household and industrial demand;

- The use of on-site water supply as opposed to a reticulated water supply will assist with drainage of the subject site in the future. When a reticulated water supply is connected, it is less likely that households will capture and store rain water on-site, which in-turn, either becomes surface water run-off or dissipates through infiltration into groundwater. This reduction in storm water load will reduce runoff from households into Five Mile Creek, reduce erosion across lots and assist in containing high rainfall events.
- Suitable Scheme Provisions can be included to ensure that minimum supply standards are met for each lot, such as:
 - Requirement for installation and connection to a 92,000L rainwater tank for each dwelling as well as sufficient roof catchment area to supply the rainwater tank; and
 - Requirement for a portion of the tank to be assigned for fire management purposes, i.e. installation of dual tank valves with the house connection from the upper valve, ensuring a water supply is available for firefighting.

Appropriate measures are incorporated within the Scheme Provisions requiring that each dwelling have installed and be connected to a 92,000L rainwater tank, as is the standard requirement of LPS1.

Power

The subject site is currently serviced by an overhead low voltage power supply. New transformers and switch gear will be required throughout to service future subdivision and development.

On-site Effluent Disposal

The size of the proposed lots and distance from the Water Corporations Albany Sewerage Scheme requires that future development is serviced by on-site effluent disposal.

The following measures have been incorporated within Rural Residential Area No. 45 to ensure that on-site effluent disposal can occur within the parameters of the City of Albany and the Department of Health:

- All effluent disposal on the subject site will occur through the use of alternative treatment units;
- No effluent disposal to occur within 30m of a water course or body or on land identified as waterlogged (Effluent Disposal/Development Exclusion Zone shown on the Subdivision Guide Plan).

The above measures will ensure that on-site effluent disposal will occur in a suitable manner respecting the constraints of the subject site. Earlier sections of this report have outlined the land capability for on-site effluent disposal and constraints on the land affecting placement/type of effluent disposal units.

Telecommunications

The subject site is currently connected to telecommunications and will retain this connection as a result of future subdivision and development.

3 PLANNING CONTEXT

3.1 State and Regional Planning

Applicable State Planning Policies are SPP1 – “State Planning Framework Policy (variation No.2), SPP2.5 “Land Use Planning in Rural Areas” and SPP3 “Urban Growth and Settlement”. The applicable Development Control Policy (DCP) is DCP3.4 “Subdivision of Rural Land”.

3.1.1 State Planning Policy No.1 – State Planning Framework Policy

The purpose of SPP1 is to bring together the State and regional policies that apply to land use and development in Western Australia and to establish the general principles for land use planning and development in WA. SPP1 states “*the primary aim of planning is to provide for the sustainable use and development of land*”. It goes on to quantify this through identifying and expanding upon the five key principles that further define this statement, environment, community, economy, infrastructure and regional development.

The Amendment meets the objectives of SPP1, as evidenced by the following:

- The Amendment complies with ALPS;
- The Amendment seeks to promote the environmental values of the subject site, by ensuring that riparian vegetation is protected and foreshore enhanced;
- It will provide an alternative source of land for settlement in the Albany urban hinterland and remove pressure to expand into new areas for this type of development. The proposal will not inhibit the future urban expansion of Albany and is a completion of rural residential subdivision pattern in the locality;
- It will support the local economy by allowing the growth of Albany and providing an additional housing/lifestyle choice;
- The proposal will have minimal ability to generate land use conflicts, given the majority of adjoining land uses are rural residential in nature; and
- It will utilize existing infrastructure for servicing, as well as completing the local road network and strategic Emergency Access Routes in the locality.

3.1.2 State Planning Policy No.2.5 – Land Use Planning in Rural Areas

SPP 2.5 provides the overarching objectives and policy statements for land use planning for rural and rural settlement development. SPP 2.5 lists the following policy measures that shall be applicable to decision making regarding rural living proposals:

- a) *“The rural living precinct is part of a settlement hierarchy established in a WAPC endorsed planning strategy.*
- b) *The WAPC will consider identifying rural living precincts or supporting proposals for rural living when:*
 - i) *the precinct is adjacent to existing urban areas and has appropriate access to services, facilities and amenities;*

- ii) *the precinct will not conflict with rural land use activity or reduce the primary production potential of adjoining or nearby land;*
- iii) *areas required for priority agricultural land are avoided;*
- iv) *the extent of proposed rural living settlement is guided by existing land supply and take-up and population projections;*
- v) *areas required for urban expansion are avoided;*
- vi) *where lots with an individual area of 4 hectares or less are proposed and a reticulated water supply of sufficient capacity is available in the locality, the precinct will be required to be serviced with reticulated domestic water provided by a/the licensed service provider, including water for firefighting. Should an alternative to a reticulated water supply be proposed, it must be demonstrated that a reticulated water supply is not available;*
- vii) *where a reticulated supply is demonstrated to be not available, or the individual lots are greater than 4 hectares, the WAPC may consider a fit-for-purpose domestic potable water supply, which includes water for firefighting. The supply must be demonstrated, sustainable and consistent with the appropriate standards for water and health;*
- viii) *where an acceptable supply of potable water cannot be demonstrated, the development cannot proceed;*
- ix) *it has been demonstrated the precinct can be supplied with reticulated electricity;*
- x) *the precinct can be supplied with community facilities as identified under a strategy or scheme, and in compliance with SPP 3.6 as appropriate;*
- xi) *the precinct is predominantly cleared of remnant vegetation or the loss of remnant vegetation through clearing for building envelopes, bushfire protection, access and fencing is minimised and environmental assets are not compromised;*
- xii) *it will promote good environmental and landscape outcomes and the soil and total water management cycle are addressed, and may include rehabilitation as appropriate;*
- xiii) *the land within the precinct is capable of supporting the development of a dwelling(s) and is not located in a flood prone area;*
- xiv) *the land within the precinct is not subject to a buffer from an adjoining land use or the impact(s) from the buffer can be managed;*
- xv) *the lots can be serviced by constructed road/s capable of providing access during all weather conditions, including access and egress for emergency purposes;*
- xvi) *it can be demonstrated that the precinct is not in an extreme bushfire risk area and any lesser bushfire risk can be minimised and managed without adversely affecting the natural environment; and*
- xvii) *in areas of moderate bushfire risk, dwellings will be required to be constructed to Australian Standard 3959 Construction of Buildings in Bushfire-Prone Areas (AS*

3959) and separation distances are to comply with relevant guidelines for bushfire protection.

- c) Development standards for rural living should be addressed in local planning schemes.
- d) Rural strata proposals with a residential component are considered to be rural living and will be considered in accordance with the criteria listed at 5.6 (a) and (b) of this policy."

The following points detail how the proposal complies with each of the requirements listed in clause 5.6 of SPP 2.5:

- a) The subject site is part of an endorsed *Rural Living* area in the ALPS;
- b) The response to each of the sub-clauses is outlined below:
 - (i) The subject site is located 15km from the Albany CBD and adjoins existing approved rural residential development. As previously outlined, services and amenities are provided within the Albany urban area;
 - (ii) The proposal will have minimal impact on productive agricultural land, being surrounded by *Rural Residential* zones;
 - (iii) The land is not identified for priority agriculture;
 - (iv) The land is not identified or required for urban expansion, as evidenced by the location of existing rural residential areas directly adjoining the north, south and east of the subject site;
 - (v) All of the proposed lots are to exceed a minimum size of 1ha in area, with a reticulated water connection not to be supplied due to the remoteness of the location of this supply. This is justified in Section 2.6.2 of this report;
 - (vi) As above, the lots will be serviced by a fit-for-purpose domestic water supply. This will be in the form of 92,000L rainwater tanks, serviced by roof-top rainwater capture. These rainwater tanks will be fitted with dual Camlock valves, one installed at the 10,000L mark for domestic water consumption and the other at the bottom of the tank, preserving a minimum of 10,000L for fire-fighting purposes. This has the dual purpose of reducing runoff from the subject site as a result of future development;
 - (vii) A suitable supply of potable water has been demonstrated within this document;
 - (viii) A reticulated electricity supply is currently connected to the property and able to service the future development of the subject site;
 - (ix) Community facilities are available within the Albany urban area for use of future residents. The size of the proposed development does not warrant the on-site provision of community facilities;
 - (x) As demonstrated on the Subdivision Guide Plan, clearing of remnant vegetation is minimised and confined only to those areas considered completely degraded. The environmental assets of the subject site will be protected in the long term by the proposed rezoning;

- (xi) The proposal seeks to promote good environmental and landscape outcomes, as evidenced by the following:
 - i. Retention of remnant vegetation and fencing where appropriate; and
 - ii. The use of building envelopes on less capable lots to ensure development is located on the most capable portion of the land and outside of areas considered water-logged.
 - (xii) All building envelopes and lots have been designed based upon the findings of the Land Capability Assessment and Local Water Management Strategy;
 - (xiii) The property is not currently subject to a buffer from an adjoining land use;
 - (xiv) As shown on the Subdivision Guide Plan, all of the proposed lots are to be serviced by constructed public roads, which will be constructed to the specifications of the City of Albany and be available for access in all weather conditions;
 - (xv) As evidenced by the Bushfire Management Plan undertaken by Bio Diverse Solutions, Bushfire Attack Levels (BAL) are identified across the site and dwellings will be constructed in accordance with AS 3959 – 2009 *Construction of Buildings in Bushfire Prone Areas*;
- c) Development standards for the subdivision and development of the subject site are included within LPS 1; and
- d) This clause is not applicable to the proposed rezoning, as it is proposed to subdivide the property into freehold (green title) lots.

It is believed that the proposal complies with all relevant clauses for rural living proposals as outlined in Clause 5.6 of SPP 2.5. SPP 2.5 also outlines the following definitions applicable to the proposed rezoning:

“Rural residential zone / Special rural zone

A sub-set of rural living and a land use zone with land parcels from one to four hectares in size and generally provided with scheme water and power supply.”

The proposal complies with the requirements of the ‘Rural residential zone/Special rural zone’ definition. The Amendment will provide for lots developed for lifestyle purposes.

3.1.3 State Planning Policy No.3 – Urban Growth and Settlement

The purpose of SPP3 is to promote a sustainable settlement pattern across Western Australia. It specifically mentions rural residential development in Section 5.6 “Managing rural-residential growth”. When planning for rural-residential development, it states that development should-

- *“avoid productive agricultural land, important natural resources, areas of high bush fire risk or environmental sensitivity;*
- *avoid future urban areas or areas particularly suitable for urban development in terms of their characteristics and proximity to urban services;*

- *give preference to locations near existing settlements with available services and facilities in order to support the local community and avoid locations where services are not available or costly extensions are necessary;*
- *minimise potential for conflict with incompatible activities associated with productive rural uses or natural resource management;*
- *only include locations which are suitable for this type of development, such as land which is topographically varied, visually attractive and with distinctive environmental attributes or otherwise has potential for lifestyle pursuits; and*
- *take a realistic approach by allocating land based on forecast estimates of demand for rural living not on the speculative development of land.”*

The Amendment complies with the requirements of SPP3, as evidenced by the following points:

- As evidenced in the Land Capability Assessment, the majority of the subject site has good capability for rural residential development;
- The land is not considered part of the future urban area of Albany;
- The subject site is located in an existing rural residential settlement area;
- The subject site is surrounded on three sides by rural residential development;
- The property is visually attractive, topographically varied with distinctive attributes that make it suitable for the development of lifestyle pursuits; and
- The identification of the property for these uses in the ALPS indicates that the City of Albany considered it as part of projections for the supply of rural residential land.

3.1.4 Development Control Policy No.3.4 Subdivision of Rural Land

The purpose of DCP3.4 is to provide guidelines for the subdivision of rural land. Applicable to the Amendment is Section 3 of DCP3.4, which is outlined below:

“3 Rural Living

It is the policy of the WAPC that the subdivision of rural land for rural living land uses must be properly planned through the preparation and endorsement of strategies and schemes and be accordingly zoned in local planning schemes prior to subdivision.

Rural living is considered a residential land use and not a rural land use. Therefore, this policy does not apply to rural living proposals or subdivision. Rural living policy is outlined in clause 5.6 of State Planning Policy 2.5 – Land use planning in rural areas.

Accordingly, the requirements of *State Planning Policy 2.5 – Land use planning in rural areas* have been assessed in this document.

Rural Planning Guidelines

The Western Australian Planning Commission has recently released the *Rural Planning Guidelines* for use in the preparation and review of planning documentation relating to rural land use planning, including rural living.

These guidelines have been released for a 6 month monitoring and review process. The guidelines do raise relevant requirements relating to the development of rural living estates, however, in all cases, these requirements have been addressed in other sections of this document.

3.1.5 Draft Country Sewerage Policy

The Department of Health released a draft policy for wastewater treatment and dispersal in 2003. The draft Country Sewerage Policy sets minimum requirements for on-site wastewater disposal. This includes:

- A minimum lot size of 2000m² shall be established in areas proposed to utilise on-site effluent disposal techniques;
- The use of Aerobic Treatment Units (ATU's) where a clearance of 500mm from surface to groundwater can be achieved;
- The use of septic systems where a clearance of 2000mm from surface to groundwater can be achieved and suitable soil types are found; and
- A 30 metre setback to a dam, stream or private water supply.

As is outlined in the Land Capability Assessment, late winter testing of the Amendment Site was undertaken. It identified that the Amendment Site does meet the requirement of the draft Country Sewerage Policy. A 30m setback for ATU's has been imposed to water bodies on the subject site, as well as a 100m setback to Oyster Harbour for the use of on-site effluent disposal.

3.2 Local Planning

3.2.1 City of Albany Local Planning Scheme No.1

Under the City of Albany Local Planning Scheme No. 1 (LPS 1), the subject site is zoned *General Agriculture*. The purpose of the Amendment to LPS 1 is to rezone the subject site to *Rural Residential*. LPS 1 outlines the objectives of the *Rural Residential* zone in Clause 4.2.17:

“(a) Create small rural land holdings for residents who wish to enjoy a residential lifestyle within a rural landscape and environment; and

(b) Provide for residential and limited incidental land uses which:

(i) Are compatible with the preservation (and) protection of environmentally sensitive areas such as remnant vegetation and groundwater protection areas;

(ii) Do not visually detract from the landscape and the visual amenity of the locality;

(iii) Allow for uses and developments that are fit for purpose and minimise any onsite or off-site impacts such as soil erosion, nutrient loss, drainage and potential land use conflicts; and

(iv) Are located in close proximity to existing urban areas and can enjoy appropriate urban servicing to the lots including rubbish disposal, reticulated water, community facilities and fire infrastructure.”

The proposal complies with the objectives of the *Rural Residential* zone as evidenced by the following:

- The protection of remnant vegetation and ensuring protection of the environment is a priority on the subject site;
- The subject site is well screened from major roads and located low in the landscape, hence will have limited visual impact. The protection of remnant vegetation on the subject site will also ensure visual impacts are reduced;
- Off-site impacts will be minimised; and
- The subject site is appropriately located for rural residential development, being surrounding on three sides by *Rural Residential* zoned land. No reticulated water is connected to the existing rural residential development, nor is it proposed to be connected to the subject site.

LPS 1 also provides for general provisions relating to the *Rural Residential* zone within Clause 5.5.13.2 of the Scheme. Furthermore, Clause 5.5.13.3 outlines the following:

“Prior to considering any additional land to be rezoned to Rural Residential, the Local Government will require the proponent to submit a detailed proposal that addresses the following matters:

- (a) Compliance with the outcomes and recommendations of the Albany Local Planning Strategy;*
- (b) Fire Hazard Assessment and Fire Management Plan;*
- (c) Land capability and suitability assessment,*
- (d) Protection and enhancement of the natural environment;*
- (e) Protection and enhancement of visual amenity;*
- (f) Provision of infrastructure and services;*
- (g) Impacts on adjacent land uses;*
- (h) Any potential for site contamination;*
- (i) Effluent disposal;*
- (j) Location of building envelopes etc; and*

(k) Preparation of a Guide Plan for the subdivision showing proposed roads and connectivity between proposed/future and existing developments, lots, recreation areas, location of building envelopes etc.”

The Amendment is consistent with Clause 5.5.13.3, as outlined in the following justification:

- (a) As has been outlined in this report, the Amendment proposes a *Rural Residential* zoning for the subject site, as opposed to *Rural Residential* and *Special Residential* as identified in the ALPS. Should *Special Residential* zoning become viable, with a suitable water supply provided, a number of the lots will be able to be rationalised;
- (b) A Bushfire Management Plan is incorporated with this Amendment, with its requirements incorporated within the Scheme Provisions and on the Subdivision Guide Plan. All development can achieve the necessary separations and building requirements compliant with SPP 3.7 Planning for Bushfire Risk Management;
- (c) A Land Capability Assessment has been completed to accompany the Amendment. The findings of the Land Capability Assessment have been incorporated and taken account of in this Amendment and its accompanying Subdivision Guide Plan;
- (d) The Amendment seeks to protect and enhance the natural environment in the following ways:
 - a. Ensuring good quality remnant vegetation is protected; and
 - b. Ensuring that all lots have suitably capable locations for buildings and on-site effluent disposal;
- (e) The Amendment seeks to protect and enhance the visual environment through the protection of remnant vegetation and development in accordance with the general provisions of Clause 5.5.13.2 of LPS 1;
- (f) The Amendment ensures that suitable infrastructure and services are provided to service future residents;
- (g) As is demonstrated throughout this document, the impact on adjacent/adjoining land uses is minimal, given all surrounding land uses are similar in nature;
- (h) The potential for site contamination is regarded as low. The proposal is for rural residential living on properties above 1ha in area, with all land identified as not being capable for this development being excluded from future development;
- (i) Effluent disposal has been given consideration by this Amendment and the Subdivision Guide Plan. As shown on the Subdivision Guide Plan and referenced within the Scheme Provisions, alternative effluent disposal systems will be required to be used on land that is less capable;
- (j) As shown on the Subdivision Guide Plan, building envelopes have been allocated on those properties deemed to be constrained by physical limitations, such as waterlogging, low fuel zones and other buffers. All building envelopes proposed exceed 2000m² in area, demonstrating that each lot is capable of ‘normal’ rural residential development. Where such constraints are lessened, a building envelope has not been allocated, as the location of buildings and structures on this land will be guided by the Scheme Provisions and constraints mapped on the Subdivision Guide Plan; and

(k) A Subdivision Guide Plan has been prepared in accordance with the criteria outlined.

It is believed that the Amendment addresses all criteria listed by the City of Albany Local Planning Scheme No.1 for rezoning the subject site from *General Agriculture* to *Rural Residential*.

3.2.2 Albany Local Planning Strategy

The Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany and has regard to all relevant State and regional planning policies.

ALPS identifies the strategic planning direction for the City of Albany over the next 20 years. It draws on the key elements from the City of Albany's strategic planning document, *3D Vision*, and notes that the City of Albany should become a *Learning, Healthy and Thriving City*.

ALPS Strategic Land Use Classification

The subject land is currently classified by ALPS as *Rural Living and Special Residential*. This rezoning proposes land uses that would be consistent with the *Rural Living* classification of ALPS, of which the Strategic Objectives are included in Section 8.3.5 of ALPS. These are:

“In the long term encourage the efficient use of existing rural living areas, based on land capability to maximize their development potential.”

“Ensure that future rural living areas are planned and developed in an efficient and co-ordinated manner by being located either adjacent to Albany as designated on the ALPS maps, or within existing rural townsites in accordance with Table 5 along with adequate services and community infrastructure.”

ALPS also includes the following objectives for *Rural Living* areas:

- *“Discourage the creation of additional rural townsites for living purposes.*
- *Avoid the development of Rural Living areas on productive agricultural land, other important natural resource areas and areas of high bushfire risk, flooding and environmental sensitivity.*
- *Avoid the development of Rural Living areas on future and potential long term urban areas.*
- *Minimise potential for generating land use conflicts.”*

Figures 12 and 13 of the ALPS outline the Special Rural/Residential lot supply available in the City of Albany as at the gazettal of ALPS and estimates approximately 570 lots were available for development in the Albany hinterland. It is understood that the City of Albany will be completing a similar analysis of lot availability upon proceeding with its ALPS review process. In concluding the *Rural Living* section, ALPS identified the following actions relating to this land use (applicable to the Amendment only):

“Give top development priority to the subdivision of land currently zoned Special Residential and Special Rural within the City’s current Town Planning Schemes and as designated on the ALPS maps.

“In the long term, maximise opportunities for existing rural living areas that do not have potential for future urban development to achieve higher sustainable lot yields based on land capability/suitability, service provision and local constraints. These areas would be given second priority to meet future demands.”

The subject site is designated for *Rural Living* and *Special Residential* by the ALPS and is therefore consistent with the first action of ALPS. The second action is that the opportunity for rationalisation is achieved in *Rural Living* areas, which is achieved by the proposal in achieving a minimum lot size of 1ha.

4 SUBDIVISION GUIDE PLAN AND SCHEME PROVISIONS

4.1 Introduction

Whilst this document provides all background and supporting information, the requirements of this document are enabled through the Subdivision Guide Plan and Scheme Provisions relating to Rural Residential Area No. 45. The Subdivision Guide Plan and Scheme Provisions are outlined in the below section. The Subdivision Guide Plan is included within **Appendix E** of this document.

4.2 Subdivision Guide Plan and Scheme Provisions

4.2.1 Design Philosophy

To create rural residential living that is responsive to landform and site opportunities and constraints, and thereby complete the pattern of rural residential subdivision in the locality.

4.2.2 Constraints to Development

Land Capability

As explained through this report and the Land Capability – Geotechnical Assessment and Water Management Strategy, the subject site does have some land capability constraints, however, these are easily managed through the following methods:

- Design limitations and avoidance of area with the highest constraint through the design depicted on the Subdivision Guide Plan;
- Imposition of requirements through the Scheme Provisions, ensuring that each lot is developed in a manner that does not exacerbate land capability constraints.

Examples of how land capability constraints are addressed include:

- The requirements for all proposed new dwellings to utilise Alternative Treatment Unit's for on-site effluent disposal;
- The location of all new building envelopes outside of soils considered to have a lower than fair (III) land capability rating; and
- Ensuring that all new building envelopes have an adequate separation to existing water bodies (i.e. 30m) as well as a 100m setback of development from Oyster Harbour.

The Subdivision Guide Plan and Scheme Provisions adequately address considerations relating to land capability for the subject site.

Remnant Vegetation

As part of its Land Capability – Geotechnical Assessment and Water Management Strategy, Landform Research identified vegetation condition and communities existing on the subject site. These form considerable constraints for development. This has been addressed in the following ways:

- Identification of Vegetation Protection Zone's covering Good to Very Good condition remnant vegetation across the subject site;
- Ensuring that requirements for fire protection do not lead to undue removal of remnant vegetation by the proposed development; and
- Encouragement for remnant trees to be protected as part of the landscape.

The Subdivision Guide Plan and Scheme Provisions will ensure the retention and management of good quality vegetation on the subject site, as well as ensuring the landscape values of the site are not depreciated by the proposed subdivision and development.

Fire Management

As identified within the Bushfire Management Plan prepared by Bio Diverse Solutions, the subject site contains 'Extreme', 'Moderate' and 'Low' bush fire hazards. To protect property and life, the Amendment, through the Subdivision Guide Plan and Scheme Provisions seeks to:

- Enable access throughout the site via a systems of roads and Emergency Access Routes;
- Providing three (3) points of access and egress to the subject site, ensuring good access to the subject site during a bush fire emergency;
- Maintain vegetation in close proximity to houses in a low fuel standard, as directed by the Bushfire Management Plan;
- Provide a water supply at each property through securing the bottom portion of rainwater tank for fire-fighting purposes. The location of a dam on the subject site, as well as a mains water supply being available; and
- Constructing houses to the appropriate Bushfire Attack Level (BAL) rating, as identified within the Bushfire Management Plan, with no construction occurring in areas identified as BAL 40 or BAL FZ.

The Amendment will result in sound fire management practices being applied to the subject site and subsequent development.

Access

Access to the subject site is problematic, due to the two existing road reserves being incapable of being used as the primary means of access, due to:

- Affleck Road being low lying and subject to inundation during winter. Its close proximity to Oyster Harbour also makes upgrading the road difficult; and
- The road reserve adjoining the northeast corner of the property entering an area of very good condition remnant vegetation. The intent of the Amendment is to protect these areas from further clearing;

It is proposed that a new access is established through Lot 184 (No.334) Nanarup Road, Kalgan. This will be in the form of 20m road reserve. This location has excellent sight lines in each direction on Nanarup Road and the location of the proposed road has been agreed to by the landowner.

4.2.3 Opportunities Presented by the Amendment

Completion of Rural Residential Development Front in this Locality

The Amendment will result in logical completion to the *Rural Residential* zoned land in the locality. This is evidenced in the following:

- Land immediately adjoining the northern, southern and eastern boundaries of the subject site is zoned *Rural Residential*;
- The subject site was always intended for *Rural Residential*, through gradual development of the Gull Rock/Swan Point rural residential area;
- The majority of land in this area identified for *Rural Residential* has been developed and subdivided, with only limited lots remaining in the Swan Point development, as well Lot 600 Pine Rise. The proposal forms the logical continuation of development in this locality;

The rezoning of the subject site will complete the precinct and result in well planned, comprehensive development of the site for *Rural Residential* purposes.

Environmental Outcomes

As outlined throughout this report, the Amendment seeks to allow the limited development of the subject site for *Rural Residential* purposes. Through subdivision and development of the subject site will occur as a result of this, it should be noted that the following beneficial environmental outcomes will be achieved:

- Subdivision and development will identify, protect and manage remnant vegetation of the subject site in a manner compliant with regulatory requirements. The current use of the land does not provide for this;
- Subdivision and development will enable regulatory authorities to enforce requirements such as ceding the foreshore fronting Oyster Harbour and prevention of development on low capability land;
- Affleck Road will no longer form the primary access to the land, although will be retained for emergency access and egress. This will remove a maintenance burden of the City of Albany for this low lying road; and
- Fire management of the subject site will be improved.

These are tangible benefits for the land. Subdivision and development will improve the ongoing maintenance and quality of the subject site.

Completion of Strategic Fire Network

As evidenced in this report, the Amendment seeks to complete strategic fire access in this *Rural Residential* zoned locality. This includes the provision of a strategic firebreak connection to Swan Point Road.

Providing Well Located Rural Residential Development

The subject site is located a 15 minute drive from the Albany CBD, providing lifestyle lots in close proximity to employment and amenities within the Albany area. The subject site is served by school bus routes which operate along Nanarup Road, as well as being within easy driving distance of the centre of Albany and services associated with this centre. The popularity of this locality for this form of development is well known and the subject site characteristics make it a sound choice for the completion of *Rural Residential* land uses to the south of Nanarup Road.

Efficient Use of Land for Highest and Best Use

The Amendment presents the opportunity for the highest and best use of the land to be achieved through the rezoning of the land to *Rural Residential* with an applicable minimum lot size of 1ha. The use of the minimum lot size of 1ha is justified by the following:

- It is the minimum lot size permitted within the *Rural Residential* zone;
- The Albany Local Planning Strategy encourages the maximum use of existing and proposed *Rural Residential* zones, prior to identifying new locations for this type of development, which deplete agricultural land stocks; and
- The use and type of development will blend seamlessly with other surrounding rural residential zones.

4.3 Conclusion

The Subdivision Guide Plan and Scheme Provisions applicable to Rural Residential Area No. 45 seek to identify and manage the opportunities and constraints of the subject site in a manner that realises the site's potential for rural residential development.

5 JUSTIFICATION AND CONCLUSION

Amendment No. 15 to City of Albany Local Planning Scheme No.1 seeks to rezone the subject site to *Rural Residential* and insert the Subdivision Guide Plan and Scheme Provisions relating to the Rural Residential Area No. 45 into Schedule 14 of the Scheme.

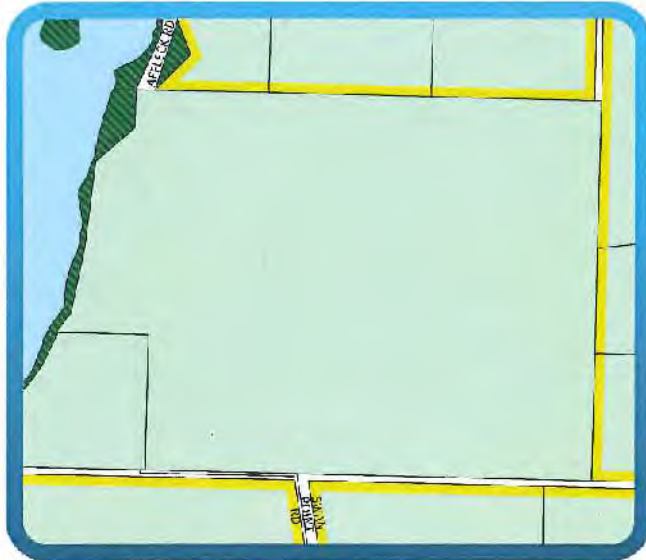
This Amendment achieves the following objectives:

- Providing suitably located lifestyles uses in an area that will not impact on the future expansion of the Albany urban land area;
- Logically completing rural residential development in this locality;
- Demonstrating that the subdivision and development of the land at this time for *Rural Residential* land uses will not compromise the subdivision and development of *Special Residential* land uses in the future, should the City of Albany wish for this use to occur on the subject site as a result of the Albany Local Planning Strategy review;
- Providing strategic road and fire access routes benefitting the locality;
- Addressing the key constraints and opportunities of the Amendment Site in a sensitive manner that will permit development;
- Ensure the land is capable and suitable for the type of development proposed; and
- Providing for suitable land uses which complement their surrounding context.

Additional information supporting this Scheme Amendment is contained at **Appendix F**.



Approval of the Amendment and Subdivision Guide Plan is therefore respectively requested.

CITY OF ALBANY Local Planning Scheme No. 1 Amendment No. 15





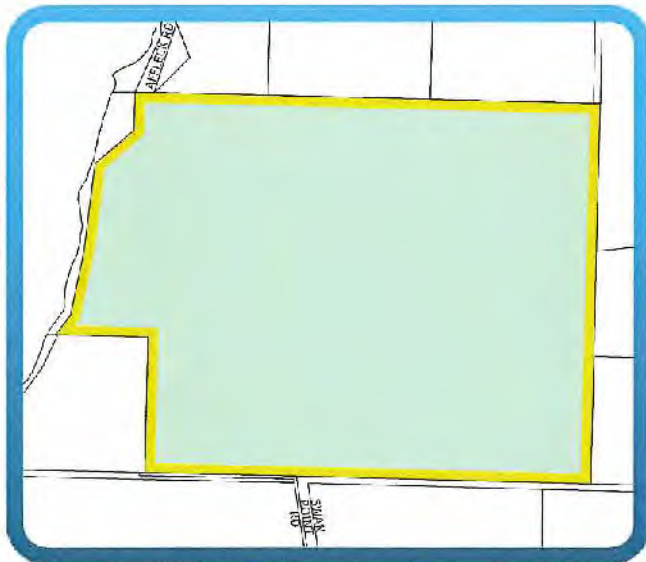
Existing Zoning

LOCAL SCHEME RESERVES

-  Local Roads
-  Parks and Recreation

ZONES

-  Rural Residential
-  General Agriculture



Proposed Zoning



Mapping prepared by Harley Dykstra
116 Serpentine Road Albany WA 6330
Ph 98/1 2333 Fax 98/1 3643
Drawn ABS 05/12/2014, Dwg No. 20328-01A

REPORT ITEM DIS152 REFERS

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

LOCAL PLANNING SCHEME NO.1

AMENDMENT No. 15

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

1. Rezoning Lot 422 (No.16) Affleck Road, Kalgan from 'General Agriculture' zone to 'Rural Residential' zone, and amendment in the Scheme Maps accordingly;
2. Inserting provisions relating to the subdivision, development and use of Rural Residential Area No. 45 into Schedule 14 of the Scheme Text.

Schedule 14 – Rural Residential Zone [cl.5.5.13]		
No.	Specified Rural Residential Zone	Special Provisions Applying to Specified Rural Residential Zone
RR45	Lot 422 (No.16) Affleck Road, Kalgan (shown as RR 45 on the Scheme Maps)	<p>1.0 Subdivision of RR 45 shall generally be in accordance with the Subdivision Guide Plan 'RR 45' endorsed by the CEO, with any minor variations approved by the WA Planning Commission.</p> <p>2.0 The minimum lot size shall be one (1) hectare.</p> <p>3.0 The following land uses are 'P' permitted uses: Single House.</p> <p>4.0 The following land uses are 'D' discretionary uses: Ancillary Accommodation, Bed and Breakfast/Farmstay, Home Occupation, Industry – Cottage, Public Utility and Rural Pursuit (which shall be limited to existing cleared and pastured land only) and other incidental or non-defined activities considered by the Local Government to be consistent with the objectives for the zone.</p> <p>5.0 All buildings, structures and water storage systems shall be located wholly within the building envelope depicted on the Subdivision Guide Plan.</p> <p>6.0 Roofing shall be a colour that blends into the landscape of the site. The use of white/off-white and/or reflective materials for roofing shall not be permitted;</p> <p>7.0 Construction material of walls shall be unrestricted. Where white/off-white and/or reflective materials are proposed, the applicant is to demonstrate to the City of Albany that they will not impact amenity of neighbouring residents and the locality generally;</p> <p>8.0 All effluent disposal on the land is to occur through the use of Alternative Treatment Unit's;</p> <p>9.0 Development and Effluent Disposal will not be permitted within the Effluent Disposal/Development Exclusion Zone;</p> <p>10.0 Clearing within the Landscape Protection Zone is not permitted unless to specifically comply with the requirements of the Bushfire Management Plan to reduce</p>

REPORT ITEM DIS152 REFERS

		<p>fuel load and implement building protection zones. All other clearing will be subject to planning approval of the City of Albany;</p> <p>11.0 Where lot boundaries traverse Vegetation Protection Area's depicted on the Subdivision Guide Plan, they shall be demarcated by the use of bollards, or other means/method considered suitable by the Local Government, so as to minimise the removal of vegetation;</p>
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REPORT ITEM DIS152 REFERS

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

LOCAL PLANNING SCHEME NO.1

AMENDMENT No. 15

ADOPTION:

Adopted by resolution of the Council of the City of Albany at the meeting of the Council held on the _____ day of _____ 201__:

Mayor

Chief Executive Officer

FINAL APPROVAL:

Adopted for final approval by resolution of the City of Albany at the meeting of the Council held on the _____ day of _____ 201__ and the Common Seal of the municipality was pursuant to that resolution hereunto affixed in the presence of:

Mayor

Chief Executive Officer

RECOMMENDED / SUBMITTED FOR FINAL APPROVAL:

Delegated under s.16 of the PD Act 2005

Date

FINAL APPROVAL GRANTED:

Minister for Planning

Date

APPENDIX A – CERTIFICATES OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER 422/DP251058	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

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

VOLUME
1065

FOLIO
927

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 422 ON DEPOSITED PLAN 251058

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ARCHIPELAGO NOMINEES PTY LTD OF 61 PEELS PLACE, ALBANY
(TP M201066) REGISTERED 5 MARCH 2013

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

1. *M201067 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 5.3.2013.

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: 1065-927 (422/DP251058).
PREVIOUS TITLE: 1045-158.
PROPERTY STREET ADDRESS: 16 AFFLECK RD, KALGAN.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF PLANTAGENET LOCATION 422 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 422 ON DEPOSITED PLAN 251058 ON 22-MAY-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

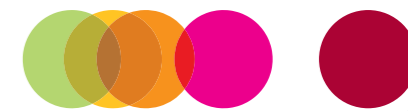
NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

NOTE 3: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING K580920.

APPENDIX B – SITE PLAN

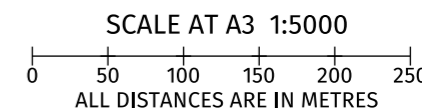
SITE PLAN

Lot 422 on DP251058
Affleck Road
KALGAN

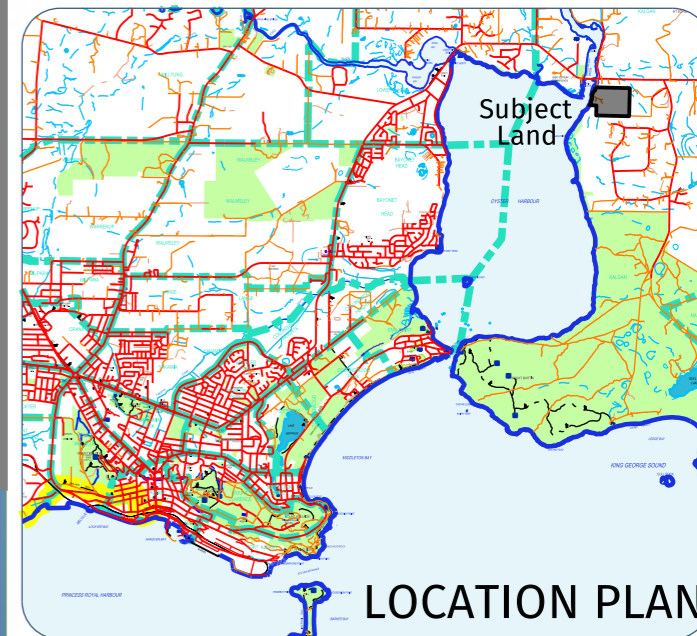


Harley Dykstra

PLANNING & SURVEY SOLUTIONS



DRAWN	CHECKED	DRAWING No
ABS 08/12/2014	SDP 08/12/2014	20308-02A.dgn
REV	DESCRIPTION	DATE
A	Original Drawing	08/12/2014

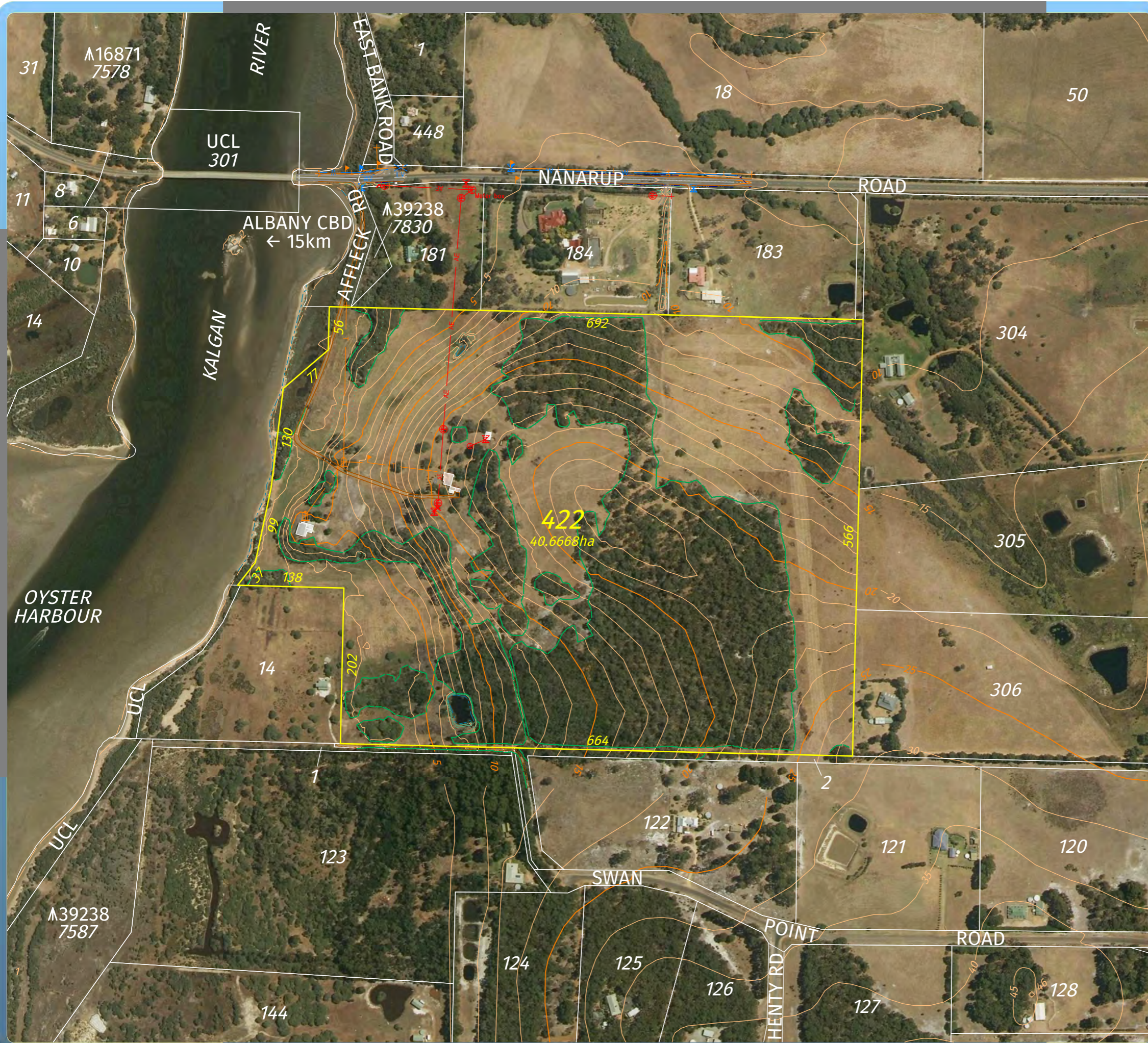


ALBANY OFFICE:
116 Serpentine Road, ALBANY WA 6330
T: 08 9841 7333 F: 08 9841 3643
E: albany@harleydykstra.com.au
W: www.harleydykstra.com.au
Offices also at Bunbury, Busselton, Kelmscott and Perth

Figure 1

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



APPENDIX C – LAND CAPABILITY – GEOTECHNICAL
ASSESSMENT AND LOCAL WATER MANAGEMNT STRATEGY –
LANDFORM RESEARCH

Land Capability - Geotechnical
Assessment
and
Water Management Strategy

Lot 422, Swan Point Road
Lower Kalgan

City of Albany



Land Capability - Geotechnical
Assessment
and
Water Management Strategy

Lot 422, Swan Point Road
Lower Kalgan

City of Albany

SUMMARY OF LAND CAPABILITY AND GEOTECHNICS

BACKGROUND

It is proposed to subdivide Lot 422 Swan Point Road, Lower Kalgan to a variety of lot sizes but generally between 0.2 and 1.0 hectares.

The site is some 12 km north east from Albany town centre.

It lies on the gentle eastern slopes of the Kalgan River Estuary, rising from sea level at the western edge on the shoreline of the estuary to a gentle ridge of 27 metres AHD in the south eastern corner.

Scenic values can be obtained from the western portion of the site. On the other hand the site is not readily visible from Nanarup Road because of the alignment of the road, and roadside vegetation and tree belts on the site.

The Lower Kalgan area has experienced changes in land uses in recent years with significant portions of the area being converted to small rural holdings and lots. Nearby the land has been subdivided for this purpose.

Some land use diversification has been locally occurring locally on a small scale to orchards, horticulture, small scale tourist accommodation and hobby rural industries.

The Lower Kalgan area has experienced changes in land uses in recent years with significant portions of the area being converted to small rural holdings and lots. The adjoining land to the south across Nanarup Road, which has significant views, has been subdivided for this purpose. Land along Nanarup Road, that also has been subdivided, is often low in the landscape with little access to views.

The subdivision is proposed to be connected to Scheme water.

CONCLUSIONS

From a land capability and geotechnical perspective the constraints identified relate to sloping soils and waste water disposal, which are no different to those in many other parts of the Albany area.

The subdivision has been designed to be sympathetic to the landform, vegetation and environmental values and provide management of identified constraints.

Soil testing and assessment has determined that waste water disposal can comply with the Government Country Sewerage policy, and provide no impact on the Kalgan River estuary.

The site is highly capable, with some manageable limitations.

It must be remembered that the conditions identified in an assessment of the natural soils do not necessarily translate to a developed situation. For example the soil moisture, potential waterlogging and soil movement are all improved through site drainage and the construction of roads that cut off and redirect surface water flows.

Regolith and Soils

The site is gently sloping land rising from sea level at the Kalgan Estuary in the west to a ridge of 25 metres in central parts of the site.

The area is underlain by granite basement which does not outcrop but occurs as weathered subsoil in the central north.

Soils are predominantly sand over silty sand with silty loam and clay at depth in the subsoils. A discontinuous laterite duricrust occurs at the top of the silty subsoils.

Regolith and Soils and Recommended Management

- | | |
|--------------------|---|
| Regolith and Soils | <ul style="list-style-type: none"> • Soils have high capability for development with subdivision design being used to overcome any limitations. • Winter wet soils in some areas can provide constraints on waste water disposal capability before drainage. |
| <i>Management</i> | <ul style="list-style-type: none"> • <i>Normal practice of soil and development management on sloping loam soils is recommended.</i> • <i>Winter wet and at risk soils are to be excluded from the development area except for the small area in the north east where compliance can be achieved with minimal modifications.</i> • <i>Compliance with the Government Country Sewerage Policy and the use of soil modifications and drainage to improve the capability of any potentially winter wet soils.</i> • <i>Subdivision design and a Water Management Plan incorporating cutoff drains is recommended to mitigate soils that are less capable under natural conditions.</i> |
| See | <ul style="list-style-type: none"> • <i>Regolith and Soil Assessment page 2, Soil test Hole Logs in Appendix 1, Figure 1.</i> |

Site Foundation – Geotechnical Assessment

The loam soils have high stability, apart from the estuarine soils adjacent to the Kalgan River Estuary, which have been excluded from development.

The subdivision has been designed in consideration of these slopes and to provide the best opportunity for views and development.

Foundation Stability Risks Identified and Recommended Management

- | | |
|-----------|---|
| Dwellings | <ul style="list-style-type: none"> • Foundation stability is generally classified as high (Site Class S (AS 2870). • Dwellings on soils which require increased cut and fill and surface silty clay will have a lower site class classification. In these situations Site Class M or above depending on the type of development required. • Dwellings will require appropriate design and footings rather than any special construction techniques. • The soils are similar to many of the better soils in the Albany region. |
| Roads | <ul style="list-style-type: none"> • The slopes are gentle and the soils of relatively high foundation stability to minimise road construction costs. • The location of the roads has been chosen to avoid the worst soils such as the Estuarine Silts. • The design of the roads can be used to provide cutoff and swale drainage to dry wetter and seepage areas. |

- | | |
|-------------------|--|
| Landslip | <ul style="list-style-type: none"> • Landslip Risk is rated as Very Low and managed through normal foundation design and construction as described in Section 4.2 above. |
| Dams | <ul style="list-style-type: none"> • No risk. |
| Earthquake | <ul style="list-style-type: none"> • No abnormal risk identified. Similar to other developments in the Great Southern. • The at risk soils are excluded from development. |
| Acid Sulfate | <ul style="list-style-type: none"> • No risk identified in the area selected for development. • The Estuarine Silts are at High Risk of Acid Sulfate and further testing and potential management will be required for deep excavations in those soils, such as for services. |
| <i>Management</i> | <ul style="list-style-type: none"> • <i>Site specific soil testing is required for each dwelling at the design stage in line with normal practice where an engineering certification is provided with the submissions of the drawings.</i> • <i>No special requirements for road and other constructions.</i> • <i>Testing and potential management will be required for any deep excavations located within the Estuarine Silts.</i> |
| See | <ul style="list-style-type: none"> • <i>Site Foundation and Geotechnical Assessment page 5, Soil test Hole Logs in Appendix 1 and Figures 1, 2 and 5.</i> |

Waste Water Capability and Nutrient Management

The soils on site are sand over yellow silty clay subsoils with a laterite duricrust layer on top of the subsoils. The soils are similar to many other parts of the Albany region.

The soils comply with the Government Country Sewerage Policy which permits waste water disposal from lots as small as 0.2 hectares irrespective of soil type.

The development areas and building envelopes have been selected to avoid at risk areas.

The wetter soils occur in the base of the swale and are excluded from developments.

Geotechnical Assessment for Waste Water Disposal and Recommended Management

- | | |
|----------------------|---|
| Waste Water Disposal | <ul style="list-style-type: none"> • The whole site is recommended to have alternative or nutrient adsorbing waste water systems. |
| Waste Water Loading | <ul style="list-style-type: none"> • Alternative (nutrient adsorbing) waste water systems are acceptable and comply with the Government Country Sewerage Policy on lots down to 0.2 hectares. • Some minor lower lying areas may require minor earthworks and fill as permitted under the Government Country Sewerage Policy to improve waste water disposal capability. The building envelopes and lot sizes have been used to mitigate or minimise requirements for site modification |
| Nutrient Export | <ul style="list-style-type: none"> • The soils on site are capable of accepting the nutrient loading on lots down to 0.2 hectares without any significant risk to the environment, provided alternative waste water systems are used. • The silty clay subsoils and laterite duricrust on site have high phosphate retention capability. All soils have high nitrogen capability because of the sand over silty clay nature and moist climatic conditions which lead to denitrification. • As the lot sizes vary from 0.2 to 1.0 hectares they comply with the minimums set by the Government Country Sewerage Policy. |

- | | |
|-------------------|--|
| <i>Management</i> | <p><i>Waste water disposal systems should be installed according to the;</i></p> <ul style="list-style-type: none"> • <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911,</i> • <i>Health Department of Western Australia, 1992, Standard for the Installation and Operation of Aerobic Treatment Units (ATU'S) Serving Single Households,</i> • <i>Health Department of Western Australia, 1992, Specification for Aerobic Treatment Units (ATU'S) Serving Single Households,</i> • <i>Some soils on the lower slopes will need to be modified to comply with the Government Country Sewerage Policy as permitted by that policy.</i> • <i>Grey water disposal systems are acceptable with the greywater systems installed to the Department of Health Greywater Guidelines.</i> • <i>It is recommended that stock not be permitted on lots smaller than 1 hectare.</i> |
| <i>See</i> | <ul style="list-style-type: none"> • <i>Waste water Capability and Nutrient Assessment page 13, Soil Test Hole Logs in Appendix 1 and Figures 1, 2 and 5.</i> |

Hydrological Assessment and Water Management

The site is gently sloping with no water courses and only on dam. A significant proportion of the central area is covered by remnant vegetation which will be retained.

The soils on site are sand over yellow silty clay subsoils with a laterite duricrust layer on top of the subsoils. The soils are similar to many other parts of the Albany region.

On the soils with sandy upper horizons precipitation are sufficiently permeable to minimise the risk of any surface water runoff and are capable of accepting on site storm water disposal. There should be no need for offsite disposal of storm water, or even detention basins if swale drains are used for roads. Two potential areas for detention basins are however nominated on the Subdivision Guide Plan.

Surface Water and Recommended Management

- | | |
|-------------------|---|
| Surface water | <ul style="list-style-type: none"> • There are no limitations from surface water. |
| Groundwater | <ul style="list-style-type: none"> • There are no limitations or risk to groundwater from a subdivision of 0.2 – 1.0 hectare lots. |
| Individual lots | <ul style="list-style-type: none"> • The soils on site are sand over silty clays that are capable from • initial calculations reveal that the soils will be able to accept and retain on site the ARI 1 hour 1 year rainfall and heavier events. • Provided contingencies are used in water management, there are no limitations to development, or any limitations identified can be controlled by good water management. |
| Water Management | <ul style="list-style-type: none"> • There are no limitations imposed by the site on water management that would result from subdivision or development. • Water management actions are able to be incorporated into any development at the subdivision or design stage. |
| <i>Management</i> | <ul style="list-style-type: none"> • <i>Surface water will be treated as part of the normal design of any subdivision or development.</i> • <i>Road and cutoff drains with swale drains are recommended.</i> • <i>The installation of rainwater tanks with a minimum of 5000 litres could be considered subdivision even though the subdivision</i> |

will connected to scheme water.

- *Greywater reuse is encouraged to minimise scheme water use.*
- *Detention basins and sumps for the acceptance of excess surface water are provided for a design contingency but are unlikely to be required if road swale drains are used..*
- *Swale drains and table drains are recommended for road drainage to encourage infiltration and cutoff functions. See DOW (Water and Rivers Commission), 1998, 3.17 (BMP14).*
- *Soakwells should be installed on a sand bed and surrounded by with geofabric.*
- *Easements are recommended for any stormwater, servicing or pipes across lots and private land.*

See

- *Hydrological Assessment page 24 and Local Water Management Plan page 27, Figures 1, 2 and 5.*

Biodiversity and Management

The site is predominantly cleared, apart from several remnant clumps that are mainly dominated by Marri – Jarrah Woodland. The major areas of remnant vegetation are in variable but generally Good condition and are proposed to be retained in Public Conservation Reserves.

No Declared Rare, Priority Species or Significant flora were recorded. No Taxa or plant communities that occur on site are listed under Commonwealth Legislation.

As part of the subdivision the building envelopes are generally located outside remnant vegetation or better and more sensitive vegetation.

Analysis of Biodiversity and Recommended Management

- Remnant Vegetation
- *There are minimal biodiversity limitations for almost all the site now that the vegetation has generally been excluded from development.*
 - *The remnant vegetation has a high species diversity and remains in a Good Condition.*
 - *The key to flora and fauna protection is the retention of habitat.*

- Management
- *In order to preserve habitat, the recommendations listed for habitat protection in 8.0 Biodiversity Assessment and Management are suggested.*
 - *The subdivision Guide Plan has been designed to minimise impact on remnant vegetation.*

See

- *Biodiversity and Management page 44.*

Capability for Changed Landuse

Currently the site is used for grazing.

The site is considered in this report as being suitable for urban lots because of its proximity to the Kalgan River and established facilities such as schooling.

It also provides for an alternative direction for urban development as Albany grows.

Change of Landuse

- | | |
|---------------------------|--|
| Potential Impact | <ul style="list-style-type: none"> The surrounding lots are already rural living and this subdivision will match those landuses. |
| Potential Visual Impact | <ul style="list-style-type: none"> The amount of visual impact from Nanarup Road is limited and can be controlled and will occur as new landholders plant gardens. This will visually protect the site from adjoining lots. This will occur naturally as it does on many other similar subdivisions. Large lots of 0.2 to 1.0 hectares are proposed. |
| Agricultural Significance | <ul style="list-style-type: none"> The site has agricultural potential, but is just starting to be impinged on by urban and other development. There are significant areas of the local land that under utilised and are used for rural living. Therefore the rezoning of this site will not compromise the agricultural potential of the Lower Kalgan area. |
| Buffers | <ul style="list-style-type: none"> No particular buffers are required to adjoining land uses. Lot sizes are large enough to provide buffers and match lots in nearby areas. |
| Fire Management | <ul style="list-style-type: none"> The fire risks are likely to be similar to other hilly sites in the Great Southern and of lower risk than some locations, such as in Denmark. There are standard conditions on the number of fire hydrants and access points for urban developments. |
| Social and Heritage | <ul style="list-style-type: none"> The old homestead site and access road can be protected and is proposed to be incorporated into public open space. |
| Recommendations | <ul style="list-style-type: none"> <i>Restrictions could be placed on the use of visually non compatible materials.</i> <i>The colour and style of dwellings and other structures should be visually compatible with the area and to this end developments should be coloured, painted or colour bond sheeting used where applicable.</i> <i>Compliance with Bush Fires Control Act 1954 (as amended) and the City of Albany bylaws.</i> <i>A Fire Management Plan is recommended.</i> |
| See | <ul style="list-style-type: none"> <i>Capability for Changed Landuse, page 41.</i> |

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Lot 422 Swan Point Road, Lower Kalgan

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1.0 INTRODUCTION

Site Assessment - Methodology

Landform Research carried out site studies on Lots 422 on 29 July 2009 with a follow up site inspection on 4 October 2009.

On 29 July 2009 a total of 15 soil test holes were excavated using a backhoe, the vegetation was mapped and the soils and geotechnical capability mapped and assessed.

During the follow up site inspection on 4 October 2009 the vegetation was rechecked for additional taxa that may be recorded in Spring. In addition, the groundwater in various parts of the site was checked at the time of highest water table, at a further 19 locations using a hand soil auger.

Landform Research was commissioned to map the soils and hydrology and to provide geotechnical and land systems assessment, to determine the suitability of site to support subdivision to lots down to as small as 2 000 m².

During the studies the soils were surface mapped and examined, the geology, hydrology, soil permeability and geotechnical and land capability issues recorded.

The soil test holes and investigations concentrated on the areas suitable for development. The location of the test holes is shown on the attached aerial photograph, Figure 1.

In addition to field observations, interpretations were made from aerial photography.

A study of the geology can provide valuable background material on the nature of the site and the way that various land uses may impact on the developments. This was completed during the field work.

Site Description

The site is some 12 km north east from Albany town centre.

It lies on the gentle eastern slopes of the Kalgan River Estuary, rising from sea level at the western edge on the shoreline of the estuary to a gentle ridge of 27 metres AHD in the south eastern corner.

Scenic values can be obtained from the western portion of the site. On the other hand the site is not readily visible from Nanarup Road because of the alignment of the road, and roadside vegetation and tree belts on the site.

The Lower Kalgan area has experienced changes in land uses in recent years with significant portions of the area being converted to small rural holdings and lots. Nearby the land has been subdivided for this purpose.

Some land use diversification has been locally occurring locally on a small scale to orchards, horticulture, small scale tourist accommodation and hobby rural industries.

2.0 WEATHER CONDITIONS

Weather data is recorded at Albany, but the local climate may be slightly different due to the orographic effects of the slopes of Mount Boyle.

The overall climate however is warm, dry summers with cool, wet winters.

Rainfall at Albany is just over 800 mm per year and a similar figure for this site is estimated.

Temperatures have summer maxima of 25°C in the hottest months down to just over 15°C in the coldest months, July and August. Minimum temperatures range down to 10 ° C in the coldest months. The cool winter temperatures can assist potential fruit crops that require a chill factor. Frosts are not common.

Annual evaporation is less than 1000 mm per year, with rainfall exceeding evaporation for almost nine months of the year.

Weather Conditions

The study was conducted in July and October 2009 when the soils were wet from winter rains. The level of soil moisture on 4 October was at winter maximum because of the nature of the rainfall pattern and evapotranspiration in Albany.

3.0 REGOLITH AND SOIL ASSESSMENT

3.1 Geology and Geomorphology

The site lies on a gentle ridge, rising to 27 metres AHD on the eastern side of the Kalgan Estuary.

Whilst there is no granite on site the study area straddles remnant granite basement with the basement outcropping in the Kalgan River just to the north west of the site and a minor high of granite saprolite below the surface in the central north.

The granite and gneiss are of Proterozoic age, with included occasional dolerite dykes that have been deeply weathered to form a laterite soil profile. The laterite profile extends across the top of the low ridge hill along the central south, extending to the north of the site.

Sheeted around the base of the site, and overlying the laterite profile, are fine overlying sands and silty sands. These represent the edges of the horizontally bedded Plantagenet Group of Tertiary age that occupies the lower elevations below approximately 15 – 20 metres AHD. Over time these beds have been eroded leaving a sheet of fine sand overlying more clayey sediments or loam clays developed on the granitic rocks on the lower slopes, with the remnants of the laterite plateau capping the central ridge.

The laterite itself also has a variable sheet of sand covering it, from remnant sand of the Plantagenet Beds, redistributed during sea level decreases, aeolian and colluvial activity.

A minor western edge of estuarine derived soils occurs along the west of the site below the 3 metre AHD contour.

3.2 Regolith and Soils

A wide range of soils exist across the site. These are described in the key on Figure 1.

The soils reflect the various geological history and the rock types remaining and the nature of the underlying materials.

Estuarine Silts form the western edge of the site below 3 metres AHD. They consist of fine silt and sand of estuarine and alluvial origin with lateral and vertical changes between silts and clay. They lie outside the proposed development area.

Deep Leached Sand is white silica sand with a thin grey upper horizon and topsoil. Depth of the sand is generally in excess of 2 metres. This occurs in the north eastern corner where it forms a winter wet shallow valley floor.

Sand over Silt consists of white sand over yellow clayey silt at depths of 500 – 1000 mm. Occurs on the lower slopes. The winter water table is normally in the range 500 – 1500 mm depth. The subsoil silts are part of the Plantagenet Group.

Sand over Granite Saprolite. This soil unit occurs in one small area in the central north and indicates that the granite basement lies close to the surface in this location, perhaps at a depth of some 3 plus metres.

Sand over Laterite and Silt. These soils consist of dark grey silica sand overlying yellow brown laterite duricrust and gravel at about 500 mm. The duricrust is normally 200 – 500 mm thick and in turn overlies the yellow silty clay subsoils which are part of the Plantagenet Group.

Laterite Duricrust over Silt. These soils have laterite duricrust on the surface. They are the same as the Sand over Laterite and Silt but do not have the overlying sand or only a very thin covering of sand.

The soils types are summarised in the key on the soil map. Figure 1.

Descriptions of the soil test holes are shown in Appendix 1.

The soil test holes were designed to determine the soil profile to provide information on what type of waste water system would be required and the foundation and geotechnical conditions. They were excavated in locations to provide the maximum information and in areas that by visual examination, appeared to be near the limit of reduced capability.

Table 1 Observed Soil Properties

PROPERTY	DESCRIPTION	SOIL SUSCEPTIBILITY	SOILS POTENTIALLY REQUIRING MANAGEMENT
WATER REPELLENCE	Water repellence is the uneven or non wetting characteristic of a soil. This commonly occurs in dry situations and more commonly affects soils that contain less clay such as sands. It may lead to greater surface runoff in summer, resulting in lower soil moisture and reduced crop growth in winter.	Water repellence is unlikely to occur in any soils because of the rainfall through the year. However it is possible in summer when the surface sands dry out.	No issues for development

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SOIL COMPACTION	Soil compaction results from tractor and machinery movements compacting soils and reducing aggregates. It leads to reduced root penetration and reduced water infiltration. Compaction hard pans commonly form. Loamy sands are the most susceptible.	The soils on site have low potential for traffic compaction. The Sand over Silt soils are the most at risk although this is minor and has no impact on development.	No issues for development
DISPERSIBLE SOILS	Soils containing sodium in the clay content can disperse when wet, leading to soil erosion and subsoil tunnel formation.	No evidence of soil dispersion was observed. The soils are not saline and there is no evidence of salinity as shown by the quality of the water in the dams. All water is potable.	No issues for development.
WIND EROSION	Wind erosion can impact on sands and loose soil when inadequate soil cover is retained. Duplex and sandy soils are at high risk. The worst times are prior to the winter rains.	The soils are moist for most of the year in Albany with high levels of pasture growth in Albany. Minimal to no risk	No issues for development
WATER EROSION	Water erosion can occur in susceptible soils which have inadequate soil cover, steeper slopes, higher sand content and dispersibility.	Slopes are gentle. And the soil porous. There is minimal risk.	No issues for development
ROOTING DEPTH	The depth roots can penetrate depends on texture changes in the soil such as duplex soils, the proximity of bedrock, stone in the soil, hard clay layers and soil compaction.	The soils are relatively unrestricted apart from the areas of laterite on the surface or under the sand sheet. This restricting layer will provide some impediment to root growth of some species.	Duricrust is present but is not limiting.
SALINITY	Salinity is the proportion of salt in a soil. Often mildly saline soil moisture is concentrated on the surface through evaporation, leading to an inability to support crops and plant growth. Normally worse where ancient soils and laterite profiles are present.	There is no evidence of salinity with the site being elevated. Surface water moves downslope perched on the subsoils and is flushed in winter.	No issues for development
SOIL ACIDITY	Soil acidity depends on a number of factors such as the amount of calcareous material within the soil, the crops grown, fertiliser usage and the proportion of clay. Soils that are too acidic can allow elements such as metals, including aluminium, to dissolve and become toxic.	The soils are neutral to acidic. There is no evidence of acid sulfate conditions on the development area. The estuarine soils are considered at risk, however these will be excluded from development.	No issues for development

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SOIL MOISTURE STORAGE	The ability of a soil to retain water determines the potential for crop growth and the amount of rainfall and irrigation required.	The soils have generally high soil moisture retention due to the moisture and rainfall pattern in Albany.	No issues for development
WATER LOGGING	Water can lay on the surface, clogging the pores in the soil. This reduces soil oxygen leading to loss of nitrogen and reduced crop growth	Winter wet soils are present in the north eastern corner and on the west of the site off the ridge. Some management may be required as permitted under the Government Country Sewerage Policy.	Potentially waterlogged soils are generally excluded from development.
SOIL WORKABILITY	Workability is the ease that the soil can be cultivated. Waterlogging, the presence of stone and slope can all impact on the ease of cultivation.	The soils generally are workable apart from the laterite duricrust areas in the centre of the site.	Managed though the subdivision layout, and lot sizes.

Regolith and Soils and Recommended Management	
Regolith and Soils	<ul style="list-style-type: none"> • Soils have high capability for development with subdivision design being used to overcome any limitations. • Winter wet soils in some areas can provide constraints on waste water disposal capability before drainage.
Recommendations	<ul style="list-style-type: none"> • <i>Normal practice of soil and development management on sloping loam soils is recommended.</i> • <i>Winter wet and at risk soils are to be excluded from the development area except for the small area in the north east where compliance can be achieved with minimal modifications.</i> • <i>Compliance with the Government Country Sewerage Policy and the use of soil modifications and drainage to improve the capability of any potentially winter wet soils.</i> • <i>Subdivision design and a Water Management Plan incorporating cutoff drains is recommended to mitigate soils that are less capable under natural conditions.</i>

4.0 SITE FOUNDATION GEOTECHNICAL ASSESSMENT

The Geotechnical Assessment was conducted by Lindsay Stephens to identify issues listed under *Statement of Planning Policy 3.4, Natural Hazards*. The work was conducted to various standards that are listed throughout the report, but particularly to AS 1726 *Geotechnical Site Investigations*, AS 2870 *Residential Slabs and Footings – Construction* and AS 3798, *Guidelines on Earthworks for Commercial and Residential Developments* in addition to Guidelines produced by the *Australian Geomechanics Society*.

A summary of the geotechnical issues is included in the table below.

4.1 Foundation Stability

Foundation Stability relates to the suitability of the soils to accept dwellings or other structures. The assessment of Foundation Stability is conducted using the geotechnical methods outlined in AS 1726, and to the standards outlined in AS 2870, for single storey dwellings.

Foundation stability is related to the ability of a soil to compact and remain stable. Silica sands are best for this. Sloping clay soils, soils loaded with water, or expanding clay, will all lower the stability.

AS 2870 considers foundation stability to a depth of three metres and a 50 year consideration period. The foundation stability rating can be improved by the use of compacted sand fill, pile foundations and heavier footings.

Field assessment is an important part of this assessment to determine what soils factors may impact on soil stability. The type and composition of the soils, the underlying geology, the presence of expansive clays or compressible materials, slope stability, summer and winter soil moisture and vegetation can all influence soil conditions. The interpretation provides background on what soil modifications are appropriate and what changes or improvements might result. Normally on Site Class M soils, a compacted sand pad of 900 – 1200 mm thickness is used to improve the Site Class to Class S.

A number of drainage steps and good construction techniques are normally also used to improve foundation stability

Summary of Soil Conditions

The site is gently sloping, rising from sea level at the Kalgan Estuary to 27 metres in the south eastern corner.

The area is underlain by granite basement at depth although this does not outcrop on site but does outcrop in the Kalgan River to the west.

Soils are predominantly sand over silts and clay silts with or without an intervening laterite duricrust layer.

See 3.2 Regolith and Soils, attached Soil Logs and the attached Figures for detailed descriptions of the soils

Ease of Excavation

The presence of basement rock, shallow groundwater, steep slopes or hard clay can all restrict excavation and increase costs of developments.

All soils are easily excavated for developments.

The main constraining feature is the presence of intermittent duricrust in the central south and north. The duricrust is at variable depth but generally at 0 – 500 mm where present.

Compaction Ability

Some soils such as quartz sands are easier to compact when using cut and fill. Others such as calcareous sands and hard clays can be more difficult to compact under certain conditions such as when dry or non wetting. Under such situations wetting agents, water and efficient compaction in lifts can be used to ensure compaction for developments.

The subsoils have higher clay and loam content, but, being in Albany, are moist throughout the year making compaction capability relatively easy on all soils types year round. Soils are unlikely to be non wetting because of the regular rainfall and weather.

The soils in the upper horizons are sandy and readily compacted. If used the silty subsoils can also be compacted with care even in summer.

Expansive Soils

Some clays such as smectites can be expansive and can swell when wet and shrink when dry. This occurs more commonly in poorly drained, seasonally wet and saline conditions in Western Australia. However in the Eastern States expansive clays are relatively common and occupy 30% of the soils in Australia. To maintain stable foundations under expansive clay conditions the footings may need to be heavier or sand pads thicker in addition to maintaining stable soil moisture.

Salinity levels are low across the site and therefore do not impact on soil stability. There are no clay soils with smectites that are expanding.

Some of the subsoil silty clay soils will be expanding by a relatively small amount but these will not normally be used for construction. Rather dwellings will be constructed using the overlying sand and adding a small amount of fill to provide a sand pad of 900 mm or similar amount to provide adequate foundation stability and capillary action protection.

The estuarine silts are most at risk but these are to be excluded from development.

All other soils of sand over silt and sand over laterite and silt have overlying highly suitable foundation materials.

With such gentle slopes cutoff drains are not likely to be required, with swale drains along roads providing lateral drainage protection.

Karst

Karst is cavity and cave development in limestone, or dolomite that occurs under conditions where groundwater has or had strong flows in the past or where groundwater had contact with acidic organic enhanced conditions such as at the edge of wetlands or where limestone overlies impervious basement such as clay or granite. In such situations the limestone may have cavities developed in it which can reduce foundation stability.

No limestone is present and therefore no karst occurs.

Capillary Action

Capillary action in a soil is the drawing up of water from subsoils or wet areas. Normal design of footings, the thickness of sand pads and the use of impermeable membranes are all used to negate any risk.

As good practise the use of cutoff drains and sand pads on potentially wet areas on slopes is recommended.

The main areas with moist winter soils, and therefore susceptible to capillary action under natural conditions, are the north eastern corner where the building envelopes are located outside the winter wet area that remains vegetated.

The upper soil horizons are sandy and free draining. These materials are also suitable for foundation. They will be filled slightly to provide in the order of 900 mm of sand for foundation stability. In such sand the capillary action is normally in the order of 600 mm. In addition all dwellings constructed on concrete slab are installed with an impermeable membrane designed to mitigate capillary action.

It is normal good practise to have the sand fill a minimum of 600 mm above the natural soil grading back around the perimeters to that natural soil.

The road swale drainage will provide cut-off for water flowing down the gentle slopes.

Developments

The types of developments are likely to be dwellings.

The soils on site are no different than many soils of the Albany and Local area. They are much more capable than many soils in other areas, particularly those that are clay based.

Foundation stability is generally rated as Site Class S (AS 2870). Depending on the nature of the proposed development, the design and earthworks, a lower or higher Site Class may apply, particularly on wetter soils or where the surface sand is removed or absent from the silty clay subsoils. In such cases the Site Class will be Site Class M.

On the estuarine soils the Site Class is H or higher which is one of the reasons that these soils are excluded from development.

It must be borne in mind that the Site Class Rating is for natural soil conditions with a normal minimal amount of sand fill. With development and the preparation of sand pads, addition of fill and the removal of unsuitable materials the "Developed" Site Class will be reduced.

For example a natural Site Class of M can be developed either using footings meeting specifications for Site Class M or the use of sand fill and removal of deleterious materials to lower the Site Class to S or even A. The cost of the heavier footings can be partially offset by the reduced site preparation and volume of sand fill required.

It must also be noted that the rating of soils does not mean that development cannot readily be undertaken, but rather that increased site works and costs may be involved with a lower Site Class Rating.

All of these combinations of Site Class and the design and construction of dwellings are best addressed at the time of design and development of dwellings, when the type of dwelling and exact location on the lot is known. At such time engineering input that will be required to the design of the footings will address the issue of foundation stability and construction.

- Site Class H or P may apply. For example constructions requiring significant fill, steeper slopes or waterlogged areas may be classified as Site Class P to ensure adequate compaction to prevent differential settling and drainage.
- Site specific soil testing is required for each dwelling at the design stage in line with normal practice where an engineering certification is provided with the submissions of the drawings.

A number of good practices can be used to mitigate development on sloping sites. These are of minor importance on a site such as this and might only occur at the time of dwelling construction on the more sloping soils in the central west summarised below.

Management Actions that may be used to improve foundation stability could include, but not be limited, to the following. See Australian Geomechanics Journal March 2000 (*Landslide Risk Management*) and Appendix 2. The following are engineering practices for sloping soils that have been used, for example, for the construction of dwellings within the local area.

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Some of these may be desirable. In addition there may be other actions that can be used to decrease the potential risk of foundation movement or failure.

Desirable

- Provide upslope cut off drains and road drainage to reduce surface water flows and drain land downslope.
- Do not load soils with water up slope of developments.
- In some situations sub-surface drainage or cut off drains may be required, particularly upslope of waste water disposal areas.
- Minimise upslope water loading of soils.
- Minimise the depth of cut and fill.
- Provide retaining walls for developments using significant cut and fill and ensure the base of the walls are set on well designed footings suitable for the nature of the wall.
- Ensure natural soil fill is adequately compacted.
- Individual site assessment for each dwelling will be required depending on the nature of the design, footings, proposed foundations and localised variations within each lot.
- Avoid the use of earthy or clayey sands for fill and sand pads unless correctly placed, compacted and tested.
- Avoid the potential for uneven settlement of fill when portion of a solid structure such as brick is perched with one corner on an immovable object such as basement and the remainder is located on fill, particularly fill that has the potential to settle such as some earthy sands, calcareous sands, saline sands and soils.
- Retain trees and plant further trees.
- Design for lateral creep pressures on slopes.
- Use rows of piers or strip footings orientated up slope on sloping ground.
- Design drains to minimise erosion.

May be Required

- Consider the use of flexible or split level structures
- Use lightweight construction such as timber or steel frame and raised wooden flooring.

Dams

There are no dams on the development area. A fresh water seepage dam lies within the remnant vegetation in the central south.

Road Construction

Road construction conditions are high with gentle slopes, where road construction costs are minimized.

Good road drainage is also normal practice on construction in similar soils as these. The location and design of the roads can be used to provide cutoff and swale drainage to dry wetter and seepage areas.

Foundation Stability Risks Identified and Recommended Management	
Dwellings	<ul style="list-style-type: none">• Foundation stability is generally classified as high (Site Class S (AS 2870).• Dwellings on soils which require increased cut and fill and surface silty clay will have a lower site class classification. In these situations Site Class M or above depending on the type of development required.• Dwellings will require appropriate design and footings rather

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	<p>than any special construction techniques.</p> <ul style="list-style-type: none"> The soils are similar to many of the better soils in the Albany region.
Roads	<ul style="list-style-type: none"> The slopes are gentle and the soils of relatively high foundation stability to minimise road construction costs. The location of the roads has been chosen to avoid the worst soils such as the Estuarine Silts. The design of the roads can be used to provide cutoff and swale drainage to dry wetter and seepage areas.
Recommendations	<ul style="list-style-type: none"> Site specific soil testing is required for each dwelling at the design stage in line with normal practice where an engineering certification is provided with the submissions of the drawings.

4.2 Landslip Risk

Landslip Risk is assessed using the methods developed by the Australian Geomechanics Society (Journal Australian Geomechanics, Volume 35, No 1, March 2000). The risk of Landslip or ground movement depends on the geology, soil types, hydrology, landforms and vegetation.

Steep soils that are loaded with water and have the slopes changed or vegetation removed are all at greater risk of soil creep and Landslip.

Slopes on the development area are gentle sand over silt and laterite with minimal to no landslip risk.

The only risk of movement will normally be from inappropriately constructed or compacted fill on slopes cut into the natural soils.

Landslip Risk Identified and Recommended Management	
Landslip	<ul style="list-style-type: none"> Landslip Risk is rated as Very Low and managed through normal foundation design and construction as described in Section 4.2 above.
Recommendations	<ul style="list-style-type: none"> Normal construction practise matched to the soils.

4.3 Stability of Dams

Stability of Dams depends on their location with respect to the underlying geology, the hydrology and the soil types. The proportion of clay, whether the clay is dispersible, slopes and gradients, the water table, rainfall pattern, design and construction of the dam and spillway, and geology, can all impact on the potential stability of a dam.

The salinity of the dam can also impact on the structure of the clays making the clay more dispersible and therefore more susceptible to tunnel and other failure.

There are no dams on site

Risk Identified with Dams and Recommended Management	
Dams	<ul style="list-style-type: none"> No risk.
Recommendations	<ul style="list-style-type: none"> Nil

4.4 Earthquake Risk

Earthquake Risk is dependant on the proximity to the active earthquake areas, mainly in the Wheatbelt, the soil types and the types of construction. Wet unconsolidated sediments carry the highest risk.

The risk has been defined by Geoscience Australia and is based on AS 1170.3:1993.

The soils are well drained, located on a gentle ridge with no greater risk than any other development in the Great Southern.

The soils provide good foundations when correctly developed with the greatest risk being experienced on wet soils that are poorly compacted, and on significant unrestrained fill that is not constrained, if constructed lower in the landscape.

The most at risk soils are the Estuarine Silts that could liquefy under shaking stress. These are excluded from development.

Risk is mitigated by the design and construction of foundations combined with normal practices of using cutoff drains and sand fill and heavier footings in potentially wet areas, and is covered under Foundation Stability.

Earthquake Risk Identified and Recommended Management	
Earthquake	<ul style="list-style-type: none"> No abnormal risk identified. Similar to other developments in the Great Southern. The at risk soils are excluded from development.
Recommendations	<ul style="list-style-type: none"> Use normal testing, design and construction for soils.

4.5 Acid Sulfate Risk

Acid Sulfate Soils can potentially form under reducing conditions when there is a source of carbon and a source of sulfur (normally from sea or saline water). Micro-organisms are thought to play an important role in reducing the sulfates within the sediments to form the iron sulfide. It is a natural phenomena, that can be exacerbated by disturbance.

Potential acid sulfate conditions most commonly form under current or past estuarine conditions, peaty conditions, and may also result from weathering of some geological formations and situations which contain sulfides.

Overall, at risk areas are geologically a minor occurrence, but in some situations can be important, and lead to acidic polluting conditions developing.

Acid conditions can form if soils containing pyrite are exposed to the air, allowing sulfuric acid to be formed. The soils most at risk are normally saline/estuarine soils, gley soils, peat and some organoferricretes.

Planning Bulletin Number 64, Department of Environment Guidelines, the Acid Sulfate Soil Management Advisory Committee NSW, 1998, Acid Sulfate Manual provides the most information on recognition and mitigation of potential acid sulfate conditions.

Potential acid sulfate soils are tested under conditions which speed up the natural oxidation of the soils on exposure to the atmosphere. Natural oxidation can occur within hours and days of exposure and is normally complete for small samples within a month. Laboratory testing speeds up this process with the use of H₂O₂ or other oxidising agent and then tries to quantify the amount of oxidation and acid development. One of the best methods of preliminary assessment is to collect samples and leave them exposed to the atmosphere for one month. The pH of the sample is to be tested immediately on exposure and at the end of one month for changes to pH.

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WAPC mapping does not extend this far but the elevation and nature of the soils above the 5 metre contour indicates No Risk. Between the 2 – 5 metre contour the risk is assessed as Low Risk with no issues unless deep excavation extended to below the 2 – 3 metre AHD elevation.

The only potentially affected dwellings are those in the extreme north west of the subdivision. These lots will require fill and not excavation for construction, thereby mitigating the risk of acid sulphate impacts.

All other parts of the site are well drained or the subdivision has been designed to avoid winter wet soils.

The Estuarine Silts have a High Risk of Acid Sulfate conditions. These are excluded from the development areas.

Thirty four soil test holes were excavated across the development area and examined by Lindsay Stephens. See the attached soil test hole logs and Preliminary Acid Sulfate Assessment Sheet. Appendix 1.

The pH was measured in a number of sites and was 5.5 – 6.0 with minor surface grey sands of pH 4.5.

There are some winter wet areas. No soil profile examined in the soil test holes was indicative the constant reducing conditions and did not contain organic matter, both of which are required for the development of acid sulfate conditions.

Salinity levels are low and winter rainfall and soil water movement high, all of which contribute to flushing and oxygenation which negates the potential for acid sulfate conditions to develop.

Acid Sulfate Risk Identified and Recommended Management	
Acid Sulfate	<ul style="list-style-type: none">• No risk identified in the area selected for development.• The Estuarine Silts are at High Risk of Acid Sulfate and further testing and potential management will be required for deep excavations in those soils, such as for services.
Recommendations	<ul style="list-style-type: none">• <i>Nil to Low for development area.</i>• <i>Testing and potential management will be required for any deep excavations located within the Estuarine Silts.</i>

5.0 WASTE WATER – CAPABILITY AND NUTRIENT ASSESSMENT

5.1 Geotechnical Capability for Waste Water Disposal

The Capability of a Site for Waste Water Disposal depends on a number of geotechnical factors. These include the soil type, depth and permeability of the soil, depth to impermeable layer, depth of perched or other watertables and potential for flooding or waterlogging. Assessment should be made from field investigations because the whole soil profile and local geology can determine the likely path of the waste water.

Interpreted information of water tables from soil profile and geomorphological examination is an important part of the assessment process because conditions vary from year to year and tests conducted in some well below average years may not reflect potential impacts in excessively wet years. The assessment should also take into consideration the potential for soils conditions to be changed through water loading and earthworks as a result of developments.

The mineralogy of the soil profiles can be determined by visual and field examination, with the species and form of iron oxide being particularly useful at providing data on soil moisture conditions through the seasons. Natural site vegetation species are also useful as indicators of historical seasonal soil moisture conditions.

The Government Sewerage Policy, 1996, Government Draft Country Sewerage Policy, 2002, Department of Health Guidelines for the Reuse of Greywater in Western Australia, Department of Health Specification for Aerobic Treatment Units 1992, Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, AS/NZS1547:2000, all provide input into the acceptable site characteristics. The Health Act Regulations require 1 200 mm of free draining soil beneath waste water disposal areas.

The types of waste water systems all have different installation requirements and potential impacts, and can be selected to alleviate adverse site conditions. Whether a conventional septic system or nutrient or composting waste water system is used will depend on the site conditions.

Soil Type

The soils on site are sandy soils and sand over silty clay with a layer of laterite at the top of the silty clay in central parts.

The soils are similar to many of the other parts of Albany and the local area.

The Government Sewerage Policy, permits waste water disposal from lots as small as 0.2 hectares in leached white sand with little phosphate retention capability. All lots are in excess of 2000 m².

See 3.2 Regolith and Soils and the attached maps and photographs for details of soils.

Waterlogging

Most of the site is well drained with no waterlogging. However in the north east there are some areas where the winter temporary water table approaches 500 mm and in places slightly less.

These are locations where temporary perched winter water tables appear within the upper sandy soil horizons and perched on less permeable silty clay subsoils. The water

infiltrates the soils from precipitation and then runs laterally downslope along the interface of the silty clay subsoils

The subsoils are permeable but more slowly permeable and when winter rainfall exceeds the rate of permeability water will temporarily perch on the underlying silty clay subsoils.

The soil test holes were located in places where the soils are capable of meeting the 500 mm depth to water table. In some wetter areas in the north east the soil test hole site was selected to provide the greatest clearance to the temporary perched winter water table. There were two to three holes where the water table was between 400 and 500 mm depth. Other nearby locations had separations in excess of 500 mm.

The testing showed that there are locations on each lot where the waste water disposal can meet the 500 mm separation criteria.

In addition there will some minor fill required for house construction and, with the road swale drainage all lots when developed will be capable of accepting waste water disposal from alternative or nutrient adsorbing waste water systems in compliance with the Government Sewerage Policy.

The City of Albany has guidelines for placing waste water systems. See Infiltration results.

Surface modifications also permitted under the Government Sewerage Policy include fill.

Water Table

The study was conducted on 29 July and 4 October 2009.

Being located in the Great Southern, with reduced spring evapotranspiration, the elevation of the water tables at the time of the site inspection is regarded as representing the winter maximum.

A total of 33 soil test holes were sunk by backhoe and hand auger.

In general the test holes were located at what was interpreted to be the limits of groundwater depth rather than scattered across the whole site. Areas where the water table obviously touched the surface were not tested as discussed under waterlogging above.

As discussed above under waterlogging there is an area located on each lot that will be capable of complying with Government Country Sewerage Policy for waste water disposal from alternative systems.

The regional water table is deeper and related to the base of the valleys and swales. The only place where the regional water might be intersected is in the extreme north eastern corner and the Estuarine soils along the western edge. Both are to be excluded from the waste water disposal areas.

Setbacks from Water bodies

The Government Sewerage Policy provides guidelines on the setbacks required from water bodies, with which this proposal complies for alternative waste water systems. This is 50 metres for alternative or nutrient adsorbing waste water systems, for creeks.

However the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, provides for a 30 metre buffer under all situations and this will prevail.

The only area where this is a potential issue is on proposed Lot 1 in the north east where waste water disposal is recommended to be disposed of upslope away from the wet swale just outside the lot, and Lot 12 where waste water disposal is recommended to be disposed of on the upslope edge of the lot.

All lots including 1 and 12 can comply with the required separations.

There are no other watercourses, with drainage being swale drainage through pasture with no defined bed. The Health Department Code of practice for ATU's suggests a 10 metre separation to drains, but the Regulations only require 6 metres which would also prevail.

Infiltration results

Infiltration tests were not conducted because the sandy surface soils and laterite obviously comply with the Regulations for permeability.

Nutrient adsorbing waste water systems provide safeguards with the quality of waste water in terms of microbial and nutrient content to ensure that health and environmental impacts are negated or minimised. The required setbacks from boundaries and developments also provide buffering capability which will also reduce the risks of any adverse impacts.

For conventional septic systems, according to *Schedule 8 of the Health Act 1911*, a loading of 20 litres/m²/day is applicable for leach drains in loam soils with alternating leach drains and 10 litres/m²/day for non alternating systems on sites such as this. It is standard practice to use dual leach drains with waste water disposal being able to be directed alternately to each leach drain.

Alternative/nutrient adsorbing (aerobic, Filtrex or Ecomax) effluent disposal systems are also acceptable and require a waste water loading not exceeding 10 litres/m²/day.

Australian Standard 1726 for Geotechnical Investigations permits interpreted assessments. Interpreted assessments are an essential part of site evaluation because it is crucial to know how representative the test hole is and what conditions are indicated by the colour, nature, texture and mode of formation of the soil profile. These observations suggest acceptable infiltration ability.

The City of Albany has guidelines for such systems. The semi inverted waste water leach drain system servicing a conventional septic system is required by the City of Albany to have two 2 x 9 to 2 x 13 metre switchable leach drains. Larger leach drains are required where the loading is increased. This same approach can be used for the waste water disposal areas from Alternative waste Water Systems to increase the permeability in silty subsoils.

To increase infiltration the City of Albany requires that a 3 metre wide area around the leach drain or waste water disposal area is deep ripped and then the leach drain covered with calcareous sand. This increases the infiltration area as described by AS 1726. The City of Albany has found that this design provides long term satisfactory performance with minimal maintenance.

In other areas nutrient adsorbing or alternative waste water systems are required or recommended.

Some sloping areas may require site modifications or drainage and fill to achieve compliance, combined with terracing to provide satisfactory waste water disposal in compliance with the Government Country Sewerage Policy and Government Guidelines for the installation of alternative waste water systems and AS 1726. For nutrient

adsorbing waste water systems clay soils can be replaced, amended soils sheeted across the surface and high water use plants used to increase the sustainability of any waste water system.

Alternative/nutrient adsorbing waste water systems, which spread the waste water loading over a larger area and are designed to overcome any localised lower infiltration rates and provide safeguards with the quality of waste water in terms of microbial and nutrient content to ensure that health and environmental impacts are negated or minimised, are acceptable in all areas.

As soil conditions change laterally and vertically across some soil types it is recommended that individual soil testing be used to determine the permeability of the soil on a particular lot and the best means of providing for sustainable waste water disposal.

The use of greywater recovery systems, which treat the black water separately and use the greywater for subsurface irrigation of plants, are effective and water saving.

Geotechnical Assessment for Waste Water Disposal and Recommended Management	
Waste Water Disposal	<ul style="list-style-type: none"> The whole site is capable of waste water disposal from alternative or nutrient adsorbing waste water systems.
Recommendations	<ul style="list-style-type: none"> Waste water disposal systems should be installed according to the; <ul style="list-style-type: none"> Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911, Department of Health, 2001, Code of Practice for the Design, Manufacture, and Operation of Aerobic Treatment Units Servicing Single Dwellings Government Sewerage Policy. Grey water disposal systems are acceptable with the greywater systems installed to the Department of Health Greywater Guidelines. Waste water disposal areas should use the City of Albany Guidelines during construction.

5.2 Nutrient Management

A change in land use may alter the Nutrient Input and Management patterns and loadings. Changed agricultural regimes and more intense development may lead to increased nutrient loading. The pattern of this loading and the ability of the soils to accept the loading depend on many factors, such as the type of land use, lot size, type of waste water system, type of crop, nutrient application rates, soils, depth to groundwater, flow paths of surface and groundwater, permeability of the soils and underlying geology.

The various Government policies and regulations are designed to ensure minimisation of the risk of nutrient export so in many cases compliance with these guiding documents is all that is required. The guidelines take into consideration the soil characteristics as well as setbacks from wetlands and water bodies.

The following documents provide input into the acceptable site characteristics and the acceptable Subdivision or development; Government Sewerage Policy, 1996, Government Draft Country Sewerage Policy, 2002, Department of Health Guidelines for the Reuse of Greywater in Western Australia, Department of Health Specification for Aerobic Treatment Units 1992, Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, AS/NZS1547:2001.

The type of waste water system and its installation can be used to ameliorate potential problems.

A site specific consideration of the in ground behaviour of phosphorous, nitrogen and microbial inputs is desirable.

Nutrient Loadings and Stocking Rates

Nutrient Management encompasses the management from waste water disposal and land uses. Nutrient management may need to change in order to sustain a new land use. There may also be opportunities to improve the management of nutrients from current land uses.

The management of nutrients is normally linked to other environmental and management issues such as revegetation and the treatment of stormwater.

- **Current Loading**

The site has been used as grazing in recent years.

Stocking rates for arable soils of the site are estimated to be 10 DSE or 1 adult cow per 1.0 hectare. (1 breeding cow equates to 8 – 16 sheep depending on whether N or P are compared).

This equates to 10 DSE (dry sheep equivalents) for dry pasture and where limited supplemental feed is supplied. The nitrogen and phosphorous ratios for sheep and cattle are different.

With a current average stocking rate of 10 DSE, the estimated nutrient loading when fully stocked with equivalent numbers of sheep could be 100.6 kg/N/ha/year and 14.7 kg/P/ha/year (Van Gool et al, 2000). On the other hand for cattle, (Dames and Moore, undated) used 57.49 kg/N/ha/year and 17.60 kg/P/ha/year. An average and realistic figure is used for this site.

- **Proposed Loading**

It should be noted that the Government Country Sewerage Policy permits waste water disposal from lots as small as 0.2 hectares in leached white sand with little phosphate retention capability.

Data on nutrient inputs is taken from Van Gool D, K Angell and L Stephens, 2000, *Stocking Rate Guidelines for Rural Small Holdings Swan Coastal Plain and Darling Scarp*, Department of Agriculture, Miscellaneous Publication 02/2000, Legislative Assembly, 1994, *Select Committee on Metropolitan Development and Groundwater Supplies, Western Australia*, Dames and Moore, undated, *Draft nitrate management in Jandakot UWPCA*, Water Authority of Western Australia.

The following loadings are assumed for urban lots of 2 000 m² or larger. Based on no stock, a dog or cat, small garden and lawn on which fertiliser is used combined with a conventional septic system, equates to a nutrient loading of 25.2 kg/N/year and 8.3 kg/P/year.

This will be added to the soil on the building envelope. A conventional septic system releases 18 kg N and 5.5 kg P per year as a point source. The other nutrients are spread more broadly across the soil surface.

For a nutrient adsorbing waste water system (ATU) a significant proportion of the phosphorous and nitrogen is removed before and within the waste water disposal area and is not directly added to the soil, reducing the overall soil input to 4.5 kg N and 0 kg P per year with a total of 11.7 kg/N/year and 2.8 kg/P/year per lot.

A horse has a typical loading of 11 kgP/year and 60 kgN/year. Horses and other stock will require management of wastes. Best management of manure is outlined in Van Gool D, K Angell and L Stephens, 2000, *Stocking Rate Guidelines for Rural Small Holdings Swan Coastal Plain and Darling Scarp*, Department of Agriculture.

The main risk with stock is the point concentration of manure, for example in a small yard or stable. Manure should be spread broadly across lots, removed from site or substituted for fertiliser on gardens and paddocks where possible. See Van Gool D, K Angell and L Stephens, 2000 and Shire of Serpentine Jarrahdale Guidance for Management of Small Rural Lots on management of stock on smaller holdings.

A range of lot sizes are included below to provide background on the various nutrient input scenarios even though not all will be possible or used on this site.

Typical Nutrient Loading from Land Use Changes

Possible lot size and activity	Nitrogen loading per hectare	Phosphorous loading per hectare	Likely nutrient scenario
Estimated average potential stocking at 10 DSE per hectare	80.0 kgN/ha/year	17.6 kgP/ha/year	Unlikely to be nutrient export based on soil types.
Likely nutrient input after subdivision to lots of 1.0 hectare. Alternative – Nutrient adsorbing waste water disposal system. Small garden, small fertilised lawn, dog or cat. No stock.	11.7 kgN/ha/year	2.8 kgP/ha/year	Reduced nutrient loading to the current stocking rate. Unlikely to be nutrient export based on soil types.
Likely nutrient input after subdivision to 0.2 hectare lots. (4 lots per ha allowing for roads). Alternative/nutrient adsorbing waste water systems. Small garden, small fertilised lawn, dog or cat. No stock.	46.8 kgN/ha/year	11.2 kgP/ha/year	Similar nutrient loading to the current stocking rate. Unlikely to be nutrient export based on soil types.

- A variety of average lot sizes and stocking rates are used to provide an indication of nutrient inputs prior to and following subdivision.
- It should be noted that the nutrient loading differences between a conventional septic system and nutrient adsorbing system are little different in reality. The conventional septic system releases waste water to the natural soils where it is denitrified, phosphorous adsorbed and microbial purification occurs. In a nutrient adsorbing waste water system the phosphorous adsorption is largely completed in the amended soil bed placed on site prior to exit to natural soils. There can be some additional denitrification in some alternative waste water systems.

• Fate of Nutrients

Nutrient Management encompasses the management from waste water disposal and land uses.

The ability of soils to adsorb phosphorous, reduce nitrogen and inactivate microorganisms is important.

The main issue with effluent disposal from dwellings, is nitrogenous and phosphate compounds together with organic matter or BOD. This could be released by animals, contained in waste water or introduced in biological matter.

- **Phosphorous**

Phosphorous is the main nutrient implicated in algal blooms in waterways and therefore it is important to limit its loss from the site. Phosphorous is capable of being stored in the basal muddy sediments of water bodies. From there the phosphates are released over time and provide nutrient to fuel algal blooms. In this case phosphorous addition to the soils is the issue.

Phosphorous is readily adsorbed onto clay and sesquioxides of the subsoils, gravels and yellow sands. Calcareous soils and calcretes retain phosphorous as apatite. The soils on site, with their loam nature and increased clay content in the subsoils, have inherently high phosphate retention capability.

Phosphorous adsorbing amended soils would be used for the waste water disposal area of alternative waste water systems on the lower elevations where the sands have low phosphate retention. These systems are nutrient adsorbing, and are designed to adsorb all or almost all the phosphorous released in waste water.

Phosphate Retention (PRI) can be a useful indicator, but the nature of the analysis can understate or overstate the field behaviour. Some soils theoretically can have good phosphate retention characteristics, but the behaviour of the waste water in the field may negate these characteristics. For example particles larger than 2 mm are sieved out prior to analysis and a gravelly sand may therefore have a lower PRI than the field reality. On the other hand clay may have a very high PRI but may not be sufficiently permeable for the waste water to penetrate.

The soils are suitable for all types of waste water systems provided lot sizes of > 0.2 hectares are used, and comply with the Government Draft Country Sewerage Policy, 2002.

The soils are suitable for nutrient adsorbing waste water systems.

Phosphorous is a mineral ion and is only dealt with through adsorption by sesquioxides, clays and calcium enriched processes within soils. It is these factors that provide the phosphate retention capability which is measured by PRI. The adsorption qualities can either be already existing in the soil or added to the waste water disposal areas amended soil.

The sandy upper soil horizons on the sand and sand over granite regolith can result in more rapid infiltration into the subsoils. Nutrients will infiltrate vertically through surface sands. From there the nutrients can potentially move laterally through the soil within the sand sheet. Nutrient adsorbing or alternative waste water systems negate this by spreading the waste water over large areas through irrigation or by the use of amended soils that have high phosphate retention capability.

These systems are nutrient adsorbing, and designed to adsorb all or almost all the phosphorous released in waste water.

Some indication of the improvements to the quality of the waste water leaving the waste water disposal area of nutrient adsorbing waste water systems can be shown from contacts with Ecomax and Filtrex. Ecomax reveal that their unit provides for 95% phosphate adsorption typically present exiting the system to enter the natural soils.

Research by Filtrex has found that phosphate can reduce to less than 1mg/L at the edge of the waste water disposal area, for at least ten years (Filtrex 2009).

If alternative waste water systems are used phosphorous adsorbing amended soils (PRI>20) are required for the waste water disposal area. These systems are nutrient adsorbing, and designed to adsorb all or almost all the phosphorous released in waste water. They are recommended on the lower slopes.

On the Sand over Silt on the northern side of the creekline the infiltration is to the more permeable underlying yellow silts which have much higher inherent phosphate retention capability. The Sand over Laterite and Silt and the Laterite Duricrust over Silts also have higher phosphate adsorption because of the presence of the laterite and gravel.

Ferricrete layers were shown by Lantzke 1997, *Phosphorous and nitrate loss from horticulture on the Swan Coastal Plain*, Department of Agriculture Miscellaneous Publication 16/97. Allen and Jeffrey 1990 found that the PRI of laterite gravels normally falls within the range of 20 – 70.

The key feature is to retain the waste water in the best soil profiles, and, in areas where nutrient retention is low, to use nutrient retaining waste water systems.

Nutrient adsorbing or alternative waste water systems negate reduced capability of the soils or reduced permeability by spreading the waste water over large areas through irrigation or by the use of amended soils that have high phosphate retention capability.

These systems are nutrient adsorbing, and designed to adsorb all or almost all the phosphorous released in waste water.

Some indication of the improvements to the quality of the waste water leaving the waste water disposal area of nutrient adsorbing waste water systems can be shown from contacts with Ecomax and Filtrex. Ecomax reveal that their unit provides for 95% phosphate adsorption typically present exiting the system to enter the natural soils. Research by Filtrex has found that phosphate can reduce to less than 1 mg/L at the edge of the waste water disposal area, for at least ten years (Filtrex 2009).

For these systems phosphorous adsorbing amended soils (PRI>20) are required for the waste water disposal area where the natural phosphate retention is low.

Gerritse et al, 1995B, found that all phosphate was adsorbed within 2 metres from a 7 year old leach drain in Yarrigal loam soils that have similarity for phosphate retention with the site. The critical point is retention times within the soils.

In the yellow silts subsoils of the Sand over Silt and the Gravel and Duricrust soil horizons subsoils the phosphate retention (PRI) of the soil profiles are interpreted to have PRI in excess of PRI 5 – 20 when the depth of profile is considered (compared to the database of type soils held by Landform Research for PRI and with Chemistry Centre data).

At PRI 20, each 1 m³ soil is capable of adsorbing 30 kg P, the equivalent of 5 years' phosphorous released in annual domestic waste water discharge. Even at PRI 10 the adsorbing capacity is 20 kg/m³ which is sufficient for 3.6 years of domestic waste water disposal.

On this site, using nutrient adsorbing or aerobic waste water systems, will reduce the risk of phosphorous loss or export to low levels and there should be nil or minimum phosphorous added to the ground water. The lateral distance to water bodies comply with the Government Country Sewerage Policy.

The laterite soils and yellow silty clay subsoils have high capability for phosphorous retention and combined with the high retention provided by the recommended alternative waste water systems the risk of phosphorous export is regarded as minimal to nil.

- Nitrogen

Nitrogen is a prominent part of living matter and is constantly recycled through the organic matter and the atmosphere.

Nitrogen is also held within the soil organic matter and some ions are attached to clay particles. When organic matter breaks down or fertiliser is applied and not taken up by plants, nitrogen is converted to ammonia or rapidly converts to nitrite and then nitrate under the influence of oxygen.

The nitrogenous products are taken up by vegetation, denitrified by bacteria under wet and anoxic soil conditions or lost through volatilisation of ammonia or the conversion of ammonia to soluble nitrogenous ions.

Nitrifying bacteria are widely present in soil and obtain their carbon from CO₂ and energy from the oxidation of NH₄ or NO₂ to NO₃. Denitrifying bacteria on the other hand reduce NO₂ and NO₃ to gaseous N₂O and N₂ which is lost to the atmosphere.

Soil microbes rapidly colonise the interface where waste water contacts the soil, with small amounts of organic matter at the interface providing the energy to sustain the microflora. Nitrates are normally removed by soil micro flora under anoxic conditions in the soils including leached white sands. The microflora remove the oxygen to leave nitrogen gas which is lost to the atmosphere. Inorganic nitrogen can also attach to clay particles.

Nitrogen is not generally responsible for algal blooms in freshwater environments, but high levels of nitrogen can affect the health of saline water bodies.

Nitrogen loss relates to retention times within the soil and microbial activity.

The critical factor in nitrogen loss is retaining water in the soil or on site for as long as possible. Even with the soils having sandy upper soil horizons lateral flow times are sufficiently slow to provide good nitrogen loss.

The removal of nitrogen is related to the oxygen conditions of the soils in addition to the microbial material present. It is not related to the type of soil but rather the combination of retention times, pattern of oxidising and reducing conditions, the amount of organic matter present and the presence of soil microbial materials.

The ammonium compounds that exit the one or two tanks of the waste water system are normally high in ammonia and nitrite and lower in nitrate. With exposure to oxygen the ammonia and nitrite are converted to nitrate. This however depends on the number of chambers and oxygen/microbial regime within the tanks.

In a conventional septic system the nitrogen in waste water is changed to nitrate on exit from the tank and entry to the soil. The waste nitrate is then stripped of oxygen by microflora, in reducing conditions and particles in the soil, in the presence of organic matter. This converts the nitrate to nitrogen gas which is lost to the atmosphere. This occurs in all soil types and is independent of the soil type, and depends on soil oxygen levels and to a lesser extent the nature of the soil particles.

The same process occurs in Alternative waste water systems which use amended soil beds, such as Ecomax and Filtrex systems, and in the soils of the waste water disposal area of all systems. Filtrex found that 75% of the nitrogen was lost in the waste water disposal area by the time the waste water had reached the edge of the system.

Many studies, for example Dawes and Goonetilleke, 2001, have found that nitrogen is readily stripped from waste water released from a septic system to drainage trenches. For example on a sloping sandy loam site in Brisbane the water entering the trenches had a concentration of 171 - 190 mg/L N but within 1 metre of the last trench the nitrogen concentration had dropped to 1.7 to 3.7 mg/L.

Gerritse et al, 1995, recorded a total of 140 mg/L nitrogen (NH_4 - 100 mg/L and NO_2 - 40 mg/L), exiting a leach drain. After a travel distance through shallow soils of 1 metre this had dropped to between 20 and 100 mg/L, and by 3 metres the total nitrogen had dropped to 0.03 to 0.2 mg/L. When loaded with nitrogenous compounds the microflora of soils quickly adjusts to the loading, by increases in the number and type of bacteria. For example, under anaerobic conditions with nitrogen loading, the denitrifying bacteria increase significantly. This can be expected to occur in soil aggregates within the top 2.5 metres of soil, which is regarded as the active bed and root zone for the waste water disposal areas.

The increased effectiveness of nutrient adsorbing waste water systems is shown by research by Filtrex which has found that nitrogen is reduced significantly by the grass cover and by denitrification within the soils.

Lantzke 1997, found high levels of denitrification in moist leached sands on the Swan Coastal Plain indicating that even leached sands can provide good denitrification.

As noted above nitrogen levels are significantly reduced in a very short distance if the water is able to be retained within the soils with microbial activity. The issue is that the waste water is slowed or prevented from quickly dropping vertically downwards below the level of microbial activity. The loam subsoils and loam soils will provide increased subsoil capability for the management of nitrogen. Good moisture levels in the soils in Albany also assist in denitrification.

Nutrient adsorbing waste water systems, if used, are designed to provide greatly increased retention times and conditions for microbial activity either within the system itself or by having an impermeable retaining membrane. Nitrogen loss relates to retention times within the soil, and microbial activity and redox conditions, rather than soil type.

The critical factor is retaining water in the soil or on site for as long as possible. With the proposed lots and loam soils, waste water and nitrogen is likely to be retained on site. The lateral travel distances combined with the larger lots in perimeter areas and the conservation areas will minimise the risk of nitrogen export. In addition the soils conditions with the shallow sand over silty clay will lead to rapid denitrification of water in both the natural soils and the amended soils of the waste water disposal areas.

Nitrogen loading is therefore not regarded as a significant issue from a nutrient adsorbing waste water system.

- **Microbial Purification**

Microbial material from stock or waste water systems can present a health hazard unless the material is deactivated by normal soil microbial organisms. Microbes could consist of thermotolerant bacteria, viruses and other organisms. For deactivation to occur sufficient dilution and retention time in the soils or other media are required.

Microbial purification is an important part of effluent disposal to ensure that all fine organic matter and micro-organisms are broken down.

Soil microbes require a minimum of 5 metres of sandy soil or less (down to 1 metre) for soils of lower permeability such as loams. (Wells and King, 1989).). The longer a soil retains waste water the better the microbial purification.

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Organic matter builds up in the soil and supports microbial activity which deactivates and destroys thermotolerant and other organisms.

In many ways the treatment of microbial waste is similar to nitrogen loss. Microbial waste is removed by predation by soil microbial activity. Therefore soil retention times and the flow times, combined with a good soil microflora, are the key to good management. When soil in a waste water disposal area is loaded with waste water the organic matter in the waste water encourages soil microbial material to build up and thrive.

On this site all soils are capable of retaining waste water for adequate microbial purification based on their depth, the long lateral travel distances and earthy and gravel nature of the sands.

Alternative/nutrient adsorbing waste water systems require that 90% of samples have less than 20 mg/L organic matter, with no sample greater than 30 mg/L. Faecal coliforms are required to not exceed 10 per 100 mL of waste water. (*Health Department of Western Australia, 2001*).

The risk of contamination of the ground or surface water can therefore be less than for a conventional septic system. Alternative/nutrient adsorbing waste water systems are appropriate. They are also better at managing waste water in areas where the soil moisture levels are higher or where groundwater is closer to the surface.

The *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911* require the Local Authority to approve the construction or installation of approved systems in Part 2 of the Regulations, which provides for some control.

Analysis of Nutrient Loading and Recommended Management	
Waste Water Loading	<ul style="list-style-type: none"> Alternative (nutrient adsorbing) waste water systems are acceptable and comply with the Government Country Sewerage Policy on lots down to 0.2 hectares.
Nutrient Export	<ul style="list-style-type: none"> The soils on site are capable of accepting the nutrient loading on lots down to 0.2 hectares without any significant risk to the environment, provided the waste water systems are matched to the soil capability and bearing in mind the type and depth of soils and distance of lateral flows. The recommended waste water disposal outlined above complies with the Government Country Sewerage Policy.
Recommendations	<ul style="list-style-type: none"> <i>Installation should be in compliance with Guidelines and Regulations for waste water systems. See previous section on Geotechnical Assessment for waste water disposal above.</i> <i>It is recommended that stock not be permitted on lots smaller than 1 hectare.</i> <i>The recommended alternative or nutrient waste water systems be used.</i>

6.0 HYDROGEOLOGICAL ASSESSMENT

6.1 Surface Water

The impact of the proposal on Rivers, Wetlands and Streams relates to whether the proposal will lead to any adverse effects on the waterbodies. The issues involve setbacks, flows of surface and groundwater, and buffers, and their management.

Soil Moisture

The soils are sandy overlying silty clay subsoils with variable laterite duricrust sitting on the silty subsoils.

Generally, though, all subsoils are silty clay which will need to be factored into the design and size of detention basins.

On the soils with sandy upper horizons precipitation falls on the surface sands and then rapidly infiltrates to the subsoils where permeability is less. When precipitation causes the volume of water to build up or be concentrated, or where the surface sand sheet is thin, the surface sand becomes saturated and the soils become wet in winter. This occurs on the lower slopes. The water then runs laterally downslope along the interface of the loam/clay subsoils.

This causes the development of perched shallow groundwater, that forms in winter and dries up in summer through evapotranspiration and evaporation losses and vertical seepage into the subsoils on some lower slopes.

With road construction, lateral downslope surface or near surface flow will reduce and, after construction of the subdivision, these soils will become drier.

This will assist waste water disposal on the lower slopes and provide for higher levels of soils capability for waste water disposal in those areas.

Drainage

Drainage relates to the water levels in summer and winter, the elevation of perched or regional water tables, the type of soils, underlying geology and hydrology, natural and potential drainage of a site.

Poor drainage can result in waterlogged soils and may impact on foundation stability. Soil moisture can also result in capillary action which can impact on structures.

The site is gently sloping but well drained.

The lower slopes, associated with the central swale, are currently more susceptible to temporary winter water logging.

Soil moisture will have increased with land clearing and removal of the deep rooted trees and shrubs. The road drainage and any other site drainage will simply return the soils to be more similar to the pre-clearing conditions.

Rivers, Wetlands and Streams

The main hydrological feature is the valley of the swale just outside the north eastern corner and the Kalgan Estuary in the west.

Buffers of 30 metres are available from waste water disposal areas in the north east and over 50 metres from the estuary in the west.

Waterlogging

Water logging is discussed in Section 5.1 above. The soils are not waterlogged but the seasonal perched water table does approach 400 mm depth in the north east. The design of the subdivision is such that potential impacts from the winter wet conditions are minimized.

Flood Risk

Flooding relates to the potential of a watercourse to flood a particular area. An area susceptible to flooding can be subject to the flood flow or may lie in a flood fringe. Construction should not impede a flood flow and normally structures are not to be placed in the floodway.

The flood fringe is not subject to the same erosive forces as the floodway and structures may be located in the flood fringe provided they do not increase the elevation of the flood. Normally a 500 mm separation is required between the 1 : 100 year flood level and any floor elevation.

There is no watercourse and therefore no flood risk.

Wetlands

There are no wetlands apart from those associated with the Kalgan Estuary. The wetter soils on the western edge of the site are excluded from the subdivision.

In the central south east within the vegetation protection area there is also a large area of wet site vegetation.

A small triangle of wet site vegetation is also located in the extreme north eastern corner. The building envelope has been located outside this vegetation to provide protection.

Salinity

Salinity depends on the landform, underlying geology and hydrology, as well as the regolith profile. Some regolith has more salt stored in it when compared to other areas.

A consideration of the land use changes and water management is normally required to minimise the risk of additional salinity loading and impact. Vegetation plays a part in the assessment and can be used to mitigate salinity issues.

The soils are well elevated with high rainfall. There is no evidence of salinity. The dam in the south west had a salinity of 130 mSm or 715 mg/L in July 2009, which is potable water.

All water is suitable for stock and gardens.

Surface Water and Recommended Management	
Surface water	<ul style="list-style-type: none"> • There are no limitations from surface water. • Surface water, Kalgan Estuary and the swale outside the north eastern corner lie outside the proposed development area.
Recommendations	<ul style="list-style-type: none"> • <i>The subdivision guide plan provides for protection of the wetlands.</i> • <i>As appropriate, conditions can be placed on any subdivision approval.</i>

6.2 Groundwater

There is no evidence of the deep regional groundwater on site.

The groundwater on site is temporary winter wet perching of shallow soil water perched on the less permeable subsoils. The water outside the north eastern corner probably represents regional localised groundwater, as does the groundwater under the Estuarine Silts. Both these areas are excluded from the proposed subdivision.

In summer, evaporation, transpiration and vertical seepage into the subsoils reduces the perched water and its potential to reach deeper into the soil profile.

It is interpreted that the regional groundwater will be variable and undulating across the site due to the nature of the granite basement dropping away from under the central ridge to both the north east and the west. The groundwater in the east outside the subject land has groundwater dropping from 20 metres to below 10 metres AHD at the north east of the study site.

The elevation of the groundwater at the western edge will be near 0 metres AHD. Under the ridge groundwater will rise to above 10 – 15 metres and will flow west and north east-east based on the regolith and geomorphology.

Ground Water and Recommended Management	
Groundwater	<ul style="list-style-type: none"> • There are no limitations or risk to groundwater from normal rural living subdivision.
Recommendations	<ul style="list-style-type: none"> • <i>No specific site recommendations are required.</i>

7.0 LOCAL WATER MANAGEMENT PLAN

7.1 Background to Water Management

In recent years Urban Water Management has received greater attention during the design phase to ensure that water resources are maximised and that environmental flows are maintained. The considerations and design are also directed to minimising impact during storm events.

The Department of Water, 2008, *Better Urban Water Management* documents the issues.

This is also considered in Department of Planning, *Planning Bulletin 92, Urban Water Management*.

The focus of the Urban Water Management Plan is to provide for surface and groundwater management at all stages of the Planning and Development process to ensure that the management of water works at a Regional and Local level and that as land is progressively developed a situation does not arise where a satisfactory solution or management cannot be found in the later stages of development.

In other words drainage and water management is to be considered up front in the broad scale and from there considered in progressively more detail until the final design at the local level is achieved.

With consideration of water issues up front and through the process there is much more potential to design better management of water. The main trends of the *Better Urban Water Management* are summarised below.

- to increase the potential for sustainability,
- maintain environmental flows,
- maintain and enhance water quality
- minimise the potential impact on the surface and groundwater hydrology both onsite and offsite,
- maintain biodiversity
- provide nutrient retention and management
- minimise flood risk
- encourage water conservation

The key design objectives for a Water Management Plan are to;

- maintain the one year one hour average recurrence interval (ARI) event so that the peak post development flow rates are similar to the pre-development conditions.
- manage the catchment runoff from post development for up to the 1 in 100 year ARI event with runoff similar to the pre-development conditions.
- Try to restrict water use to 100 kL per person/year including not more than 40 – 60 kL per person per year of scheme water.

However as the nature of any development is not known at this stage a Water Management Plan is not appropriate at this time but will be prepared when the design of any subdivision or development is available.

On the other hand some consideration of the main issues is warranted and these are included here.

The water planning structure is;

1. *Regional or subregional land and water planning*

Water planning at a whole of catchment level

2. *District water planning document*

Water planning at the local catchment level or within a planning precinct

3. *Local water planning strategy*

Water planning within part of a catchment or at a subdivision level.

4. *Detailed engineering design with technical calculations*

This is to accompany the site specific design for the subdivision and follows subdivision approval.

At each stage of the water planning, the water balance, design and considerations would integrate both upwards and downwards. In other words the regional or district planning should not preclude development at a local level and in turn development at a local level should not place unacceptable impacts on district or regional water attributes.

On this site, which is a gently sloping ridge that drains east and west off the ridge, the site is not influenced by any other catchments and does not accept water from other catchments, Water Management relates only to development, and therefore at the local water planning strategy or detailed engineering design stage.

The subdivision is urban, with lot sizes of 0.2 hectares to 1.0 hectares.

A preliminary Urban Water Management Plan is provided at this stage to ensure that water management issues are detected and considered prior to the subdivision being locked in.

The land use changes such as the increased hard surfaces are some of the changes that will occur.

In *Better Urban Water Management* the Local Water Management Plan is submitted as part of the subdivision application process. It is not a detailed design document, with complex calculations and pipe widths and the like, but rather a consideration that sufficient land and management is available to manage the water post development. In this case of a rezoning the Local Water Management Plan is often not required. However because of the nature of the site, it is desirable that sufficient consideration of the water management is provided to ensure that the subdivision guide plan is appropriate.

An additional stage of detailed engineering design, to accompany the site specific design for the subdivision, follows subdivision approval.

7.2 Subdivision or Development Water Input

The proposed subdivision will be connected to scheme water. The amount of scheme water used per dwelling will depend on the number of persons, the amount of water added to gardens and whether there is a swimming pool. The volume is normally in the range 200 – 300 kL per year for a family.

On this site with lots between 0.2 and 1.0 hectares the average lot size is just over 0.5 hectares.

For the 0.2 ha lot part of the subdivision at say 4 lots per hectare and 200 kL per lot the scheme water added to the location is 800 kL per hectare per year. At a household use of 300 kL per year the loading is 12 000 kL per year. For 1.0 hectare lots the loading will be 200 – 300 kL per hectare per year. The average for the whole subdivision will be somewhere between. For 69 lots the loading will be 13 800 – 20 700 kL. The average being 17 250 kL per year.

There is potential for rainwater tanks. The use of rainwater tanks will help reduce the water requirements from scheme water.

The other loading is from rainfall, at 800 mm per year, of which most falls from April to November inclusive.

A small tank for gardens of say 5000 litres will effectively attenuate rainfall for summer but not in winter when the tank will be full. On the other hand a small tank used for potable water will help attenuate rainfall throughout the year, but will still depend on the amount of water used daily.

Greywater disposal on site will potentially offset some scheme water use by replacing the need for scheme water for gardens.

For these calculations the potential for some rainwater use and greywater reuse cannot be guaranteed so the volumes of such use cannot be considered. (See treatment of Stormwater below).

7.3 Water Loading from Hard Surfaces – Changes to Soil Moisture as a Result of Subdivision

In order to determine the effects of development, and what should be designed for and considered, an assessment of the likely recharge now and after development is undertaken.

This provides an indication of what effect the road drainage will have in drying or draining the soils.

For lots of 2 000 m², for example, the amount of hard surface will increase with dwellings, driveways and roads. Generally a total hardstand for the house, patios, paths, sheds etc is assumed to be 350 m² per lot. To this is added 50 m² of driveway

If rainfall from roofs is retained on lots either through soakwells or rainwater tanks and on site waste water disposal, there will be no change to the water loading from development. There may be a small change as a result of reduced evapotranspiration on hard surface areas.

However if the storm water is to soak into the ground around the dwellings and within swale drains the subdivision can be designed so that there will be little net increase in recharge apart from the small addition from scheme water.

With the sandy soils all stormwater should be able to be retained on individual lots. The only change will be the reduced evapotranspiration from hard surfaces.

For 69 lots at 400 m² per lot hard surface;

$69 \times 400 \text{ m}^2 \times 0.8 \text{ m rainfall} \times 90\% \times 20\% \text{ change to evapotranspiration} = 3\,974 \text{ m}^3 \text{ or kL (increase)}$

If all the water from the roads is contained within swale drains and infiltration basins then there will be no overall change in recharge on site from hard surfaces. There may

however need to be some overflow from each basin in the event of sustained rainfall on already wet soils.

There will also be some increases from scheme water.

Currently rainfall which falls on the subject land either soaks into the soils or runs from the site.

To this must be added some 2 km of roads at 8 metres wide allowing for pavements gutters and the like. This forms 16 000 m² hardstand. If all this water is retained within swale roadside drains there will be no change to the water balance apart from a change to recharge as a result of less evapotranspiration.

The additional recharge associated with the roads at 90% runoff from hard surfaces is;

16 000 m² x 0.8 m rainfall x 90% x 20% change to evapotranspiration = 2 304 m³ or kL (increase).

The only likely change to loading is the planting of additional trees on say 20 hectares. At a low change to recharge as a result of additional tree planting of say 5% the reduction in recharge for the subdivision will be;

200 000 m² x 0.8 m rainfall x 5% change to evapotranspiration = 8 000 m³ or kL per year (decrease).

At a 10% change for the 20 hectares, which is not unreasonable, the total decrease will be 16 000 kL per year.

The above information can be used to estimate the increased total of the subdivision including scheme water

All water will be retained on site. There is not anticipated to be any water running from the gently sloping land of sandy soils.

The change to water balance as a result of the subdivision, and the Soil Water Balance of the subdivision is given as follows;

Scheme water + increased recharge from roofs + increased loading from roads and driveways + increased loading from roofs to soakwells – drainage from roads (this includes the recharge from the roads and driveways plus the water running off the sloping land that is collected by the roads) – increased evapotranspiration as a result of tree planting -- any water substituted for scheme water use from greywater recovery or rainwater tanks.

As noted previously greywater recovery and rainwater tank use is not likely to occur on all lots and so is not included.

Therefore the Soil Water Balance is;

17 250 kL scheme + 3 974 kL roofs + (2 304 roads + driveways) - (0 kL offsite runoff from roads + driveways) – kL water collected by roads that runs off from land – 8 000 increased evapotranspiration – 0 kL rainwater and greywater = + 15 528 kL or m³ year.

This is the estimated net volume annually added to the site. If the evapotranspiration as a result of tree planting is 10% over 20 hectares the change drops to 7 528 kL per year.

This means that the soils will be slightly wetter as a result of subdivision. The 15 528 kL amount is equivalent to 408.6 kL per hectare or 0.04 kL per hectare or 40 mm rainfall, dropping to less if evapotranspiration increases more than 5%.

This is an addition that will assist in minimising reducing rainfall that may occur as a result of climate change.

With that in mind the impact of the subdivision is to maintain the environmental flows at about the current levels.

7.4 Design Criteria - Volumes

Department of Water seek to retain on site rainfall from a 1 in 1 year ARI 1 hour event on site with the excess directed to stormwater. Also directed to stormwater is the runoff from hard surfaces such as roads.

All water will be retained on each lot in soakwells.

All stormwater from roads will be retained in swale drains.

As such the storm event loading does not really need to be considered.

7.5 Treatment of Stormwater on each Lot

The volume of water directed to soak wells can be reduced correspondingly for dwellings with rainwater tanks in excess of say 5 000 litres.

A minimum 5 000 litre rainwater tank is recommended provided it is plumbed into a system that is used all year round, such as potable water, washing, toilet use or a combination. For toilet use alone, at say a volume of 2.5 L per average flush with 6 flushes per person, the daily use will be $2.5 \times 7 = 17.5$ L per person per day.

For an average 2.5 person family over a month this amounts to 1 300 L per month or 1.3 m³ per month. Even piping rainwater for toilet use represents a water saving, but is not sufficient alone in any month to effectively attenuate a storm event. The use of the rainwater tank to attenuate stormwater flows is therefore not included in the calculations because at this stage the actions of individual owners cannot be anticipated.

In Albany a rainfall design criteria of 14 mm is normally used to provide the ARI hourly one year design flow volume. At that criteria 93% of all water will be retained on site. (Department of Water Information). This is the design volume that Department of Water designs for, with the excess being directed to stormwater runoff. For Albany a 1 hourly 1 year return event is rated as 14 mm.

For a dwelling on a subdivision a hard surface area of 350 m² is assumed, including dwelling, driveways, sheds and garages.

As the surface area directed to soakwells is assumed to be 300 m², from the above, and the rainfall criteria is 14 mm with a 0.9 runoff coefficient from hard surfaces, then a volume of up to

$$300 \text{ m}^2 \times 0.9 \times 14/1000 \text{ mm} = 3.78 \text{ m}^3$$

is generated from 93% of the rainfall events and is the volume that Department of Water recommends be retained on site.

Typical soakwells of 1300 mm diameter x 1200 mm depth hold a volume of 1.59 m³. With two such soakwells a total storage volume will be 3.18 m³ or 73% of the 300 m² roof area used. Therefore, to round the figure off, a roof area of 200 m² will require two 1300 x 1200 mm soakwells with a larger roof area requiring correspondingly more or three soakwells to achieve a 1 in 1 hour ARI rainfall event.

The site has permeable sandy upper soil horizons with in most cases a depth of 0.5 metres for that sand that will enclose any soak wells and allow lateral flows from them.

Geofabric may be required to prevent sand from flowing into the soakwell when full.

7.6 Excess Stormwater and Road Water Treatment

Based on the proposed subdivision, the soils and the slopes and the calculations above, all stormwater will be able to be retained on site.

A rainfall design criteria of 14 mm is normally used to provide the ARI hourly one year design flow volume. At that criteria 93% of all water will be retained on site. (Department of Water Information).

This is the design volume that Department of Water designs for, with the excess being directed to stormwater runoff. For Albany a 1 hourly 1 year return event is rated as 14 mm.

The calculation for the 1 hour 1 year return volume is determined in the same manner as the yearly volume but uses only 14 mm.

The runoff from the 2 km road which is 8 metres wide is;

$8 \times 1 \times 0.014 \text{ m per linear metre} = 0.11 \text{ kL or m}^3 \text{ per linear metre}$. With two swale drains this amount is easily retained in the swale drains. To contain this volume the two swale drains only have to be 1 metre wide and 10 cm deep. Swale drains are typically larger in cross sectional area. The other factor is that the design volume of 14 mm is spread over an hour and, with rapid seepage into the sandy soils, the actual required volumes will be less.

On slopes, rip rap and other slowing features are recommended to slow the flows and increase infiltration.

On this basis there should be no need to utilise detention basins. To cope with some excess a larger swale depression could be used in public open space, but no detention basin should be required.

7.7 Stormwater Design

Stormwater from the internal roads is recommended to be directed the swale drains.

If roads are kerbed the water may still be able to be directed to swale drains. If not detention basins will be required.

It is recommended that detention basins are not used within the general subdivision, because of maintenance issues.

For a 1 : 1 ARI one hour event, $0.11 \text{ kL or m}^3 \text{ per linear metre}$ of road will be required. To cover the storm events greater than one year the volumes will have to be correspondingly larger depending on the design frequency. A volume more than double this can easily be treated by swale drainage.

Depending on the use of kerbing a detention basin may be required in the public open space. Any such basin can be used to deal with flood event volumes.

Soil Erosion and Management depends on the landforms, types of development, land uses, geology and soils, all of which can affect the potential for soils to erode.

Stormwater Management in Western Australia aims to ;

- Protect water quality,
- Protect infrastructure from flooding and inundation,
- Minimise runoff,
- Maximise local infiltration,
- Use natural drainage features,
- Minimise changes to water balance,
- Integrate stormwater treatment into the landscape,
- Convert drains to "naturalised" streams.

The methods for achieving these aims are well explained in the documents below. The most appropriate management can be selected from these documents.

However, on this site, any detention basin or sump is recommended to be naturalised, with more gently sloping edges to the basins, to enable access for maintenance, and vegetated as a naturalised wetland or, for overflow storm volume, formed as a grassy swale.

- *Stormwater Management Manual for Western Australia*, Department of Environment WA, 2004.
- *Guidelines for Groundwater Protection in Australia*, ARMCANZ, ANZECC, September 1995.
- Department of Water, 2008, *Better Urban Water Management*
- Environmental Protection Authority Victoria/ Melbourne Water, undated, *Urban Stormwater, Best Practice Environmental Management Guidelines*
- Water and Rivers Commission, 1998, *Manual for Managing Urban Stormwater Quality in Western Australia*.
- *Western Australian Water Quality Guidelines for Fresh and Marine Waters*, EPA Bulletin 711, 1993.
- ANZECC, 1992, *Australian Water Quality Guidelines for Fresh and Marine Waters*.
- Engineers Australia 2003, *Australian Runoff Quality*, National Committee on Water Engineering.

7.8 Local Water Management Plan Summary

SECTION	ITEM	REFERENCE	COMMENTS
Executive Summary			
Introduction	Context	1.0 page 1	
Proposed Development	Site Context	1.0 page 1	See remainder of Geotechnical and Land Capability Report
	Proposal Plan	Figure 6	
	Landscape Plan	Figures 1 - 6	
Design Criteria	Design Objectives	Page 17 Figure 5	
Pre-Development Environment	Site Assessments	See Geotechnical	
	Site Condition	See Geotechnical Figures 1 - 5	
	Geotechnical Conditions	3.0 page 2 4.0 page 5 5.0 page 13 Appendix 1	
	Environmental Issues	8.0 page 35	No wetlands, watercourses or vegetation to be disturbed
	Existing Surface Water Flows	6.1 page 24	None present
Water Use Sustainability Initiatives	Groundwater	6.2 page 26	
	Water efficiency	7.5 page 31	
	Water Supply	7.2 page 28	
	Wastewater Management	5.0 page 13	

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Land Capability - Geotechnical Assessment and Water Management Strategy
 Lot 422 Swan Point Road, Lower Kalgan

Stormwater Management Strategy	Flood Parameters	Figures 1 - 6	No watercourses or floods on site. Figure 6.
	5 Year Event		
	1 Year Event	7.0 pages 27 - 33	
	Groundwater Management		No groundwater impact
	Acid Sulfate	4.5 page 11	No acid sulfate on development area. At risk areas are excluded.
Future Water Management			Detailed designs will be required after approvals are gained and the subdivision is finalised.
Implementation	Developer		This document is to support application for subdivision.
	Roles - Funding		
	Review		

Analysis of Stormwater and Recommended Management	
Individual lots	<ul style="list-style-type: none"> The soils on site are sandy upper soil horizons. The initial calculations reveal that the soils will be able to accept and retain on site the ARI 1 hour 1 year rainfall events. Provided contingencies are used in water management, there are no limitations to development, or any limitations identified can be controlled by good water management.
Road drainage	<ul style="list-style-type: none"> The initial calculations reveal that swale drains will be able to accept and retain on site the ARI 1 hour 1 year rainfall events. Provided contingencies are used in water management for kerbing, there are no limitations to development, or any limitations identified can be controlled by good water management.
Water Management	<ul style="list-style-type: none"> There are no limitations imposed by the site on water management that would result from subdivision or development. Water management actions are able to be incorporated into any development at the subdivision or design stage.
Recommendations	<ul style="list-style-type: none"> The installation of rainwater tanks with a minimum of 5000 litres can be considered but will not impact on water management. Greywater reuse is encouraged to minimise scheme water use. Detention basins and sumps for the acceptance of excess surface water from roads if kerbed may be required. Swale drains and table drains are recommended for road drainage to encourage infiltration and cutoff functions. See DOW (Water and Rivers Commission), 1998, 3.17 (BMP14). Soakwells should be installed on a sand bed and surrounded by 300 mm under and 600 mm on the side with geofabric, and overflows to retain stormwater on site. Easements are recommended for any stormwater, servicing or pipes across lots and private land.

8.0 BIODIVERSITY ASSESSMENT and MANAGEMENT

8.1 Flora and Fauna

This relates to whether the proposal will have significant impacts on the existing Flora and Fauna of the area under assessment.

Remnant Vegetation

The vegetation is summarised on the attached vegetation Figures. During the site inspections, numerous traverses were made through the remnant vegetation to identify species present and to search for Declared Rare, Priority and other listed taxa.

The databases of the DEC and Commonwealth were checked prior to the site inspection.

The communities and vegetation condition are shown with photographs of typical vegetation attached.

The Vegetation Community Figure provides the summary of the plant communities.

In the central part of the site on the ridge lies Jarrah Marri – Low Forest. This grades to a partial Casuarina Low Forest in the central east, but on the attached plans is still classified as part of the Jarrah Marri – Low Forest.

A predominantly wetland vegetation community occurs in wetter areas with the main species being *Taxandria parviceps* and other species. This also occurs in the north east.

Also in the north east is a small area of *Eucalyptus megacarpa* woodland over *Taxandria*.

A small area of *Agonis flexuosa* regrowth lies in the north west and south west.

An estuarine low heath occurs along the western edge adjacent to the estuary. This is dominated by *Melaleuca cuticularis* over chenopod vegetation.

A total of 80 taxa were recorded. Some exotic, weed and pasture species were also noted. These are not recorded and they do not appear to be impacting on the remnant vegetation to any great extent.

No Declared Rare, Priority Species or Significant flora were recorded.

No Taxa or plant communities that occur on site are listed under Commonwealth Legislation.

As part of the subdivision the building envelopes are generally located outside remnant vegetation or better and more sensitive vegetation.

The vegetation complexes of the Albany area were studied by ATA 2001.

ATA 2001, list the vegetation across most of the site and surrounding area as Vegetation Complex 126, *Eucalyptus marginata/Corymbia calophylla* Medium Forest F, with the remainder being *Eucalyptus marginata/Corymbia calophylla* Medium Forest B and *Eucalyptus marginata/Corymbia calophylla* Medium Forest E.

These vegetation complexes adequately describe the vegetation on site. ATA 2001. ATA notes in Appendix 3 of their report that the amount of original vegetation remaining of each of the complexes is listed in the data below.

Eucalyptus marginata/Corymbia calophylla Medium Forest F 32.9%

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Land Capability - Geotechnical Assessment and Water Management Strategy
Lot 422 Swan Point Road, Lower Kalgan

Eucalyptus marginata/Corymbia calophylla Medium Forest B 23.1%

Eucalyptus marginata/Corymbia calophylla Medium Forest E 11.8%

EPA Position Statement No 2, December 2000, *Environmental Protection of Native Vegetation in Western Australia*, specifically targets the retention of native vegetation in the Agricultural Areas in 4.1, *Clearing in the agricultural areas for agricultural purposes*. In 4.3, *Clearing in other areas of Western Australia*, it is unclear what "other areas" refers to, but may refer to retention of a 30% threshold in non agricultural areas.

Section 4.3 *Clearing in other areas of Western Australia*, (EPA Position Statement No 2, December 2000) expects that clearing will not take vegetation types below the 30% of the pre-clearing vegetation as recommended by ANZECC, 1999, *National Framework for the Management and Monitoring of Australia's Native Vegetation*. The National Objectives and Targets for Biodiversity Conservation 2001 - 2005 (Commonwealth of Australia 2001) also recognise 30% as the trigger value. For constrained areas such as the Perth Metropolitan Area and Greater Bunbury Area, and presumably urban areas of Albany, a figure of 10% representation is provided for by State Government Policy.

The remnant vegetation is worthy of retention and this is proposed by the location of building envelopes outside the remnants and its use as public open space.

The ATA data shows that only Forest F is above the ideal threshold. Therefore the subdivision has been designed to retain most of the better remnant vegetation within Public Conservation reserves and larger lots.

The vegetation condition varies from Degraded to Very Good across the site.

On the site the remnant vegetation has been subjected to significant grazing, to the point that the northern area of Jarrah Marri Forest is reduced in quality, particularly through edge effects and the introduction of pasture species. The same has occurred in the south and can be seen in the Vegetation Condition mapping as shown on the attached plans. The grazing has reduced the taxa and introduced pasture species.

Fencing should be such to enable exchange of flora and fauna. Firebreaks cutting the vegetation are not recommended.

Native species recorded during the site inspections

FAMILY	GENUS - SPECIES	TAXA RECORDED	
		WOODLAND	WET AREAS
Lindsaeeae	<i>Lindsaea linearis</i>	x	
Dennstaedtiaceae	<i>Pteridium esculentum</i>	x	
Anthericaceae	<i>Chamaescilla corymbosa</i> var <i>corymbosa</i>	x	
	<i>Johnsonia lupulina</i>	x	
	<i>Thysanotus manglesianus</i>	x	
Apiaceae	<i>Xanthosia rotundifolia</i>	x	
Asteraceae	<i>Lagenophora huegelii</i>	x	
Casuarinaceae	<i>Allocasuarina fraseriana</i>	x	
Colchichaceae	<i>Burchardia congesta</i>	x	
Cyperaceae	<i>Cyathochaeta avenacea</i>	x	
	<i>Evandra aristata</i>		x
	<i>Lepidosperma effusum</i>		x
Dasypogonaceae	<i>Mesomelaena tetragona</i>	x	
	<i>Dasypogon bromeliifolius</i>	x	
	<i>Lomandra</i> sp	x	
	<i>Kingia australis</i>	x	

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Dilleniaceae	<i>Hibbertia cunninghamii</i>	x	
Droseraceae	<i>Drosera erythrorhiza</i>	x	
	<i>Drosera macrantha</i> subsp <i>macrantha</i>		
	<i>Drosera menziesii</i>	x	
Epacridaceae	<i>Leucopogon parviceps</i>	x	
	<i>Leucopogon reflexus</i> ?	x	
	<i>Leucopogon verticillatus</i>	x	
Goodeniaceae	<i>Dampiera sp linearis?</i>	x	
Haemodoraceae	<i>Anigozanthos manglesii</i>	x	
	<i>Conostylis setigra</i> subsp <i>setigra</i>	x	
Iridaceae	<i>Patersonia occidentalis</i>	x	
Juncaceae	<i>Juncus pallidus</i>		x
Loranthaceae	<i>Nuytsia floribunda</i>	x	
	<i>Acacia littorea</i>	x	
Mimosaceae	<i>Acacia myrtifolia</i>	x	
	<i>Acacia pulchella</i>	x	
Myrtaceae	<i>Agonis flexuosa</i>	x	
	<i>Agonis linearifolia</i>	x	
	<i>Callistemon glaucus</i>		x
	<i>Eucalyptus calophylla</i>	x	
	<i>Eucalyptus marginata</i>	x	
	<i>Eucalyptus megacarpa</i>		x
	<i>Eucalyptus staeri</i>		x
	<i>Melaleuca cuticularis</i>		x
	<i>Melaleuca preissiana</i>		x
	<i>Melaleuca rhapsiophylla</i>		x
	<i>Melaleuca thymoides</i>	x	
	<i>Taxandria marginata</i>	x	
	<i>Taxandria parviceps</i>		x
Orchidaceae	<i>Caladenia flava</i>	x	
	<i>Pterostylis vittata</i>	x	
	<i>Thelymitra sp</i>	x	
Papilionaceae	<i>Bossiaea linophylla</i>	x	
	<i>Calistachys lanceolata</i>		x
	<i>Chorizema rhombeum</i>	x	
	<i>Daviesia inflata</i>	x	
	<i>Hardenbergiana comptoniana</i>	x	
	<i>Hovea chorizemifolia</i>	x	
Proteaceae	<i>Adenanthos cuneatus</i>	x	
	<i>Adenanthos obvata</i>	x	
	<i>Banksia ilicifolia</i>	x	
	<i>Hakea trifurcata</i>	x	
Restionaceae	<i>Anarthria prolifera</i>	x	
	<i>Anarthria scabra</i>	x	
	<i>Desmocladius flexuosus</i>	x	
	<i>Lyginia barbata</i>	x	
	<i>Loxocarya cinerea</i>	x	
Rubiaceae	<i>Opercularia hispidula</i>	x	
Rutaceae	<i>Boronia anceps</i>	x	
Stylidiaceae	<i>Stylidium spathulatum</i> subsp <i>spathulatum</i>	x	
Tremandraceae	<i>Tetratheca affinis</i>	x	
Xanthorrhoeaceae	<i>Xanthorrhoea gracilis</i>	x	
	<i>Xanthorrhoea platyphylla</i>	x	
	<i>Xanthorrhoea preissii</i>	x	
TOTAL NATIVE SPECIES		80	

Note

The use of *Dryandra* is continued because the incorporation of *Dryandra* into the Genus *Banksia* is not recognised by all botanists or in the literature (eg Collins et al 2008, and

Cavanagh and Pieroni, 2006). Moreover, the proposed name change removes the classification of a group of closely related plants and results in a loss of botanical knowledge and understanding for most of the community.

Controls

Building envelopes have been placed in already cleared areas.

Restrictions are recommended to cover the marking of lot boundaries, the use of strategic firebreaks rather than boundary fire breaks, allocation of building envelopes and the management of stock.

These can be provided for under conditions of subdivision. It is also possible for a covenant or other mechanism to be used to assist in the protection of the existing vegetation.

Vegetation – Habitat Recommendations

- Remnant vegetation should be retained in as large an area as possible. This has been completed with the creation of recommended Public Conservation Reserves.
- Roads and building envelopes have been located in already cleared areas.
- Lot boundaries through remnant vegetation can be marked by poles or fenced with stranded wire in which the bottom wire is left off to enable small fauna to move through. This mainly only applies to proposed Lots 8 and 9.
- Clearing of lot boundaries through remnant vegetation is not recommended. Surveying and the construction of fences can be undertaken without significant clearing, leaving sufficient remnant vegetation to enable maintenance, but not to significantly compromise biodiversity or visual issues.
- No boundary fire breaks are recommended through remnant vegetation. Strategic fire breaks, combined with the building envelopes located on cleared land, can assist with fire management.
- Protection of the remaining remnant vegetation on lots, by planning or other mechanisms, should be considered.
- Consideration can be given to providing a public education program or notes to local residents with respect to caring for remnant vegetation and the adjoining covenanted land to try and limit dumping of garden rubbish.
- When clearing native vegetation and during construction, provide weed and dieback managed construction techniques.
 1. All vehicles and equipment to be used during land clearing or land reinstatement should be clean or cleaned prior to being brought on site from an infected area. They should be washed down prior to leaving the infected site, using the procedures in DEC Guidelines for Dieback Management.
 2. Access to vegetated areas should be discouraged and minimised.
 3. Runoff from roads is recommended to be to table drains.
 4. Any materials to be used in rehabilitation should be dieback free.

5. Earthworks and construction machinery should push material from remnant vegetation towards previously cleared areas to minimise the spread of weed species and plant diseases.
6. Earthworks should be carried out to comply with DEC Best Practice Guidelines for the Management of *Phytophthora cinamomi*, draft 2004, and Dieback Working Group 2005, Management of *Phytophthora* Dieback Guidelines for Local Government. As the site is a working rural property quarantine and a split operation are most relevant.

Wetlands

The only wetlands are associated with the Kalgan River Estuary. Assessment of the site to DEC and EPA biophysical guidelines were used to set back the building envelopes from those wetlands. This assessment was based on the vegetation and the soil conditions as shown in the attached figures.

The wetter soils in the north eastern corner as delineated by *Taxandria* Thicket are excluded from impact, with building envelopes located outside that vegetation. *Taxandria* grows on dry to moist and wet soils depending on the species. In the north east corner the wettest soils are outside the study site. Within the study site the vegetation is representative of moist soils rather than a wetland, and does not have definitive wetland species. Even so, sufficient buffer to the vegetation is provided from the building envelope.

The same applies in the west and north western corner. The wetland vegetation is associated with the Kalgan River Estuary and lies outside the developable area. This provides for an 80 metre lateral buffer three vertical buffer to that wetland. The *Agonis flexuosa* Forest is regrowth. *Agonis flexuosa* is not a wetland indicator species as it grows in a wide variety of habits and soil conditions in the south west of Western Australia.

There are two building envelopes, for proposed Lots 8 and 9 in the south west, which impinge on some of the remnant vegetation.

The Kalgan Estuary also represents a wetland. This will also be excluded from development.

Fauna

Fauna is advantaged by the presence of habitat. The more native vegetation retained the better the habitat for fauna. Habitat protection is the key to fauna management.

Vegetation on site will be providing habitats for birds and other small fauna.

The vegetation may be used by a variety of fauna, some of which may be significant such as the Black Cockatoos which are listed under State and Commonwealth Legislation.

All three species of Black Cockatoo *Calyptorhynchus baudinii*, *C. banksii* and *C. latirostris* are listed under State Legislation, and *C. baudinii* and *C. latirostris* under Commonwealth Legislation.

The protection of fauna becomes a protection of habitat issue. In other areas fauna still make good use of areas such as this with similar or much smaller lot sizes. For example Black Cockatoos are regular visitors to the urban areas of the Perth Hills.

Peppermint Trees *Agonis flexuosa* are favoured by the Western Ringtail Possum. Some of these are located on site and, if removed, should be replaced by clumps of additional

plants. The Western Ringtail Possum is very comfortable with living in relatively dense urban situations such as Busselton.

Most remnant vegetation is proposed to be retained or included in larger lots with building envelopes located outside that vegetation.

Any clearing for roads or building envelopes can be offset by providing additional revegetation. Prior to clearing an assessment should be of the vegetation to be removed and its significance for habitat; for example potential habitat large trees or Peppermint. Where taking of this vegetation cannot be avoided, replanting with clumps of similar species is recommended to provide for replacement in the longer term.

There are currently a significant number of kangaroos on site that access adjoining lots. These animals will be advantaged if they can continue to move freely across the site, and into the remnant vegetation.

The inclusion of most of the remnant vegetation in better condition in conservation areas has been provided for within the subdivision Guide Plan.

Analysis of Biodiversity and Recommended Management	
Remnant Vegetation	<ul style="list-style-type: none"> • There are some biodiversity limitations for the site related to the Kalgan River and remnant native vegetation. These can be provided for within the proposed conservation areas. • The remnant vegetation has a high species diversity and remains in a generally Good to Very Good Condition. • The key to flora and fauna protection is the retention of habitat. • See Attached Figures.
<i>Recommendations</i>	<ul style="list-style-type: none"> • <i>The larger vegetation remnants are recommended to be retained in conservation areas which has been done.</i> • <i>The style of fences cutting the remnant vegetation should enable the exchange of flora and fauna.</i> • <i>Where possible firebreaks are not recommended to cut remnant vegetation.</i>

9.0 CAPABILITY FOR CHANGED LANDUSES

The following items are identified as the most likely to impact on the environment. These items can be managed by the implementation of the management recommendations. Other items are unlikely to impact or the impact is regarded as small.

9.1 Alternative Landuse and Land Capability

Currently the site is used for grazing. It lies in an area that is experiencing change to smaller lots with some urban sized lots, similar to those proposed for this subdivision.

The site is considered in this report as being suitable for small rural living as that land use is compatible with the local area.

The site is considered in this report as being suitable for urban lots because of its proximity to the Kalgan River and established facilities such as schooling.

It also provides for an alternative direction for urban development as Albany grows.

Change of landuse	
Potential Impact	<ul style="list-style-type: none"> The surrounding lots are already rural living and this subdivision will match those landuses.
Recommendations	<ul style="list-style-type: none"> No recommendations required.

9.2 Aesthetics

Aesthetics is the visual impact that the proposal may have on the local area.

The site is located in a gently sloping area on the eastern shore of the Kalgan Estuary.

The site is partially elevated from roads such as Nanarup Road and with the set back from that road, the visual impact risk is considered low apart from the dwelling on the western edge of the site on the gentle rise in that area.

Strategically located larger lots are proposed and, with the number of trees that are normally planted on such rural living lots, will provide adequate protection of the views from outside the site.

The main aims are to;

- Preserve the amenity of deriving from the scenic value of the Lower Kalgan Area.
- Maintain the integrity of landscapes in Lower Kalgan.
- Protect and enhance the landscape, scenic and townscape values through recommendations over design, building materials and siting of developments and land uses rather than prohibition of land use.

The proportion or impact of a dwelling that may be visible from the west will depend on a number of factors as listed below. In turn the minimisation of visual impact is to consider the listed factors and design accordingly. This is more likely to occur at the time of house and garden design and construction.

- The amount of cut that is used. The more cut the less the elevation of the fill.
- Additional trees that are normally planted on 2 000 m² plus lots, will provide adequate protection of the views from outside the site.

- Sympathetically designed and constructed developments can be used to minimise visual impact.
- The elevation of the fill. Dwellings can be pier construction rather than using fill.
- The type of dwelling, whether single or double storey.
- The pitch of the roof.
- The along slope dimension of the dwelling.
- The elevation of the trees to the west.
- The number of trees planted by a lot owner.
- Lot sizes.
- The colour and style of dwellings and other structures should be visually compatible with the area and to this end developments should be coloured, painted or colour bond sheeting used where applicable. The use of grey galvanised or zinc/alum sheeting should be avoided unless as an integral part of a development such as a roof on a "country style" home or shielded from key sight lines.

Analysis of Visual Impact and Recommended Management	
Potential Visual Impact	<ul style="list-style-type: none"> • The amount of visual impact is readily controlled and will occur as new landholders plant gardens. This will visually protect the site from adjoining lots. This will occur naturally as it does on many other similar subdivisions. • Larger lots of 0.2 to 1.0 hectare and larger are proposed.
Recommendations	<ul style="list-style-type: none"> • <i>Restrictions could be placed on the use of visually non compatible materials.</i> • <i>The colour and style of dwellings and other structures should be visually compatible with the area and to this end developments should be coloured, painted or colour bond sheeting used where applicable.</i>

9.3 Preservation of Agricultural Land

The Preservation of Agricultural land is a comment on the quality of the land for agricultural purposes. The quality of the land depends on a number of things such as the soils, water availability and surrounding land uses. The comments relate to effects the proposal may potentially have on sterilising, fragmenting or removing high quality land from production.

The land is relatively small and currently only of hobby size.

The soils are suitable for grazing but the small lot size and the changing local landuse provide for an acceptable loss of a small parcel of agricultural land.

Analysis of Agricultural Significance and Recommended Management	
Agricultural Significance	<ul style="list-style-type: none"> • There is a need for this type of lot size and the proposal represents a balanced compromise between the loss of agricultural land, the need for urban lots and better preservation of the remnant vegetation.
Recommendations	<ul style="list-style-type: none"> • <i>Nil</i>

9.4 Land Use Buffers

Land Use Buffers relate to the potential for land use conflicts between the proposed and existing land uses and dwellings. The buffers could relate to noise, dust, odour, spray drift or other potential conflicts.

Buffers to significant environmental features such as watercourses, wetlands, and heritage areas are also important and are considered separately.

The potential land uses, on site conditions, location and distance to other properties, do not require any particular buffers. The land uses are the same as proposed, rural living and increasingly smaller lots.

Land Use Buffers and Recommended Management	
Buffers	• No particular buffers are required to adjoining land uses.
Recommendations	• No significant buffers required.

9.5 Fire Control

Fire Management is a normal summer practice on all properties. The risk can be reduced through a range of activities such as the provision of fire breaks, providing fuel reduction zones, grazing or slashing and the provision of emergency facilities, procedures and exits.

Fire risk is best described in FESA, 2001, Planning for Fire, Fire and Emergency Services Authority of Western Australia.

Dwellings can be designed to comply with Australian Standard 3959 to assist in protection.

Fire Control falls under the *Bush Fires Control Act 1954* (as amended) and the City of Albany bylaws.

The main issues with fire management are the reduction in fuel, the maintenance of firebreaks, the availability of machinery and water to fight fires and the provision of emergency escapes. The location adjacent to the townsite is close to existing facilities.

Planning For Fire, 2010 (WAPC and FESA) provides guidance on the management of the subdivision-rural land and pasture interface. The requirements for fuel reduction zones is also addressed.

Much of the land is similar to other sites on the perimeter of the Albany Townsite and therefore the fire management issues will be similar.

The management of fire risk can be dealt with through the use of a Fire Risk Assessment and a Fire Management Plan

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Fire and Recommended Management	
Fire Management	<ul style="list-style-type: none">• The change to fire risk is best addressed through a Fire Management Plan.• There are standard conditions on the number of fire hydrants, water sources and access points for small rural subdivisions.• The dam is already in place for emergency water supply from helitanker.• The fire risks of this site are no different to any other subdivision of this type in the local area. The supplies of water across the site and the provision of better access will assist with risk management.
Recommendations	<ul style="list-style-type: none">• <i>Compliance with Bush Fires Control Act 1954 (as amended) and the City of Albany bylaws.</i>• <i>A Fire Risk Assessment and Fire Management Plan is recommended.</i>

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REPORT ITEM DIS152 REFERS



ACID SULFATE ASSESSMENT FORM

This assessment sheet is modified from Planning Bulletin 64, Draft December 2003.

Location	Lots LOT 422 Swan Point Road, Lower Kalgan
Date	Field work 29 July and 4 October 2009

	QUESTION	YES	NO	COMMENT
STEP 1				
1	Is the land depicted in Figures 1 - 10 of the Western Australian Planning Commission's Planning Bulletin No 64: Acid Sulfate Soils, as having a "high risk of Actual Acid Sulfate Soil (AASS) and Potential Acid Sulfate (PASS) < 3 m from surface?"		X	Mapping does not extend this far
2a	Is the land located in an area whether depicted in Figures 1 - 10 or not, where site characteristics and local knowledge suggest that there is a significant risk of disturbing acid sulfate soils at this location?		X	The mapping does not suggest a risk apart from the estuarine soils. The land is elevated, generally well drained but drops to wet soils on the lower slopes and valley floor.
2b	Does site interpretation suggest that there is a significant risk of disturbing acid sulfate soils at this location; soils, peat or sulfides in rock?		X	No sulfide, peat or grey shales that contain sulfides or organic matter were observed. The western edge estuarine silt soils below the 2 - 3 m AHD contour are at risk of acid sulphate conditions if disturbed.
STEP 2		IF YES TO ANY OF THE ABOVE GO TO STEP 2		
3a	Are any dewatering works to be undertaken?		X	Not proposed and not recommended.
3b	Is the extraction of superficial groundwater likely to expose peaty soils?	?		It is possible if the estuarine soils are excavated.
4a	Is the surface elevation <= 5 m AHD and is excavation of >= 100 m ³ of soil proposed?	?		The western edge is <5 m AHD and there is one lot in that area in the north west. This land will be filled rather than excavated.
4b	Are drainage or earthworks likely to expose subsoils potentially susceptible to acid sulfate conditions?	?		The estuarine soils are excluded from subdivision, but could be subject to excavations depending on service locations.
5a	Is the surface elevation > 5 m AHD and is excavation of >= 100 m ³ with an excavation depth of >=2 metres proposed in potential sulfide containing materials?		X	No excavations proposed. No sulfide materials were observed in the granitic rocks, no peat or organoferricrete was observed.
5b	Are peaty soils likely to be exposed through excavation		X	The vegetation in the north eastern and north western corners outside the building envelopes may require testing if they are to be disturbed.
5c	Are sulfide containing rocks or materials to be processed?		X	No mining and these geological materials are not present.
STEP 3		IF YES TO ANY OF THE ABOVE, CARRY OUT A PRELIMINARY SITE ASSESSMENT IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENT GUIDELINES		
6	Did the Preliminary Site Assessment reveal the presence of acid sulfate soils?	?		There is no risk on the development areas. There may be a risk from excavations for servicing outside the subdivision.
STEP 4		IF YES, CARRY OUT A DETAILED SITE ASSESSMENT IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENT AND CONSERVATION GUIDELINES		
7	Did the Detailed Site Assessment reveal the presence of acid sulfate soils?	?		See 6 above. The detailed soil mapping identified and excluded the at risk areas.
		IF YES, MODIFY THE DESIGN OF THE PROPOSAL OR PREPARE AN ACID SULFATE MANAGEMENT PLAN		

Comment	<i>There is no observable risk on the development areas. There may be a risk from excavations for servicing in the estuarine soils and the vegetation in the extreme north east and north west outside the building envelopes.</i>
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3

Available Reports	X	Geotechnical Report and 34 soil test holes and scattered pH tests.
	X	Preliminary Site Assessment Results
		Detailed Site Assessment Results and sampled assessments.
	X	The proposal has been designed to avoid disturbance of acid sulfate soils at this location
		Completed acid sulfate management plan

SIGNATUREDATE.....

ASSESSORS NAME Lindsay Stephens / Landform Research

Landform Research Lindsay Stephens BSc (Geology), MSc (Botany), MEIANZ
25 Heather Road, Roleystone, WA 6111, Phone 9397 5145 Mem. Aus. Geomechanics Soc. - Mem. WA Env. Cons. Assoc.

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Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany)
25 Heather Road Roleystone 6111
Phone 9397 5145 Fax 9397 5350

Project		Site Assessed by	L Stephens
Location	Lot 422 Swan Point Road, Lower Kalgan	Date of Inspections	29 July and 4 October 2009

Test Hole Number	1	Natural Surface		
Location	29 July 2009	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 110 mm	Dark grey sand			
110 - 600 mm	Grey sand with minor water flow at the base.	pH 5.5		
600 - 800 mm	Yellow plastic silty clay			
800 - 2400 mm	Grey silty sand with light grey clay and yellow vertical silty sand striping			
Groundwater	Minor water seepage at 600 mm			
Comment				

Test Hole Number	2	Natural Surface		
Location	29 July 2009	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 100 mm	Dark brown sandy loam			
100 - 460 mm	Brown sandy loam	pH 6		
460 - 600 mm	Brown sandy loam with minor gravel			
600 - 850 mm	Light creamy brown gravelly loam, wet and light coloured to bleaching, but no seepages.			
850 - 1150 mm	Yellow silty loam			
1150 - 1400 mm	Pale yellow mottled granite saprolite?			
1400 - 1900 mm	Light creamy white granite saprolite with red and lighter mottles. Hole dry			
Groundwater	Water table not intersected			
Comment				

Test Hole Number	3	Natural Surface		
Location	29 July 2009	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 120 mm	Grey brown sand			
120 - 600 mm	Light brown sand			
600 - 1400 mm	White granite saprolite and silty clay with red mottles			
Groundwater	Water table not intersected			
Comment				

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Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany)
25 Heather Road Roleystone 6111
Phone 9397 5145 Fax 9397 5350

Project		Site Assessed by	L Stephens
Location	Lot 422 Swan Point Road, Lower Kalgan	Date of Inspections	29 July and 4 October 2009

Test Hole Number	4	Natural Surface		
Location	29 July 2009	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 90 mm	Dark brown sand			
90 - 600 mm	Brown sand			
600 - 1400 mm	Laterite, yellow brown that can be fractured and broken			
1400 - 1450 mm	Silty sand			
Groundwater	Water table not intersected			
Comment				

Test Hole Number	5	Natural Surface		
Location	29 July 2009	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 110 mm	Dark grey sand			
110 - 650 mm	Light grey sand	pH 5.5		
650 - >900 mm	Laterite duricrust			
600 - 850 mm	Light creamy brown gravelly loam, wet and light coloured to bleaching, but no seepages.			
Groundwater	Water table not intersected			
Comment				

Test Hole Number	6	Natural Surface		
Location	29 July 2009	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 50 mm	Dark grey sand			
50 - 420 mm	Grey sand			
420 - 610 mm	Grey sand with large gravel particles			
610 - 800 mm	Laterite duricrust over yellow silty clay			
Groundwater	Water table not intersected			
Comment				

Test Hole Number	7	Natural Surface		
Location	29 July 2009	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 150 mm	Dark grey	pH 4.5		
150 - 480 mm	Grey sand			
480 - 760 mm	Dark brown organoferricrete	pH 5		
760 - 870 mm	Yellow brown laterite			
870 - 1400 mm	Yellow clay silt with lighter yellow and darker yellow mottles			
1400 - 1800 mm	Light coloured clay silt with red brown and yellow mottles			
Groundwater	Water table not intersected			
Comment				

REPORT ITEM DIS152 REFERS



Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany)
25 Heather Road Roleystone 6111
Phone 9397 5145 Fax 9397 5350

Project		Site Assessed by	L. Stephens
Location	Lot 422 Swan Point Road, Lower Kalgan	Date of Inspections	29 July and 4 October 2009

Test Hole Number	8	Natural Surface	
Location	29 July 2009	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 350 mm	Light grey sand		
350 - 460 mm	White sand		
460 - 600 mm	Brown sandy loam with minor gravel		
600 - 850 mm	Light creamy brown gravelly loam, wet and light coloured to bleaching, but no seepages.		
Groundwater	Water table not intersected and no seepages noticed although it is felt that the water table will be at 900 - 1000 mm if left for as sufficient time.		
Comment			

Test Hole Number	9	Natural Surface	
Location	29 July 2009	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 80 mm	Dark grey brown sand	pH 5	
80 - 600 mm	Grey sand		
600 - 670 mm	Yellow brown laterite		
Groundwater	Water table not intersected		
Comment			

Test Hole Number	10	Natural Surface	
Location	29 July 2009	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 200 mm	Dark grey sand	pH 5.5	
200 - 350 mm	Grey sand		
350 - 800 mm	White sand		
800 - 1100 mm	Yellow brown laterite, could not penetrate		
Groundwater	Small seepage at 750 mm.		
Comment			

Test Hole Number	11	Natural Surface	
Location	29 July 2009	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 100 mm	Dark grey sand		
100 - 640 mm	Light grey sand		
640 - 800 mm	Yellow brown laterite		
Groundwater	Water table not intersected		
Comment			

REPORT ITEM DIS152 REFERS



Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany)
25 Heather Road Rolleston 8111
Phone 9397 5145 Fax 9397 5350

Project		Site Assessed by	L Stephens
Location	Lot 422 Swan Point Road, Lower Kalgan	Date of Inspections	29 July and 4 October 2009

Test Hole Number	12	Natural Surface		
Location	29 July 2009	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 50 mm	Dark grey sand			
50 - 560 mm	Light grey sand			
560 - 940 mm	Laterite gravel and duricrust. Could not penetrate.			
Groundwater	Water table not intersected			
Comment				

Test Hole Number	13	Natural Surface		
Location	29 July 2009	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 30 mm	Dark grey sand			
30 - 320 mm	Grey sand			
320 - 840 mm	White sand			
840 - 1050 mm	Laterite gravel and duricrust. Could not penetrate.			
Groundwater	Water table not intersected			
Comment				

Test Hole Number	14	Natural Surface		
Location	29 July 2009	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 90 mm	Dark grey sand			
90 - 330 mm	Light grey sand			
330 - 710 mm	White sand			
710 - 720 mm	Dark brown stained sand			
720 - 1340 mm	Yellow clay silt with darker mottles			
1340 - 1750 mm	White clay silt with red brown mottles			
Groundwater	Water table not intersected			
Comment				

Test Hole Number	15	Natural Surface		
Location	29 July 2009	Base of Hole		
Test Hole Type	Backhoe	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 30 mm	Dark grey sand			
30 - 490 mm	Grey sand			
490 - 700 mm	Brown sandy loam with minor gravel			
700 - 850 mm	Laterite gravel and duricrust, yellow brown. Could not penetrate			
Groundwater	Water table not intersected			
Comment				

REPORT ITEM DIS152 REFERS



Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany)
25 Heather Road Roleystone 6111
Phone 9397 5145 Fax 9397 5350

Project		Site Assessed by	L Stephens
Location	Lot 422 Swan Point Road, Lower Kalgan	Date of Inspections	29 July and 4 October 2009

Test Hole Number	16	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand Auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 100 mm	Dark brown sand			
100 - 650 mm	Brown sand			
650 mm	Light brown gravel			
Groundwater	Water table not intersected			
Comment				

Test Hole Number	17	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 250 mm	Brown gravel			
250 - 550 mm	Light brown gravel			
Groundwater	Water table not intersected			
Comment				

Test Hole Number	18	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 350 mm	Grey sand			
350 - 600 mm	White sand			
Groundwater	Water at 480 mm			
Comment				

Test Hole Number	19	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 620 mm	Grey sand			
620 - > 800 mm	White sand			
Groundwater	Water table 620 mm			
Comment				

REPORT ITEM DIS152 REFERS



Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany)
25 Heather Road Rolleston 6111
Phone 9397 5145 Fax 9397 5350

Project		Site Assessed by	L Stephens
Location	Lot 422 Swan Point Road, Lower Kalgan	Date of Inspections	29 July and 4 October 2009

Test Hole Number	20	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
0 - 500 mm	Dark grey sand			
500 mm	Light brown sand			
Groundwater Comment	Water table 600 mm			

Test Hole Number	21	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
	Grey sand over white sand at depth			
Groundwater Comment	Water table at 450 mm			

Test Hole Number	22	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
	Grey sand over white sand at depth			
Groundwater Comment	Water table at 410 mm			

Test Hole Number	23	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
	Grey sand over white sand at depth			
Groundwater Comment	Water table at 440 mm			

Test Hole Number	24	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
	Grey sand over white sand at depth			
Groundwater Comment	Water table at 520 mm			

REPORT ITEM DIS152 REFERS



Regolith and Hydrological Logs

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25 Heather Road Roleyston 6111
Phone 9397 5145 Fax 9397 5350

Project		Site Assessed by	L Stephens
Location	Lot 422 Swan Point Road, Lower Kalgan	Date of Inspections	29 July and 4 October 2009

Test Hole Number	25	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description		Comments	
	Grey sand over white sand at depth			
Groundwater	Water table at 650 mm			
Comment				

Test Hole Number	26	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description		Comments	
	Grey sand over white sand at depth. Gravel at 800 mm.			
Groundwater	Water table at 500 mm			
Comment				

Test Hole Number	27	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description		Comments	
	Grey sand over white sand at depth			
Groundwater	Water table at 600 mm			
Comment				

Test Hole Number	21	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description		Comments	
	Grey sand over white sand at depth			
Groundwater	Water table at 600 mm			
Comment				

Test Hole Number	28	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description		Comments	
	Grey sand over white sand at depth			
Groundwater	Water table at 850 mm			
Comment				



Regolith and Hydrological Logs

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 25 Heather Road Roleystone 6111
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Project		Site Assessed by	L Stephens
Location	Lot 422 Swan Point Road, Lower Kalgan	Date of Inspections	29 July and 4 October 2009

Test Hole Number	29	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
	Grey sand over white sand at depth			
Groundwater	Water table > 1000 mm			
Comment				

Test Hole Number	30	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
	Grey sand over white sand at depth			
Groundwater	Water table > 1000 mm			
Comment				

Test Hole Number	31	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
	Grey sand over white sand at depth			
Groundwater	Water table > 1000 mm			
Comment				

Test Hole Number	32	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
	Grey sand over white sand at depth			
Groundwater	Water table > 1000 mm			
Comment				

Test Hole Number	33	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
	Grey sand over white sand at depth			
Groundwater	Water table > 1000 mm			
Comment				

REPORT ITEM DIS152 REFERS



Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany)
 25 Heather Road Roleystone 6111
 Phone 9397 5145 Fax 9397 5350

Project		Site Assessed by	L Stephens
Location	Lot 422 Swan Point Road, Lower Kalgan	Date of Inspections	29 July and 4 October 2009

Test Hole Number	34	Natural Surface		
Location	4 October 2009	Base of Hole		
Test Hole Type	Hand auger	Depth		
Diameter		Depth of static water level		
Depth	Description	Comments		
	Grey sand over white sand at depth			
Groundwater	Water table > 1000 mm			
Comment				

REPORT ITEM DIS152 REFERS

CONSTRAINTS ON SOILS FOR LAND USE AND DEVELOPMENT

	CONSTRAINTS IDENTIFIED	POSSIBLE ENVIRONMENTAL MANAGEMENT STRATEGIES
a	Soil permeability limitations	<ul style="list-style-type: none"> • Provide appropriate waste water disposal systems.
b	Foundation soundness	<ul style="list-style-type: none"> • Requires fill pads of sufficient depth to counteract potential clay or expanding sub-soils. • Organic subsoils may need to be removed if present.
c	Potential slope instability	<ul style="list-style-type: none"> • AS 2870 Site Class P generally applies to cut and fill. • Provide appropriate foundation design. • Upslope cutoff drains recommended. • Upslope water loading to be avoided. • Trees to be retained/planted. Pasture cover to be maintained
e	Water erosion risk	<ul style="list-style-type: none"> • Maintain soil cover of crops, pasture, trees or shrubs • Use contour drains and agricultural practices. • Stormwater to be controlled.
d	Steep slopes that require significant management	<ul style="list-style-type: none"> • Steep slopes that will require significant management to develop. • The slopes are often associated with a landscape feature. • Pier-pole foundations may be more appropriate than cut and fill. • Larger lot sizes recommended; > 1000 m².
f	Potential flooding	<ul style="list-style-type: none"> • Requires sand pad to be set sufficiently (0.5m) above highest known water level to minimise capillary effects. • Locate developments outside areas of flooding.
i	Subject to winter wet conditions or water logging risk in wet years.	<ul style="list-style-type: none"> • Alternative waste water treatment systems likely to be required. • Cut off drains and other drainage likely to be required. • Raise waste water disposal areas. • Fill may be required for developments. • Floor elevations to have clearance above water risk levels. • Reduce stock in winter.
k	Soil workability	<ul style="list-style-type: none"> • Remove or avoid rock, clay subsoils or other restrictions.
m	Low moisture availability of soil	<ul style="list-style-type: none"> • Manage or reduce stock to ensure pasture cover through summer. • Restrict clearing to building envelopes.
n	Low nutrient retention ability	<ul style="list-style-type: none"> • Alternative waste water treatment systems may be required. • Leach drains may need to be inverted or semi-inverted, banded by natural soil or impermeable membrane on downslope side. • Setback developments appropriate distances from water bodies/wetlands. • Use reticulated sewerage. • Feed stormwater through detention basins and swale drains. • Manage nutrient and fertiliser applications and stock • Restrict clearing to building envelopes. • Restrict the density of development.
o	Water pollution risk by overland flow	<ul style="list-style-type: none"> • Retain surface water in basins, use swale and grass filters. • Manage stock and potentially polluting land uses.
p	Potentially low microbial purification	<ul style="list-style-type: none"> • Alternative waste water treatment systems may be required. • Correctly install waste water systems. • Bund waste water disposal areas sufficiently.
r	Restricted rooting conditions	<ul style="list-style-type: none"> • Avoid rock, hardpan or other restrictions.
s	Water pollution risk by subsurface flow	<ul style="list-style-type: none"> • See (n) above.
t	Low topsoil nutrient retention	<ul style="list-style-type: none"> • See (n) above.
v	Remnant vegetation	<ul style="list-style-type: none"> • Restrict clearing to building envelopes. Maintain linkages.
w	Wind erosion risk	<ul style="list-style-type: none"> • Manage or reduce stock, irrigate and improve pasture. • Maintain vegetation/stubble cover through summer. • Restrict clearing to building envelopes.
x	Reduced ease of excavation	<ul style="list-style-type: none"> • Remove rock or avoid constrained areas.
y	Salinity risk	<ul style="list-style-type: none"> • Provide drainage and reduce ponding. • Plant deep rooted species including deep rooted crops.
z	Wetland conservation	<ul style="list-style-type: none"> • Exclude building envelopes and developments. • Provide appropriate buffer distances. • Place conservation covenants on wetlands and/or vegetation.
&	Potential for acid sulfate conditions	<ul style="list-style-type: none"> • Minimise deep excavations or bulk earthworks; use fill. • Neutralise removed affected soils. • Minimise or exclude dewatering and lowering of groundwater.
\$	Restricted water availability	<ul style="list-style-type: none"> • Water may be restricted for some horticulture land uses
#	Semi-inverted leach drains	<ul style="list-style-type: none"> • Leach drains should be semi-inverted, banded by natural soil or impermeable membrane on the downslope side.
@	Alternative waste water treatment system required	<ul style="list-style-type: none"> • Unsuitable for conventional septic systems. All lots will be required to use alternative waste water treatment systems to comply with Regulations, Policy and Department Guidelines.



KEY	SOIL TYPES
ES	Estuarine Silts These soils consist of silt of estuarine and alluvial origin, with lateral and vertical depositional changes in grain size from sand to clay. Outside the developable area. Subject to winter wet conditions, storm surges and increased river levels.
S	Deep Leached Sand Deep white silica sand of 2.0 plus metres deep over silts at depth. Occurs in the valley lower slopes and floors. Varies from winter wet conditions on the valley floors to drier soils with > 1000 mm separation to the water table.
S/St	Sand over Silt White silica sand overlying yellow clay silt at 500 – 1000 mm with darker mottles grading to lighter silt with red brown mottles at depths of 1000 – 1500 mm. Water table is normally 500 – 1500 mm.
S/GS	Sand over Granite Saprolite White silica sand over yellow brown gravelly loam on yellow silt. Light coloured granite saprolite with red brown mottles from 500 – 1000 mm. Free draining with the water table below 1000 mm.
S/L/St	Sand over Laterite and Silt Dark grey sand to grey silica sand over light brown or white sand with yellow brown laterite duricrust at 500 mm. The duricrust is normally 200 – 500 mm thick and overlies yellow clay silt and silt. Free draining with the water table below 1000 mm.
LG	Laterite Duricrust over Silt Minor grey silica sand over yellow brown laterite duricrust 200 – 500 mm thick, with common duricrust outcrop. The soil is basically the same as the Sand over the Laterite and silt except that the overlying sand has been removed. Free draining with the water table below 1000 mm.

⑥ Soil Test Hole



LOT 422, SWAN POINT ROAD, LOWER KALGAN	
SOIL TYPES	
Landform Research	December 2010
Base Photo LANDGATE	Scale 1 : 3 000 at A3

Figure 1



LIMITATIONS TABLES
LAND CAPABILITY FOR DWELLINGS and DEVELOPMENTS

KEY	CAPABILITY FOR SELECTED LAND USE
I	Very high capability with few physical limitations.
II	High capability with some physical limitations that can be overcome by planning and minor site modifications.
III	Fair capability with moderate physical limitations which may affect development. Careful planning and site modification may be required.
IV	Low capability with many physical limitations.
V	Very low physical capability or with significant limitations.
X	Development not acceptable because of significant environmental or geotechnical issues, or Government Policy. (Includes Conservation Category or EPP Wetlands and significant remnant vegetation, high risk geotechnical issues).

See attached sheet with the key and explanations

Figure 2

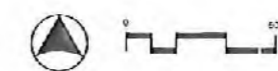


LOT 422, SWAN POINT ROAD, LOWER KALGAN	
By Landform Research 2010	
LAND CAPABILITY	
Landform Research	July 2009
Base Photo LANDGATE	Scale 1 : 3 000 at A3



KEY	VEGETATION COMMUNITIES
JM	Jarrah - Marri Low Forest The plateau areas are occupied by remnant <i>Eucalyptus marginalis</i> - <i>Eucalyptus calophylla</i> , low forest with scattered <i>Nuytsia floribunda</i> , and <i>Allocasuarina fraseriana</i> over a wide variety of understorey shrubs and ground covers typified by <i>Taxandria marginata</i> , <i>Hakea trifurcata</i> , <i>Adenanthos obvata</i> , <i>Acacia myrtifolia</i> , <i>Leucopogon verticillatus</i> , <i>Xanthorrhoea preissii</i> , and <i>Mesomeleiaena tetragona</i> .
Af	Peppermint Forest Regrowth of disturbed areas and pasture by <i>Agonis flexuosa</i> with pasture understorey or exotics such as Arum Lily.
MT	Melaleuca Thicket This is a community formed by regrowth of <i>Melaleuca cuticularis</i> on estuarine soils with some <i>Melaleuca thaphiophylla</i> on freshwater seepages.
ES	Estuarine Low Heath Estuarine and salt tolerant Samphire and Chenopodiaceae
ET	Eucalyptus - Taxandria Low Woodland Low woodland of <i>Eucalyptus megacarpa</i> over species typical of the lower wetter slopes such as <i>Taxandria parviceps</i> with other <i>Taxandria</i> spp and moisture liking species such as <i>Callistemon glaucus</i> , <i>Callistachys lanceolata</i> and <i>Lepodisperma</i> spp.
TT	Taxandria Thicket These are wetter areas where there has generally been regrowth after fencing or removal of stock to a thicket <i>Taxandria parviceps</i> with other <i>Taxandria</i> spp and moisture liking species such as <i>Callistemon glaucus</i> , <i>Callistachys lanceolata</i> , <i>Halospermum firmum</i> and <i>Melaleuca thaphiophylla</i> . This occurs in wetter areas and along the lower slopes.

Figure 3



LOT 422, SWAN POINT ROAD, LOWER KALGAN	
VEGETATION COMMUNITIES	
Landform Research	December 2010
Base Photo LANDGATE	Scale 1 : 3 000 at A3



VEGETATION CONDITION		
Vegetation Condition Scale reproduced (Bush Forever 2000).		
Condition Score	Vegetation Condition	Vegetation Descriptors
P	Pristine	Pristine or nearly so, no obvious signs of disturbance
E	Excellent	Vegetation structure intact, disturbance affecting individual species, and weeds are non aggressive species.
VG	Very Good	Vegetation structure altered, obvious signs of disturbance. For example disturbance to vegetation structure caused by repeated fires, the presence of some more aggressive weeds, dieback, logging and grazing.
G	Good	Vegetation structure significantly altered by very obvious signs of multiple disturbance. Retains basic structure or ability to regenerate it. For example, disturbance to vegetation structure caused by very frequent fires, the presence of some very aggressive weeds at high density, partial clearing, dieback and grazing.
D	Degraded	Basic structure of the vegetation severely impacted on by disturbance. Scope for regeneration but not to a state approaching good condition without intensive management. For example disturbance to vegetation structure caused by very frequent fires, the presence of very aggressive weeds, partial clearing, dieback and grazing.
CD	Completely Degraded	The structure of the vegetation is no longer intact and the area is completely or almost completely without native species. These areas are often described as "parkland cleared" with the flora comprising weed or crop species with isolated native trees or shrubs.

Figure 4



LOT 422, SWAN POINT ROAD, LOWER KAITIAKI	
December 2010	
VEGETATION CONDITION	
Landform Research	July 2009
Base Photo LANDGATE	Scale 1 : 3 000 at A3



Typical of much of the site with pasture on well drained sand over laterite



Edge of the remnant Eucalypt Forest in the central south



Eastern edge of pasture with sand over laterite



Remnant Eucalypt Forest in the central south, showing the removal of all understorey native species



Remnant Eucalypt Forest in the central north, showing the grazing, reduction in species and exotic *Acacia longifolia*



Acacia longifolia incursion into remnant vegetation in the south



Weller *Taxandria* spp Thicket in the central south



Weller *Taxandria* spp Thicket in the central south



Eucalyptus megacarpa over *Taxandria* spp Thicket in the north east corner

LOT 422,
SWAN POINT ROAD,
LOWER KALGAN

Figure 5A



Test hole 2, showing well drained loam soils with high phosphate retention capability



Minor seepage at 600 mm

Dark grey sand pH 5.5

Grey sand

Yellow plastic silty clay

Silt with yellow and grey vertical striping between large peds



Loam silt soils that have high phosphate retention



Hole 8, showing deep sand, light grey over white to very pale brown



Typical soils of much of the site, with grey and white sand over laterite over yellow silt



Typical soils of much of the site, with grey and white sand over laterite over yellow silt



Open pasture with sand over laterite and yellow silt



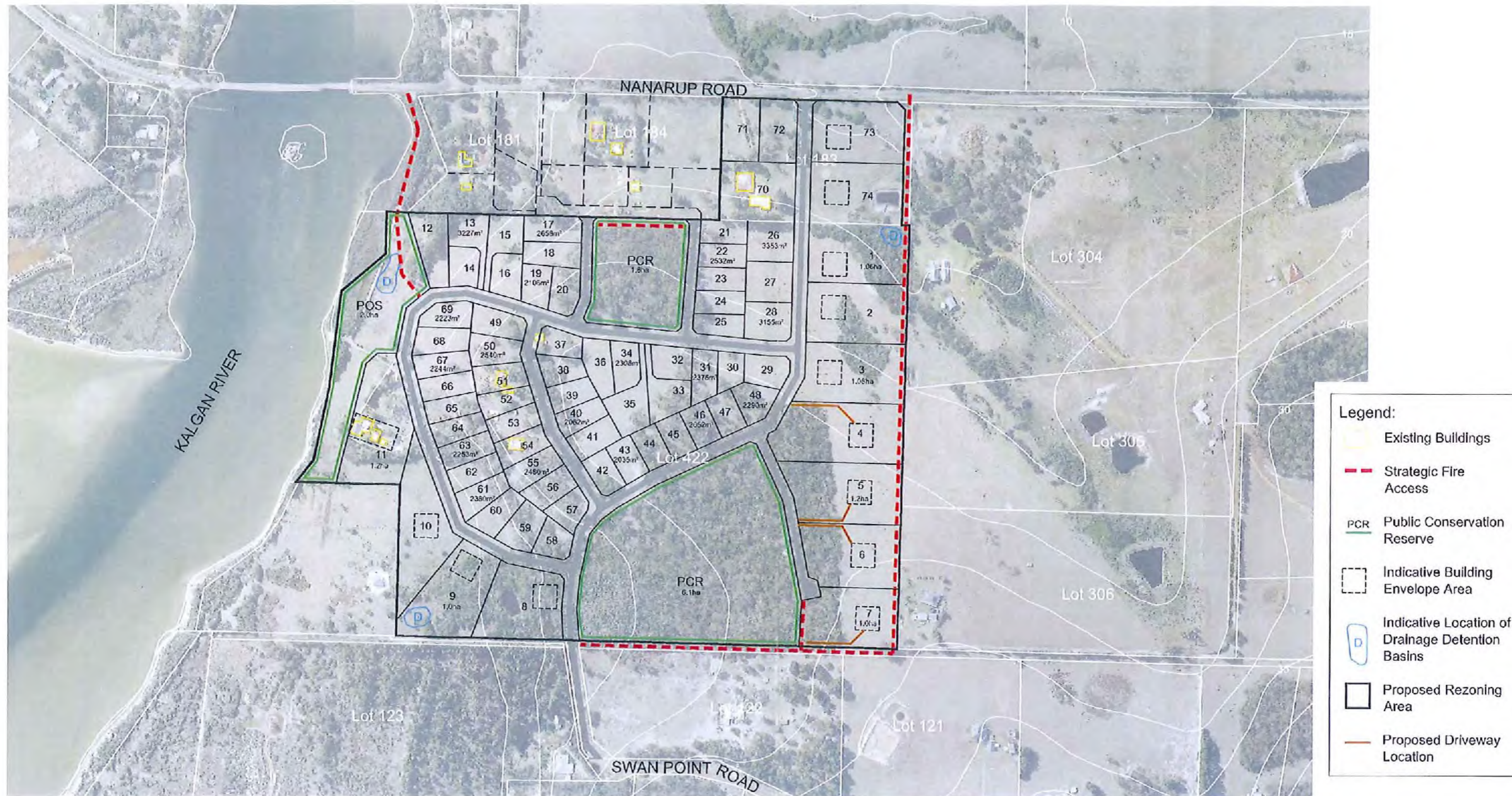
Yellow orange silt subsols that has weak laterite developed at the top



North west corner showing, the estuarine soils from the well drained plateau edge

LOT 422,
SWAN POINT ROAD,
LOWER KALGAN

Figure 5B



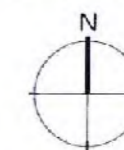
SUBDIVISION GUIDE PLAN

Lots 422 Swan Point Road & 183 Nanarup Road, KALGAN



Subdivision, Rezoning, Structure Planning, Development Planning, Design, Advocacy
 2953 Albany Highway, Kelmsoott WA 6111
 T: 9495 1947
 F: 9485 1946
 adm@dykstra.com.au

13 December 2010



1:5000 @ A3

Figure 6

- Notes:
- This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement.
 - The dimensions, areas and number of lots are subject to survey and also the requirements of all authorities.

07599SCSH-2-101213E

APPENDIX D – FIRE MANAGEMENT PLAN

**Lot 422 Swan Point
Road Lower Kalgan
WA**

Bushfire Management Plan



22/12/2015

Kathryn Kinnear

Bio Diverse Solutions

DOCUMENT CONTROL

TITLE

Lot 422 Swan Point Road Lower Kalgan Bushfire Management Plan

Author (s): Kathryn Kinnear

Reviewer (s): Scott Penfold

Job No. : HD025

Client: Harley Dykstra

REVISION RECORD

Revision	Summary	Revised By	Date
Draft Id 4/3/2015	Planning review	S.Penfold	04/03/2015
Draft Id 9/3/2015	Client review	Harley Dykstra	09/03/2015
Final Id 03/06/2015	Issued to client	K.Kinnear	03/06/2015
Final Id 22/12/2015	Updated with new guidelines and BAL mapping	K.Kinnear	22/12/2015

DISCLAIMER

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959 – Building in Bushfire prone Areas, , WAPC SPP3.7, Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015) and CSIRO’s research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.



Bio Diverse Solutions
55 Peppermint Drive
Albany WA 6330

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1. Introduction

Harley Dykstra commissioned Bio Diverse Solutions (Bushfire Consultants) to undertake a bushfire hazard assessment and prepare a Bushfire Management Plan to guide all future bushfire management as part the planning process for a proposed subdivision development of Lot 422 Swan Point Road Lower Kalgan.

The basic requirements of any Bushfire Management Plan (BMP) is to identify potential issues or problems relating to environmental fire threats and recommend specific actions by certain persons, agencies, authorities and developers to ensure, as much as practical, that the lives and assets of the location are not put at undue threat from any unplanned fire event. A BMP takes into account various physical attributes of the land, including topographical and vegetation properties, local climatic impacts, biodiversity, past and current land use, past fire history and management practices, local authority fire management obligations, road access, water supplies, adjacent property and tenure, and future obligations by various parties should the subdivision application be successful.

Such planning takes into consideration standards and requirements specified in various documents such as Australian Standard (AS) 3959-2009, Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015) and State Planning Policy 3.7 (WAPC, 2015). These plans have been developed to ensure uniformity with interpretation of onsite vegetation types, site design, and building standards.

The subject area is described as Lot 422 Swan Point Road Lower Kalgan and is shown in Appendix A and the Subdivision Guide Plan (SGP) at Appendix B.

1.1. Statutory Conditions

This Bushfire Management Plan has been prepared for Lot 422 Swan Point Road Lower Kalgan to address fire management issues associated with the proposed Subdivision Guide Plan (SGP). The BMP is consistent with State and Local Government planning instruments, in particular the Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015) and State Planning Policy 3.7 (WAPC, 2015). The Plan aims to resolve any conflicts and provide planning information and guidance for the City of Albany (CoA), DFES, and present and future lot owners.

On the 7th December 2015 the *Fire and Emergency Services (Bush Fire Prone Areas) Order 2015; Planning and Development (Local Planning Scheme) Amendment Regulations 2015; Planning and Development Act 2005 State Planning Policy 3.7 - Planning in Bushfire Prone Areas* and the *Building Amendment Regulations (No.3)* were published in the WA Government Gazette. The Western Australian State Bushfire Prone Mapping was also publicly released.

This means that:

- **Emergency Services (Bush Fire Prone Areas) Order 2015:** 4 (1) *The areas of the state described in the Bushfire Prone Areas dataset are designated as bush fire prone areas.*
- **Planning and Development (Local Planning scheme) Amendment Regulations 2015:** 78D (1) *Unless subclause (2) applies, before commencing any development on a development site a person (the developer) must cause to be prepared a bushfire attack level assessment for the development site if the development site _*
 - (a) *is in a bushfire prone area; and*
 - (b) *has been in a bushfire prone area for a period of at least 4 months.*
- (2) *A developer is not required under subclause (1) to cause to be prepared a bushfire attack level assessment for a development site if:*
 - (a) *a BAL contour map has been prepared in relation to the development site; or*
 - (b) *because the terrain of the development site it is not possible to calculate the bushfire attack level of the development site.*
- **Planning and Development Act 2005 State Planning Policy 3.7 (SPP 3.7)- Planning in Bushfire Prone Areas:** *The intent of this policy is to implement effective, risk based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. The application of SPP 3.7 applies to all higher order strategic*

planning documents, strategic planning proposals, subdivision and development applications located in designated bushfire prone areas.

- **Building Amendment Regulations (No.3):** Outlines the definition of the bushfire prone area as designated under the *Fire and Emergency Services Act 1998* Regulation 31BA applicable building standards for buildings and incidental structures in bushfire prone areas.

(WA Australian Government Gazette, 2015)

The publicly released bushfire prone mapping (Bushfire Prone Area Mapping, OBRM, 8/12/15) outlines the site to be Bushfire Prone as per the above regulations as is situated within 100m of >1 ha of bushfire prone vegetation. Refer to extract from the Office of Bushfire Risk Management (OBRM) as released in December 2015 Appendix A.

This document and the recommendations contained are aligned to the following policy and guidelines:

- AS 3959-2009 “Construction of Buildings in Bushfire Prone Areas” current and endorsed standards;
- “Planning for Bushfire Protection Edition 2” WAPC (2010);
- Draft “Planning for Bushfire Risk Management Guidelines (WAPC, 2014);
- *Bushfires Act 1954*;
- CoA Annual Fire Break Notice; and
- Proposed *Planning and Development (Bushfire Risk Management) Regulations 2014*.

1.2. Suitably Qualified Bushfire Consultant

This BMP has been prepared by Kathryn Kinnear (nee White), who has 10 years operational fire experience with the (formerly) DEC (1995-2005) and has the following accreditation in Bushfire Management:

- Incident Control Systems;
- Operations Officer;
- Prescribed Burning Operations;
- Fire and Incident Operations;
- Wildfire Suppression 1, 2 & 3;
- Structural Modules – Hydrants and hoses, Introduction to Structural Fires, and Fire extinguishers; and
- Ground Controller.

Kathryn Kinnear currently has the following Tertiary Qualifications:

- BAS Technology Studies & Environmental Management;
- Diploma Business Studies; and
- Graduate Diploma of Environmental Management.

Kathryn Kinnear is presently pending approval as a Level 1 BAL Assessor and is classified as an “Experienced Practitioner” pending provisional accreditation. Kathryn Kinnear is presently a member of Fire Protection Australia Association and a committee member of the Bushfire Subcommittee Western Australia. Kathryn is a suitably qualified Bushfire Practitioner to prepare this Bushfire Management Plan.

2. Aims of this Plan

The aim of this BMP is to reduce the occurrence of, and minimise the impact of bushfires, thereby reducing the threat to life, property and the environment. The BMP has been prepared by Bio Diverse Solutions (Bushfire Practitioner) for the client with the “Subject site” being Lot 422 Swan Point Road Lower Kalgan, see Appendix A.

2.1. Planning Context

The BMP has been prepared to support a Subdivision Guide Plan (SGP) proposal on Lot 422 Swan Point Road Lower Kalgan. The proposed Subdivision Guide Plan as prepared by Harley Dykstra is located in Appendix B.

2.2. Site inspection

To ensure that every aspect of the proposed subdivision meets the planning requirements as set out in Guidelines for Planning in Bushfire Prone Areas (2015) (Appendices, 2, 3 and 4), a site inspection was undertaken on the 29th January 2015 by Kathryn Kinnear (Bushfire Practitioner, Bio Diverse Solutions) to assess the vegetation and the site conditions.

The site was assessed as having a “**Moderate- Extreme**” bush fire hazard rating due to the presence of internal and adjacent Forest and Woodland vegetation.

The “Elements” which are to be met either through the objectives of the “Performance Principle” or “Acceptable Solutions” (WAPC, 2015) for the subject site include:

- Element 1 - Location;
- Element 2 - Siting and design of development.
- Element 3 - Vehicular access; and
- Element 4 – Water.

2.3. Objectives

The objectives of this BMP are:

- Achieve consistency with objectives and policy measures of SPP 3.7 (WAPC, 2015), AS3959-2009 (current and endorsed standards), and the Guidelines for Planning in Bushfire Prone Areas (2015);
- Understand and document the extent of the bushfire risk to the subject site
- Prepare bushfire risk management measures for bushfire management of all land within the subject area with due regard to people, property, infrastructure and the environment;
- Nominate individuals and organisations responsible for fire management and associated works within the subject area; and
- Aligned to the recommended assessment procedure which evaluates the effectiveness and impact of proposed, as well as existing, bushfire risk management measures and strategies.

3. Description of the area

3.1. Location

The subject site is 18 km north east of the Albany Central Business District (CBD), within the municipality of the City of Albany. The subject site is located in the locality of Lower Kalgan adjacent to Oyster Harbour/Kalgan River and consists of approximately 40ha with cleared paddock areas and remnant vegetation with two existing dwellings and a cottage on site. Please refer to Figure 1 below - Locality Map, and Site Location Mapping Appendix A.

Figure 1 – Subject site locality



3.2. Development proposal

The development at the subject site contemplates rural residential development with 23 new lots being created. The lot sizes range from 1.01ha to 3.44ha with building envelopes.

The BMP has been prepared as part of the planning process to prescribe bushfire management measures for the proposed development as State Planning Policy 3.7 Planning in Bushfire-Prone Areas (2015), and the Guidelines for Planning in Bushfire Prone Areas (2015) (Appendices, 2, 3 and 4).

Please refer to the proposed SGP in Appendix B.

4. Desktop Assessment – Regional Setting

4.1. Current site land use

The subject site has been traditionally used as a small farm for dairy, sheep and cattle. Most of the out buildings associated with the farm have been removed (sheds, cattle yards etc) with two dwellings and a small cottage remaining. Please refer to Photographs 1 and 2 below.



Photograph 1 – View of existing dwelling central to the property.



Photograph 2 – View of small cottage in the north of the property.

The paddock areas on the property have been regularly grazed (historically) or slashed (recently). There are areas of remnant vegetation and various dams located across the property. Refer to Photographs 3 -6.



Photograph 3 – View of grazed paddock areas, now maintained through slashing in the west of the property.



Photograph 4 – View of grazed paddock areas, now maintained through slashing in the north east of the property.



Photograph 5 – View of remnant vegetation on site.



Photograph 6 – View of dam located in the southern portion of the property.

4.2. Surrounding land uses

Adjacent to the subject site to the west is Oyster Harbour and the Kalgan River and associated foreshore/riverine areas. Please refer to Photographs 7 and 8 below.



Photograph 7 – View of Kalgan River to the west of the property and foreshore area (foreground).



Photograph 8 – View of Kalgan River and Oyster Harbour foreshore area adjacent to the property.

To the north, east and south there are small to large rural properties with remnant vegetation, cleared paddock areas and dwellings. Refer to Photographs 9 to 11.



Photograph 9 – View of property to the south west of the subject site.



Photograph 10 – View of property boundary and adjacent farm to the south east.



Photograph 11 – View of property to the north (north/east) also owned by the client.

4.3. Climate

The lower south-west of Western Australia has a Mediterranean climate with mild to moderately hot dry summers with cool evenings. Winters are typically cool and wet and are punctuated by periodic winter fronts bearing strong winds and rainfall (BOM, 2014).

A major factor influencing Albany's climate is the Southern Ocean. The city is situated on the southern coast of WA and the ocean imparts a moderating influence via sea breezes in the warmer months and more generally through the effects of a relatively mild and moist air mass at any time of the year. Another significant factor is the position of a band of high pressure known as the sub-tropical ridge, and seasonal variations are mainly due to the north-south movement of this ridge.

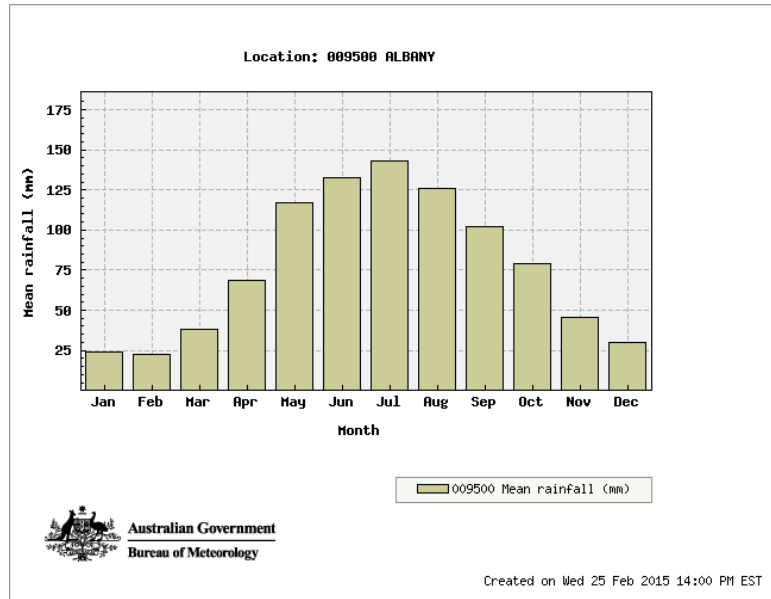
An easterly broad scale flow prevails in summer when the ridge is south of the State. However, the movement of high pressure cells from west to east along this ridge brings a commonly repeated pattern of wind changes to south coast locations. Albany's south coast aspect means that the progression of winds from east through north, west, south and returning to east over periods of several days to a week or more during summer can bring a large variation in weather from fine and mild, to hot with thundery showers, to cool and cloudy with drizzle. When the ridge moves north in the cooler months, the moisture-laden westerly winds south of the ridge deliver much of Albany's annual rainfall. Atmospheric disturbances embedded in the westerly's are common in the winter months with sometimes several cold fronts passing through southwest WA in a week (BOM, 2014).

4.3.1. Rainfall

Albany's long-term median annual rainfall is approximately 927.8mm (BoM, 2015) (Albany BOM Station # 9500) though there can be considerable variation in the total rainfall from year to year. Approximately 72 per cent of the annual rainfall occurs between May and October. Although cold fronts are responsible for much of the recorded rainfall total, a moist onshore flow can occur in any season and bring showers or drizzle. Thus the area records rainfall on average 102.5 days annually (BOM, 2015).

July is the wettest month, with the wettest month recorded in June 1970 of 421.5mm. Rain occurs on two days out of every three during an average winter. The driest month is February with a mean of 22.6mm and in winter the average is 143.1mm (July). In 2013 Albany recorded an annual rainfall of 967.8mm (2014 not available at time of printing). Please refer to Figure 2 - Mean Rainfall Albany from 1877-2014 (BOM 2014).

Figure 2 – BoM Rainfall for Albany BOM Station (9500)



4.3.2. Temperature

Average maximum temperatures peak in January and February in Albany, with monthly mean maximum temperatures of 20-22°C although temperatures above 35°C sometimes occur when hot, dry northerly winds arrive from the interior of WA. Overnight mean minimums also peak in January and February at a mild 14-15°C, on average.

Winter daily maximum temperatures average approximately 15.8°C (July), while the average mean minimum is approximately 8.2°C in July and August. Daily minimum temperatures below 5°C can be expected about once or twice a month in winter. Please refer to Figure 3 illustrating Average Temperatures Albany from 1880 to 2014 (BoM 2015).

Figure 3 –Mean Maximum Temperatures Albany Station (BOM, 2015)

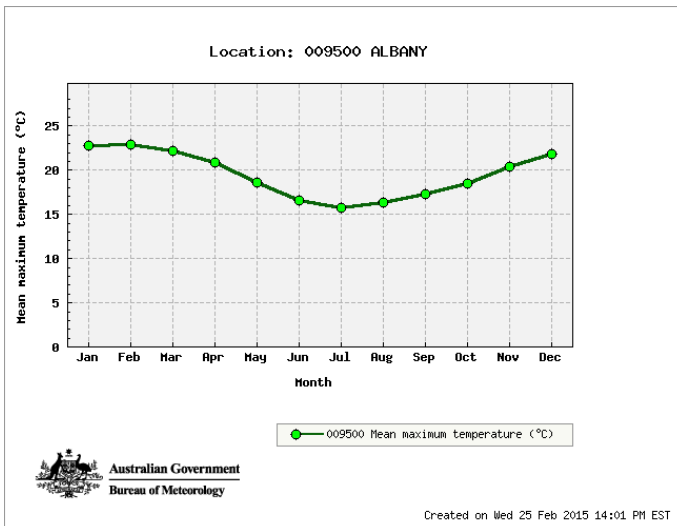
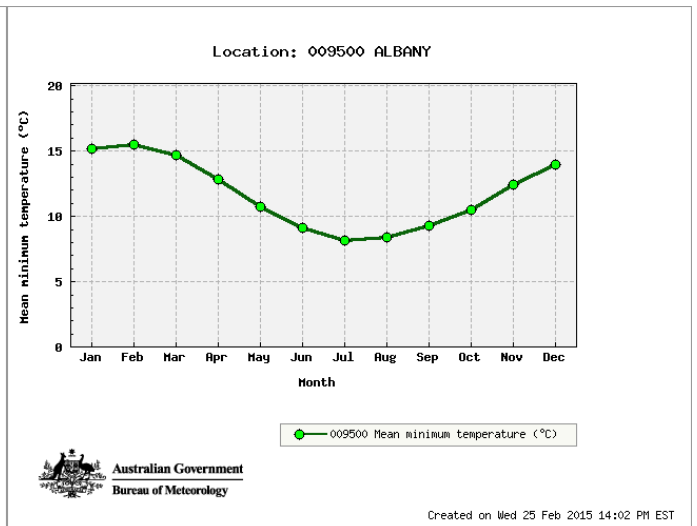


Figure 4 –Mean Minimum Temperatures Albany Station (BOM, 2015)

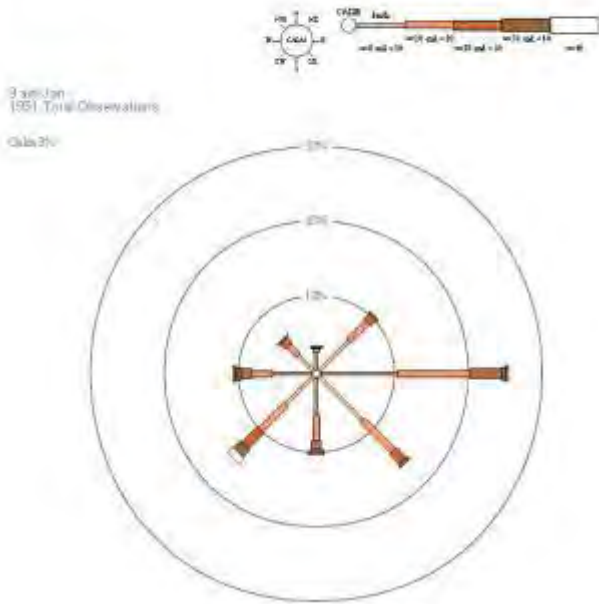


4.3.3. Wind

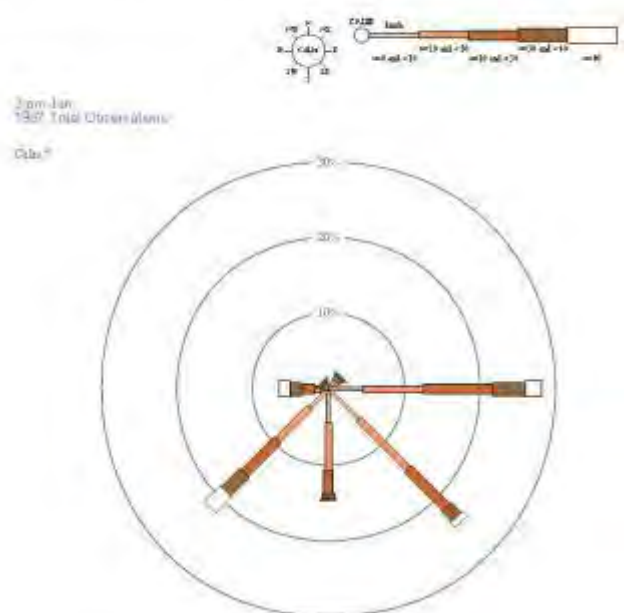
The dominant wind direction in summer is from the southwest, east and southeast and afternoon sea breezes occur from October to March. During winter, west and northwest wind prevail from which most storm events occur (BoM, 2015). Although fronts and depressions may bring strong to gale force winds, winter winds are more variable and generally lighter than those of summer. Please refer to Figure 4 and 5 (BoM, 2015).

Figure 4 – Summer (Jan) 9am and 3pm wind rose BoM

Rose of Wind direction versus Wind speed in km/h (01 Jan 1967 to 30 Sep 2010)
 Climate Data on Wind Speed is obtained as follows:
ALBANY
 Site No: 00550 - Open rd Jan 071 - 580Open - Lat: -35.025° - Long: 117.000° - Height: 3m
 An asterisk (*) indicates that data is less than 0.5%.
 Other important info about this analysis is available in the accompanying notes.



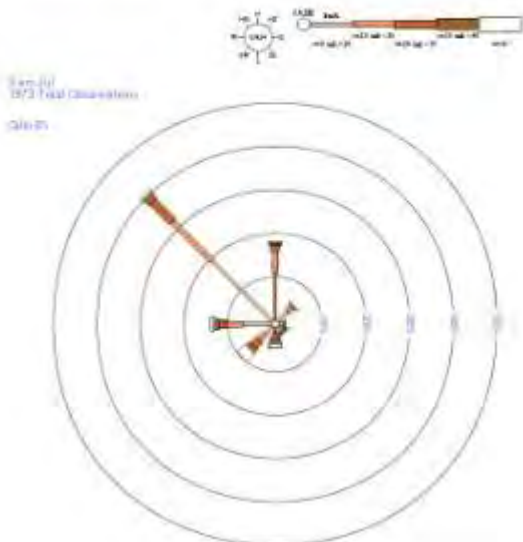
Rose of Wind direction versus Wind speed in km/h (01 Jan 1967 to 30 Sep 2010)
 Climate Data on Wind Speed is obtained as follows:
ALBANY
 Site No: 00550 - Open rd Jan 071 - 580Open - Lat: -35.025° - Long: 117.000° - Height: 3m
 An asterisk (*) indicates that data is less than 0.5%.
 Other important info about this analysis is available in the accompanying notes.



(Source BOM 2015)

Figure 5– Winter (Jul) 9am and 3pm wind rose BoM

Rose of Wind direction versus Wind speed in km/h (01 Jan 1967 to 30 Sep 2010)
 Climate Data on Wind Speed is obtained as follows:
ALBANY
 Site No: 00550 - Open rd Jan 071 - 580Open - Lat: -35.025° - Long: 117.000° - Height: 3m
 An asterisk (*) indicates that data is less than 0.5%.
 Other important info about this analysis is available in the accompanying notes.



Rose of Wind direction versus Wind speed in km/h (01 Jan 1967 to 30 Sep 2010)
 Climate Data on Wind Speed is obtained as follows:
ALBANY
 Site No: 00550 - Open rd Jan 071 - 580Open - Lat: -35.025° - Long: 117.000° - Height: 3m
 An asterisk (*) indicates that data is less than 0.5%.
 Other important info about this analysis is available in the accompanying notes.



(Source BOM 2015)

Figure 4 wind roses indicate there are variable morning (summer) breezes with strong afternoon winds from the south west, east and south east directions in dry, summer periods.

4.4. Prevalent Fire Weather

Fire weather is characterised by mid-level disturbances across the south west of Western Australia, bringing unstable atmospheric conditions (thunder and lightning) from the north or north-west wind directions. This is characteristic of “Extreme” Fire Weather conditions to the area with

hot dry conditions prior to storm events. Risk of lightning strikes, spark ignition, arson and other causes of fire give rise to wild fires under these conditions.

Prevalent winds which most wildfire events occur in the region are from the north-west, east and north-east direction. Conditions tend to be dry with low relative humidity. High winds and excess fuels can lead to hazardous conditions for residents.

Prevailing strong south west, south east and south easterly winds exist at the subject site during dry summer afternoon periods (Figure 4). These circumstances place the most risk from wildfire events. The vegetated private properties to the north east, and south pose a bushfire risk from prevailing winds during summer afternoon periods (Figure 4).

4.5. Climate Change

Climate change is expected to impact on the future rainfall pattern of the area. It is recognised that the average rainfall has already declined by 20%-30% over the past few decades and that the long term impact of climate change may lead to a shift in rainfall, as well as dryer climatic conditions for the region. The long term changes are predicted to impact on the flora, fauna and water availability for the region. (Climate Commission 2010)

The Climate Commission (Climate Commission 2010) estimates that
“...Rainfall patterns in Western Australia have changed over the last 40 years. There is significant evidence that climate change has contributed to the marked drying trend in the southwest of the state.”

The proposed subdivision could be affected from climate change through increased intensity rainfall events or extended drying periods. Increased extreme weather from climate change could affect fire frequency and behaviour in Western Australia (DEC, 2012), this BMP has been prepared to reduce the risk of bushfire on the environment and any adjacent properties.

4.6. Topography

The subject site is located on a gentle western facing ridge beside the Oyster Harbour Estuary and Kalgan River. The highest point is 25m AHD in the south east, with most of the site being at or on the 5-20m AHD. Please refer to Vegetation Mapping - Appendix C.

The “Effective slopes” (as per AS3959-2009) under the classifiable vegetation is measured between 2.2°-8.6° (degrees) with an average of 4.2° calculated over 7 slopes. Refer to the slope analysis on the Vegetation Mapping - Appendix C.

4.7. Bushfire fuels – Vegetation

The subject site lies within the Jarrah Forest IBRA bioregion, (JF2 – Jarrah Forest 2 subregion). This subregion is characterised by: *Jarrah-Marri forest on laterite gravels and, in the eastern part, by Wandoo - Marri woodlands on clayey soils. Eluvial and alluvial deposits support Agonis shrublands. In areas of Mesozoic sediments, Jarrah forests occur in a mosaic with a variety of species-rich shrublands.* (Hearn et al., 2002).

The vegetation has been mapped on a broad scale by JS Beard (Shepherd *et al* 2002) in the 1970's, where a system was devised for state-wide mapping and vegetation classification based on geographic, geological, soil, climate structure, life form and vegetation characteristics (Sandiford and Barrett 2010). A search of JS Beard's vegetation classification database for the general area places the site within 1 broad Vegetation Association for the site:

1. System Association: Kwoornicup

Vegetation Association number: 3

Vegetation Description: Medium forest; jarrah-marri (e2,3Mc)

Vegetation assessment was undertaken by Landform Research in 2010 (Stephens, L., 2010) whereby 6 vegetation communities were described across the subject site.

These were described as:

- Jarrah-Marri Low Forest;
- Peppermint Forest;
- Melaleuca Thicket;
- Estuarine low heath; and
- Eucalyptus-Taxandria Low Woodland; and Taxandria Thicket.

Refer to the full report from Landform Research (Stephens, L., 2010) for full vegetation descriptions, vegetation condition and mapping.

The site assessment revealed five vegetation types for the area (internal and external to the subject site) classified as per the AS3959-2009 criteria as:

- **Low Open Forest (Type A)** – *Trees over 30m high; 30-70% foliage cover (may include understorey of sclerophyllous low trees and tall shrubs or grass). Typically dominated by Eucalypts Casuarinas (AS3959-2009);* Internal and adjacent to the north and south in private property.
- **Woodland (Type B)** – *Trees 10 -30m high; 10-30% foliage cover dominated by Eucalypts; understorey low trees to tall shrubs dominated by Acacia, Callitris or Casuarinas (AS3959-2009);* Internal Jarrah/marri Woodland and Peppermint Woodland which has been grazed/parkland cleared.
- **Scrub (Type D)** - *Found in areas wet enough to support eucalypt trees, which are affected by poor soil fertility or shallow soils. >30% foliage cover. Dry heaths occur in rocky areas. Shrubs 1-2m high. Typical of coastal wetlands (AS3959-2009) located in the Oyster Harbour and Kalgan River foreshore areas.*
- **Grassland (Type G)** – *Open paddock areas, overstorey foliage <10%. (AS3959-2009),* internal and adjacent to the subdivision.
- **Low threat vegetation (AS3959-2009)** – *Non- Vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops; and Low threat vegetation including managed grassland, maintained lawns, golf courses, maintained public reserves and parklands, botanical gardens, vineyards, orchards, cultivated ornamental gardens, commercial nurseries, nature strips and wind breaks (AS3959-2009).* Internal existing dwellings, gravel pit, roads and dams.

These assessments are based on dominant tree heights and vegetation structure according to Table 2.3 AS3959-2009 and are located within 100m of the boundary of the subject site. Please refer to Photographs 12 to 21 showing vegetation types classified as per AS3959-2009 (and descriptions above) and also shown in Vegetation Mapping Appendix C.



Photograph 12 – View of Woodland Type B along dominant ridge, Jarrah/Marri parkland cleared.



Photograph 13 – View of Woodland Type B in central east side of subject area, Jarrah/Marri parkland cleared.



Photograph 14 – View of Forest type A – Low open Jarrah/Marri forest in the south east of subject area.



Photograph 15– View of Forest type A – Low open Jarrah/Marri forest in the north of subject area



Photograph 16 – View of Grasslands Type G to the north east of the subject site.



Photograph 17– View of Grasslands Type G from the property to the south east of the subject site.



Photograph 18 – View of Low Threat Vegetation – dam and banks, Forest Type A in background (*Taxandria juniperina*).



Photograph 19– View of Low threat vegetation around existing building central to the subject site. View from the east.



Photograph 20 – View of Shrublands Type D to the west of subject area along the Oyster Harbour/Kalgan River foreshore.



Photograph 21– View of Shrublands Type D to the west of subject area along the Oyster Harbour/Kalgan River foreshore.

4.8. Assets

The subject site is predominantly cleared of remnant vegetation with no infrastructure, once developed, the values which will be potentially affected by bushfire include:

- **Human lives:** It is likely that more than 60-90 people could be resident at the newly created subdivision;
- **Assets:** The development will contain dwellings and valuable infrastructure; and
- **Environmental Conservation Values:** there will be remnant flora and fauna protected in the adjacent foreshore reserve at the Oyster Harbour/Kalgan River and conservation of flora and fauna in “Vegetation Protection Zones” across the site (see SGP Appendix B).

4.9. Access

Vehicle access to the subject site is from presently along Affleck Road off Nanarup Road.

4.10. Water Supply

There is presently mains scheme water supplied to the existing dwellings on site.

4.11. Fire Breaks

There are existing firebreaks around the property, refer to Photograph 22 below.



Photograph 22– View of firebreak along the southern boundary of the subject site.

5. Potential Bushfire Issues and Bushfire Hazards

The bushfire hazard assessment provides a measure of the fire intensity and likelihood of bushfire attack measures on a dwelling, subdivision or residential area (Planning for Bushfire Protection, Edition 2 2010). This measure can provide an assessment of the land for suitability for residential construction and takes into account:

1. Vegetation Assessment – type and class in each direction;
2. Distance - between the predominant vegetation class and proposed building;
3. Topography and slope – with reference to accessibility; and
4. Land use – surrounding and internal to the proposal.

(Refer to Planning for Bushfire Protection, Edition 2, WAPC 2010)

The Vegetation type for the subject site and adjacent (to 100m from boundary) has been classified as per AS3959-2009 as Forest Type A, Woodland Type B, Shrubland Type D, Grassland Type G and Low threat Vegetation (as per vegetation classifications outlined in AS3959-2009). The bushfire hazard (risk) ratings have been assessed as per the methodology as outlined in the Guidelines for Planning in Bushfire Prone Areas (2015) (Appendix 2). Please refer to Table 1 below.

Table 1 – Bushfire Hazard Level Categories

Table 3: Hazard levels and characteristics

HAZARD LEVEL	CHARACTERISTICS
Low	<ul style="list-style-type: none"> • devoid of standing vegetation (less than 0.25ha cumulative area); • areas which, due to climatic conditions or vegetation (e.g. rainforest), do not experience bushfires; • inner urban or suburban areas with maintained gardens and very limited standing vegetation (less than 0.25ha cumulative area); • low threat vegetation, including grassland managed in a minimal fuel condition (i.e. to a nominal height of 100mm), maintained lawns, vineyard and orchards; and • pasture or cropping areas with very limited standing vegetation that is shrubland, woodland or forest with an effective up slope*, on flat land or an effective down slope* of less than 10 degrees, for a distance greater than 100 metres.
Moderate	<ul style="list-style-type: none"> • areas containing pasture or cropping with an effective down slope* in excess of 10 degrees for a distance greater than 100 metres; • unmanaged grasslands; • open woodlands; • open shrublands; • low shrubs on areas with an effective up slope*, on flat land or an effective down slope* of less than 10 degrees, for a distance greater than 100 metres or flat land; • suburban areas with some tree cover; and • forest and woodlands with a permanent grass understorey or at most, a scrub understorey structure consisting of multiple areas of <0.25ha and not within 20 metres of each other or single areas of <1ha and not within 100 metres of other scrub areas.
Extreme	<ul style="list-style-type: none"> • forests with a scrub understorey which is multi-tiered; • woodlands with a scrub understorey which is multi-tiered; • tall shrubs; and • any area of vegetation not otherwise categorised as low or moderate.

(WAPC, 2015)

Internal Bushfire Risks

The subject site has regular slashing of the cleared paddock areas, firebreaks, and around infrastructure at least twice a year and is presently Grassland Vegetation, which is classified as a “**Low**” threat of bushfire (as per WAPC Guidelines, Table 1). Isolated Peppermint, Jarrah and Marri trees occur in paddock areas however the site is approximately 60% grassland vegetation Type G. Occurring in remnant patches through the central area of the subject site Woodland Type

B, the slopes are low (between 2°-6°) this would be classified as **“Moderate”** threat of bushfire (as per WAPC Guidelines, Table 1). In the north, south and north east there are patches of Low Open Forest (Type A) vegetation with regenerating understorey and midstorey, the slopes are low (between 2°-4°) this would be classified as **“Extreme”** threat of bushfire (as per WAPC Guidelines, Table 1).

Refer to Bushfire Hazard Mapping Appendix D.

External Bushfire Risks

Adjacent to the subject site along the Kalgan River and Oyster Harbour foreshore is remnant tidal wetland vegetation – classified as Shrubland Type D. To the north east there is remnant Woodland Type B in private property. There are low effective slopes (<10°) for these vegetation classifications, with the adjacent Woodland Type B and Shrubland Type D classified as a **“Moderate”** threat of bushfire (as per WAPC Guidelines, Table 1).

To the south east, south west, east and north there are adjacent private properties with grassland paddocks and dwelling infrastructure. These areas would be classified as **“Low”** threat of bushfire (as per WAPC Guidelines, Table 1).

To the south and north east there are remnant patches of Forest Type A with regenerating understorey and midstorey, the slopes are low (between 2°-4°) this would be classified as **“Extreme”** threat of bushfire (as per WAPC Guidelines, Table 1).

Refer to Bushfire Hazard Mapping Appendix D.

Proposed Subdivision Fire Risk Rating

The bushfire hazard for this subdivision has been rated at a **Moderate – Extreme** risk due to the site having internal and external patches of Woodland and Forest remnant native vegetation. The overall slopes for the vegetated areas are low-moderate <10°, however setback distances of over 100m from native vegetation cannot be achieved from the proposed lots.

Where 100m cannot be achieved from Bushfire Prone Vegetation, the Guidelines for Planning in Bushfire Prone Areas (2015) states that building to Bushfire Attack Levels (BAL) and AS3959-2009 can apply to dwellings to assist in achieving “Acceptable Solutions” to the subdivision.

The subdivision will be located within 100m of Bushfire Prone vegetation and is located within the WA State Bushfire Prone Area (OBRM, 2015). The proposal can meet the minimum “Acceptable Solutions” as per the newly released “Guidelines for Planning in Bushfire Prone Areas” (WAPC, 2015). These are outlined in Section 6 – **Bushfire Management/Mitigation Plan**.

6. Bushfire Management/Mitigation Plan

The management issues (Elements) which relate to this proposal include:

- Location
- Siting and Design of Development
- Vehicle Access; and
- Water

(WAPC, 2015)

The Development is required to meet the “Performance Principles” and/or “Acceptable Solutions” of each “Element”.

The site has been classified as a **Moderate-Extreme** Bushfire Risk (forest and woodlands and low effective slopes). The design allows for an appropriate level of bushfire risk with mitigation measures applied to the level of risk. The following sections outline the bushfire mitigation procedures and how the design will be assessed against the Acceptable Solutions as per the newly released Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015).

These include:

- Meeting “Acceptable Solutions” for location (Element), see Section 6.1;
- Meeting “Acceptable Solutions” for Siting of the development (Element), see Section 6.2;
- Meeting “Acceptable Solutions” for Vehicles (Element) see Section 6.3; and
- Meeting “Acceptable Solutions” for Water (Element) see Section 6.4.

The following sections outline the bushfire mitigation procedures and how the design meets the Acceptable Solution as per the Appendix Four of the Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015).

6.1. Element 1: Location

Intent: To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.

Assessment to the Acceptable Solutions.

Acceptable Solution applied A1.1: *the strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low Bushfire hazard level, or BAL-29.*

The subdivision is located on land that will not require construction standards to greater than **BAL 29**. The subdivision has a **Moderate - Extreme** Bushfire Risk (Table 1, WAPC 2014) due to the presence of remnant forest and woodland vegetation areas (internal and external). The bushfire hazard level is manageable and adequate setbacks can be achieved through careful design and after construction of dwellings to AS3959-2009. Prevailing winds are from the south west, south east and south easterly winds (see Figure 4) for the site.

Further information outlining meeting this Acceptable Solution is outlined in Section 6.2.

6.2. Element 2: Siting and design of development

Intent: To ensure that the siting of development minimises the level of bushfire impact.

Assessment to the Acceptable Solutions.

The site has been classified as a **Moderate - Extreme** Bushfire Risk (Table 1, WAPC 2014). The design of the development allows for an appropriate level of bushfire risk with mitigation measures applied to the level of risk.

The Acceptable Solutions which will be applied to this development include:

- **A2.1: Asset Protection Zone (APZ):** Every building is surrounded by a 20m APZ (see Section 6.2.1).
- **A2.2 Hazard Separation:** Building to AS3959-2009 where setbacks of 100m cannot be achieved to Bushfire Prone Vegetation (see Section 6.2.2); and

The development is able to meet the Acceptable Solutions as demonstrated in the proceeding sections.

6.2.1. Asset Protection Zones (APZ) (Acceptable Solution A2.2)

Assessment to the Acceptable Solutions.

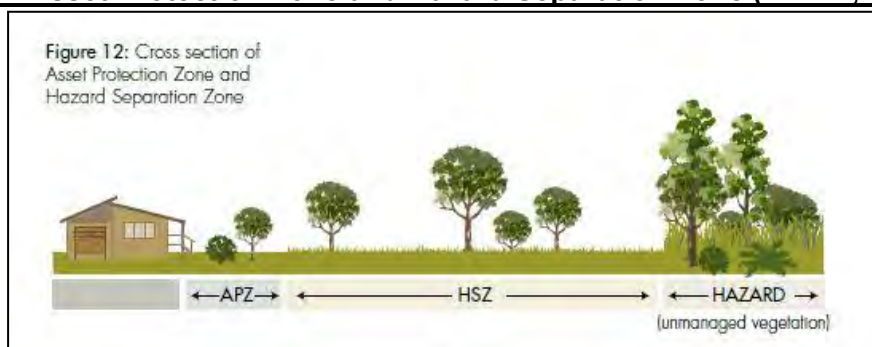
The aim of the Asset Protection Zone (APZ) is a low fuel area immediately surrounding a habitable building, and is designed to minimise the likelihood of flame contact with buildings (WAPC, 2015). APZ will minimise the risk of the building igniting, (thus protecting the occupants), and with the reduced fuel quantities, allow safer and more effective conditions for fire-fighters to contain wildfires. Roads, pathways, lawns, and other low hazard items should be placed within this zone to improve the effectiveness of the zone. The APZ is required in addition to HSZ (see Section 6.2.2).

It is recommended that a 20 metre wide APZ as the minimum width to be constructed around all buildings. Activity within the APZ (as per WAPC, 2015) must include:

- Width: 20 metres measured from any external wall of the building or building envelope;
- Location: within the boundaries of the lot on which the building is situated;
- Fine fuel load: reduced to and maintained at 2 tonnes per hectare;
- Trees (crowns) are a minimum of 10 metres apart;
- Trees are low pruned at least to a height of 2 metres;
- No tall shrub or tree is located within 2 metres of a building;
- No tree crowns overhang the building;
- Fences and sheds within the APZ are constructed using non-combustible materials (e.g. colour bond iron, brick, limestone, metal post and wire); and
- Sheds within the APZ should not contain flammable materials.

An example of APZ from the “Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015) is shown in Figure 8.

Figure 8 – Asset Protection Zone and Hazard Separation Zone (WAPC, 2015)



The lots are large (1.5ha to 3.12ha) with Building Envelopes (BE's) >2000m² allowing areas for APZ to be achieved within the lots. Most of the buildings utilise cleared areas or areas of Low threat and non vegetated areas (as classified by AS3959-2009) and shown on BAL Contour Plan Appendix E to achieve a 20m APZ, either through the maintained grassland areas, low fuel areas, driveways, or road reserves.

6.2.2. Hazard Separation (Acceptable Solution A2.1)

Assessment to the Acceptable Solutions

A Hazard Separation (HS) of >100m cannot be achieved from the external bushfire hazards for the dwellings for the SGP as outlined in the Bushfire Hazard Mapping Appendix D. Proposed dwellings which cannot meet >100m HSZ from Woodland and Scrub Bushfire Prone Vegetation require a Bushfire Attack Level (BAL) and building to AS3959-2009 to apply to the lot (dwelling).

BAL is the process for measuring the severity of a buildings potential exposure to ember attack, radiant heat and direct flame contact. The threat or risk of bushfire attack is assessed by an accredited BAL Assessor. BAL rating determinations are of 6 levels BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, BAL FZ. Building is generally not recommended in BAL-40 or BAL-FZ areas. The BAL rating is determined by the distance of the building to vegetation, slope and vegetation type adjacent to the dwelling. The standards outlined in AS 3959-2009 provide reference to specific items of building and it is recommended that the future lot owner discuss these in detail with the builder.

Table 2 outlines some of the construction consideration to AS3959-2009 when building in bushfire prone areas. Construction standards are to be approved by the CoA prior to construction. Building to AS3959-2009 applies to buildings as defined in the Building Code of Australia (BCS).

Table 2 – AS3959-2009 Construction Requirement (Example)

Construction requirement AS3959-2009
Flooring systems
Supporting posts, columns, stumps, piers and poles
External Walls
Windows
External Doors
Vents and weep holes
Roof
Eaves
Fascia's
Gutters and downpipes
Veranda and decks
Service Pipes (water and gas)

The construction standard that can apply to the dwellings in the subject site is shown in Table 3 – Minimum Setback Distances and Construction Standards. This is a guide and can be subject to change at detailed building construction stages (dependant on final location of dwelling in relation to vegetation).

An allocation of BAL and the Hazard Separation distance (HS) required (as per Table 2.4.3 from AS3959-2009) has been provided to the lots of the subdivision (BAL Contour Mapping Appendix E) which is measured from the edge of woodland and forest vegetation in the developable areas.

The minimum of a 20m APZ (see Section 6.2.2 for more detail) must apply to all dwellings and recommended around infrastructure buildings. An additional HS (17m to 27m depending on vegetation and slope) is required and dictates the BAL construction (and AS3959-2009) standard depending on the distance to vegetation and slope as shown in Table 3 and shown on the BAL Contour Plan Appendix E.

Table 3 – Minimum Setback Distances and Construction Standards Class 1 Buildings

Location on SGP (lot numbers)	Vegetation Type & Slope	Distance to Vegetation	BAL Rating	Construction
17, 18, 19 & 20	Forest Type A All upslopes & flat land	21-<31 metres	BAL 29	AS3959-2009 to apply
17, 18, 19 & 20	Forest Type A All upslopes & flat land	31-<42 metres	BAL 19	AS3959-2009 to apply
17, 18, 19 & 20	Forest Type A All upslopes & flat land	42-<100 metres	BAL 12.5	AS3959-2009 to apply
1, 2, 3, 4, 8-16	Forest Type A Downslope 0 - 5 degrees	27-<37 metres	BAL 29	AS3959-2009 to apply
1, 2, 3, 4, 8-16	Forest Type A Downslope 0 - 5 degrees	37-<50 metres	BAL 19	AS3959-2009 to apply
1, 2, 3, 4, 8-16	Forest Type A Downslope 0 - 5 degrees	50-<100 metres	BAL 12.5	AS3959-2009 to apply
Lot 5, 7,	Woodland Type B All upslopes and flat land	22-<31 metres	BAL 29	AS3959-2009 to apply
Lot 5, 7	Woodland Type B All upslopes and flat land	31-<43 metres	BAL 19	AS3959-2009 to apply
Lot 5, 7	Woodland Type B All upslopes and flat land	43-<100 metres	BAL 12.5	AS3959-2009 to apply
Lot 6, 21 -23	Woodland Type B Downslope 0 - 5 degrees	17-<25 metres	BAL 29	AS3959-2009 to apply
Lot 6, 21 -23	Woodland Type B Downslope 0 - 5 degrees	25-<35 metres	BAL 19	AS3959-2009 to apply
Lot 6, 21 -23	Woodland Type B Downslope 0 - 5 degrees	35-<100 metres	BAL 12.5	AS3959-2009 to apply
No lots	All Vegetation	>100 metres	No BAL rating required	No construction standards required

(as per AS3959-2009)

Notes on BAL Assessment:

- **Sites will be subject to detailed feature survey and the mapping depicted in the BAL Contour Plan Appendix E is a guide, with accuracy to within 5m.**
- **Any BE's where two BAL allocations intercept across the dwelling, the higher BAL is to apply.**
- **BAL setback distances are measured from the edge of existing vegetation at time of feature survey and building construction approvals stages.**
- **Detailed assessment for BAL Construction as described in this document can be undertaken at building construction stage by an accredited Level 1 BAL Assessor with approval from the City of Albany.**

The BAL mapping Appendix E is a guide based on current vegetation standings, and is not reflective of post construction of roads, firebreaks, weed management and infrastructure installation. These works may alter the landscape and the final placement of dwellings therefore BAL allocation may be subject to change. An updated BAL Contour Map should be provided prior to the release of lots to document any changes to the vegetation after subdivision construction.

The developer will be responsible for the implementation of a notification on title under Section 70A of the Transfer of Land Act 1983 to read:

'Registered proprietors and prospective purchasers of the land described above are notified that the use of the land is subject to an approved Bushfire Management Plan'.

6.3. Element 3: Vehicle Access - Performance Criteria

Intent: To ensure that the vehicular access serving a subdivision/development is available during a bushfire event.

Assessment to the Acceptable Solutions.

The internal layout of the Subdivision's public roads and private access allows vehicles and other emergency vehicles to move through the subdivision at all times, meeting the Acceptable Solutions. Vehicle access technical standards as outlined in Table 4 are the minimum requirements from Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015). Refer to Table 4 and Bushfire Management Plan Appendix G.

Table 4 – Vehicular Access Technical Standards

Technical requirements	Public Roads	Cul-de-sacs	Private Driveways	Emergency Access Ways	Fire Service Routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/a	4.5	4.5	4.5
Minimum weight capacity(t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius(m)	8.5	8.5	8.5	8.5	8.5
Signs				To DFES & CoA standards	To DFES & CoA standards
Gates				To DFES & CoA standards	To DFES & CoA standards

* Refer to E3.2 Public roads: trafficable surface, whereby 6m can include 4m pavement and 1m wide constructed road shoulders.

(WAPC, 2015)

6.3.1. Two access routes (A3.1)

The subdivision meets the Performance Principle, there is the main entry/exit point off Nanarup Road via the newly formed road reserve and two Emergency Access Ways to Swan Pont Road (south) and off the existing Affleck Road to Nanarup Road (north west). This gives the subdivision 3 access routes.

The SGP meets the Performance Principle, if the subdivision is staged then the Acceptable Solutions (A3.6 and A3.7) will apply as outlined in Section 6.2.6 and 6.2.7.

6.3.2. Public roads (A3.2)

All internal public roads shall be constructed with 13-20m road reserves meeting Performance Principle. The Vehicular Access Standards (Refer to Table 4 – Column 1) and relevant technical information shall be detailed in Civil Engineering Designs.

6.3.3. Cul de Sacs (A3.3)

Cul-de-sacs will be no longer than 200m and shall comply with Table 4 – Column 2 and relevant technical information shall be detailed in Civil Engineering Designs.

6.3.4. Battle Axes (A3.4)

Battle Axes will be no longer than 200m and shall comply with Guidelines for Planning in Bushfire Prone areas (WAPC, 2015) and the relevant technical information shall be detailed in Civil Engineering Designs.

6.3.5. Private Driveways (A3.5)

Private driveways will conform to the minimum technical standards as outlined in Table 4 – Column 3 and will be the responsibility of the new lot owner to install to the required standards.

6.3.6. Emergency Access Ways (A3.6)

Emergency Access Ways (EAW) will be along two proposed EAW's to Swan Point Road (south) and along Affleck Road (north west). This will give three entry/exit points in an emergency meeting the Performance Principle. The standards for EAW's are outlined in Table 4, Column 4 and relevant technical information shall be detailed in Civil Engineering Designs.

If the subdivision is staged, the EAW to the south to Swan Point road is to be constructed during the first stage giving residents emergency access at all times. The EAW along Affleck Road is the existing access and so will remain in perpetuity.

6.3.7. Fire Service Access Routes (A3.7)

A dedicated Fire Service Access (FSA) will be along the southern boundary linking lot 14 and 10 to the southern EAW. This will be gated but not locked along the boundary of the lots. This is not an EAW and is recommended for fire fighting and bushfire control reasons only. This FSA will enable access to fire crews to the thick remnant woodland vegetation south of the subdivision in a bushfire emergency. The standards for EAW's will be as per Table 4, column 5 and will meet the Performance Principle.

If the subdivision is staged, the FSA along the southern boundary to Swan Point road is to be constructed during the first stage giving fire crews access at all times.

6.3.8. Individual Fire breaks (A3.8)

Firebreaks are required by the CoA for rural size properties (>4000m²). A fire break is defined in the CoA annual Fire Break Notice as:

“..a strip of land 3 metres wide and 4 metres high that is ploughed, cultivated, scarified or slashed to a maximum height of 50mm for the purpose of preventing the outbreak of or spread of a fire. This includes the trimming back of all overhanging trees, bushes, shrubs and any other objects over the firebreak area. A boundary fire break is a firebreak which is placed within 20m of the property boundary. Fire breaks must be installed and maintained from December 1 to 30 April inclusive.”

(CoA, 2014)

It is the responsibility of the owner to maintain firebreaks prior to the fire season (October each year). The CoA firebreak order requires a 3m trafficable internal firebreak (CoA, 2014) for lots >4000m². These are shown on the Bushfire Management Plan Appendix E. Where there is a public road/driveway adjacent, a firebreak has not been shown as is not required. Where there are vegetation protection zones, a firebreak is shown on the edge of the protection area.

Please refer to the CoA Annual fire Break order, this is updated annually, or as gazetted and the current versions should be obtained from the City of Albany website:

<http://www.albany.wa.gov.au>

6.3.9. Gates

Gates are proposed for this development and are to be placed at the north western and southern end of the two EAW's and at the FSA. The gates will not be locked but will be sign posted (see Section 6.3.9).

Gate standards will be as follows:

- Minimum width 3.6 metres;
- Have appropriate signage (as per section 6.3.9);
- Approved by the CoA; and
- Not locked.

Refer to Bushfire Management Plan Appendix G for location of gates.

6.3.10. Signage

Signs are proposed at entry/exit points of the EAW's and FSA and are shown in the Bushfire Management Plan Appendix F. Any new signage shall be to the DFES and CoA recommended wording for signage as appropriate:

- 'Fire Service Access"; or
- 'Emergency Access Only'.

The signage shall meet the following standards:

- Minimum height above ground level 0.9 metres;
- Design and construction to be approved by relevant local government; and
- Lettering height 100mm.

Refer to Bushfire Management Plan Appendix G for location of signs.

6.4. Element 4 Water – Performance Criteria

Intent: To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.

Assessment to the Acceptable Solutions

6.4.1. Reticulated areas (A4.1)

Scheme water will be provided to Lot 7 only via the existing connection.

6.4.2. Non-reticulated areas (A4.2)

All other lots (excepting Lot 7) will not be connected to Reticulated Scheme Water and will require individual houses to provide a minimum of 92,000 litres tank capacity, of which 10,000L is to be held in reserve **for fire fighting purposes** only (i.e. not for domestic use). Each dwelling tank should be fitted with an outlet at the base of the tank (75mm Storz Fitting with gate valve).

There is an existing fire hydrant located along Nananup Road, refer to BMP Appendix G for the location. This is within 0.5km of the site and deemed suitable for fire fighting crews to access. There are numerous dams on the property which are full year round on the property which could be accessed in an emergency situation for fire fighting purposes.

This will ensure that the subdivision meets compliance with A4.2.

6.5. Other Fire Mitigation measures

6.5.1. Evaporative Air Conditioners

Evaporative air conditioning units can catch fire as a result of embers from bushfire getting into the unit. These embers can then spread quickly through the home causing destruction. It can be difficult for fire-fighters to put out a fire in the roof spaces of homes. Information on Evaporative air conditioners is supplied in Appendix G of this document.

It is also recommended that home owners:

- Ensure that suitable external ember screens are placed on roof top mounted evaporative air conditioners compliant with AS3959-2009 (current and endorsed standards) and that the screens are checked annually.

6.5.2. Barrier fencing

In November 2010 the Australian Bushfire CRC issued a "Fire Note" (Issue 70, Bushfire CRC, 2010) which outlined the potential for residential fencing systems to act a barrier against radiant heat, burning debris and flame impingement during bushfire. The research aimed to observe, record, measure and compare the performance of commercial fencing of Colourbond steel and timber (treated softwood and hardwood).

The findings of the research found that:

".. Colourbond steel fencing panels do not ignite and contribute significant heat release during cone calorimeter exposure" (exposure to heat)

.."Colourbond steel (fencing) had the best performance as a non-combustible material. It maintained structural integrity as a heat barrier under all experimental exposure conditions, and it did not spread flame laterally and contribute to fire intensity during exposure"

Residents will be encouraged to build Colourbond or non combustible fences in bushfire prone areas through dissemination of the CRC information "Fire Note" (Issue 70, Bushfire CRC, 2010).

6.5.3. Landscaping/Streetscaping Areas

Landscaping and Streetscaping areas subject to similar standards that apply to the HSZ and the following minimum standards shall apply:

- Trees (crowns) a minimum of 5m apart (no continuous crowns);
- Trees should have no dead material within the plant's crown or on the bole;
- Fuel reduced to <8t/ha; and
- Shrubs should be no higher than 0.5 m.

Site inspection revealed a large amount of declared woody weeds which contribute to the bushfire fuels/hazards on the subject site. Selective removal of the following species as per the Department of Food and Agriculture WA recommended methods should occur and this will assist in bushfire fuel reduction:

- Coastal Teatree *Leptospermum laevigatum*, and
- Sydney Golden Wattle *Acacia linearifolia*

Both of these species are declared under the previous *Agricultural Protection Board Act 1950* (repealed) and now the *Biosecurity and Agriculture Management Act 2007 (BAM Act)* and are listed in the CoA as "Pest Plants".

This plan is not reliant on the above weed removal recommendations with hazard ratings/calculations made to existing vegetation as at March 2015.

6.5.4. Staging

If the proposed development will be staged, staged development will incorporate the following:

- Reduction of bushfire fuels to 100m from adjacent housing or in HSZ areas as specified in Table 4;
- Implementation of 20m APZ to any adjacent dwellings for each stage of construction of the subdivision and during maintenance periods (where appropriate);
- Construction of 2-way Emergency Access Way/Fire Service Access Ways linking to the south Swan Point Road;
- Maintenance of fire protection measures in public areas (gates, access, landscaped areas etc) until the developer has relinquished construction/maintenance responsibility of public use areas to the CoA; and
- Slashing of grasslands should occur to maintain low fuel areas (i.e. HSZ) around housing and dwellings.

6.5.5. Fuel Hazard Reduction – Prescribed Burning

The following parameters/strategies are recommended for the property. (Sampling and fuel calculation should be as approved by Fire & Emergency Services Authority procedures)

- Forest fuels are maintained to maximum of 15 T/ha in Forest (Type A) vegetation types.
- Woodland fuels are maintained to maximum of 8 T/ha in Woodland (Type B) vegetation types.
- Fuel reduction can be achieved through slashing or prescribed burning.
- Prescribed burning should be carried out in consultation with DFES and the CoA in accordance with the *Bushfires Act 1954*. This will be the responsibility of the lot owner as deemed appropriate from the CoA.
- Possible cells for hazard reduction/prescribed burning is outlined in the Bushfire Management Plan Appendix G. A maximum of 8 years in a rotation is a recommended prescribed burning regime, but could be subject to further investigation during prescription preparations.

The three cells proposed for prescribed burning are shown in the BMP Appendix G, Table 5 below outlines the lots which will be responsible for long term maintenance of HSZ and prescribed burning operations. It is recommended that the lot owners jointly contact the CoA, Kalgan Brigade and if required DPaW n(for conservation matters) and prescribed burning operations are carried out in accordance with the *Bushfires Act 1954*.

Table 5 – Prescribed burning regime and lots affected

Lot Numbers	Prescribed Burning Cell	Vegetation type	Maximum fuel loading in HSZ	Recommended rotation (time till burning)
10 to 17	Cell 1	Jarraah/Marri Woodland Forest	8T/ha 15T/ha	4-6 years 8-10 years
9	Cell 2	Jarraah/Marri Forest	15T/ha	8-10 years
1, 2 & 3	Cell 3	Jarraah/Marri Forest	15T/ha	8-10 years

It is recommended that the developer undertake the initial prescribed burning operations of the 3 cells (in consultation with CoA and BFB) during subdivision construction and prior to relinquish of lots so that all lots a fuel reduced prior to point of sale.

7. City of Albany Fire Protection Plan

The City of Albany manages and maintains Volunteer Bush Fire Brigades strategically located throughout the district, with a membership of over 100 trained volunteers. Training and induction courses are held regularly and land owners are encouraged to attend these. For more information refer to the City of Albany.

The City of Albany publishes annually a 'Fire Regulations Notice' (Bush Fire Notice) pursuant to Section 33 of the *Bush Fires Act 1954*. This document guides land owners on management of fire on their property. This should be accessed online from:

www.albany.wa.gov.au

7.1. Fire Fighting Facilities

The Kalgan Bushfire Brigade (BFB) is the closest emergency services and is less than 2km from the subject site. The BFB services and maintain a 2.4 fire truck and a fast attack vehicle at the Upper Kalgan Shed and a 2 x 2.4 at the lower Kalgan shed, this is also backed up with a modern communication system for call outs as well as communication on the fire ground. These are typical of bush fire brigades for fire fighting services within Western Australia.

The Kalgan BFB has the following:

- Fully equipped fire station;
- Volunteer trained members;
- A communications and call out system;
- Protective clothing issue to volunteers; and
- DFES approved fire appliances.

Response times can vary depending on commitments of volunteers, fire events current at time and priority of the fire services in the south west of Western Australia during summer periods. DFES recommends that homeowners take care to prepare their individual dwellings for fire season and take precautions against fire as per the **'Bushfire Preparedness – Prepare. Act. Survive.'**

It is generally acknowledged that during large wildfire events, local resources may not be able to respond to every lot due to strategic deployments of services, priorities within the area or state and/or present commitments of volunteers and resources. It is therefore recommended that land owners implement strategies as recommended by DFES to protect life and property during the fire season.

7.2. Fire Suppression Actions CoA

The following protocols/actions for the subject site are recommended:

- Local Government (City of Albany) through their Bush Fire Brigade Organisation is the Controlling Authority for fire suppression operations on the area.
- Bushfire in or threatening the area will be contained to the smallest possible area, either by direct attack or by back burning from established buffers or fire lines taking into consideration the likely threats to life and property as well as the impact of suppression activity on the water quality and conservation objectives of the reserve.
- Irrespective of fire weather forecasts, whenever reserve vegetation will burn and whenever burns on adjoining lands are imminent, a high level of vigilance and preparedness will be maintained.

7.3. Homeowner Protection

It is the responsibility of homeowners to protect their property from bushfire. DFES have readily available information online which can assist homeowners in their preparedness during fire season (October to May). The DFES website "**Bushfire Preparedness – Prepare. Act. Survive.**" should be accessed by all owners in bushfire prone areas. A hard copy of the A4 book "Prepare. Act.

Survive” can be found at local City of Albany Offices or DFES offices, or downloaded off the above web address:

<http://www.dfes.wa.gov.au>

7.4. Bushfire Plan

It is recommended that the individual lot owner prepares an individual bushfire survival plan detailing preparations and actions to take if a bushfire threatens.

When developing a bushfire survival plan, the following generic information should be considered:

- If you plan to leave for a safer place - where will you go and how will you get there? Your safer place could be with friends and family, and may not be far away. Know where you will go and never ‘wait and see’. Relocating at the last minute can be deadly
- Does your household include elderly relatives, young children, people with disabilities or illness? When, where and how will they be relocated? Who will care for them?
- What will you do with your pets and livestock?
- Can your home be defended? Is it in a location that makes it difficult or dangerous to actively defend? (refer to DFES’s Homeowners Bushfire Survival Manual - PDF)
- Will your home provide shelter if you have to or decide to stay?
- Are you capable of defending your home without the support of fire fighters?
- Do you have the skills, knowledge and capacity to check for and put out spot fires for up to ten hours after the fire front has passed?
- Do you have the right equipment and resources to actively defend? (e.g. sufficient independent water supply of at least 20,000 litres and a petrol, diesel or generator powered pump capable of pumping 400 litres per minute)
- Will you cope with the noise and stress of a bushfire if you decide to actively defend? Being in a bushfire may be the most traumatic experience of your life.

(from DFES website, 2013)

By compiling information as outlined above, the individual lot owner can be prepared for their response in a bushfire emergency. Home owners should not rely on emergency personnel to attend their home and thus it is stressed to **prepare an individual bushfire emergency plan** regarding their intentions and property. This Bushfire Management Plan is **not** an individual bushfire emergency plan.

Information is also available on the ABC Radio and the website to guide homeowners in the event of a fire emergency, such information includes:

Planning for an Emergency Bushfire:

- Survival Kit
- Fire Emergency Services
- Before a Bushfire
- During a Bushfire
- After a Bushfire

Refer to the following link for more information on how to prepare a bushfire plan:

<http://www.abc.net.au/news/emergency/?ref=front-page-slider-v2--emergencies>

*“Before summer starts you need to decide what you will do if a bushfire threatens. If you live or work in a bushland area you need to **prepare** your home, family or business and have a plan so you can **act** to make sure you **survive**.”* (DFES 2010)

8. Summary

8.1. Overall Fire Threat

Harley Dykstra commissioned Bio Diverse Solutions (Bushfire Consultants) to undertake a fire hazard assessment and prepare a Bushfire Management Plan to guide all future fire management for the subdivision development of Lot 422 Swan Point Road Lower Kalgan. The development at the subject site contemplates rural residential development with 23 new lots being created. The lot sizes range from 1.01 to 3.44ha with designated building envelopes on each lot utilising existing cleared and/or degraded areas. The BMP has been prepared as part of the planning process to prescribe bushfire management measures for the proposed development as per Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015) and State Planning Policy 3.7 (WAPC, 2015).

The subject site has remnant forest and woodland vegetation in the north east and central areas. There are existing paddocks from past farming practises and these areas are either parkland cleared or current land management practises entails slashing of the entire property to 50mm biannually. Adjacent to the site in private property to the north and south is woodland and forest vegetation. To the west is the Kalgan River and Oyster Harbour Foreshore.

The subdivision area has been rated as having a **Moderate – Extreme** bushfire hazard as defined by Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015) (Appendix three) due to internal and adjacent Forest and Woodland bushfire risks. There are low effective slopes across the site. The development requires “Performance Principle” and/or “Acceptable Solutions” to be met.

The Elements which are met either through the objectives of the “Performance Principle” and/or “Acceptable Solutions” for the Subject site include:

- Element 1 - Location;
- Element 2 - Siting and design of development.
- Element 3 - Vehicular access; and
- Element 4 – Water.

This BMP has identified a number of ways fire risk can be mitigated and managed across the lots to ensure there is protection to life and property and biodiversity assets. To mitigate fire risks and meet the Performance Principles this report outlines:

- **Element 1 – Location:** The subdivision is located in an appropriate landscape with a Moderate- Extreme Bushfire Hazard Rating. No building greater than BAL 29, HSZ and building to BAL and AS3959-2009 as outlined in Table 3, meeting Acceptable Solutions.
- **Element 2 - Siting and design of development:** The design of the subdivision allows for bushfire hazard mitigation measures to be incorporated to reduce threat to people, property and infrastructure. A 20m APZ can be achieved on the individual lots. Building to BAL and AS3959-2009 where 100m HSZ cannot be achieved to the woodlands and forests, meeting Acceptable Solutions.
- **Element 3 - Vehicular access:** The newly created road reserves from Nanarup Road, EAW and FSA proposed to enable quick emergency egress or access for lot owners or fire services, meeting Acceptable Solutions.
- **Element 4 – Water:** reticulated water will go to existing houses and all new dwellings will be required to have 92,000L with 10,000L in reserve for fire fighting purposes. A water hydrant exists on Nanarup Road near the entry/exit point, meeting Acceptable Solutions.

Most of the building envelopes utilise the existing cleared paddock areas with Grassland/Low Fuel Areas (as classified by AS3959-2009) to achieve a 20m APZ. Some building envelopes in the central area utilise cleared Woodland/ very degraded vegetation, which with selective removal of trees can achieve APZ standards in the proposed building envelopes.

This BMP report provides details of the fire management strategies proposed to be implemented across the site as it is subdivided and developed to ensure adequate protection of life, property

and biodiversity assets. To ensure the mitigation measures are implemented responsibilities are outlined in the following sections for the Future Lot Owner, Developer and CoA.

A possible works program to guide the developer is also provided to guide the developer in Appendix H.

8.2. Future Lot Owners Responsibility

It is recommended the Future Property Owners shall be responsible for the following:

- To take measures to protect their own assets on their property, home owners should not rely on emergency personnel to attend their home and thus it is stressed to **prepare a individual bushfire emergency plan**, this Bushfire Management Plan is **not** an individual bushfire emergency plan;
- Implement this document, Bushfire Management Plan as it applies to their individual property;
- Ensure that APZ's are maintained to a minimum of 20 metres around all buildings as per DFES and Planning for Bushfire Protection Guidelines (see Appendix F);
- Ensure that HSZ's are maintained from the vegetation (fire) risks as per AS3959-2009 and DFES guidelines as it applies to their property;
- Where a lot has been identified as requiring an increased construction standard (i.e. BAL) ensure that the design and construction of any building is compliant with the requirements of AS3959-2009 (current and endorsed standards);
- Maintaining the property as per this BMP to minimise bushfire fuels and mitigate the risk of bushfire;
- Maintain firebreaks in accordance with CoA Annual Fire Control Order;
- Ensuring that suitable external ember screens are placed on roof top mounted evaporative air conditioners compliant with AS3959-2009 (current and endorsed standards) and that the screens are checked annually;
- Ensure driveways are constructed as per Table 4, column 1 (see below);
- Ensure Fire Service Access Routes as the traverses their property are maintained as per Table 4, Column 2 (see below);

Table 4 – Vehicular Access Technical Standards

Technical requirements	Private Driveways	Fire Service Routes
Minimum trafficable surface (m)	4	6
Horizontal clearance (m)	6	6
Vertical clearance (m)	4	4
Maximum grades	1 in 8	1 in 8
Maximum grades >50m	1 in 5	1 in 5
Maximum average grade	1 in 7	1 in 7
Minimum weight capacity(t)	15	15
Maximum crossfall	1 in 33	1 in 33
Curves minimum inner radius(m)	12	12
Signs		As per DFES standards & CoA approval
Gates		As per DFES standards & CoA approval

(WAPC, 2014)

- Ensure gates and signs are maintained along the FSA if it traverses their property;
- Maintain existing “Low Fuel Areas” (grasslands) in the balance of the lot excepting where vegetation protection zones occur;
- Undertake prescribed burning as per Table 5 in conjunction with other land owners in cell (if applicable);

- Install 92,000L water tank with 10,000L in reserve for fire fighting purposes only, ensure appropriate fittings (camlock valve) attached to base of tank for fire access; and
- It is the responsibility of the individual property owner to maintain in good order and condition APZ, HSZ and driveway standards. Future modifications other than requirements as set out in this Bushfire Management Plan can only be done with written agreement from the CoA.

8.3. Developers Responsibility

Prior to development being given final approval by the City of Albany, the Developer shall be required to carry out works that include the following but in respect to individual stages of development. Subsequent to the issue of final approval, the Developer shall have no further responsibilities to the provision of fire fighting facilities and fire management on individual lots that pass from their ownership.

It is recommended that the Property Developer shall be responsible for the following:

- Implement this document, Bushfire Management Plan as it applies to their development;
- Comply with standards as outlined by the CoA and WAPC conditions of subdivision;
- Comply with minimum construction standards as outlined by this Bushfire Management Plan;
- Maintain any APZ and/or HSZ as per DFES and Planning for Bushfire Protection Guidelines (as outlined in this plan) until the lots are relinquished by the developer;
- Maintain fire protection measures in public areas until the Developer has relinquished the title to new lot owners;
- Maintain fire breaks in accordance with the CoA Fire Control Order (yearly advise brochure updated annually) the Developer has relinquished the title to new lot owners;
- Undertake initial prescribed burning of Cells 1-3 prior to relinquish of lots to new owners;
- Implement a notification on title pursuant to section 70A of Land Act 1893 to make future lot owners aware of the BMP;
- Construct Emergency Access Routes Fire Service Access to the following standards as outlined in Table (4) column 3 (see below);

Table 4 – Vehicular Access Technical Standards

Technical requirements	Public Roads	Cul-de-sacs	Battle Axes	Private Driveways	Emergency Access Ways	Fire Service Routes
Minimum trafficable surface (m)	6	6	6	4	6	6
Horizontal clearance (m)	6	6	6	6	6	6
Vertical clearance (m)	4	N/a	4	4	4	4
Maximum grades	1 in 8	1 in 8	1 in 8	1 in 8	1 in 8	1 in 8
Maximum grades >50m	1 in 5	1 in 5	1 in 5	1 in 5	1 in 5	1 in 5
Maximum average grade	1 in 7	1 in 7	1 in 7	1 in 7	1 in 7	1 in 7
Minimum weight capacity(t)	15	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius(m)	12	12	12	12	12	12
Signs					To DFES & CoA standards	To DFES & CoA standards
Gates					To DFES & CoA standards	To DFES & CoA standards

(WAPC, 2014)

- Provide an updated BAL Contour Map prior to release of titles detailing any changes in BAL due to subdivisional site works; and
- Provide each prospective owner with:
 - Bushfire Management Plan,
 - A map outlining BAL ratings applicable to individual lots.
 - A hard copy of the A4 book “*Prepare. Act. Survive*”; and
 - Fire Control Information supplied by the CoA (yearly advice brochure updated annually, example provided Appendix E).

A works program has been developed to guide the Developer outlining responsibilities, completion times and standards. Please refer to Appendix H.

8.4. City of Albany Responsibility

At approval and endorsement of this Fire Management Plan, the City of Albany has statutory control and responsibility to ensure that aspects of the Plan and community fire safety are maintained.

It is recommended the City of Albany be responsible for the following:

- Provide advice on standards and methods to achieve community fire protection to owners/occupiers of land through issue and enforcement of the current CoA Fire control Order (yearly advice brochure updated annually);
- Ensuring compliance with this Bushfire Management Plan with regard to any related conditions of subdivision approval;
- Enforcing AS3959-2009 Construction of buildings in bushfire prone areas (current and endorsed standards) for all dwellings affected by a BAL rating;
- Ensure individual Property Owners maintain in good order and condition Emergency Access/Fire Access Ways, Building Protection Zones, Hazard Reduction Zone and driveway standards.
- Developing and maintaining district fire fighting facilities and related infrastructure;
- Maintaining roads and access consistent with the standards this Bushfire Management Plan an in the Planning for Bushfire Protection Guidelines; and
- Periodical review of the Bushfire Management Plan.

9. Conclusions

This Bushfire Management Plan has outlined how the subdivision will meet the “Acceptable Solutions” as per Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015) with specific recommendations for:

- The layout of the subdivision and the facilities proposed have been designed to reduce the fire threat to persons and property within the development (i.e. achieve APZ and HSZ, Low Fuel Areas);
- Building to **BAL** and AS3959-2009 where setbacks of 100m from external remnant vegetation areas cannot be achieved;
- Allocation of BAL does not exceed BAL 29;
- Accessible “Fire Service Access” to Nanarup Road and Swan Point Road for emergency and fire service access along the southern boundary;
- Water to be captured on site with 92,000L tanks installed with 10,000L in reserve for fire fighting purposes only; and
- All bushfire mitigation measures contained within the property.

A copy of DFES’s Compliance Checklist for the “Acceptable Solutions” is provided in Appendix I.

In summary it is recommended to the Developers that in building the proposed subdivision at Lot 422 Swan Point Road Lower Kalgan, the Developer:

- Implements the fire protection standards as outlined in this document and by Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015);
- Adheres to WAPC and CoA subdivision conditions;
- If any changes to structure plan designs occur, that this Bushfire Management Plan is updated to reflect these changes, with approval from the CoA and DFES; and
- Implement this document, Bushfire Management Plan at Lot 422 Swan Point Road Lower Kalgan, standards of construction and recommendations.

10. References

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Western Australian Planning Commission (WAPC) (2014) Draft Planning for Bushfire Risk Management Guidelines. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

Western Australian Planning Commission (WAPC) (2015) Guidelines for Planning in Bushfire Prone Areas. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

Western Australian Planning Commission (WAPC) State Planning Policy 3.2 Planning in Bushfire Prone Areas. Department of Planning WA and Western Australian Planning Commission.

State Land Information Portal (SLIP) (2015) map of Bushfire Prone Areas. Office of Bushfire Risk management (OBRM) data retrieved from:
<https://mapsengine.google.com>

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Appendices

Appendix A – Location

Appendix B – Local Structure Plan

Appendix C - Vegetation Mapping

Appendix D – Bushfire Hazard Mapping

Appendix E- BAL Contour Plan

Appendix F – DFES Information for Homeowners

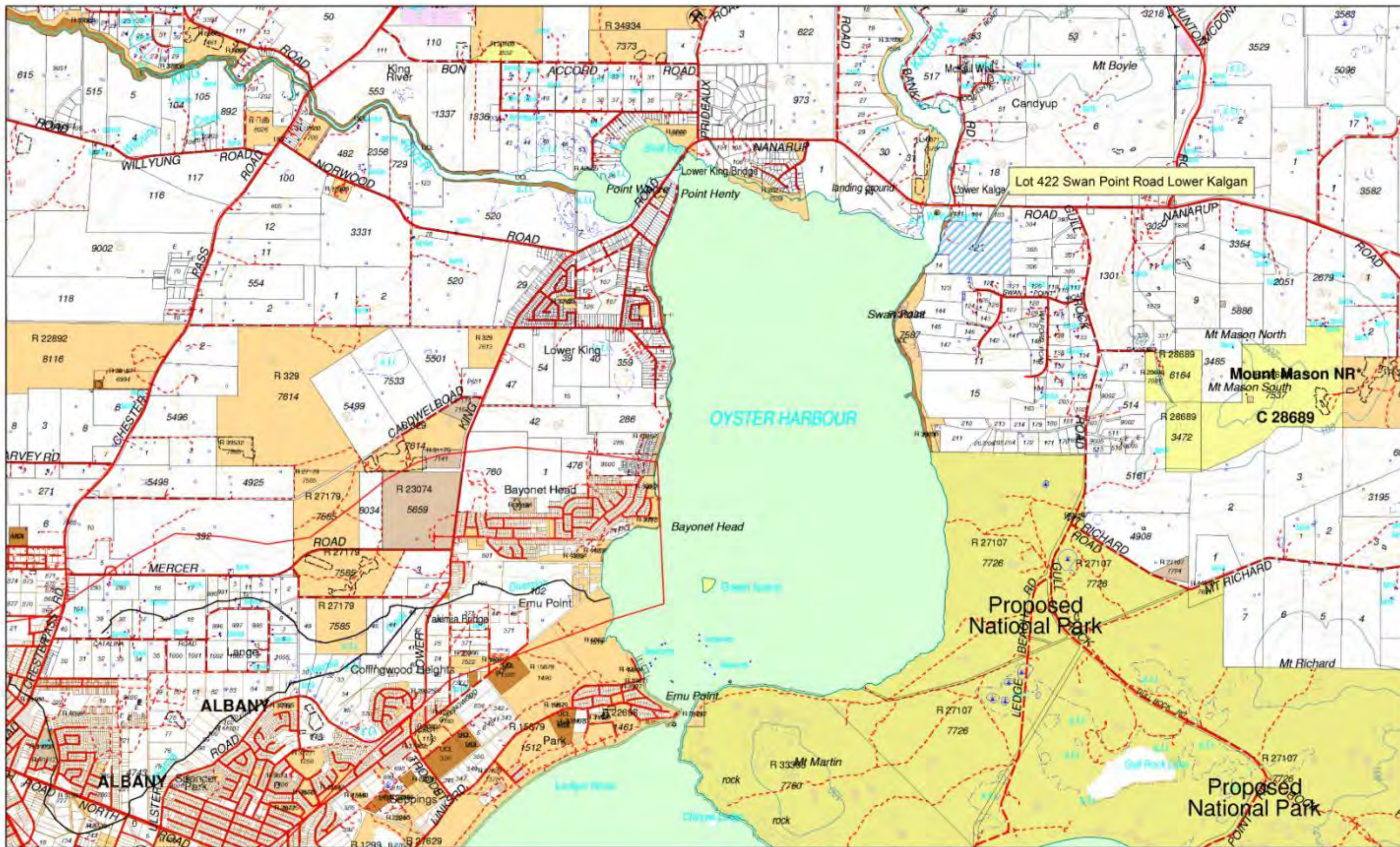
Appendix G-Bushfire Management Plan

Appendix H –Works program


Appendix I - DFES Checklist

Appendix A

Location Mapping



Legend

 Subject site

Scale
1:5,400 @ A3
GDA 94 MGA Zone 50



0 0.5 1 2 3 4 Kilometers



55 Peppermint Drive
Albany, WA 6330
Australia
Tel: 08 9841 3936
Fax: 08 9841 3936
Mob: 0447 555 516

CLIENT Lot 422 Swan Point Road
Lower Kalgan
Albany WA 6330

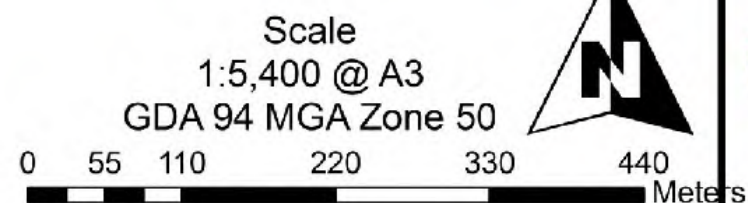
Regional Location

STATUS	FILE	DATE
FINAL	HD025	23/02/2015



Legend

- Subject site
- Cadastre



55 Peppermint Drive
Albany, WA 6330
Australia
Tel: 08 9841 3936
Fax: 08 9841 3936
Mob: 0447 555 516

CLIENT Lot 422 Swan Point Road
Lower Kalgan
Albany WA 6330

Location

STATUS	FILE	DATE
FINAL	HD025	23/02/2015

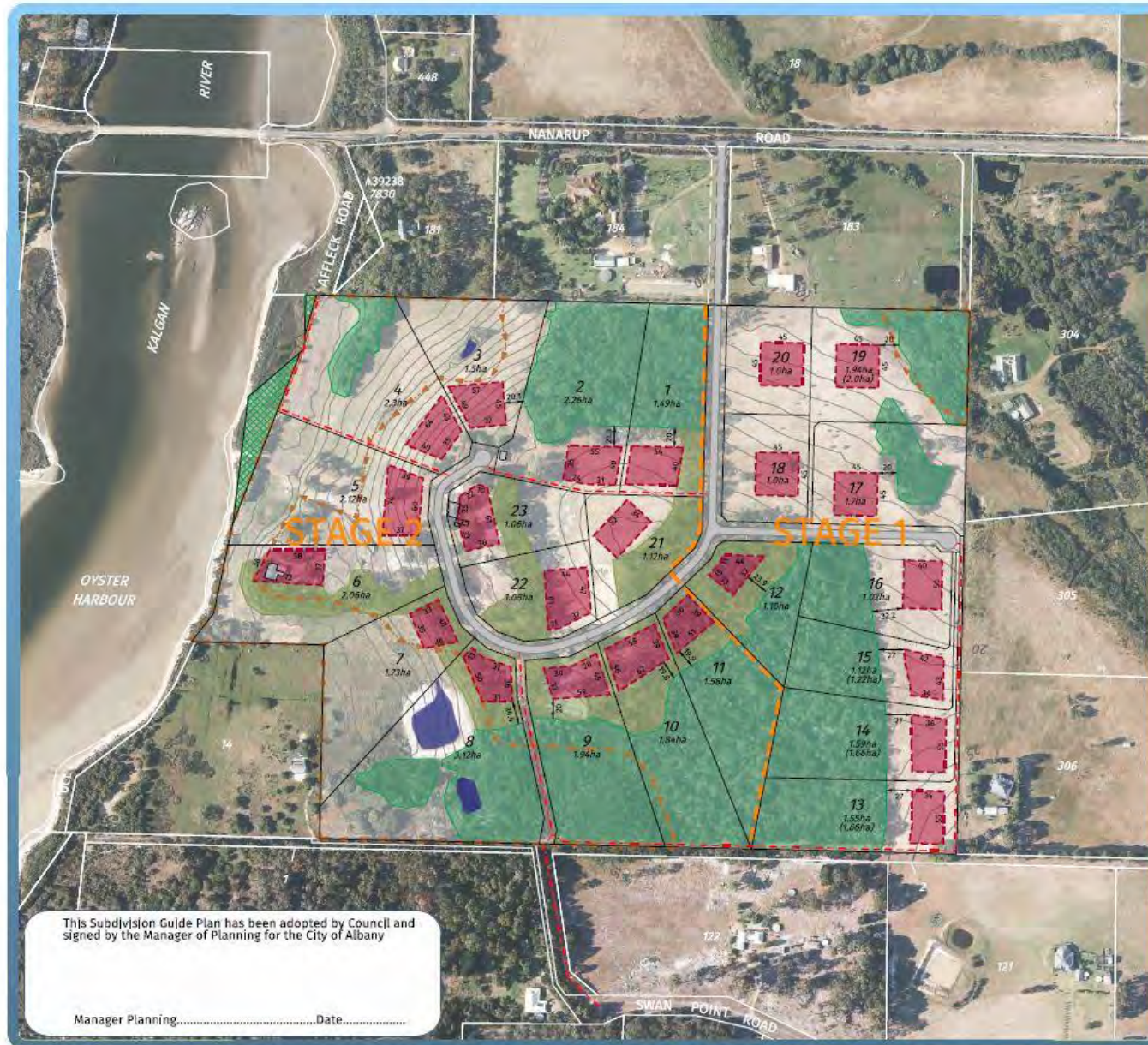
OBRM BUSHFIRE PRONE MAPPING 7/12/15



REPORT ITEM DIS152 REFERS

Appendix B

Subdivision Guide Plan

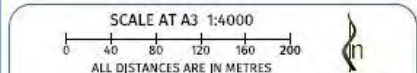


This Subdivision Guide Plan has been adopted by Council and signed by the Manager of Planning for the City of Albany

Manager Planning.....Date.....

SUBDIVISION GUIDE PLAN

Rural Residential Area No. XX
Lot 422 Affleck Road, KALGAN



DRAWN JV 8/12/15	CHECKED DC 8/12/15	DRAWING No 20308-03G.dgn
REV E F G	DESCRIPTION Layout Changes Changes to Envelopes, Lots 17 & 20 and Protection Zones Changes to Envelopes and Lots 5 & 7	DATE 12/08/15 12/08/15 8/12/15

LEGEND

Existing Boundaries	
Proposed Lot Boundaries	
Emergency Access Route	
Stage 1/Stage 2 Boundary	
Building Envelopes	
Effluent Disposal/Development Exclusion Zone	
Vegetation Protection Zone	
Landscape Protection Zone	
Foreshore Reserve	
Dams	
Existing Houses/Buildings	

ALBANY OFFICE:
115 Serpentine Road, ALBANY WA 6330
T: 08 9841 7323 F: 08 9841 3643
E: albany@harleydykstra.com.au
W: www.harleydykstra.com.au
Offices also at Bunbury, Busselton, Velmscott and Perth

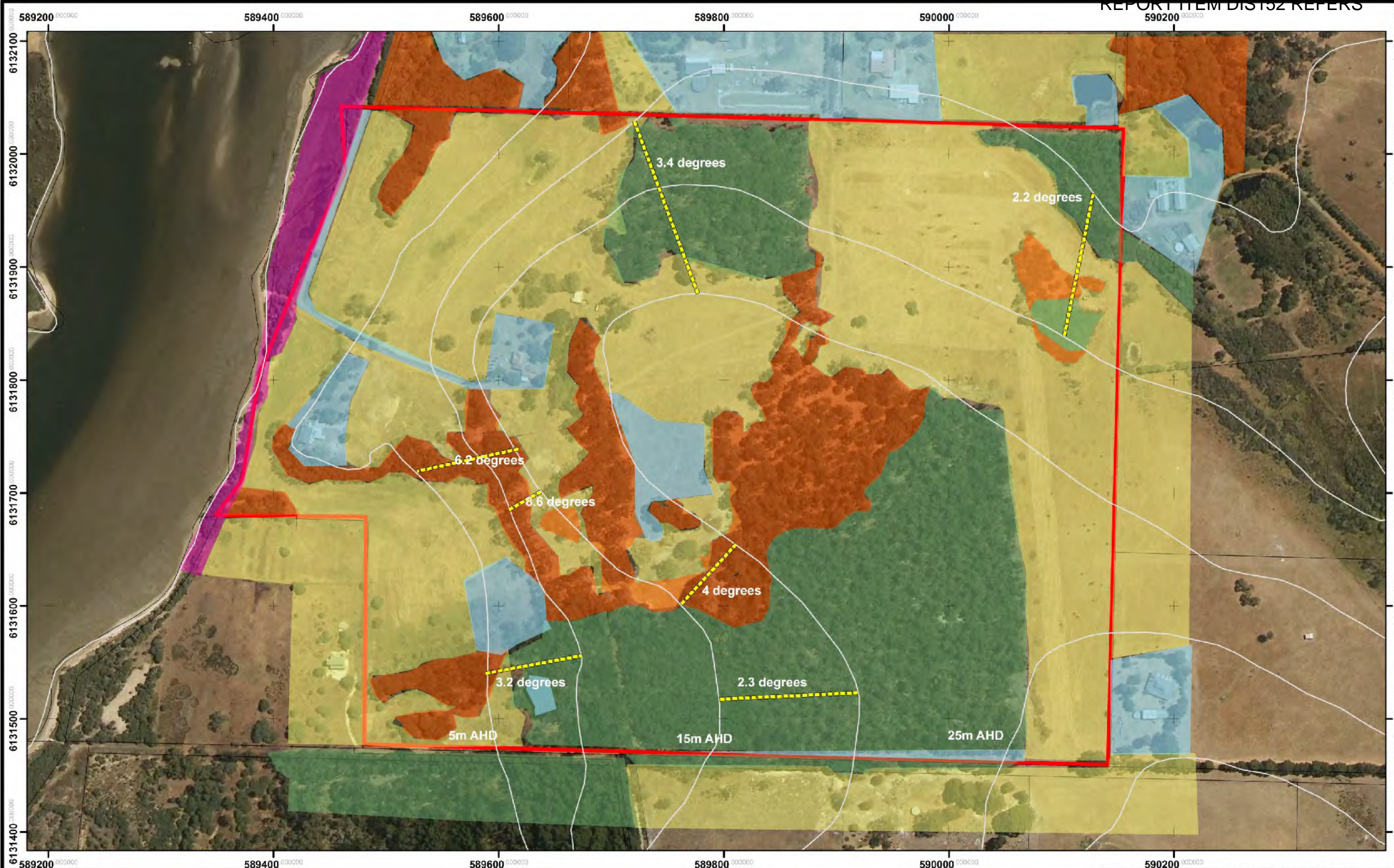
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NOTE:
This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey



Appendix C

Vegetation Mapping



Legend [White outline] Cadastre [Green] Forest Type A [Orange] Woodland Type B [Blue] Low Threat Vegetation [Dashed yellow] Slope degrees [Pink] Shrubland Type D [Red outline] Subject site [Yellow] Grassland Type G		Scale 1:3,200 @ A3 GDA 94 MGA Zone 50 		55 Peppermint Drive Albany, WA 6330 Australia Tel: 08 9841 3936 Fax: 08 9841 3936 Mob: 0447 555 516		CLIENT Lot 422 Swan Point Road Lower Kalgan Albany WA 6330 Vegetation Mapping	
				STATUS: FINAL FILE: HD025 DATE: 23/02/2015			

Appendix D

Bushfire Hazard Mapping



Legend Subject site Extreme Moderate Low	Scale 1:5,400 @ A3 GDA 94 MGA Zone 50				CLIENT Lot 422 Swan Point Road Lower Kalgan Albany WA 6330		
	55 Peppermint Drive Albany, WA 6330 Australia Tel: 08 9841 3936 Fax: 08 9841 3936 Mob: 0447 555 516				Bushfire Hazard Mapping		
				STATUS FINAL	FILE HD025	DATE 23/02/2015	

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Appendix E

BAL Contour Plan



17m HS
No Building within
17m of Woodland
Type B

27m HS,
No building
within 27m
of Forest Type A
vegetation

27m HS,
No building
within 27m
of Forest Type A
vegetation

21m HS
No building
within 27m
of Forest Type A
vegetation

21m HS
No building
within 27m
of Forest Type A
vegetation

Forest fuel reduced to
<15T/ha in Forest.
20m BPZ achievable in
parkland cleared areas (woodlands)

27m HS
No building
within 27m
of Forest Type A
vegetation

Fuels reduced to <8T/ha in Woodland
& <15T/ha in Forest.
20m BPZ achievable in
parkland cleared areas (woodlands)

An updated BAL Contour Map
should be provided prior to
release of certificates of
title to update from subdivisinal
site works.

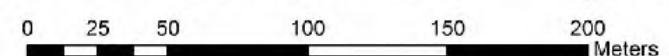
27m HS, No building within 27m
of Forest Type A vegetation

27m HS
No building
within 27m
of Forest Type A
vegetation

Legend

- Hazard Separation
- 5m contours
- SGP
- BAL 19
- BAL 29
- BAL 12.5
- Moderate
- Extreme

Scale
1:2,700 @ A3
GDA 94 MGA Zone 50



55 Peppermint Drive
Albany, WA 6330
Australia
Tel: 08 9841 3936
Fax: 08 9841 3936
Mob: 0447 555 516

CLIENT Lot 422 Swan Point Road Lower Kalgan Albany WA 6330		
BAL Contour Plan		
STATUS	FILE	DATE
FINAL	HD025	22/12/2015

REPORT ITEM DIS152 REFERS

Appendix F

DFES Information to the homeowner



DFES
Department of Fire & Emergency Services

Information Note

September 2014

What is a Building Protection Zone?

Key Points

- Fuel loads influence bushfire intensity.
- The lower the fire's intensity the less impact on the building.
- Creating a minimum 20-metre reduced fuel load area (building protection zone) will increase the protection of the building.
- Ember protection is important to protect the building.
- Constructing or retrofitting your home to meet the Australian Standard 3999 — *Construction of buildings in bushfire-prone areas*, and addressing bushfire risks in accordance with the *Planning for Bushfire Risk Management Guidelines* will ensure your house has the best bushfire protection.

Definitions

- **Scrub crown** is the green, leaf material on the scrub plants.
- **Surface fire** is the fire burning the leaves and scrub on the top of the ground.
- **Mineral earth firebreak** is a fire break without vegetation.
- **Ember attack** is where the bark and fine vegetation material is set alight, becomes airborne and is carried forward of the fire.

Managing and reducing fuel loads

Managing and reducing fuel loads for a minimum of 20 metres around a building will increase its likely survival from a bushfire.

Known as the Building Protection Zone (BPZ), the aim of this area is to ensure that there will be no direct flame contact on the building from a bushfire. By utilising fuel management options it will also be possible to reduce the potential radiant heat impact on the building.



Above: Well prepared Building Protection Zone with reduced fuel.

If there is little or nothing to burn then the fire's impact will be reduced. This can be achieved by:

- Maintaining a minimum 2 metre gap between trees and the building. Make sure that no trees overhang the house.
- Ensuring tree crowns are a minimum of 10 metres apart.
- Ensuring there is a gap between shrubs and buildings of three times their mature height.
- Ensuring shrubs aren't planted in clumps.
- Keeping the grass short and prune the scrub so that it is not dense, nor does it have fire, dead aerated material in the crown of the scrub.
- Raking up leaf litter and twigs under trees and remove trailing bark.
- Pruning lower branches (up to 2 metres off the ground) to stop a surface fire spreading to the canopy of the trees.
- Creating a mineral earth firebreak.
- Having your paths adjacent to the building and have your driveway placed so that it maximises the protection to the house.

Version 5, September 2014

For more information contact the Environmental Protection Branch on 9395 9300 • email: environment@dfes.wa.gov.au or visit www.dfes.wa.gov.au

- Storing firewood away from the building.
- Ensuring fences and sheds are constructed using non-combustible materials, but preferably not located in the BPZ.
- Keeping your gutters free of leaves and other combustible material.
- Ensuring gas bottles are secured and positioned so that they will vent away from the building, if subject to flame contact or radiant heat.

Ember attack

In a bushfire, most homes that are damaged or destroyed are from ember attack. These burning embers get into gaps within the building, such as into the roof cavity, and ignite the material within the cavity. It can take a number of hours before the burning becomes apparent and by that time the building may not be able to be saved.



Above: Reduced fuel in the Building Protection Zone contributed to the survival of this home in a bushfire.

Right: Home destroyed by bushfire, note the tree branches overhanging the house.

It is recommended that all homes that may be affected by embers be made ember proof. If a bushfire occurs in the general area, then the roof cavity and other crevices should be inspected to ensure that no embers have caused a fire. Be aware that there are electricity cables in the roof area and the introduction of water will be a safety issue.



i For more information contact the Environmental Protection Branch on 9395 9300, email: environment@dfes.wa.gov.au or visit www.dfes.wa.gov.au

BUSHFIRE

Building Protection Zones

FACTSHEET

02

**ARE YOU
BUSHFIRE
READY?**
areyouready.wa.gov.au
**PREPARING YOUR HOME AND
PROPERTY FOR A BUSHFIRE**

You should prepare your home to survive the passage of a bushfire, even if your plan is to leave. A well prepared and constructed house is more likely to survive a bushfire than an unprepared one. Firefighters cannot defend every property and are unlikely to defend a poorly prepared property; remember their lives are at risk too.


DID YOU KNOW?
Firebreaks have a number of purposes.

They are used to stop the spread of a bushfire and are also used by firefighters to gain access around all areas of your property and as a place from which to fight a fire.

Remember that firebreaks must be wide enough and have enough vertical clearance to let a firefighting truck pass.

Maintain your firebreaks to ensure your property can be defended during a fire.

- Create a minimum 20 metre building protection zone** around your home and other buildings. This area needs to be cleared of all rubbish, long dry grass, bark and material that may catch fire.
- Prune lower branches** (up to two metres off the ground) to stop a ground fire spreading into the canopy of the trees.
- Clear vegetation** around your property to create a fire break, particularly the overhanging branches. Make sure you meet your local government's firebreak requirements.
- Cut grass** to less than 10 centimetres high and prune shrubs to remove dead material.

For more information visit www.dfes.wa.gov.au or contact **DFES Community Engagement** 9395 9816



Government of Western Australia
Department of Fire & Emergency Services



Department of Fire & Emergency Services

PREPARE ACT SURVIVE



Information Note

19/5/08 – Version Control I

Why do we need to manage fuel loads in the urban/forest interface zone?

Key Points

- ⇒ Fuel loads influence bush fire intensity.
- ⇒ The lower the intensity the more options are available to firefighters to suppress a fire.
- ⇒ Managing the fuel load will assist firefighters to suppress bush fires that may threaten homes.
- ⇒ A destructive fire does not need extreme weather conditions.

Definitions

- ⇒ Bush fire intensity is determined by the rate of spread of the fire, the fuel consumed and the heat yield of the burning vegetation.
- ⇒ Fire intensity is calculated by

$$\text{Rate of spread} \times \text{fuel burnt} / 2$$

By managing and reducing fuel loads fire-fighters are able to put bush fires out more quickly. This also reduces the impact a fire has on property and lives of the owners and surrounding neighbours.

With the correct weather conditions and planning, property owners can undertake their own prescribed burning during winter months to reduce the risk of bush fires.

This will reduce the impact a bush fire may have on the owner's property and assist fire fighters in suppressing a fire.

High fuel loads in a bush fire which will burn quicker and hotter and destroy more bush.

As the intensity of the fire increases, it is harder for fire-fighters to put the fire out as their options become increasingly diminished. This can be seen from the head fire behaviour classes table over the page.

For example a fire which starts in the Perth hills which has 20 tonne per hectare of fuel and travels at 200 metres per hour will have a fire intensity of approximately 2,000 kilowatts per metre. The table over the page shows fire-fighters can put the fire out using fire appliances and machinery to cut fire breaks.

A destructive fire doesn't need extreme weather conditions.

A fire of 2,000 kilowatts per metre in the Perth hills which has 20 tonnes per hectare of fuel only needs a temperature of 30 degrees, relative humidity of 55 percent and a wind speed of 16 kilometres per hour before it directly exceeds the capability of fire-fighters to directly attack the bush fire.

The only way to stop this from occurring and to decrease fire intensity is by reducing and managing the amount of fuel available.

People undertake prescribed burning because it is the least intrusive option compared with slashing or using herbicides.

For more information contact the Bush Fire and Environmental Protection Branch on 9323 9300 or visit www.fesa.wa.gov.au

Why do we need to manage fuel loads in the urban/forest interface zone?

The table below shows the options available to firefighters when suppressing a fire at different levels of intensity and rate of spread (ROS).

HEADFIRE BEHAVIOUR CLASSES
1 Readily suppressed. Intensity < 800 kW/m and/or ROS < 60 m/hr in all fuels
2 Hand tool attack possible Intensity < 800 kW/m and/or ROS < 140 m/hr) in forest/woodland and shrubland Intensity < 800 kW/m and/or ROS < 300 m/hr in grassland
3 Direct machine and tanker attack possible Intensity < 2000 kW/m and/or ROS < 400 m/hr in forest/woodland Intensity < 2000* kW/m and/or ROS < 1000 m/hr in shrubland Intensity < 5000 kW/m and/or ROS < 6500 m/hr in grassland
4 Direct attack not possible/unlikely to succeed. Intensity > 2000 kW/m and/or ROS > 400 m/hr in forest/woodland Intensity > 2000* kW/m and/or ROS > 1000 m/hr in shrubland Intensity > 5000 kW/m and/or ROS > 6500 m/hr in grassland
5 Indirect attack likely to fail Intensity > 4000 kW/m and/or ROS > 800 m/hr in forest/woodland Intensity > 8000 kW/m and/or ROS 2000 m/hr in shrubland ROS > 10000 m/hr in grassland

Table from C Muller, 2008, "Bush Fire Threat Analysis" Chris Muller

Key
kW/m Kilowatts per metre
m/h Metres per hour
ROS Rate of spread

Description of fuels

Forest occurs where the tall trees and dense canopies grow in the higher rainfall areas such as the jarrah forest between Mundaring and the kari forest near Walpole.

Woodland is an area covered in trees ranging between the higher rainfall areas to the arid interior of the State or on the Swan Coastal Plain. As the trees are spaced further apart than in a forest there is little leaf litter. These areas can also be very floristically diverse.

Shrubland is dominated by small woody shrubs such as in mallee and mulga areas and are primarily in the low rainfall interior. These areas can also be very floristically diverse.

Grassland is an area dominated by grasses, with varying levels of over storey.

For more information contact the Bush Fire and Environmental Protection Branch on 9323 9300 or visit www.fesa.wa.gov.au

BUSHFIRE

Evaporative Air Conditioners

FACTSHEET

08

**ARE YOU
BUSHFIRE
READY?**

areyouready.wa.gov.au

DID YOU KNOW?

Your evaporative air conditioning unit can catch fire as a result of embers from bushfires, or even small back yard fires, getting into your unit. If a fire starts in your air conditioner, it can spread quickly throughout your home.

**If there is smoke nearby
you should:**

- Run the air conditioner to wet the filter pads
- When smoke is over your home or ash starts to drop around your house, switch the air conditioner off
- If possible, continue to run water over the filter with the fan turned off
- If the water can't be run on its own, or if there is a power failure at the time, wet the air conditioner filter pads using a garden hose
- Keep checking your air conditioner and the area around your home for spot fires from embers until the danger has passed

It can be difficult for firefighters to put out a fire caused by embers getting into the roof space of your home. Knowing what to do to keep your evaporative air conditioner safe from fire can help save your property.

For more information on evaporative air conditioners see DFES Information Note on Ember Protection Screens.

DID YOU KNOW?

If you live within 500 metres of bushland and have a roof mounted evaporative air conditioning unit, your home may be at increased risk of ember attack.



**If your home does
catch fire, leave your
home and call 000
immediately**

WHAT IS EMBER ATTACK?

Embers are pieces of burning bark, leaves or twigs that are carried by the wind around the main fire creating spot fires.

For more information visit www.dfes.wa.gov.au or contact DFES Community Engagement 9395 9816



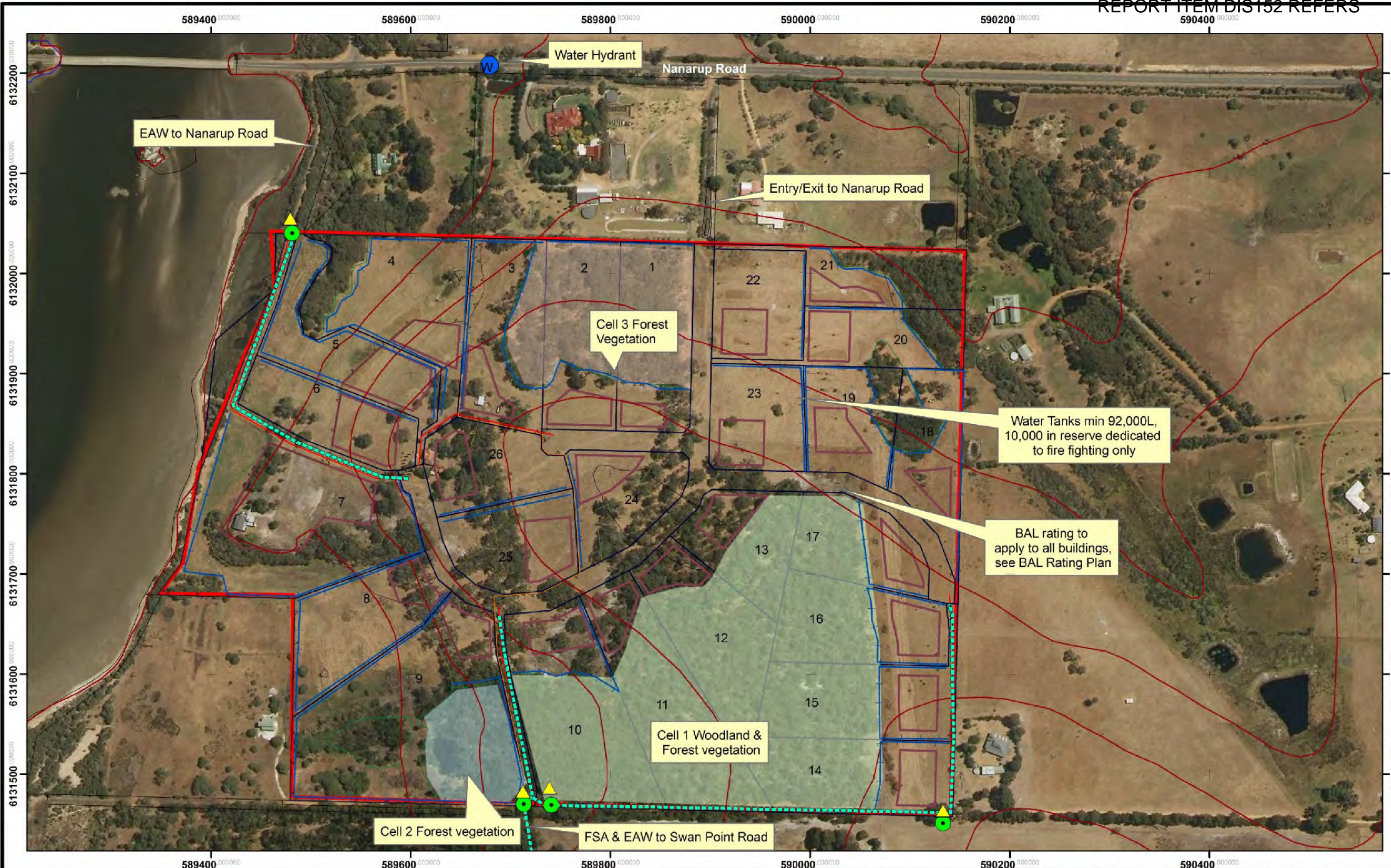
Government of Western Australia
Department of Fire & Emergency Services



PREPARE ACT SURVIVE

Appendix G

Bushfire Management Plan



Legend Water hydrant FSA EAW Sign Cell 1 Gate Cell 2 Firebreak Cell 3		Scale 1:3,600 @ A3 GDA 94 MGA Zone 50 		 		CLIENT Lot 422 Swan Point Road Lower Kalgan Albany WA 6330 Bushfire Management Plan	
55 Peppermint Drive Albany, WA 6330 Australia Tel: 08 9841 3936 Fax: 08 9841 3936 Mob: 0447 555 516				STATUS FINAL		FILE HD025	
				DATE 09/03/2015			

REPORT ITEM DIS152 REFERS

Appendix H

Works Program

Lot 422 Site Development: Developer Responsibilities				
Item	Standard required/Task Description	To be completed by	Person Responsible	Further information
Internal Roads	To Standards in Table 4	During construction	Developer	As outlined in Bushfire Management Plan & Civil Engineers
Fire Service Access	To Standards in Table 4 - access along southern FSA	During construction	Developer	As outlined in Bushfire Management Plan
Building Protection Zones	Ensure maintained to DFES Standard 20m	During construction	Developer	As outlined in Bushfire Management Plan
Hazard Protection Zones	Ensure maintained to AS3959-2009 standard	During construction	Developer	As outlined in Bushfire Management Plan
Water	Hydrants in road reserve	During construction	Developer	As outlined in Bushfire Management Plan & Civil Engineers
Firebreaks	It will be the responsibility of the developer to maintain firebreaks until the site is developed or changes ownership.	During construction	Developer	As outlined in Bushfire Management Plan and CoA Fire break order.
Low Fuel Areas	Low fuel areas, maintain to APZ standards as outlined in as outlined in Section 6.5.1, until lots relinquished to new owners.	Ongoing	Developer	As outlined in Bushfire Management Plan

Lot 422 - Fire Mitigation Works Plan – Ongoing (Post Lot Sale)				
Item	Standard required/Task Description	To be completed by	Person Responsible	Further information
Internal Driveways	As outlined in Table 4 to be implemented by new lot owners.	CoA deadlines	Lot owner	Civil Engineers
Fire Service Access	Maintained as outlined in Table 4 if it traverses their property.	Annually	Lot owner	As outlined in Bushfire Management Plan and as required by the CoA
Building Protection Zones	CoA & DFES standard	Annually	CoA deadlines	DFES and CoA
Hazard Protection Zones	To AS3959-2009	Annually	Lot owner	DFES and CoA
Building to AS3959-2009	To Australian standard as it applies to individual properties and approved at building construction stages.	Annually.	Lot owner	Australian Standard 3959-2009
Water	Maintenance of hydrants after developer relinquished responsibility.	Annually	CoA/BFB	Water Corporation WA
Firebreaks	CoA firebreak order	Annually	Lot owner	As outlined in Bushfire Management Plan and CoA Fire break order.
Low Fuel Areas	As outlined in Section 6.5.1.	Bi-annually	Lot owner	As outlined in Bushfire Management Plan

Appendix I

DFES Checklist

Appendix I Bushfire Management Plan– Compliance Checklist

Element 1: Location

Does the proposal comply with the performance criteria by applying acceptable solution **A1.1?**

Yes No

Not in an area where the bushfire hazard does not present an unreasonable level of risk to life and property. Requires construction standards to BAL Construction and AS3959-2009 where 100m HSZ cannot be achieved. No building to higher than BAL 29.

Element 2: Siting and Design of Development

Does the proposal comply with the performance criteria by applying acceptable solution **A2.1?**

Yes No

20m APZ achievable within the individual lots, large lots and >2000m² BE's.

Does the proposal comply with the performance criteria by applying acceptable solution **A2.2?**

Yes No

HS achieved between 17-27m from woodland and forest fuels (respectively) all dwellings to be built to BAL and AS3959-2009. No higher than BAL 29 applied to subdivision.

Element 3: Vehicular access

Does the proposal comply with the performance criteria by applying acceptable solution **A3.1?**

Yes No

Access along new road reserves, two EAW's provide three exit/entry points.

Does the proposal comply with the performance criteria by applying acceptable solution **A3.2?**

Yes No

Public roads to meet minimum grades.

Does the proposal comply with the performance criteria by applying acceptable solution **A3.3?**

Yes No

N/A

Does the proposal comply with the performance criteria by applying acceptable solution **A3.4?**

Yes No

To minimum standards

Does the proposal comply with the performance criteria by applying acceptable solution **A3.5?**

Yes No

Private driveways will be constructed to required DFES standards.

Does the proposal comply with the performance criteria by applying acceptable solution **A3.6?**

Yes No

Emergency Access Ways to the south and north west.

Does the proposal comply with the performance criteria by applying acceptable solution **A3.7?**

Yes No

Fire Service Access along southern boundary, will be constructed to required DFES standards.

Does the proposal comply with the performance criteria by applying acceptable solution **A3.8?**

Yes No

Firebreaks to CoA standards.

Element 4: Water

Does the proposal comply with the performance criteria by applying acceptable solution **A4.1?**

Yes No

Individual water tanks 92,000L with 10,000L in reserve for fire fighting only.

Application Declaration

I declare that the information provided is true and correct to the best of my knowledge.

Full name: MARTIN SHUTTLEWORTH

Agency/Corporation: N/A. LANDOWNER

Applicant signature:

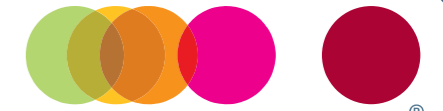


Date: 3RD JUNE 2015

APPENDIX E – SUBDIVISION GUIDE PLAN

SUBDIVISION GUIDE PLAN

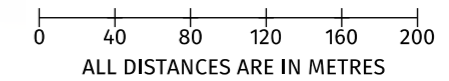
Rural Residential Area No.XX
Lot 422 Affleck Road, KALGAN



Harley Dykstra

PLANNING & SURVEY SOLUTIONS

SCALE AT A3 1:4000



ALL DISTANCES ARE IN METRES



DRAWN
JV 8/12/15

CHECKED
DC 8/12/15

DRAWING No
20308-03G.dgn

REV	DESCRIPTION	DATE
E	Layout Changes	12/08/15
F	Changes to Envelopes, Lots 17 - 20 and Protection Zones	12/08/15
G	Changes to Envelopes and Lots 6 & 7	8/12/15

LEGEND

- Existing Boundaries
- Proposed Lot Boundaries
- Emergency Access Route
- Stage 1/Stage 2 Boundary
- Building Envelopes
- Effluent Disposal/Development Exclusion Zone
- Vegetation Protection Zone
- Landscape Protection Zone
- Foreshore Reserve
- Dams
- Existing Houses/Buildings

ALBANY OFFICE:

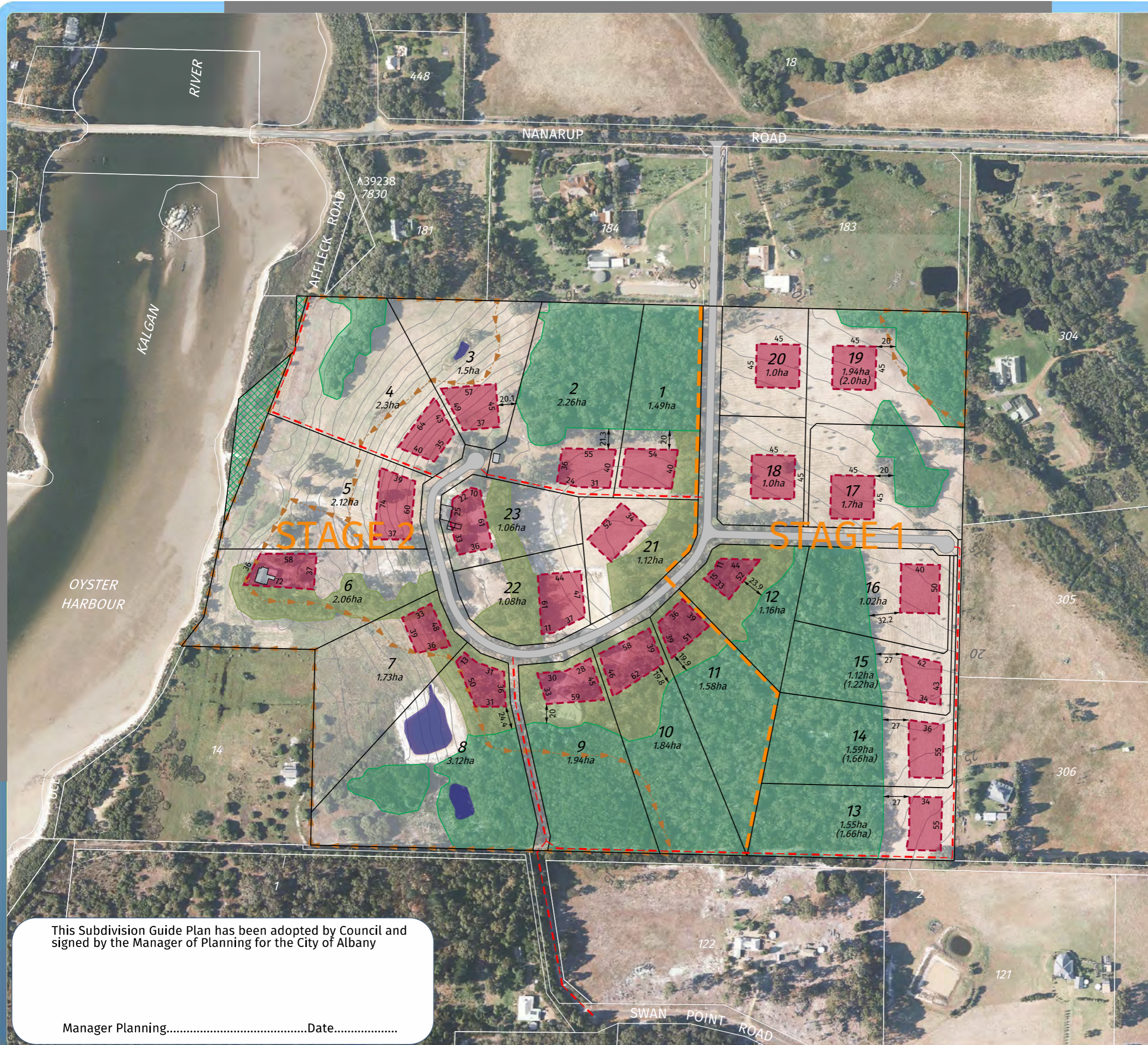
116 Serpentine Road, ALBANY WA 6330
T: 08 9841 7333 F: 08 9841 3643
E: albany@harleydykstra.com.au
W: www.harleydykstra.com.au
Offices also at Bunbury, Busselton, Kelmscott and Perth

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NOTE:

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



This Subdivision Guide Plan has been adopted by Council and signed by the Manager of Planning for the City of Albany

Manager Planning.....Date.....

APPENDIX F – ADDITIONAL INFORMATION SUPPORTING
SCHEME AMENDMENT TO REZONE LOT 422 AFFLECK ROAD

Our Ref: 20308

22 March 2016

City of Albany
Attn: Jan van der Mescht
PO Box 484
Albany WA 6331

Dear Jan,

RE: Additional information supporting Scheme Amendment to rezone Lot 422 Affleck Road

Introduction

A Scheme Amendment to rezone Lot 422 Affleck Road, Kalgan to Special Residential was initiated by Council at the July 2011 Ordinary Council meeting, but not progressed due to the landowners personal circumstances. The property was later sold and in 2014 Harley Dykstra were engaged by the current landowner to progress an Amendment to rezone the land to Rural Residential.

In July 2015 Councillors resolved to impose a moratorium *“on initiation of significant Local Planning Scheme amendments to rezone agricultural land, or intensify adjacent sensitive land uses, other than those that promote ongoing productive use of the land, effective from 28 July 2015, until the review of the Albany Local Planning Strategy has been completed.”*

A letter received from the City of Albany, dated 25 August 2015, notes:

“Council will continue to consider minor planning scheme amendments over, or in the vicinity of agricultural land where it is considered “infill development” or allows for ongoing productive use of the land.”

The moratorium imposed to address concerns raised by Councillors, including:

- *the number of Local Planning Scheme amendments that are being presented to them for consideration and the implications that this has in terms of the loss of productive agricultural land, the oversupply of semi-rural ‘lifestyle’ lots, and the creation of land use conflicts between primary industries and adjacent sensitive land uses.*
- *environmental impacts of such development, ongoing servicing costs, and that the assessment of scheme amendments becoming a drain on staff resources within the Development Services directorate*
- *Increasing number of complaints received from residents of ‘Special Residential’ and ‘Rural Residential’ zoned areas (predominantly the latter) about primary industries operating on adjoining lots, whether agricultural enterprises or other industries, such as quarrying.*

This submission provides supporting information to address these concerns and requests the Amendment to rezone lot 422 be reported to the next available Council meeting.

Historical Support for rezoning Lot 422

At its meeting dated 15 June 2010, Council considered the final adoption of the Albany Local Planning Strategy. As part of the adoption of the Strategy the City formally resolved the following in relation to the subject land:

ALBANY

116 Serpentine Road, Albany WA 6332
PO Box 5207, Albany WA 6332

T: 08 9841 7333
F: 08 9841 3643

E: albany@harleydykstra.com.au
www.harleydykstra.com.au

Albany Bunbury Busselton Kelmscott Perth

ACN 009 101 786 ABN 77 503 764 248



“That Council for land at Lower Kalgan agrees to MODIFY the ‘Future Urban designation to ‘Special Residential’ on the north side of Nanarup Road and Lots 181, 184 and Pt Lots 183 and 422 on the south side of Nanarup Road (as per attached plan), and “Rural Residential” on the remainder of land on the south side of Nanarup Road and to the west of the Kalgan River.”

A Scheme Amendment to rezone Lot 422 Affleck Road, Kalgan to Special Residential was initiated by Council at the July 2011 Ordinary Council meeting. However this was not finalised due to personal circumstances of the landowner at the time.

A copy of Council’s earlier decision to initiate rezoning of Lot 422 is available on public records.

The rezoning proposal and supporting Subdivision Guide Plan have been carefully worked up together with Local and State Planners over the past years and all of the required supporting studies and design alterations have been completed so that the rezoning is now ready to be recommended for Council approval.

Council Planning Officers have contributed input throughout the process, which involved modifying the Subdivision Guide Plan, fire management plans, and completion of vegetation assessments to address all the planning requirements and progress the Amendment to a point which now satisfies Council’s requirements.

Environmental impacts and Infill Development

This Amendment has considered environmental impacts of development on the site. A vegetation assessment was completed to assess the condition, quality and location of all vegetation. Ongoing consultation with Council Planning staff has resulted in several revisions to the subdivision layout, lot sizes and building envelope locations to protect and retain quality vegetation.

This Amendment represents a logical completion of the rural residential land use and development pattern of the locality. Given that the proposal completes the surrounding zoning pattern, there is no opportunity for this proposal to set a precedent for new or additional rural residential development in the locality, and supports the proper and responsible creation of a Rural Living area.

Figure A below illustrates the surrounding zoning and support of infill development.

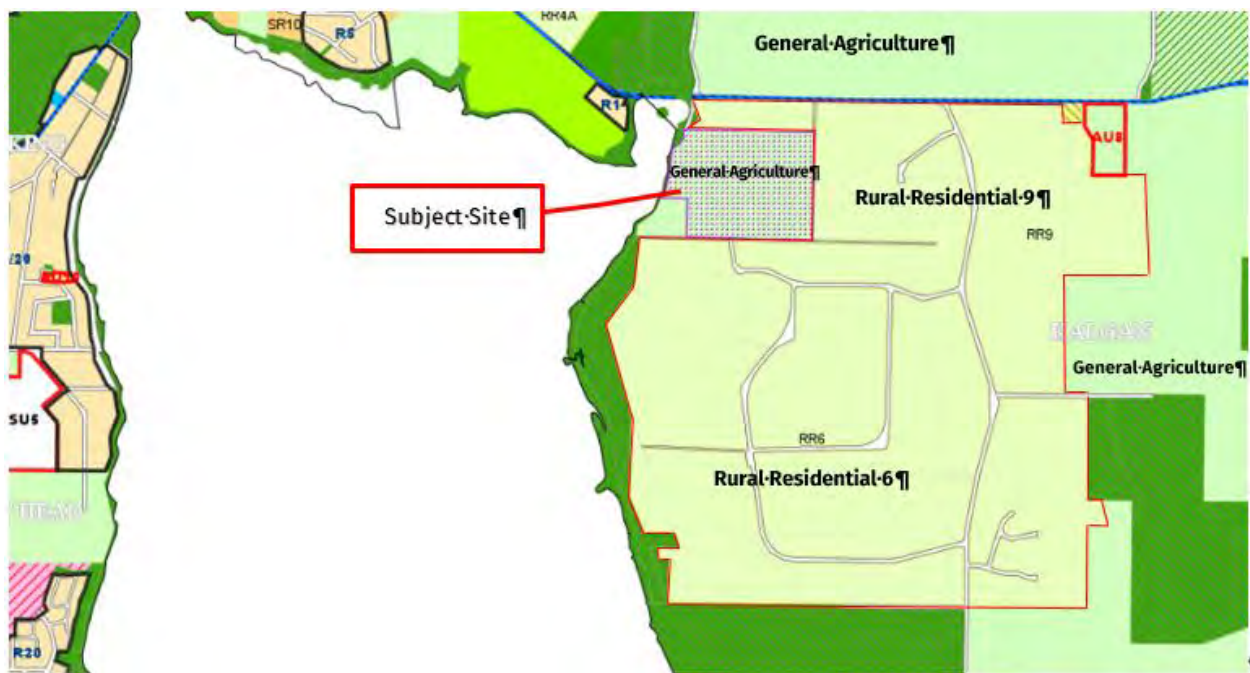


Figure A: Zoning Plan

(Source: City of Albany)

The following points also support this Amendment being classified as infill development:

- Land to the east of Lot 422 and land to the north and south, form part of Rural Residential Zone No. 6 which is comprised of lots of 2ha and above. Refer to **Figure A**.
- The proposal **will not encroach** onto productive agricultural land, but rather complete the residential enclave that currently exists in the locality.
- The Amendment **will not result** in the creation of a new front of residential development, allowing the potential for future residential development to occur in the future.
- The Amendment **will not result** in the creation of a new rural town site, but rather allow rural residential development to occur within an existing rural residential area.
- The Amendment **will not result** in the extension of infrastructure and services which will be unsustainable for Council to maintain. Rather, this will assist to improve the efficiency of existing infrastructure and services including road networks and rubbish collection.
- General agriculture zoning of Lot 422 is inconsistent with the surrounding area, and the future use of the site as identified within the Albany Local Planning Scheme. This amendment seeks to correct this inconsistency in accordance with its intended strategic use.
- The site is located approximately 500 metres, or a 5 minute walk, from the Great Southern Grammar School. This being a leading regional educational establishment with around 770 students enrolled between kindergarten and year 12.

Loss of productive Agricultural land

Physical attributes of the site including topography, soil profile and vegetation result in Lot 422 Affleck Road not being considered productive agricultural land. These factors have also resulted in the land not being actively used for agricultural production, and identified for future residential purposes in ALPS.

As the land does not serve or support productive agricultural production, rezoning this land will not impact on agricultural production.

Supply and demand of semi-rural 'lifestyle' lots

Since its initial development in the 1980's, Swan Point has proven a popular lifestyle choice for many Albany residents. This area created small rural landholdings for residents who wish to enjoy a residential lifestyle with a rural landscape and environment. Its popularity is largely driven by its rural location being in close proximity to existing urban areas including the Albany town centre and Great Southern Grammar School.

Over time, demand for the locality resulted in Swan Point expanding through numerous surrounding landholdings being rezoned Rural Residential. With the western and southern boundaries fronting onto Oyster Harbour and Crown Reserve, Rural Residential expansion has resulted on the eastern and northern fronts. Nanarup Road provides a physical barrier to further northern expansion of Rural Residential subdivision, leaving only the eastern front for continued encroachment into agricultural land.

There are 81 Rural Residential lots in the locality bordered by Nanarup Road to the north, Gull Rock Road to the east, Crown reserve to the south and Oyster Harbour to the west. The popularity of these lots has resulted in development of 71 of the 81 lots, leaving just 10 lots as undeveloped vacant land. As at 21 March 2016, there are just two vacant lots available for sale.* Refer to Figure B.

This rezoning seeks to round off the existing Swan Point Rural Residential zone on the western front, rather than consuming agricultural land or creating a new front of Rural Residential development within a rural area. Further it will provide a well-managed opportunity to provide rural residential supply to meet demand.

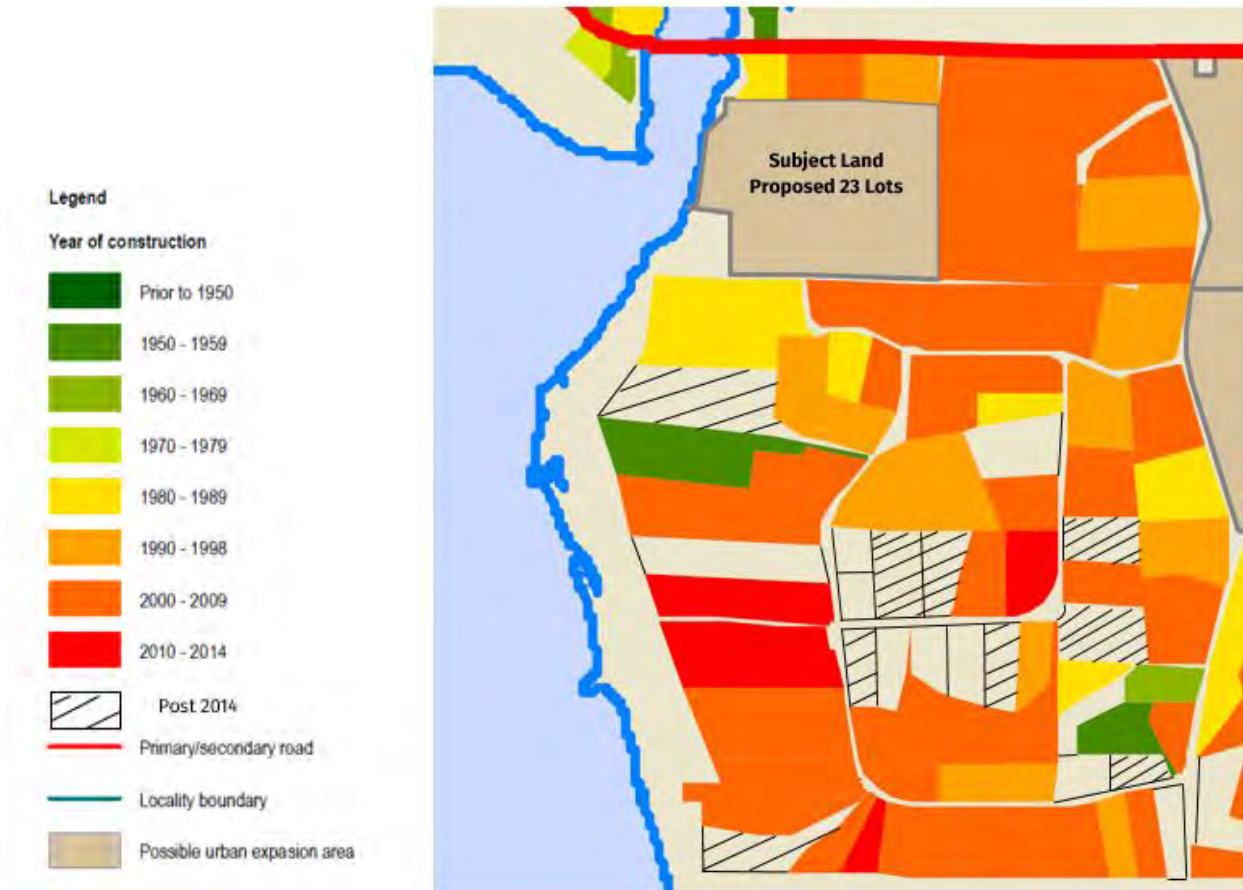


Figure B: Development occurring in Rural Residential locality (note: Post 2014 updated by author and includes development of non-habitable buildings)

(source: WAPC Albany Regional Hotspots Land Supply Update October 2015)

* Realestate.com.au (search 21.3.2016)

Land Use Conflict

This Amendment seeks to correct a zoning anomaly where a 40 hectare site of general agriculture zoned land has been encroached upon by rural residential development over the long term. This has resulted in a zoning of Lot 422 that is inconsistent with the surrounding area. Further this Amendment reduce the current land use conflict associated with agricultural land adjoining existing Rural Residential Area 9.

Current general agriculture zoning of Lot 422 permits the site to be used for intensive and extensive agriculture, including; raising of livestock and crops, development for irrigated fodder production and pastures - as well as agroforestry.

These land uses are not considered compatible with the surrounding rural residential zoning, and can lead to land use conflicts including:

- Odours, dust and noise associated with livestock entering residential areas
- Livestock entering adjoining properties
- Increased bushfire risk to residential areas, associated with tree plantations
- Chemicals from crop spraying entering residential areas

- Noise associated with farming machinery and activities including firearms, occurring within residential areas

Conclusion

The proposal to rezone Lot 422 Affleck Road, Swan Point from “General Agriculture” to “Rural Residential” is consistent with the objectives of ALPS and is also compatible with the existing design and land use of the surrounding Swan Point “Rural Residential” zone. Following on from the direction of ALPS, the owners have spent significant time and resources with progressing the Amendment, which has included extensive consultation with the City Planning department over many months and responding to requests for bushfire management plans and design modifications.

As previously mentioned, Council Planning Officers have contributed input throughout the process, which involved modifying the Subdivision Guide Plan, fire management plans, and completion of vegetation assessments to address all the planning requirements and progress the Amendment to a point which now satisfies Council’s requirements.

This proposal represents a logical long term solution for land that is already surrounded by existing Rural Residential subdivision and completion of the existing “Rural Residential” zone.

In consideration of the details and information provided, it is respectfully requested this Scheme Amendment to be recommended to Council.

Yours sincerely,



David Congdon
Senior Town Planner / Land Development Consultant
Harley Dykstra Pty Ltd

E-mail: davidc@harleyDykstra.com.au
Cc: Landowner

CITY OF ALBANY LOCAL PLANNING SCHEME No. 1 AMENDMENT No. 15

SCHEDULE OF SUBMISSIONS AND RECOMMENDATIONS

No.	Name/Address of Submitter	Summary of Submission	Staff Recommendation
1	City of Albany	<p><u>Structure Plan</u></p> <p>The <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> make requirements for the adoption of structure plans to replace guide plans.</p>	<p><u>Structure Plan</u></p> <p>Uphold</p> <ol style="list-style-type: none"> 1. The proponent was advised on the 17/3/2017 that: <ol style="list-style-type: none"> a) A subdivision guide plan provided with the amendment document, needs to be adopted as a structure plan, in accordance with Part 4 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>; and b) A foreshore assessment needs to be undertaken in accordance with policy requirements of SPP2.6, prior to progressing the Amendment 15. 2. The proponent did not provide additional information, as requested above. 3. The proponent (Harley/Dykstra) was given notice (29/1/2019) of a letter from the DPLH, which requires the City to make a decision on the amendment by the 16 April 2019. 4. The City phoned the owner (5/2/2019) to advise that, unless additional work is undertaken, staff propose to recommend that the City refuse the amendment. The owner indicated unwillingness to provide additional information. <p>It is recommended that the Council agree to advise the Commission to:</p> <ol style="list-style-type: none"> 1. Grant refusal to the amendment for the following reasons: <ol style="list-style-type: none"> a) Staff at the City requested, that the proponent provide additional information to determine a Structure Plan in accordance with Part 4 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. Additional information has not been provided and is not forthcoming. The landowner advised the City of an unwillingness to undertake the additional work. b) Structure plans, are adopted in accordance with Part 4 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.
2	Environmental Protection Authority Locked Bag 33 Cloisters Square PERTH WA 6850	<p><u>Clearing of Vegetation</u></p> <p>The EPA recommends that scheme text provisions be modified to include the following:</p> <ul style="list-style-type: none"> • Clearing within the Landscape Protection Zone and Vegetation Protection Zone is not permitted except for bushfire requirements. <p><u>Foreshore Reserve</u></p> <p>The EPA recommends that a foreshore reserve should be determined prior to the finalisation of the amendment, consistent with SPP 2.6 to the satisfaction of the Department of Water and Environmental Regulation.</p>	<p><u>Clearing of Vegetation</u></p> <p>Noted</p> <p>Where possible, vegetation should be protected.</p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p> <p><u>Foreshore Reserve</u></p> <p>Uphold</p> <p>It is recommended that the Council agree to advise the Commission to:</p> <ol style="list-style-type: none"> 1. Grant refusal to the amendment for the following reasons: <ol style="list-style-type: none"> a) Staff at the City requested, that the proponent provide additional information to determine a foreshore reserve, undertaken in accordance with the State Planning Policy 2.6 – State Coastal Planning. Additional information has not been provided and is not forthcoming. The landowner advised the City unwillingness to undertake the additional work. b) Section 77 of the Planning and Development Act 2005 requires local governments, when preparing or amending a local planning scheme, to have due regard to this State Coastal Planning Policy where it affects its district.

		<p><u>Alternative Treatment Units (ATU's)</u></p> <p>The EPA recommends the scheme text provisions be modified to include the following:</p> <ul style="list-style-type: none"> • ATUs should not be located within 30 metres of water bodies on the subject site, or within 100 metres of Oyster Harbour. 	<p>c) The SPP 2.6 states: <i>Local and regional planning strategies, structure plans, schemes, subdivisions, strata subdivision, development applications, coastal planning strategies and foreshore management plans, as well as other planning decisions and instruments relating to the coast should comply with the policy measures.</i></p> <p>d) The Environmental Protection Authority advised that: <i>...a foreshore reserve will need to be established prior to the finalisation of the amendment...The foreshore reserve should be consistent with the requirements of State Planning Policy No. 2.6 State Coastal Planning Policy (SPP 2.6).</i></p> <p><u>Alternative Treatment Units (ATU's)</u></p> <p>Noted.</p> <p>Existing provisions 8 and 9, require the use of ATU's and appropriate setbacks to water bodies as follows:</p> <p><i>8.0 All effluent disposal on the land is to occur through the use of Alternative Treatment Unit's</i></p> <p><i>9.0 Development and Effluent Disposal will not be permitted within the Effluent Disposal/Development Exclusion Zone</i></p>
3	Telstra Locked Bag 2525 PERTH WA 6001	<p><u>Latest Telecommunications Policy</u></p> <p>The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable.</p>	<p><u>Latest Telecommunications Policy</u></p> <p>Noted</p>
4	Water Corporation PO Box 100 LEEDERVILLE WA 6902	<p><u>Water</u></p> <p>Currently this subject Lot is served with a reticulated water supply from the water main in Nanarup Road.</p> <p><u>Wastewater</u></p> <p>This subject Lot is remote from a reticulated wastewater scheme, therefore on site disposal will be required subject to approval from the local Authority and the Health Department.</p> <p><u>Contributions</u></p> <p>The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays.</p> <p>The developer is expected to provide all water and Sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be</p>	<p><u>Water</u></p> <p>Noted</p> <p>The owner/developer will have to submit an application to the Water Corporation before construction of reticulated water is due to start.</p> <p><u>Wastewater</u></p> <p>Noted</p> <p>Existing provisions 8 and 9, already require the use of on-site effluent treatment systems (ATU's) and appropriate setbacks to water bodies as follows:</p> <p><i>8.0 All effluent disposal on the land is to occur through the use of Alternative Treatment Unit's</i></p> <p><i>9.0 Development and Effluent Disposal will not be permitted within the Effluent Disposal/Development Exclusion Zone.</i></p> <p><u>Contributions</u></p> <p>Noted</p> <p>Contributions pertaining to Water Corporation standards may-be requested at the time of subdivision, to the satisfaction of the Water Corporation and Western Australian Planning Commission.</p>

		fully funded by the developer. The Water Corporation may also require land being ceded free of cost for works.	
5	ATCO Gas 81 Prinsep Street JANDAKOT WA 6164	<u>Gas Infrastructure</u> ATCO Gas do not have any gas mains or infrastructure within the said Lot (application area) nor within the surrounding road reserves. ATCO Gas do not have any objection to the proposed Local Planning Scheme 1 Amendment No. 15.	<u>Gas Infrastructure</u> Noted Gas infrastructure is not available in the area and is not required to be developed.
6	Western Power 363 Wellington Street PERTH WA 6000	<u>High Voltage Distribution Assets</u> Lot 422 contains high voltage distribution assets. The undergrounding and/ or relocation of the distribution assets may be required in accordance with the statutory planning process.	<u>High Voltage Distribution Assets</u> Noted Detailed assessment of power requirements can be made at the subdivision / development application stage in accordance with Western Power's standard processes to determine distribution augmentation requirements for future development. Any proposed development or subdivision application interfacing with network assets shall be referred to Western Power for comment.
7	Department of Parks and Wildlife (now the Department of Biodiversity, Conservation and Attractions). South Coast Region 120 Albany Highway ALBANY WA 6330	<u>Strategic Firebreak</u> A strategic firebreak between vegetation protection areas and developable areas is recommended. <u>Fencing</u> Proposed special provision No. 4 in the proposal defines rural pursuit as a discretionary use which includes the keeping of livestock. As livestock can impact upon and degrade native vegetation it is recommended that stock proof fencing is required. Failure to provide for consistent fencing standards will potentially lead to non-contiguous fencing of variable standard as future landowners apply for discretionary used on lots. <u>Protection Area</u> Subject to the positioning of buildings within the defined envelope and AS 3959 construction standards applied to building there is still potential for fuel reduction to impact on vegetation within the protection area. This should be addressed within the provisions to ensure that native vegetation in the protection area is not adversely impacted due to fire hazard mitigation at the subdivision stage. <u>Foreshore</u> The proposed amendment notes under section 2.4.2 'Foreshore Management' that the land under consideration lies adjacent to and east of Oyster Harbour. This area includes an occurrence of the ecological	<u>Strategic Firebreak</u> Noted Bushfire management is to occur in accordance with the Guidelines for Planning in Bushfire Prone Areas (Appendices - Elements 2, 3 and 4). Element two requires the development of Asset Protection zones developed around buildings. Element 3 requires the development of roads to provide access to bushfire prone areas. It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment. <u>Fencing</u> Noted Stock proof fencing along vegetation protection areas provide a consistent standard of fencing and protection across multiple lots. Stock proof fencing should be provided at the subdivision stage along vegetation protection areas to provide a consistent standard of fencing and protection across multiple lots. It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment. <u>Protection Area</u> Noted Where possible, vegetation should be protected. It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment. <u>Foreshore</u> Uphold

		<p>community Coastal Saltmarsh (listed under the Environmental Protection and Biodiversity Conservation Act 1999 – EPBC Act). Development which has the potential to impact this area should be undertaken with due regard to the conservation advice for ‘Subtropical and Temperate Coastal Saltmarsh’. Parks and Wildlife support the advice provided by the EPA regarding the establishment of a foreshore reserve that is consistent with State Planning Policy No. 26 State Coastal Planning Policy (SPP 2.6).</p>	<p>It is recommended that the Council agree to advise the Commission to:</p> <ol style="list-style-type: none"> 1. Grant refusal to the amendment for the following reasons: <ol style="list-style-type: none"> a) Staff at the City requested, that the proponent provide additional information to determine a foreshore reserve, undertaken in accordance with the State Planning Policy 2.6 – State Coastal Planning. Additional information has not been provided and is not forthcoming. The landowner advised the City unwillingness to undertake the additional work. b) Section 77 of the Planning and Development Act 2005 requires local governments, when preparing or amending a local planning scheme, to have due regard to this State Coastal Planning Policy where it affects its district. c) The SPP 2.6 states: <i>Local and regional planning strategies, structure plans, schemes, subdivisions, strata subdivision, development applications, coastal planning strategies and foreshore management plans, as well as other planning decisions and instruments relating to the coast should comply with the policy measures.</i> d) The Environmental Protection Authority advised that: <i>...a foreshore reserve will need to be established prior to the finalisation of the amendment...The foreshore reserve should be consistent with the requirements of State Planning Policy No. 2.6 State Coastal Planning Policy (SPP 2.6).</i>
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<p>8</p>	<p>Department of Water (now the Department of Water and Environmental Regulation)</p> <p>South Coast Region 5 Bevan Street ALBANY WA 6330</p>	<p><u>Foreshore Reserve</u></p> <p>The scale of the proposed development warrants a dedicated foreshore reserve to protect values of the Oyster Harbour, while supporting low level recreational activities.</p> <p><u>Pedestrian Access to foreshore and Recreation Area</u></p> <p>A low key recreational area should be developed at the existing pedestrian access point adjacent to proposed Lot 5.</p> <p>Public pedestrian access to the foreshore reserve should be via the emergency access route between Lots 4 & 5.</p> <p><u>Lot 6 Building Envelope</u></p> <p>As the dwelling previously located in the building envelope of Lot 6 has been demolished, the building envelope for this site should be moved further from the harbor.</p> <p><u>Flood risk</u></p> <p>As the development is adjacent to Oyster Harbour at the mouth of the Kalgan River, flood modelling should be undertaken to determine the flood risk at the site. The site would also be susceptible to increased water levels from storm surges and of course, sea level rise from the effects of climate change. The consultant's report is completely dismissive of these risks. The DoW has flow data for the Kalgan river which can be used for modelling the flood risk.</p> <p><u>Land Capability Map</u></p> <p>It would be useful for the subdivision guide plan to be laid over the land capability map (figure 2) so that the risks of each lot can be more properly assessed.</p>	<p><u>Foreshore Reserve</u></p> <p>Uphold</p> <p>It is recommended that the Council agree to advise the Commission to:</p> <p>1. Grant refusal to the amendment for the following reasons:</p> <p>a) Staff at the City requested, that the proponent provide additional information to determine a foreshore reserve, undertaken in accordance with the State Planning Policy 2.6 – State Coastal Planning. Additional information has not been provided and is not forthcoming. The landowner advised the City unwillingness to undertake the additional work.</p> <p>b) Section 77 of the Planning and Development Act 2005 requires local governments, when preparing or amending a local planning scheme, to have due regard to this State Coastal Planning Policy where it affects its district.</p> <p>c) The SPP 2.6 states: <i>Local and regional planning strategies, structure plans, schemes, subdivisions, strata subdivision, development applications, coastal planning strategies and foreshore management plans, as well as other planning decisions and instruments relating to the coast should comply with the policy measures.</i></p> <p>d) The Environmental Protection Authority advised that: <i>...a foreshore reserve will need to be established prior to the finalisation of the amendment...The foreshore reserve should be consistent with the requirements of State Planning Policy No. 2.6 State Coastal Planning Policy (SPP 2.6).</i></p> <p><u>Pedestrian Access to foreshore and Recreation Area</u></p> <p>Noted</p> <p>At the time of subdivision, development should include pedestrian pathways.</p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p> <p><u>Lot 6 Building Envelope</u></p> <p>Noted</p> <p><u>Flood Risk</u></p> <p>Noted</p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p> <p><u>Land Capability Map</u></p> <p>Noted</p> <p>A comparative assessment completed for Figure 2 (contained within the land capability report) and the guide plan shows that development has been located away from low capability development areas – refer to Keys 'iv', 'v' and 'x'.</p>
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KEY	CAPABILITY FOR SELECTED LAND USE
I	Very high capability with few physical limitations.
II	High capability with some physical limitations that can be overcome by planning and minor site modifications.
III	Fair capability with moderate physical limitations which may affect development. Careful planning and site modification may be required.
IV	Low capability with many physical limitations.
V	Very low physical capability or with significant limitations.
X	Development not acceptable because of significant environmental or geotechnical issues, or Government Policy. (Includes Conservation Category or EPP Wetlands and significant remnant vegetation, high risk geotechnical issues).

It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.

Acid sulfate soils

Noted

Soil tests were undertaken across the whole site and recorded in a land capability report, which concluded that there is no observable risk other than in estuarine soils and vegetated areas in the north eastern and north western corners of the subject lot. Building envelopes are not located in the risk areas noted above.

It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.

Depth to Groundwater

Noted

Test hole number 15 is within close proximity to Lot 5. The water table was not intersected for test hole 15, which is located in close proximity to Lot 5.

Water seepage is expected at low depths (e.g.500mm) for the proposed building envelope at Lot 6.

It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.

Infiltration

Noted

Existing provisions 8 and 9, require the use of on-site effluent treatment systems (ATU's) and appropriate setbacks to water bodies.

It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.

Local Water Management Strategy (LWMS)

Noted

There are no limitations imposed by the subdivision design on water management. Water management actions are able to be incorporated at the subdivision stage.

The proposed lots are large enough to be able to accept and retain on site the ARI 1 hour 1 year rainfall events.

Acid sulfate soils

The western sections of the site (below 5-10m contour) is classified as high to moderate ASS risk (below 5m contour). While some of that land will not be developed, building envelopes for lots 6, 7 & 8 may be located in the high risk area. Further investigation is required to verify the mapping and assess potential risk.

Depth to groundwater

There is limited information about the depth of groundwater around proposed lots 5 & 6. More investigations are required to support the located on the building envelopes on these lots.

Infiltration

The consultant declares that it is obvious that the sandy and lateritic soils comply with the permeability regulations. It is also obvious that the other soil types identified on the site (figure 1) – sand over silt, sand over granite saprolite, sand over laterite and laterite groundwater also queries the assertion about permeability. Further investigations are required to determine the suitability of the soil for the disposal of wastewater. Soil should also be tested for PRI, given the sandy nature of the soils. Low PRI results will require the use of alternative treatment systems. Given the proximity of the development to the Oyster Harbour the DoW recommends that all dwelling require an alternative treatment system for on-site effluent disposal.

Local Water Management Strategy

As the proposal has been modified since the first plan was developed in 2011, a lot of the information in the local water management strategy (incorrectly called a local water management plan in this doc) is out of date. The LWMS should be updated and resubmitted. The number of lots has significantly changed and the potable water supply is now going to be self-supply. This will affect the

		<p>water balance calculations. Also the road layout has changed, which will impact the conceptual storm water management plans (e.g. size and location of storm water infrastructure) that are required to be included in a LWMS. The current document is inadequate for the purposes of supporting the proposal.</p> <p><u>Visual Landscape</u></p> <p>The assessment of the visual impact of the development does not consider the view from the water. The site is very visible from Oyster Harbour and particularly the Lower Kalgan bridge (when driving east). The site may also be visible from Lower King. It also appears that the building envelopes for lots 2, 3, 4, 5, 6 & 23 are located high on the side of the hill or ridgeline and there is risk of negative visual impact from the development. Additional development controls and revegetation may be required on these lots to minimize visual impact.</p> <p><u>Remnant vegetation management</u></p> <p>The DoW does not support the current lot layout which places building envelopes into areas of remnant vegetation which will then require extensive clearing in order to meet the new bushfire regulations. The building envelopes should be located sufficient distances from the vegetation so that clearing is minimized. The retention of the native vegetation can have a positive influence on water quality in receiving water bodies. DoW recommends the retention of existing native vegetation on the site to protect water quality on Oyster Harbour.</p>	<p>Swale drains developed adjacent to subdivision roads are expected to be able to accept and retain on site the ARI 1 hour 1 year rainfall events.</p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p> <p><u>Visual Landscape</u></p> <p>Noted</p> <p>The subject land is topographically varied with distinctive vegetation protection areas. The subject site is well screened from major roads and located low in the landscape, hence will have limited visual impact. The protection of remnant vegetation on the subject site will also ensure visual impacts are reduced.</p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p> <p><u>Remnant vegetation management</u></p> <p>Noted</p> <p>Areas of vegetation classified as being 'good – very good' and 'very good' are proposed to be protected. Areas classified as being degraded are proposed for clearing.</p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p>
9	Department of Agriculture and Food	<p><u>Surface water management</u></p> <p>Any development on the site will require appropriately designed surface water drainage systems to avoid risk of land surface degradation, sediment loss and nutrient flow into the adjacent estuary.</p> <p><u>Vegetation Protection</u></p> <p>The property comprises substantial blocks of remnant bush area. The proposal appears not to present any opportunity for bush conservation or protections.</p> <p><u>Land Use Conflict</u></p> <p>The change to rural living adjacent to rural farming needs to account for potential future land-use conflict, and adequate buffers and/or boundary setbacks need to be put</p>	<p><u>Surface water management</u></p> <p>Noted</p> <p>At the subdivision stage, stormwater design plans should be submitted and developed in accordance with appropriate standards - to the satisfaction of the City of Albany.</p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p> <p><u>Vegetation Protection</u></p> <p>Noted</p> <p>Areas of vegetation classified as being 'good – very good' and 'very good' are proposed to be protected. Areas classified as being degraded are proposed for clearing.</p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p> <p><u>Land Use Conflict</u></p> <p>Noted 226</p>

		in place. The building envelopes for proposed lots 16, 15, 14 and 13 do not seem to provide for adequate separation distance along the western boundary adjacent to rural boundaries.	The land fronting lots 13 – 16 is zoned to accommodate lifestyle living and not agriculture. It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.
10	Department of Health	<p><u>Water Supply and Wastewater Disposal</u></p> <p>Water supply, water management plan including the utilisation of recreational water and any waste water recycling is to comply with DOH guidelines and requirements.</p> <p>The proponents should be advised that approval is required for any on-site waste water treatment process.</p> <p><u>Land Use Conflict</u></p> <p>Development should avoid conflict and potential adverse health effects and nuisance impacts from chemical use, dust and other rural pursuits.</p>	<p><u>Water Supply and Wastewater Disposal</u></p> <p><u>Noted</u></p> <p>Development is required to connect to reticulated water and develop Alternative Effluent Treatment Systems.</p> <p>Consideration may be given to an exemption from the provision of reticulated sewerage for one hectare lots in sewage sensitive areas. Sewage sensitive areas include, within 2 kilometres of Oyster Harbour.</p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p> <p><u>Land Use Conflict</u></p> <p><u>Noted</u></p> <p>Neighbouring land is zoned to accommodate lifestyle living and not agriculture.</p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p>
11		<p><u>Privacy</u></p> <p>The proposed development on Lot 422, specifically lots 13, 14 & 15, will have a significant impact on our lifestyle and our privacy currently experienced at our place.</p>	<p><u>Privacy</u></p> <p><u>Noted</u></p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p>
12		<p><u>Foreshore</u></p> <p>It is considered desirable for the <i>Foreshore Reserve</i> in front of proposed lots 5 & 6 to be increased in area by the allocation/ resumption of a deeper/wider allowance from the river foreshore i.e.20-30 meters.</p>	<p><u>Foreshore</u></p> <p><u>Uphold</u></p> <p>It is recommended that the Council agree to advise the Commission to:</p> <p>1. Grant refusal to the amendment for the following reasons:</p> <p>e) Staff at the City requested, that the proponent provide additional information to determine a foreshore reserve, undertaken in accordance with the State Planning Policy 2.6 – State Coastal Planning. Additional information has not been provided and is not forthcoming. The landowner advised the City unwillingness to undertake the additional work.</p> <p>f) Section 77 of the Planning and Development Act 2005 requires local governments, when preparing or amending a local planning scheme, to have due regard to this State Coastal Planning Policy where it affects its district.</p> <p>g) The SPP 2.6 states: <i>Local and regional planning strategies, structure plans, schemes, subdivisions, strata subdivision, development applications, coastal planning strategies and foreshore management plans, as well as other planning decisions and instruments relating to the coast should comply with the policy measures.</i></p> <p>h) The Environmental Protection Authority advised that: <i>...a foreshore reserve will need to be established prior to the finalisation of the amendment...The foreshore reserve should be consistent with the requirements of State Planning Policy No. 2.6 State Coastal Planning Policy (SPP 2.6).</i></p>
		<u>Surface Water Management</u>	<u>Surface Water Management</u>

	<p>The overflow water from the large (5000 cubic meter) dam constructed approximately 2 years ago on proposed Lot 8, should be channeled to reach the river directly instead of flooding proposed lot 7 and across Lot 14 of Plantagenet location 84. The excavation of the dam intersected a subterranean water source and this flows 24/7, at the estimated rate of 120000 liters per day. This is causing flooding over both properties. There is not any other natural catchment for the dam.</p> <p><u>Road names.</u></p> <p>These should be named after historic settlers of Location 422</p> <ul style="list-style-type: none"> a .Hopsons Loop b. Sagers Lane c. Affleck Road (already applied to Road No 1079) d. Hesketh Track (Narrow 9azette private road servicing Lot 14 of location 84). <p><u>Pedestrian Access</u></p> <p>Pedestrian access way from Swan Point Road to the foreshore of Oyster Harbour.</p>	<p>Noted</p> <p>'Landform Research' carried out site studies to determine land system assessment, including hydrology. It was determined that:</p> <p><i>There are no limitations from surface water.</i> <i>There are no limitations or risk to groundwater from a subdivision of 0.2 – 1.0 hectare lots.</i> <i>There should be no need for offsite disposal of storm water, or even detention basins if swale drains are used for roads.</i></p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p> <p><u>Road Names</u></p> <p>Noted</p> <p>Road naming is dealt with by the Geographical Names Committee (Landgate). Applications for road naming is made to Landgate. In accordance with the <i>Policies and Standards for Geographical Naming in WA: Any proposal requesting the renaming of an approved name or any new naming proposal considered to be of significance to the immediate or extended community must include evidence of consultation with the community.</i></p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p> <p><u>Pedestrian Access</u></p> <p>Noted</p> <p>At the time of subdivision, development should include pedestrian pathways as indicated on a structure plan.</p> <p>It has been recommended that the Council agree to advise the Commission to grant refusal to the amendment.</p>
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Your ref: A3583/PA62875/LAMD15
Our ref: TPS/1912
Enquiries: Melinda Lyons

City of Albany
PO Box 484
6331 WA

Attention: Adrian Nicholl

Transmission via electronic mail to: staff@albany.wa.gov.au

Dear Adrian,

**LOCAL PLANNING SCHEME No. 1
AMENDMENT No. 15**

LOCAL PLANNING SCHEME AMENDMENT - EXTENSION OF TIME

Pursuant to Part 5, Division 3, r.50(3) (Standard Amendment) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) the Western Australian Planning Commission has approved an extension of time for the following reasons:

- To enable Council to pass a resolution, pursuant to regulation 50(3) of the Regulations, on whether to support or not support the amendment, and with or without modifications, and secondly, forward such resolution to the Western Australian Planning Commission with the appropriate documentation as required under regulation 53(1).

The timeframe has been extended to **16 April 2019**.

If you require further assistance or clarification please contact Senior Planning Officer, Melinda Lyons at melinda.lyons@dplh.wa.gov.au .

Yours sincerely

A handwritten signature in black ink, appearing to read "S Fagan", is written over a light grey circular stamp.

Sam Fagan
Secretary
Western Australian Planning Commission

22 January 2019





WASTE MANAGEMENT UPDATE

TO : **Mayor & Elected Members**

FROM : **Mike Richardson**
Acting Executive Director Infrastructure & Environment

DATE : **27 February 2019**

SUBJECT : **Waste Management Update**

Purpose

1. To provide a summary of the context and progress of activities in relation to the City of Albany's Waste Management.

Regional Strategic Plan

2. The Regional Waste Alliance, comprising representatives from the City of Albany, Shire of Denmark and Shire of Plantagenet, is working to update the Regional Waste Strategic Plan. The process has involved a review of the previous Regional Strategic Plan 2014-18, a review of the collaboration options of the Waste Alliance and workshops to determine the shared waste priorities for the region.
3. City Facilitator Strategy & Improvement Stephen Grimmer has assisted the Alliance to draft a Sustainable Waste Strategic Vision that identifies five regional objectives and associated measures and priorities.

Next Steps

4. The Regional Waste Alliance met on Friday 22 February to finalise the draft Strategic Vision in readiness for consideration by the Lower Great Southern Economic Alliance on Thursday 21 March.

City of Albany Strategic Waste Management Plan

5. A review of the City of Albany Strategic Waste Management Plan is well underway. The draft Resource Reclamation Strategy shifts significantly from the current Strategic Waste Management Plan to provide an innovative way forward and recognise waste as a resource with many forms of reinvention and reuse.
6. The draft Strategy aligns with the newly-released State Waste Avoidance & Resource Recovery Strategy and the Regional Sustainable Waste Strategic Vision.

Next Steps

7. The draft Strategy will be presented to the Waste Management Working Group and distributed for internal comment. It is anticipated the Strategy will be ready for consideration by Council in April.

FOGO (Food Organics & Garden Organics) Collection

8. Implementation of kerbside food scrap collection was identified for action in the City of Albany Strategic Waste Management Plan 2014-18.
9. In 2018 the City successfully applied for funding through the Waste Authority Community & Industry Engagement Program. The funding supported a combined Behaviour Change Tools Development Project and Food Waste Diversion Trial.
10. Following investigations of systems in other local government jurisdictions in Australia, a household Food Organics and Garden Organics (FOGO) trial was implemented in five City of Albany streets. During the eight week trial period in October and November 2018, residents in trial streets were instructed to place food waste along with garden waste in their green waste bins to be collected for processing into compost. Collection of green waste bins was increased from four weekly to fortnightly and collection of general waste bins was decreased from weekly to fortnightly. A total of 19.44 tonnes of FOGO was collected during the trial period and it was estimated that food waste comprised about 30% of the total organic waste collected.
11. Surveys of participating households after the trial showed strong support for the introduction of a kerbside FOGO collection, with 90% satisfied with the FOGO trial as a way to divert organic waste out of landfill and into compost. There was strong support for adopting the FOGO service on the basis of fortnightly pick-ups of each bin type when compared with paying extra to have either bin collected weekly. There was strong opposition to retaining the current system where food waste is sent to landfill.
12. Green waste is processed by Vancouver Waste under the current green waste contract. FOGO waste from the trial is currently being composted with additional garden waste at Vancouver Waste's Mindijup Road site. The City will investigate the implications of composting FOGO waste on a larger scale.
13. The trial provides a strong foundation for the citywide introduction of a FOGO service. The introduction of food waste collection to the City of Albany's kerbside service has potential for significant positive environmental, social and financial outcomes. Collecting food waste for composting could potentially divert more than 2,300 tonnes of waste from landfill per annum and avoid the generation of more than 2025 tonnes of greenhouse gas emissions per annum (Greenhouse Gas Reductions Calculator; www.stopwaste.co/calculator).
14. Matters that will require consideration include bin capacity and collection frequency, seasonal waste increases, provision of services to households with specific circumstances, such as families with children in nappies, residents using

incontinence aids, homes with higher occupancy etc., mobile garbage bin ownership, and odour and pests.

Next Steps

15. A business case assessing the potential addition of food waste collection to the entire City of Albany kerbside service will be prepared for consideration by Council by the end of March 2019. Attention will be given to the cost of collection options, the need for alternatives in specific circumstances, and potential additional services in warmer weather and holiday periods.

Site Selection

16. With a projected life expectancy of less than eight years at the Hanrahan Road Waste Facility Landfill, the City commissioned Talis Consultants in 2017 to undertake a site selection study based on constraints mapping and the use of a multi-criteria analysis to focus on sites of interest.

17. After completing the first stage of site selection it was the consultant's view that finding a suitable landfill site on Crown land was unlikely due to the scarcity of land parcels of the required size and environmental, geological, heritage and social constraints.

18. The second stage of the site selection process was focused on the identification of freehold property which falls within the parameters of the constraints mapping process. The consultants divided their search into two categories of properties; those currently listed by real estate agents for sale and properties not listed for sale.

19. Two freehold properties for sale were removed from consideration after further investigation.

20. The City consulted confidentially with local real estate principals to determine if there are potential property owners in the study area who may be interested in selling. The City is subsequently investigating a potential freehold property that is not currently listed for sale but whose owner has indicated a willingness to sell.

Next Steps

21. City staff will continue to explore site options and will present a report outlining the site selection alternatives to Council once investigations are complete.

Garage Sale Trail

22. Following Council's decision in 2017 to implement a biennial (every two years) kerbside bulk waste collection there will be no bulk hard waste collection in 2019.

23. Participation in the Community Garage Sale Trail was identified by Council as a CEO Team Plan 2018/19 KPI under the Deliverable "City of Albany increases community awareness in reuse and recycling". Garage Sale Trail is a membership program for councils that promotes reuse, waste education and reduction, and community engagement.

24. There is opportunity to utilise Garage Sale Trail resources to promote alternative methods of the redistribution of used goods which has anecdotally occurred during bulk hard waste collections. Garage Sale Trail resources would complement communications advising the community of alternative disposal options and the provision of an additional waste facility pass during non-bulk hard waste collection years.
25. Garage Sale Trail includes a ten-week education campaign from August-October, culminating in a weekend of garage sales from Saturday 19 to Sunday October 2019. Unlimited households, schools, community groups and local businesses in participating councils can register their garage sale for listing on www.garagesaletrail.com.au for the trail weekend. Participants receive information on hosting a garage sale as well as other tips for reducing waste.
26. Garage Sale Trail reported (Attachment 5) that in WA in 2018:
- 90% of Garage Sale Trail participants say they are more conscious about waste and their role in reducing it after being involved in the program.
 - 427kg of stuff is rehomed on average per garage sale
 - 67% of sellers wouldn't have otherwise had a garage sale in the last 12 months
 - 81% state "Garage Sale Trail makes me feel more connected to my community"
27. Member councils receive year round education resources for use in social media and digital channels, communication assets for print advertising, unlimited free access for member council residents to the Garage Sale Trail website, professional development and networking opportunities, and a localised post-event report to evaluate program outcomes.
28. Membership costs are population-based and for a minimum of two years. Costs for Albany would be \$6,177pa for a two year membership. City of Albany has enquired whether there is potential to combine with surrounding local governments to reduce costs and, at the time of preparing this report, is waiting on a response from Garage Sale Trail.

Next Steps

City staff will make provision for Garage Sale Trail membership and other expenses in Council's 2019/20 budget.

WASTE MANAGEMENT UPDATE

REPORT ITEM DIS153 REFERS

Development &
Infrastructure Services
Committee

February 2019



LOWER GREAT SOUTHERN REGIONAL STRATEGIC PLAN

- Regional Waste Alliance:
City of Albany, Shire of Denmark,
Shire of Plantagenet
- Reviewed Regional Strategic Plan
2014-18
- Workshops to identify shared
priorities

The Waste Alliance will finalise the draft Strategic Vision for consideration by the Lower Great Southern Economic Alliance



Purpose

Divert It, Revert It, Convert It

To work together on an innovative and sustainable approach to waste management that meets the needs of our communities in a manner that is cost effective and ahead of its time.

WASTE MANAGEMENT UPDATE

CITY OF ALBANY STRATEGIC WASTE MANAGEMENT PLAN

REPORT ITEM DIS153 REFERS

- Draft Resource Reclamation Strategy
- Aligns with State Avoidance & Resource Recover Strategy 2030
- Shift towards Circular Economy
- To be distributed to Waste Management Working and Group and internal comment before presentation to Council

Guiding Principles:

1. Empower the community
2. Think creatively
3. Build employment
4. Manage waste as a resource
5. Plan for the future
6. Focus regionally



The Resource Reclamation Strategy provides direction to sustainably manage the waste the community produces and build a circular economy around the resources it captures.

WASTE MANAGEMENT UPDATE**FOGO (FOOD ORGANICS & GARDEN ORGANICS) COLLECTION**

- FOGO trial in Oct-Nov 2018
- 90% satisfied with FOGO trial as a way to divert organic waste out of landfill and into compost
- Potential to divert more than 2300 tonnes from landfill per annum
- Business case will consider options for citywide rollout

“I had no problems with FOGO. I put lemons, pet poo, cat fur and tissues into the FOGO bin.”



The introduction of food waste collection to the City of Albany's kerbside service has potential for significant positive environmental, social and financial outcomes.

WASTE MANAGEMENT UPDATE NEW LANDFILL SITE SELECTION

REPORT ITEM DIS153 REFERS

- Site selection study by external consultant
- Suitable site on Crown land is unlikely
- Focus shift to freehold properties
- Staff will report to Council on options once investigations are complete



Site selection involves consideration of size, location and environmental, geological, heritage and social constraints

WASTE MANAGEMENT UPDATE

GARAGE SALE TRAIL

REPORT ITEM DIS153 REFERS

- Membership program for councils
- Promotes reuse, waste education, reduction and community engagement
- Weekend of garage sales by residents, community groups and businesses in October
- Program to complement City communications on alternatives to bulk hard waste collections
- Population-based costs, minimum of two years, \$6,177pa

“86% of participants were more conscious about waste and understood their role in reducing waste in the long term.”



Participation in the Community Garage Sale Trail was identified by Council as a CEO Team Plan 2018/19 KPI under the Deliverable “City of Albany increases community awareness in reuse and recycling”.



FOGO TRIAL Overview & Analysis

City of Albany

Food Organics & Garden Organics
Kerbside Collection Trial
October - November 2018



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1. BACKGROUND

In 2004 the City of Albany was one of the first West Australian local governments to introduce a three-bin kerbside service, which includes collection of general waste, commingled recyclables and green waste. Green waste is transported to the current contractor's premises where it is chipped and composted. More than 3,000 tonnes of green waste was processed into compost in 2016-17.

Implementation of kerbside food scrap collection was identified for action in the City of Albany Strategic Waste Management Plan 2013-18 and in 2018 the City successfully applied for funding through the Waste Authority Community & Industry Engagement Program. The funding supported a combined Food Waste Diversion Trial and Behaviour Change Tools Development Project.

Following investigations of systems in other local government jurisdictions in Australia, planning was undertaken to implement a household Food Organics and Garden Organics (FOGO) trial in five City of Albany streets.

For the eight week trial period in October and November 2018 residents in the trial streets were instructed to place food waste in their green waste bins to be collected for processing into compost.

Following the trial residents were given the opportunity to provide feedback on their experiences and perceptions of the system and some were invited to participate in a focus group.

2. DRIVERS FOR CHANGE

After several years surpassing WA Waste Strategy targets, the City now faces a challenge to decrease waste generation per household.

The National Waste Report 2013 indicates that 30-46% of the contents of household general waste bins in Australia is food waste. The impact of food waste in landfill includes production of greenhouse gases, including methane and carbon dioxide, as well as polluting leachate.

Capturing food waste together with garden waste has the potential to reduce greenhouse gas emissions and leachate run off, increase available landfill space and contribute to the circular economy by recycling food waste into valuable compost.

Public demand for kerbside food waste collection has increased with high profile media attention such as the ABC's War on Waste television series.

Visual audits of household waste in the City of Albany estimated the following breakdown of waste in kerbside general waste bins:

- Food and garden organics - 30%
- Soft plastics - 15%
- Plastic containers - 5-10%
- Clothing - 5-10%
- Glass containers - less than 5%
- Recyclable metals (i.e., aluminium and steel cans) - less than 5%
- Scrap metals - less than 5%
- Non-recoverable organics (e.g., nappies) - 5%
- Hazardous waste (e.g., batteries, chemicals, paint) - less than 5%
- E-waste - less than 1%

The provision of a FOGO service is an obvious next step for the City of Albany's waste management services and has potential for positive environmental, social and financial outcomes.

3. TRIAL PLANNING & IMPLEMENTATION

In preparation for the trial, City of Albany staff reviewed rollout and trials of FOGO collections in other councils, including the City of Melville, to consider variables such as frequency of bin collection, style of caddy and compostable liners, and methods of communication.

Contractors Cleanaway and Vancouver Waste, as well as applicable City of Albany staff, were consulted and provided assistance during planning and implementation. Behavioural Economist Colin Ashton-Graham, who was engaged for the concurrent Behaviour Change Tools Development Project, provided recommendations on methods of communication before and during the trial.



3.1 Street Selection

Five streets in Spencer Park and Yakamia were selected for the trial, with a total number of 374 registered residential properties which included units, larger blocks and departmental housing. Households included owner-occupiers, renters, families, single occupants, older residents, and those utilising the Disabled Waste Service. Staff implementing the trial liaised with the internal Rates department for addresses and bin numbers in the trial streets. The streets selected were 46 to 112 David Street (79 households) and 2 to 115 Hillman Street (114hh), Spencer Park, and 1 to 62 Erindale Court (51hh), 1 to 65 Susan Court (59hh) and 1 to 83 Target Road (71hh), Yakamia.

3.2 Dwelling Type

A total of 88 households were in grouped dwellings (e.g., units or battle-axe lots) with the remainder on standard blocks. Of the households in grouped dwellings, 64 were in Spencer Park and 14 were in Yakamia.

3.3 Occupancy Type

The trial households were a mix of owner-occupied and tenanted properties, with approximately 60% owner-occupied, 33% tenanted and 7% unknown. Fifteen properties in the trial area were listed as being owned by Department of Communities - Housing or Advance Housing.

3.4 Disability Service

Fourteen residences in the trial streets were registered for the City of Albany's Disability Service provided to residents who have trouble moving their bins to and from the kerbside for collection due to permanent or temporary immobility. For this service the waste collection driver wheels the bin from locations close to the residence to the truck for emptying and then returns them to the house. A letter from the resident's doctor is required to apply for this free service.

3.5 Properties Without Green Bins

Residential property owners in the City of Albany are required to purchase and provide their own Mobile Garbage Bins to participate in the kerbside waste collection service. Thirteen households reported not owning a green bin, exempting them from the trial.

3.6 Exemptions

To best test participation and compliance, residents were not offered the option to opt out of the trial. Residents were instead invited to contact City staff with concerns and four households were subsequently granted exemptions from participating in the trial due to specific medical or personal circumstances which meant the reduced general waste collection may potentially have caused undue stress. Two corner properties were exempt because their bins were usually presented on the intersecting street. Thirteen properties were reported or deemed to be empty.

3.7 Additional Services

City of Albany property owners have an option to pay for the collection of additional bins from their property. In the trial area one household was registered for an additional general waste collection and two households were registered for additional green waste collection. When presented these bins were collected as per the trial schedule.

3.8 Collection Frequency

During the trial, collection of 240L green waste bins was increased from four weekly to fortnightly. Collection of 140L general waste bins was decreased from weekly to fortnightly, on alternate weeks to the FOGO collection. Collection of 240L recycling bins continued fortnightly, on the same week as the general waste bins.

While many Australian councils with three bin systems have opted for weekly FOGO combined with fortnightly general waste collection some with milder climates, such as Alexandrina Council which has a similar longitude to Albany, have reported fortnightly collection to be adequate.

The decision was made to test the viability of fortnightly FOGO and general waste collections for Albany, because this frequency has potential to minimise the costs of implementing kerbside FOGO collection citywide and also to encourage reduced waste generation by households.

3.9 Communications

Communication materials were developed after referencing material from other councils and with significant input from Behavioural Economist Colin Ashton-Graham. With valuable guidance from Mr Ashton-Graham the communications delivered straightforward, positive and informative messages with simple instructions. Communications included:

- Media release distributed via email to media outlets
- Letters to inform residents and property owners/managers of trial, including general details, collection dates, notification of upcoming doorknocking and invitation to contact City staff by way of direct phone numbers or email via an email address created specifically for the trial
- Doorknocking of homes before the trial start to deliver FOGO Pack and answer queries
- FOGO Pack delivered during doorknocking to all households in participating streets. The pack included a kitchen caddy with information sticker on the lid, compostable liners,

information flyer, magnetised trial calendar, stickers for front of mobile bins (to aid identification by truck drivers) and stickers for tops of bins (to assist residents with sorting)

- Letters to inform residents and property owners/managers of trial completion and invite feedback

3.10 Doorknocking

Doorknocking was conducted on Friday 28 September, Saturday 29 September and Monday 1 October by the City Manager Operations, Coordinator Waste Management Operations and Waste Sustainability Officer with assistance from the Environmental Sustainability Officer and Senior Community Development Officer. Staff delivered FOGO packs, answered questions and assisted with placing stickers on mobile garbage bins.

If residents were not home during doorknocking the FOGO Packs were left with a note at the front door.

The reception by residents during doorknocking was deemed to be overwhelmingly positive. Doorknocking provided a valuable opportunity to communicate information and gauge views ahead of the trial. Residents generally appeared positive to engage with City staff and expressed willingness to participate in the trial, with a small number apprehensive about how they would use the service.

3.11 Collection

The City's waste collection contractor Cleanaway continued to collect general waste and commingled recyclables throughout the trial. FOGO bins were collected by green waste contractor Vancouver Waste, which also composted the FOGO following the trial. The FOGO was initially stored at Vancouver Waste's John Street property before being transported to the contractor's Palmdale premises for processing.

The two contractors were consulted and provided assistance during planning and implementation of the trial.

4. ANALYSIS

4.1 Street Audits

4.1.2 Visual Audits

Visual audits of mobile garbage bins were conducted by the Waste Sustainability Officer and Cleanaway's Waste Education Officer. Audits were conducted on FOGO, general waste and commingled recycle bins to estimate levels of waste, type of waste (food and/or garden), and any contamination. These audits gave additional opportunity to answer resident queries and gauge perceptions, which were generally very positive.

Cleanaway provided feedback and information to residents when contamination was identified in bins.

4.1.3 Bin Capacity

In checks during non-FOGO weeks, general waste bins presented at only 30-53% of participating properties were filled to capacity (leaving 47-70% not at capacity during the fortnightly collection). Between 1.5-7% of households presented general waste bins that were over capacity with lids unable to be closed properly.

FOGO bins presented ranged from less than one quarter full to full capacity (up to 23% of households). Those bins at full capacity always contained at least some garden waste.



4.1.4 FOGO Bin Contents

Visual checks were conducted to determine the contents on FOGO bins presented on the verge, but could only view contents near the top of the bin. Of the FOGO bins presented, 60-80% of FOGO contained visible food waste. The majority of bins contained a combination of both food and garden organics. In 20-40% of FOGO bins presented only garden waste could be identified.

4.1.5 General Waste Bin Presentation

Cleanaway's Branch Manager attended collections during the first week of the trial in both suburbs to note any issues and record general waste bins that were incorrectly put out for collection. During the first trial week, 30 general waste bins in Spencer Park and 14 in Yakamia were incorrectly put out by residents. These bins were not emptied by the driver. A small number were presented during the remaining non-collection weeks but were left by the contractor unless specific arrangements were made.

4.1.6 FOGO Bin Presentation

Vancouver Waste recorded presentations of FOGO bins on each collection day. More than 75% of participating households (excluding empty and exempt properties) presented their FOGO bins for collection on scheduled collection days during the trial.

Presentation of FOGO bins during collection weeks:

Spencer Park

Trial Week	Date	FOGO Bins Presented
1	11/10/18	129
3	25/10/18	128
5	8/11/18	135
7	22/11/18	121

Yakamia

Trial Week	Date	FOGO Bins Presented
2	15/10/18	130
4	29/10/18	141
6	12/11/18	137
8	26/11/18	144

4.2 Load Audits

Inspections of loads of FOGO waste delivered to Vancouver Waste's John Street premises during the first weeks of the trial showed very low rates of contamination (<2%) and a high participation rate for including food waste.

It was estimated that food waste comprised about 30% of the total organic waste collected.



4.3 FOGO Tonnage

A total of 19.44 tonne of FOGO was collected during the trial period. Vancouver Waste recorded total weight of FOGO waste collected on each collection day.

Total FOGO collected in Spencer Park

Trial Week	Date	FOGO Collected
1	11/10/18	2.32T
3	25/10/18	2.26T
5	8/11/18	2.36T
7	22/11/18	2.14T

Total FOGO collected in Yakamia

Trial Week	Date	FOGO Collected
2	15/10/18	2.66T
4	29/10/18	3.0T
6	12/11/18	2.62T
8	26/11/18	2.14T

4.4 Issues

Issues were reported by residents via phone, email or in person less than 30 times during the trial period. Issues related to problems using the kitchen caddy liners, missing information and/or kitchen caddy, overfull general waste bins, smelly bins and flies, confusion over what to put in each bin, bins not being collected or not being completely emptied. Details of issues reported by participants after the trial as part of the Behaviour Change Tools Development Project are in Section 4.5.

4.4.2 Liner issues

There was initial confusion among some residents regarding the use of the compostable liners supplied with the kitchen caddies. The separation and unfolding of the liners was tricky for some, particularly in humid conditions. The problem was solved with a personal visit by staff, phone call or email to explain how to unfold the liner for use.

4.4.3 Excess general waste

A small number of calls requesting collection of landfill bins in non-collection weeks were received. In these circumstances residents were informed that City of Albany staff would attend their residence to look at the bin contents to see if any items could be put in the FOGO or recycling bins prior to a decision being made about an extra collection. On three of these occasions the City of Albany instructed the waste contractor to empty the waste bin.

There were some reports of difficulties with the fortnightly collection of the 140L general waste bins particularly for larger households, families with children in nappies and residents with medical conditions (e.g., requiring use of incontinence aids).

4.4.4 Schedule confusion

Despite the provision of a fridge calendar, there was some confusion reported by householders about when to put out each bin. Up to 17.5% of households put the landfill bin out on FOGO weeks, particularly in Spencer Park when it appeared that one or two householders put theirs out and their neighbours followed suit. These bins were not collected by Cleanaway except in the above circumstances when special arrangements were made.

4.4.5 Contamination & Separation issues

Contamination was identified in less than 3% of FOGO bins checked in street audits. Contaminants included food items inside packaging, general waste and one resident mistakenly put the entire kitchen caddy in the FOGO bin.

One resident required all her bins to be emptied as landfill as both the FOGO and commingled recycling bins were contaminated with general rubbish including nappies. There were a large number of people living in the home including children of varying ages.

Food waste was noted in some landfill bins in weeks that FOGO was not collected. It is uncertain if this was due to concerns with leaving food waste for two weeks or other reasons.

4.4.6 Odour & Pests

One resident contacted the City regarding issues with offensive odours and flies in her landfill bin. Following advice from Behavioural Economist Colin Ashton-Graham and Paul Molony from the City of Melville, City staff discussed the issue with the resident and provided her with Bin Bombs (to neutralise odour), citronella (to deter pests) and nappy bags. The resident agreed to trial the solutions. Following collection of the resident's bin liquid was observed at the bottom of the bin, so it is likely the issues were caused by contents from a leaked bag. There was no further contact from the resident during the trial.

4.4.7 Communication issues

It was noted that there was confusion and stress for a small number of older residents and residents with English as a second language who had difficulties understanding the trial system or were concerned about making changes. Staff worked to solve these problems individually when made aware of them by visiting to explain the trial more clearly and in one case contacted the son of one couple on their request. One resident was unaware of the trial after having moved in during the trial period and one did not receive a caddy; information and the caddy were then provided.

4.5. Evaluation Surveys

Surveys of participating households conducted by Thinkfield in consultation with Colin Ashton-Graham after the trial showed strong support for the introduction of a kerbside FOGO collection. A total of 77 households in the FOGO area responded to the before survey, 67 agreed to be contacted for the follow up survey and 42 of these were available to respond to the after survey. The initial response rate of 77 from 300 FOGO households provided error margins of +/-9.6% for the baseline survey. The very high response rate (42 from 67) in the after survey provides a reliable measure of the response to the FOGO trial because it uses a 'panel' of the same households tracked through the two surveys. Results were presented for 38 respondent households that participated in both surveys and in the FOGO trial.



4.5.1. Support for FOGO service options

Participants were asked if they would support or oppose each of four options for kerbside bin services. There was very strong support for adopting the FOGO service on the basis of fortnightly pick-ups of each bin type. There was also net opposition for returning to the established bin system where food and organics go to landfill. There was opposition to increasing rates to cover the cost of more frequent pick-ups of either the FOGO or General bins (i.e., more frequent than the fortnightly collections during the trial).

4.5.2. Satisfaction with the FOGO trial

Participants rated services provided during the trial highly, with 90% satisfied overall with the FOGO trial as a way to divert organic waste out of landfill and into compost.

4.5.3. Problems with the FOGO trial

61% of participants had experienced no problems, but smelly bins in the lead up to fortnightly collections was a problem for 13% of participants. It is interesting to note that (in the before survey) 29% of participants expected to have problems with smelly bins as part of the FOGO trial, but half that number (13% in the after survey) found smells to be a real problem. A FOGO bin roll out will need to help residents to solve the problems with smells, while reassuring them that the problem was much lower than expected by the trial participants.

4.5.4. Barriers to using the FOGO service

There were no real barriers to using the FOGO service, aside from choosing to use some FOGO items for home composting, worm-farming or chook feed!

4.5.5. Changes in response to the FOGO service

Surveys indicated that 90% of participants adapted to the FOGO service, including 24% who already composted and needed to make no changes to the way they used their bins. 10% reported making no changes, that they could think of, and did not use food scraps at home, suggesting that 10% of the community will not divert their food scraps to FOGO under a fortnightly pick up service.

In addition to saving all their food scraps for FOGO, participants made positive changes which included freezing food scraps to store them for bin day, more careful sorting of recycling and starting to divert plastic bags to REDcycle.

In addition to self-reported changes in response to FOGO, the before and after survey took objective measures of related behaviours. The findings were that the FOGO trial resulted in:

- A modest increase in having two in-home bins to separate recycling and general waste (up from 78.9% to 81.6%)
- A significant decrease in home composting/chook feed (down from 76.3% to 63%), reflecting the FOGO service to be a convenient alternative
- A significant decrease in looking up the correct disposal of items (down from 76.3% to 50%), possibly caused by the new bin-top stickers issued with the service
- A decrease in green waste (FOGO) bins reported as overflowing on collections day (down from 28.9% to 2.6%) showing that the increased greens bin pick up frequency more than compensated for the additional FOGO content

- A small increase in general landfill bins overflowing (up from zero to 2.6%) showing a small problem with reducing the frequency of the general bin pick up
- A decrease in recycling bins overflowing (down from 10.5% to 2.6%) being an unintended positive change which may be related to the reports of making more effort to divert plastic bags to REDcycle and more careful sorting of waste.

The most striking changes in response to the FOGO trial involved participants overcoming perceived problems with the FOGO service:

- Motivation to support the FOGO trial shifted from net 21% (61% supportive minus 40% unsupportive) before the FOGO trial to net 95% support (97.3% supportive minus 2.6% unsupportive) after
- Concern about bins becoming smelly with a fortnightly pick up reduced from 29% before the FOGO trial to 13% after

4.5.6. Personal Responses

Participants were able to provide general feedback on the FOGO trial to the City of Albany, during the survey and at a focus group. Stories to emerge included:

- Woman, late 40s, from Yakamia reported that “When I got the information on the FOGO bin idea I was concerned that it was going to be a problem, but once it got going it all worked out well”
- Family of five from Spencer Park, she said she “started taking soft plastic bags to Woolworths as I thought the general bin would fill up in two weeks - it turned out not to be a problem but now I recycle my soft bags anyway”
- Retired couple from Yakamia, she said “got so excited about the whole process that I went out and purchased a home compost bin and noticed a big reduction in the amount going into my bins”
- Family of four from Yakamia, “had no problems with FOGO, I put lemons, pet poo, cat fur and tissues into the FOGO bin”
- Retired couple from Spencer Park, where he “solved the problem of smelly meat scraps by freezing them ready for the FOGO bin day”

5. COMPOSTING

The City's green waste contractor Vancouver Waste collected contents of the FOGO bins in the trial streets. The FOGO was weighed and stored temporarily at Vancouver Waste's John Street, Albany premises before being transported to the contractor's Mindijup Road, Palmdale facility for processing.

Given the low total tonnage of FOGO generated by the small number of trial households, extra garden waste was added to the FOGO for windrow composting. At the time of this report there is an estimated four weeks before the composting process will be completed. An additional report on the final product will be added after this.



6. HIGHLIGHTS & CHALLENGES

Overall the implementation and outcomes of the City of Albany's FOGO trial were very successful. The response from residents to communications including mailouts, information flyers, dedicated email address and doorknocking was positive, with many expressing enthusiasm prior to the trial start.

Ensuring that all residents received and understood the information was a challenge, particularly for some older residents and a small number with English as a second language. In person engagement helped to address this issue.

A small number of residents experienced issues using the compostable liners provided for the trial. This was solved with explanations in person, over the phone or via email. Odour and pests such as flies and/or maggots were a problem for a small number. Education provided can potentially be overcome through education on how best to dispose of the problematic waste items. Surveys showed that concern about bins becoming smelly with a fortnightly pick up reduced from 29% before the trial to 13% after the trial.

Surveys showed general waste bins exceeding capacity during the fortnightly collection to be a problem for 2.6% of trial participants. Comprehensive communication and education and the provision of additional service options in particular circumstances could minimise this issue.

The highlight of the project was the resounding 90% participants satisfied overall with the FOGO trial as a way to divert organic waste out of landfill and into compost. Motivation to support FOGO shifted from net 21% before the FOGO trial to net 95% support after.

7. NEXT STEPS

The introduction of food waste collection to the City of Albany's kerbside service has great potential for positive environmental, social and financial outcomes. Collecting food waste for composting could potentially divert more than 2300 tonnes of waste per annum from landfill and avoid the generation of more than 2025 tonne of greenhouse gas emissions per annum.

The trial conducted in five streets during October and November 2018 showed strong support and participation for a FOGO service with 90% satisfied overall with the FOGO trial as a way to divert organic waste out of landfill and into compost.

The trial provides a strong foundation for the citywide introduction of a FOGO service and a business case will assess the potential addition of food waste collection to the entire City of Albany kerbside service. Consideration will be given to the cost of collection options, the need for alternatives in specific circumstances and potential additional services in warmer weather and holiday periods.

A rollout of the FOGO collection system would need to include a comprehensive communication strategy to help residents sort their waste to make the most of increased green waste collection and ultimately reduce the waste they send to landfill.

The business case will be prepared for consideration by Council by the end of March 2019.



This project was funded by the State Government through the Waste Avoidance and Resource Recovery Account, and administered by the [Waste Authority](#).

WA PARTICIPATION OVERVIEW

REPORT ITEM DIS153 REFERS



WA

Garage sale & stall events over the weekend

5,886

Registered sales & stalls

4,738

INDIVIDUAL SALES	GROUP SALES	STALLS
1,182	65	3,491

Total Community Participation

110,801

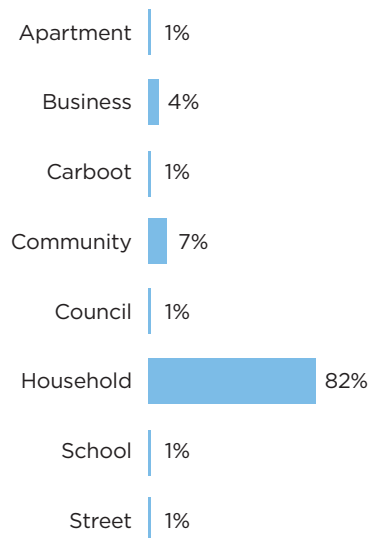
People in WA participating in the 10 week digital campaign & Garage Sale Trail weekend

Weekend Participation

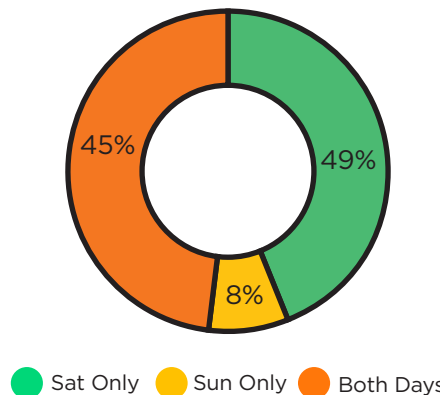
66,452

People in WA participating in the Garage Sale Trail weekend as a shopper or seller

Sales by Type



Sales by Date



261

Participating Households

35,067

Participating seller & shopper households

REUSE, BEHAVIOUR CHANGE & WASTE EDUCATION

REPORT ITEM DIS153 REFERS



WA

Total # of items listed

764,530

of items sold/reused

115,462

Average # of items sold per sale

89

Volume of Items Reused

427kg

of items reused per sale

Behaviour Change


90%


Of participants are more conscious about waste and understand their roles in reducing it

67%

Of sellers would not otherwise have held a garage sale in the last 12 months

Key Messages

Reusing items has a positive impact on the environment  79%

It's up to us as individuals to avoid and reduce the waste we create  65%

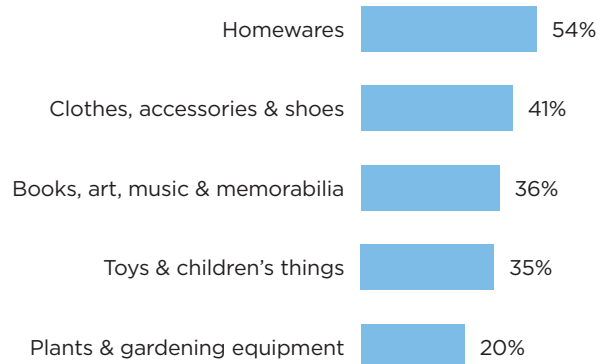
Only items in good condition should be donated to charities  52%

REUSE, BEHAVIOUR CHANGE & WASTE EDUCATION

REPORT ITEM DIS153 REFERS



Category of Items Sold



23%

Of sellers admitted that items would have gone to landfill had they not participated in Garage Sale Trail

44%

Of shoppers bought second hand for the first time this year on the Trail

Reach of Waste Education Message



WA

Cumulative reach of waste & reuse message in media

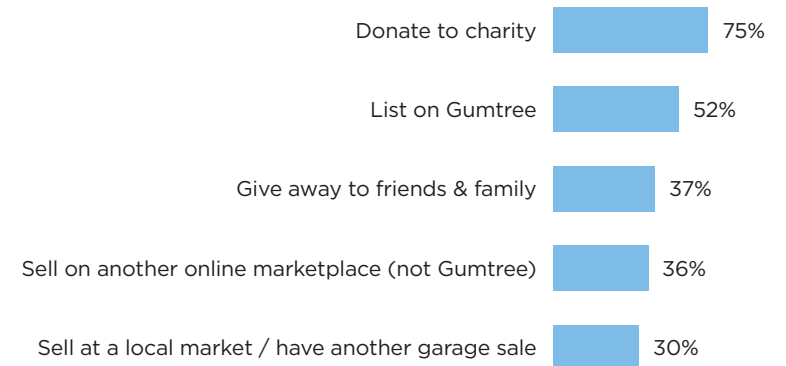
3.1m



NATIONAL

8.1m

Intended Redistribution of Unwanted Items



COMMUNITY ENGAGEMENT




51


Average # of community interactions per garage sale

62,185

Total interactions in your community over the weekend as a result of Garage Sale Trail

Community Building

Garage Sale Trail makes me feel more connected to my community  81%

Garage Sale Trail helps me get to know my neighbours  69%

Time Invested by the Community

More than

353,374

Hours Invested by sellers & shoppers

SELLERS

SHOPPERS

22

4

Average hours invested

Visits to Sale Pages

116,451

Visits to garagesaletrail.com.au sale pages in WA

MEDIA CAMPAIGN

A 10 week media campaign ran nationally from 10 August–21 October 2018. This campaign included print, TV, radio and online news.

REPORT ITEM DIS153 REFERS



of media articles

220

638

Cumulative # of people reached

4,639,646

15,114,080

Media that references reuse/waste

92%

54%

National Media Highlights

Media generated across the country included coverage in the following outlets:



TV Advertising

A 30 second TV advert aired from September–October 2018 across the following TV channels nationally:



State Media Highlights

Media generated across the state included coverage in the following outlets:



DIGITAL MARKETING CAMPAIGN

REPORT ITEM DIS153 REFERS



A 10 week digital marketing campaign to recruit participants to the program and spread the reuse message ran from 10 August—31 October 2018. The campaign included: website, email & content marketing, online advertising, social media and an influencer program.

Website



WESTERN AUSTRALIA



NATIONAL

Website page views

536,570

2,553,317

Website sessions

56,840

279,192

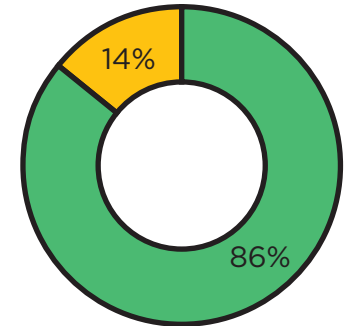
Social Media

3m

Reach of Garage Sale Trail social media

● Positive
● Negative
● Neutral

Sentiment of social media posts & comments



Email Marketing

335,913

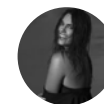
Reach of email marketing activities

Top Influencer Posts



kyalandkara
219k followers

The Block contestants



iamlaurawells
75.8k followers

Environmentalist



mrspress
17.6k followers

Vogue's Sustainability Editor

ECONOMIC OUTCOMES

REPORT ITEM DIS153 REFERS



WA

Total \$ generated

\$433,643

Average \$ made per household sale

\$300

Average \$ made by non-household sales

\$445



Fundraising

15%

Of sellers were fundraising for a charity or community group



Katrina Telfer We had a great day. Chose not to put it in the paper but just used social media plus our local council advertising and the bunting and signage from GST. We were picked up by the radio too which possibly helped. Sold around \$1000 worth and have dona... [See More](#)

[Like](#) · [Reply](#) · [Message](#) · 2d



\$63,986

Amount raised for charities and community groups

COMMUNITY FEEDBACK



Residents Intention to Participate Again

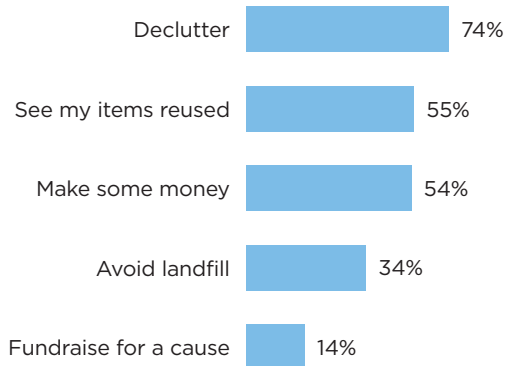


Bibi Jyeni Wish event happens more often then once a year . Everyone loves to make some money and buy some unique stuff!xoxo

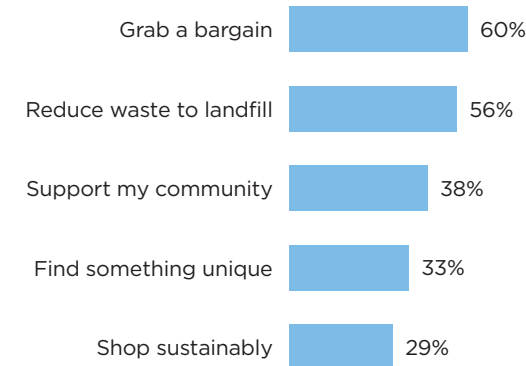
Like · Reply · Message · 3h

Reasons for Participating

SELLERS



SHOPPERS



blundstones_and_ballgowns

The garage sale was a great success(thanks all for sharing)!! Met some lovely people and had some wonderful chats. ❤️ I also had a quick break from sales and went to the tipshop, only to come home with these lovely crystal craft pieces! What can I say, reuse brings out the best in people! ♻️❤️♻️

#garagesaletrail
#garagesaletrail2018 #reuse #recycle
#community #plants #faithinhumanity
#secondhand #treasure

COUNCIL LEADERBOARD



Based on garage sales & stalls registered at garagesaletrail.com.au between 10 August—21 October 2018.

Western Australia

Rank	Name of Council	# of Sales & Stalls Registered
1	City of Rockingham	170
2	City of Fremantle	157
2	City of Melville	157
4	Town of Cambridge	155
5	City of Busselton	150
6	City of Stirling	122
7	Town of Cottesloe	105
8	City of Cockburn	103
9	City of Joondalup	98
10	City of Wanneroo	91

Western Australia Per Capita of Population

Rank	Name of Council	# of Sales & Stalls Registered
1	Shire of Morawa	54
2	Town of Cottesloe	105
3	Shire of Kondinin	10
4	Shire of Denmark	64
5	Town of Cambridge	155
6	Shire of Lake Grace	7
7	City of Fremantle	157
8	City of East Fremantle	33
9	City of Busselton	150
10	Shire of Broome	65

ABOUT THIS REPORT



Your council impact report provides you with a summary of Garage Sale Trail impacts in your community in 2018. The data presented has been analysed and prepared by third party research company, Taverner Research.

Data was collected between 10 August and 7 November 2018 using:

- Participant registration data provided at www.garagesaletrail.com.au
- An online survey of sellers and shoppers (seller survey completion rate: 26%)
- Media and marketing monitors including Google Analytics & iSentia

Notes for Interpreting your Report:

Local participation data reflects information provided by sellers between 10 August and 20 October 2018 via their registration at garagesaletrail.com.au except for total participation and total participating households where data collected from the online survey was also used.

Stall numbers reflect information provided by the group sale host as part of their registration.

Data collected by the seller and shopper survey provide estimations of the impacts of the program in your area only. Figures do not represent exact numbers for all sales.

Aggregated data reported may be different (+ / - 1%) due to rounding.

In some instances, the sum of displayed responses to a single question exceeds 100%. This reflects questions that allowed multiple answers from the same respondent.

Social media examples included in this report may not come from residents in your community.



