



ATTACHMENTS

Development and Infrastructure Services Committee Meeting

14 October 2020

6.00pm

City of Albany Council Chambers

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE
ATTACHMENTS – 14/10/2020

TABLE OF CONTENTS

Attachment	Report No.	Description	Page Nos.
B		Development & Infrastructure Services Committee	
	DIS219	City of Albany Heritage List 2020	1
		Summary of Submissions	13
		Photos 18 Finlay Street	23
		Photos Springmount, 1207 Nanarup Road	25
		City of Albany Heritage Survey 2020	27
		Community Update	41
	DIS232	Environmental Plan	45
		Submissions	62
	DIS233	Public Briefing Note	67
		Submissions	77

Street Name	Street No/Loc	Locality	Assess No.	Name of Place	Level of Significance	Significant Interior	New Listing
Aberdeen St	15-21	Albany	A149296	House	Considerable	tbc	Yes
Aberdeen St	23-33	Albany	A149179	Albany Club	Exceptional-Registered	Yes	
Aberdeen St	24	Albany	A149462	House	Considerable	Yes	Yes
Aberdeen St	43	Albany	A149034	House	Considerable	No	Yes
Aberdeen St	47	Albany	A148983	House	Some/Moderate	No	Yes
Aberdeen St	61-63	Albany	A148870	House	Considerable	No	Yes
Aberdeen St	65-67	Albany	A148816	House	Considerable	No	Yes
Aberdeen St	78-84	Albany	A149525	House	Considerable	Yes	Yes
Aberdeen St	80-86	Albany	A149575	House	Some/Moderate	No	Yes
Aberdeen St	96	Albany	A149719	<i>Wheeldon's Cottage</i>	Considerable	Yes	
Aberdeen St	99 -101	Albany	A148618	<i>Independent Order of Oddfellows Hall</i>	Considerable	Yes	Yes
Aberdeen St	120-160	Albany	A74174 A74110 A74075	St Joseph's Catholic Church Group	Exceptional-Registered	Yes	
Aberdeen St	146	Albany	A74110	St Joseph's Convent (Refer St Joseph's Catholic Church Group)	Exceptional-Registered	Yes	
Aberdeen St	154-160	Albany	A74075	St Joseph's Lodge (Refer St Joseph's Catholic Church Group)	Exceptional-Registered	Yes	
Albany Hwy	35615	Drome	A64802	'Sigint' (Signals intelligence radio monitoring system)	Considerable	Yes	Yes
Albany Hwy	Lot 6981	Drome	A185426	RAAF Operation and Power Bunker	Considerable	Yes	Yes
Albany Hwy	51	Albany	A85119	House	Some/Moderate	tbc	Yes
Albany Hwy	55	Albany	A85137	House	Some/Moderate	tbc	Yes
Albany Hwy	70-88	Centennial Park	A239231	Albany Primary School	Exceptional-Registered	Yes	Yes
Albany Hwy	75	Mt Melville	A85321	House	Considerable	Yes	
Albany Hwy	77	Mt Melville	A85349	House	Considerable	tbc -P	
Albany Hwy	81	Mt Melville	A85371	House	Considerable	tbc -P	
Albany Hwy	85	Mt Melville	A85399	House	Considerable	tbc -P	Yes
Albany Hwy	135	Mt Melville	A85632	House	Some/Moderate	tbc -P	Yes

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Albany Hwy	137	Mt Melville	A85682	House	Some/Moderate	tbc	Yes
Alexander St	10	Centennial Park	A89991	<i>The Castle</i>	Considerable	No	
Alexander St	11	Centennial Park	A89595	<i>Avrilton</i>	Considerable	tbc -P	Yes
Apex Dve	Res 27116	Mt Clarence	A81797 A139613 A234033	Mt Clarence WWI Monuments	Exceptional-Registered	N/A	
Barameda Rd	Res 28277 & 50506	Oyster Harbour	A238239	Oyster Harbour Fish Traps	Exceptional	N/A	Yes
Breaksea Island	Res 271614	King George Sound	A238964	Breaksea Island and Lighthouse	Exceptional-Registered	Yes	Yes
Brunswick Rd	36-38	Albany	A133972	Police Inspectors Quarters	Considerable	Yes	Yes
Brunswick Rd	66	Port Albany	A134514	<i>Austin House</i>	Some/Moderate	No	Yes
Brunswick Rd	68-70	Port Albany	A134582	<i>Brackenhurst</i>	Considerable	Yes	
Brunswick Rd	78-80	Port Albany	A134758	House	Considerable	tbc -P	
Brunswick Rd	96	Albany	A135057	House	Considerable	Yes	Yes
Brunswick Rd	120	Albany	A135859	<i>Lawley House</i>	Considerable	Yes	Yes
Brunswick Rd	133	Albany	A74368	Lawley Park and Lawley Park Tennis Courts and Spencer Memorial	Considerable	N/A	
Brunswick Rd	136	Albany	A136324	<i>Parkville</i>	Considerable	Yes	Yes
Brunswick Rd	138	Albany	A136374	<i>Ivanhoe</i>	Considerable	Yes	Yes
Brunswick Rd	Lot 1575	Port Albany	A220565	Mass Rocks	Considerable	N/A	Yes
Burgoyne Rd	46-92	Albany	A139730	Balston Gardens	Some/Moderate	N/A	
Burgoyne Rd	59	Port Albany	A139023	Lookout Rocks	Considerable	N/A	Yes
Burgoyne Rd	120-122	Albany	A140216	<i>Whispering Pines</i>	Some/Moderate	tbc -P	
Burgoyne Rd	140	Albany	A140464	<i>Como</i>	Considerable	tbc -P	
Burt St	55-59	Mt Clarence	A126232	<i>The Priory</i> (Refer Old Surrey)	Exceptional	Yes	Yes
Campbell Rd	1	Mt Clarence	A234768	Albany Senior High School	Exceptional	Yes	Yes
Cheyne Rd	Lot 7705	Cheyne's Waychinnicup Inlet	A239029	Sealers' Oven	Exceptional-Registered	N/A	Yes
Cliff Way	6	Albany	A105286	Hillside	Exceptional-Registered	Yes	
Collie St	1	Albany	A97142	Lockup & Keeper's Quarters (Refer Old Courthouse)	Exceptional-Registered	Yes	Yes

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Collie St	37-39	Albany	A107082	<i>Kia Ora</i>	Considerable	tbc -P	Yes
Collie St	41-47	Albany	A231712	House	Considerable	No	Yes
Collie St	49-51	Albany	A106981	<i>Gilbert's Cottage</i>	Considerable	tbc -P	Yes
Collie St	71-77	Albany	A176011 A176007	Albany Fire Station and Officer's House	Exceptional-Registered	Yes	Yes
Crossman St	37	Mt Melville	A89644	House	Considerable	tbc	Yes
Cuthbert St		Albany		Cuthbert Street Precinct	Considerable	N/A	Yes
Cuthbert St	5	Albany	A107375	House	Considerable	tbc	Yes
Cuthbert St	7 to 9	Albany	A107393	Semi-detached Houses	Considerable	tbc	Yes
Cuthbert St	13-17	Albany	A107339	House	Considerable	tbc	Yes
Cuthbert St	21	Albany	A107325	House	Considerable	tbc	Yes
Cuthbert St	23	Albany	A107280	House	Considerable	tbc	Yes
Cuthbert St	26	Albany	A107163	House	Considerable	tbc	Yes
Cuthbert St	27	Albany	A107262	House	Considerable	tbc	Yes
Cuthbert St	28-32	Albany	A107195	House	Considerable	tbc	Yes
Davies Rd	61	Kalgan	A67222	<i>Gomm Cottage</i>	Considerable	tbc	Yes
Drew St	24-32	Albany	A148028 A148050	Oak Trees	Considerable	N/A	
Duke St	1	Albany	A186676	Sergeant's Quarters <i>(Refer Old Courthouse)</i>	Exceptional-Registered	Yes	Yes
Duke St	10	Albany	A107096	<i>Sherratt House</i>	Considerable	Yes	Yes
Duke St	12 to 40	Albany	A100010	Wesley Church Group	Exceptional-Registered	Yes	
Duke St	33-37	Albany	A97093	Patrick Taylor Cottage	Exceptional-Registered	Yes	
Duke St	54-60	Albany	A99948	Wollaston House	Exceptional-Registered	Yes	
Duke St	61-63	Albany	A99754	<i>Conelma</i>	Considerable	Yes	Yes
Earl St	35	Albany	A140937	Seventh Day Adventist Church	Considerable	Yes	Yes
Earl St	50-60	Albany	A142751	Earl of Spencer Inn	Exceptional	Yes	
Elleker-Grasmere Rd	217	Elleker	A9440	House	Considerable	tbc -P	Yes
Elleker-Grasmere Rd	514	Elleker	A7559	<i>Burleigh</i>	Considerable	Yes	Yes
Festing St	10	Albany	A140022	<i>Lavender Cottage</i>	Considerable	Yes	Yes
Festing St	14	Albany	A99461	House	Considerable	tbc	Yes
Festing St	84-98	Mt Melville	A81585	Albany Fish Ponds	Exceptional-Registered	N/A	Yes

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Finlay St	6	Albany	A156657	House	Considerable	tbc -P	Yes
Finlay St	10	Albany	A207042	<i>Dunrossness Cottage</i>	Considerable	tbc -P	Yes
Finlay St	16	Albany	A156819	House	Some/Moderate	No	Yes
Flinders Pde	Lots 1474 & 651	Middleton Beach	A223660 A232746	Ellen Cove Jetty and Norfolk Island Pine Trees	Considerable	N/A	
Flinders Pde	37	Middleton Beach	A90382	CWA Seaside Flats	Considerable	Yes	Yes
Forts Rd	106	Mt Clarence	A157578 A157613 A157532 A230314	The Albany Forts	Exceptional-Registered	Yes	
Frederick St	27	Albany	A136635	<i>Mongup</i>	Some/Moderate	tbc -P	Yes
Frederick St	30	Albany	A200642	<i>Oakview Cottages</i>	Some/Moderate	No	Yes
Frederick St	32	Albany	A200638	<i>Oakview Cottages</i>	Some/Moderate	No	Yes
Frederick St	34	Albany	A137542	<i>Dalacelil</i>	Some/Moderate	tbc	Yes
Frederick St	36	Albany	A143636	National Australia Bank	Considerable	Yes	
Frederick St	44	Albany	A137623	Albany Co-operative Society Building	Exceptional-Registered	Yes	Yes
Frederick St	52	Albany	A137704	House	Considerable	No	Yes
Frederick St	58-62	Albany	A137740	House	Considerable	tbc	Yes
Frederick St	61	Albany	A158728	Moir Warehouse	Considerable	Yes	
Golflinks Rd	Res 27629	Albany	A145757	Albany Golf Course	Exceptional-Registered	Yes	Yes
Green Island	Res A24808	Oyster Harbour	A237336	Green Island	Considerable	N/A	
Grey St	60	Albany	A145707	House	Considerable	tbc	
Grey St	66	Albany	A136572	Salvation Army Hall	Considerable	Yes	Yes
Grey St	122	Albany	A104446	Peruvian Pepper tree	Considerable	N/A	Yes
Grey St	148	Albany	A104347	House	Considerable	tbc	
Grey St	153	Albany	A102145	House	Some/Moderate	tbc	
Grey St	170	Albany	A104086	House	Exceptional	Yes	
Grey St	172	Albany	A104036	House	Considerable	tbc	
Grey St	176	Albany	A103999	House	Considerable	tbc	
Grey St	178	Albany	A103953	House	Considerable	tbc	Yes
Grey St	183	Albany	A102474	House	Considerable	tbc -P	Yes
Grey St	184	Albany	A103917	The Rocks	Exceptional-Registered	Yes	

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Grey St	194	Albany	A103822	House	Considerable	tbc	Yes
Grey St	198	Albany	A103787	<i>McKenzie House</i>	Exceptional	tbc -P	
Grey St	206	Albany	A103737	House	Exceptional-Registered	Yes	Yes
Grey St	208	Albany	A206400	House	Considerable	tbc	Yes
Hanrahan Rd	76 & 877	Mt Melville	A226729	World WarII U.S. Navy Fuel Tanks	Considerable	N/A	Yes
Hare St	162	Albany	A85781	Albany Snake Run Skateboard Park	Exceptional-Registered	N/A	Yes
Homestead Rd	681	Manypeaks	A4175	<i>The Homestead</i>	Considerable	tbc	Yes
Hotchin Ave	5 to 9	Albany	A110071	Melville House	Exceptional-Registered	Yes	
Hunwick Sth Rd	Lot 244	Torbay	A66446	Torbay Hall	Considerable	tbc -P	Yes
Lake Seppings Dve	Res 22058, 1299, 29187, 23775	Seppings		Lake Seppings	Exceptional	N/A	
Lower Denmark Rd	2749	Bornholm	A65214	Bornholm-Kronkup District Hall	Considerable	tbc -P	Yes
Lower King Rd	241 (Loc 5659)	Walmsley	A14807	Eyre and Wylie Memorial - Allambie Park Cemetery	Considerable	N/A	Yes
Lower Stirling Tce	176	Albany	A97368	Taxi Rank and Women's Rest Rooms	Exceptional-Registered (Considerable)	Yes	
Lower Stirling Tce	255-267	Albany	A96893	Old Albany Gaol	Exceptional-Registered	Yes	
Melville St	41	Albany	A109630	House	Considerable	tbc	
Mermaid Ave	20	Emu Point	A153746	House	Considerable	No	Yes
Middleton Rd	165 (13)	Mt Clarence	A142616	<i>The Gums</i>	Considerable	tbc	Yes
Middleton Rd	168-170	Mira Mar	A136784 A136829 A136851 A150821	Strawberry Hill Farm (Barmup)	Exceptional-Registered	Yes	
Middleton Rd	176	Mira Mar	A136900	Tree	Considerable	N/A	Yes
Middleton Rd	215	Mt Clarence	A97502	House	Considerable	tbc -P	Yes
Middleton Rd	250	Mira Mar	A97958	Matthew Cull's House	Exceptional-Registered	Yes	
Middleton Rd	263-275	Mt Clarence	A158449	Memorial Park Cemetery	Exceptional-Registered	N/A	Yes
Middleton Rd	277-291	Mt Clarence	A158403	Bob Thomson Gardens	Considerable	N/A	
Middleton Rd	298	Centennial Park	A98621	Dog Rock (<i>Yakka</i>)	Exceptional	N/A	
Mill St	5	Albany	A215225	House (<i>Refer Worsted and Woollen Mills</i>)	Considerable	Yes	Yes

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Mill St	9	Albany	A215225	House (Refer Worsted and Woollen Mills)	Considerable	Yes	Yes
Mill St	11 to 13	Albany	A215225	Worsted and Woollen Mills	Considerable	N/A	Yes
Millbrook Rd	1454	King River	A50942	Greendale	Considerable	tbc	Yes
Millbrook Rd	1520	King River	A6037	King River Hall	Exceptional-Registered	Yes	Yes
Millbrook Rd	1596	King River	A5604	Happy Days	Exceptional	tbc	Yes
Mokare Rd	Res 28725	Spencer Park	A107307	Spencer Park Wildflower Reserve	Little	N/A	
Mount St	4 to 6	Port Albany	A157451	House	Considerable	tbc	
Myola Dve	39	Kalgan	A235693	Douglas House	Considerable	No	Yes
Nambucca Rise	Lot 8054	Lower Kalgan	A163004	Scarred Tree	Exceptional	N/A	Yes
Nanarup Rd	334	Kalgan	A63012	Rainscourt	Considerable	tbc	Yes
Nanarup Rd	19	Lower King	A170578	Prideaux Cottage	Considerable	Yes	Yes
Nanarup Rd	1207	Nanarup	A232061	Springmount	Exceptional	Yes	Yes
Nanarup Rd	Lot 300, 301 & 302	Kalgan	A246903	Lower Kalgan River Bridge/Jetty Group	Exceptional-Registered	N/A	Yes
North Rd	107	Elleker	A11572	House	Considerable	tbc	Yes
Norwood Rd	312	King River	A4800	Balgownie	Considerable	tbc	Yes
Parade St	1	Albany	A108688	Mouchemore's Cottage and Net Shed	Exceptional-Registered	Yes	Yes
Parade St	2 to 4	Albany	A96366	Residency Group	Exceptional-Registered	Yes	
Parade St	9	Albany	A108606	Roseneath	Considerable	tbc	Yes
Parade St	11	Albany	A108561	House	Considerable	tbc	Yes
Parade St	14	Albany	A107474	House	Considerable	Yes	Yes
Parade St	15	Albany	A108507	House	Some/Moderate	tbc	Yes
Parade St	23-35	Albany	A161523	Foundation Park	Exceptional	N/A	Yes
Parade St	28	Albany	A107569	House	Considerable	tbc	Yes
Parade St	adj no. 11	Albany		Central Datum Point and Military Station Flagstaff	Exceptional	Yes	Yes
Parker St	1 to 15	Lockyer	A124337	Apex Park - Lake Weerlara	Exceptional	N/A	
Peels Pl	2 to 14	Albany	A136441 A136504	Moirs Buildings	Considerable	Yes	Yes
Peels Pl	Lot 831	Albany	A234461	Fallen Soldiers' Memorial	Considerable	N/A	Yes

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Point King	Lot 1005	Mt Clarence	A136928	Point King Lighthouse	Exceptional-Registered	Yes	Yes
Pony Club Rd	50	Willyung	A176192	Ballymena	Exceptional-Registered	Yes	Yes
Princess Royal Dve	Lot 1576	Port Albany	A175154	Albany Pilot Station	Exceptional-Registered	Yes	Yes
Princess Royal Dve	Lot 1584	Albany	A233932	Albany Town Jetty (incl. Deepwater Jetty)	Exceptional-Registered	N/A	Yes
Proudlove Pde	22-32	Albany	A157447	Dalgety's Wool Warehouse	Considerable	Yes	Yes
Proudlove Pde	45-77	Albany	A140428 A140446 A239588 A239669	Railway Station and Bond Store	Exceptional-Registered	Yes	Yes
Proudlove Pde	Lot 510 Res.19465	Albany	A157609	Queen's Jubilee Park and Rotunda	Exceptional-Registered (Considerable)	N/A	Yes
Proudlove Pde	Lot 511	Albany	A239669	RSL Memorial Gardens	Exceptional	N/A	Yes
Quaranup Rd	743	Vancouver Peninsula	A65309	Quaranup Complex	Exceptional-Registered	Yes	Yes
Quaranup Rd	Lot 8168	Frenchman Bay	A237980	Whaling Cove ruins	Exceptional-Registered	N/A	Yes
Rowley St	2	Albany	A153124	House	Considerable	tbc -P	Yes
Rowley St	4	Albany	A153174	House	Considerable	tbc	Yes
Rowley St	10	Albany	A153417	House	Some/Moderate	tbc	Yes
Rowley St	12	Albany	A153485	House	Considerable	tbc	Yes
Rowley St	14	Albany	A153534	House	Some/Moderate	tbc	Yes
Rowley St	25	Albany	A152695	House	Exceptional-Registered	Yes	Yes
Rowley St	27	Albany	A152631	House	Considerable	Yes	Yes
Rowley St	33	Albany	A152528	House	Considerable	tbc -P	Yes
Rowley St	37	Albany	A152398	House	Some/Moderate	tbc	Yes
Rowley St	39	Albany	A152348	House	Some/Moderate	tbc	
Rowley St	41	Albany	A153534	<i>Merri Fields</i>	Some/Moderate	tbc	Yes
Serpentine Rd East	24-28	Albany	A157726	Waggon Rock	Some/Moderate	N/A	
Serpentine Rd	106-116	Albany	A81981	Pymont House	Exceptional-Registered	Yes	
Serpentine Rd	117-121	Albany	A106599 A106616	Albany State School Group	Exceptional-Registered	Yes	
Serpentine Rd	142	Albany	A160107	<i>Merfield House</i>	Considerable	tbc -P	

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Serpentine Rd	148-150	Albany	A82294	<i>Somerville</i>	Considerable	Yes	Yes
Serpentine Rd	152-154	Mt Melville	A82410	House	Considerable	Yes	Yes
Serpentine Rd	172	Mt Melville	A82618	Camfield House	Exceptional-Registered	Yes	
Serpentine Rd	176	Mt Melville	A89351	House	Some/Moderate	N	
Serpentine Rd	197	Mt Melville	A113059	House	Considerable	Yes	
Serpentine and Hanrahan Rd		Mt Melville		Mt Melville (incl. Mokare Park and Lion St Reserve)	Exceptional	N/A	
Seymour St	24-26	Mira Mar	A231532	Hawthorndene	Exceptional-Registered	Yes	
Seymour St	39	Mira Mar	A143983	Sir Richard and Lady Spencer's Grave	Exceptional-Registered	N/A	
Spencer St	28-30	Albany	A150669	House (incl. Stirling Tce Precinct)	Exceptional-Registered	No	Yes
Spencer St	32-34	Albany	A150718	House (incl. Stirling Tce Precinct)	Exceptional-Registered	No	Yes
Spencer St	36-40	Albany	A239899 A239902 A239885	Reeves Timber Yard and Hardware	Considerable	Yes	Yes
Spencer St	60	Albany	A193483	Albany Masonic Hall	Exceptional-Registered	Yes	
Spencer St	62	Albany	A151198	House	Considerable	tbc -P	
Spencer St	64	Albany	A151265	House	Exceptional	Yes	
Spencer St	63-73	Albany	A150411	Houses	Exceptional	Yes	
Spencer St	88	Albany	A151986	House	Considerable	tbc	Yes
Spencer St	93	Albany	A150308	House	Considerable	tbc	Yes
Spencer St	96-106	Albany	A152154	Army Drill Hall	Considerable	Yes	Yes
Station St	29	Young's Siding	A65133	Young's Siding Hall	Considerable	tbc -P	Yes
Stead Rd	34-36	Centennial Park	A88804	<i>Smith's Cottage</i>	Considerable	tbc	Yes
Stirling Tce	22	Albany	A158368 A158336	House	Considerable	tbc -P	
Stirling Tce	24	Albany	A158417	<i>Kent House</i>	Considerable	tbc	
Stirling Tce	26	Albany	A158453	<i>Belburne</i>	Considerable	tbc	
Stirling Tce	28-30	Albany	A158499	Norman House and Magnolia Tree	Considerable	Yes	Yes
Stirling Tce (rear)	28-30	Albany	A158499	Cheyne's Stable, Outbuilding & Oak Tree	Exceptional	Yes	

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Stirling Tce (portion Spencer St)	32-190 (28-32)	Albany		Stirling Terrace Precinct	Exceptional-Registered	Yes	
Stirling Tce	32	Albany	A158566	House (incl. Stirling Tce Precinct)	Exceptional-Registered (Little)	No	Yes
Stirling Tce	33-39	Albany	A157659 A157695 A157730 A157762 A157807 A157843	Old Albany Post Office	Exceptional-Registered	Yes	
Stirling Tce	34-50	Albany	A158601	Everett Buildings Everett's Corner	Exceptional-Registered (Some/Moderate)	Yes	
Stirling Tce	34-50, 42, 46 and 48	Albany	A158601	Argyle Buildings	Exceptional-Registered (Some/Moderate)	Yes	
Stirling Tce	52-58	Albany	A200070	Edinburgh House	Exceptional-Registered (Considerable)	Yes	
Stirling Tce	52-58	Albany	A200070	Glasgow House	Exceptional-Registered (Considerable)	Yes	
Stirling Tce	60-70	Albany	A200070	Royal George Hotel	Exceptional-Registered (Considerable)	Yes	
Stirling Tce	72-80	Albany	A152564	White Star Hotel	Exceptional-Registered (Some/Moderate)	Yes	
Stirling Tce	82-84	Albany	A158912	J McKail & Co.	Exceptional-Registered (Considerable)	Yes	
Stirling Tce	86-94	Albany	A158976	National Bank	Exceptional-Registered (Considerable)	Yes	
Stirling Tce	96-102	Albany	A159027	Edward Barnett & Co. Building	Exceptional-Registered (Some/Moderate)	Yes	
Stirling Tce	104-106	Albany	A159077	Norman Brothers	Exceptional-Registered (Considerable)	Yes	
Stirling Tce	108-110	Albany	A159144	Sandover & Co.	Exceptional-Registered (Considerable)	Yes	
Stirling Tce	112-140	Albany	A74057	Drew Robinson & Co.	Exceptional-Registered (Considerable)	Yes	

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Stirling Tce	144	Albany	A74138	The West Australian Bank	Exceptional-Registered (Considerable)	Yes	
Stirling Tce	146-152	Albany	A74192	Empire Building	Exceptional-Registered (Considerable)	Yes	
Stirling Tce	160-162	Albany	A97287	London Hotel	Exceptional-Registered (Considerable)	Yes	
Stirling Tce	164-166	Albany	A163824	Commercial Building	Exceptional-Registered (Some/Moderate)	No	Yes
Stirling Tce	168-180	Albany	A163838	R. Bell and Co	Exceptional-Registered (Considerable)	Yes	Yes
Stirling Tce	184-190	Albany	A97142 A186676	Albany Court House Complex	Exceptional-Registered (Considerable)	Yes	
Stirling Tce	204-208	Albany	A97142	Kookas	Exceptional-Registered	Yes	Yes
Stirling Tce	244	Albany	A96974	Albany Road Board Building	Some/Moderate	Yes	Yes
Symers St	4	Mira Mar	A95661	House	Considerable	tbc	Yes
Tassell St	Res 24409	Mira Mar	A111320	Bluff Rock	Considerable	N/A	
Thomas St	5 to 11	Mt Clarence	A153881	Old Surrey House and The Priory Group	Exceptional	Yes	Yes
Vancouver Rd	Lot 300 & 301	Frenchman Bay	A234493 A238473	Frenchman Bay Whaling Station ruin	Exceptional-Registered	N/A	Yes
Vancouver Rd	Res 21337	Frenchman Bay	A234493	Vancouver Spring and Dam (Refer Frenchman Bay Whaling Station ruin)	Exceptional-Registered	N/A	Yes
Vancouver St	4	Albany	A176007	Fire Officer's House (Refer Albany Fire Station and Fire Officer's House)	Exceptional-Registered	Yes	Yes
Vancouver St	6	Albany	A101981	House	Considerable	tbc	Yes
Vancouver St	8	Albany	A101931	House	Considerable	tbc	Yes

Street Name	Street No/Loc	Locality	Assess No.	Name of Place	Level of Significance	Significant Interior	New Listing
Vancouver St	10	Albany	A101927	House	Considerable	tbc	
Vancouver St	12	Albany	A101882	House	Considerable	tbc	Yes
Vancouver St	24-26	Albany	A101864	<i>Dalkeith</i>	Considerable	tbc	Yes
Vancouver St	27-29	Albany	A100092	House	Considerable	tbc	Yes
Vancouver St	28	Albany	A101814	<i>Aldersyde</i>	Considerable	tbc -P	
Vancouver St	36	Albany	A101729	<i>Bangor House</i>	Exceptional	Yes	
Vancouver St	42	Albany	A101701	Garryowen	Exceptional-Registered	Yes	
Vancouver St	65	Albany	A100268	Berryman's Store	Considerable	Yes	Yes
Vancouver St	68	Albany	A100795	House	Considerable	tbc	Yes
Vancouver St	72	Albany	A100777	House	Some/Moderate	No	Yes
Vancouver St	74	Albany	A100745	House	Some/Moderate	tbc	Yes
Vancouver St	76	Albany	A100709	<i>Celurca</i>	Considerable	tbc	Yes
Vancouver St	77-87	Albany	A100402	Albany Cottage Hospital	Exceptional-Registered	Yes	
Vancouver St	80	Albany	A100664	House	Considerable	tbc	Yes
Vancouver St	82	Albany	A177491	<i>Stratford Villa</i>	Considerable	tbc -P	
Whaling Station Rd	Loc 7620	Frenchman Bay	A162430	Cheynes Beach Whaling Station	Exceptional-Registered	Yes	Yes
Wheeldon Rd		Kalgan	S00400	Kalgan River Fishtraps	Exceptional	N/A	Yes
Wheeldon Rd	6	Upper Kalgan	A3858	<i>Maitland</i>	Considerable	Yes	Yes
Willyung Rd	183	Willyung	A5456	Willyung Cottage and stables	Exceptional	Yes	Yes
Willyung Rd	203	King River	A179152	<i>Pendeen Homestead</i>	Considerable	Yes	Yes
Wylie Cres	1	Middleton Beach	A89252	<i>The White House</i>	Exceptional	Yes	Yes
York St		Albany		Hordern Monument	Considerable	N/A	Yes
York St	125	Albany	A106111	Albany House	Exceptional-Registered	Yes	
York St	130-132	Albany	A148442 A148492	St Albans Buildings	Considerable	Yes	Yes
York St	135	Albany	A164010	Law Offices	Exceptional-Registered	Yes	
York St	137-139	Albany	A106161	<i>Treasure's Building</i>	Considerable	Yes	
York St	146	Albany	A148145	The Spot Cash Draper	Considerable	Yes	Yes
York St (Rear)	148-154	Albany	A148082	<i>Baesjou Cottage</i>	Considerable	Yes	Yes

Street Name	Street No/Loc	Locality	Assess No.	Name of Place	Level of Significance	Significant Interior	New Listing
York St	149-163	Albany	A106238	St John's Church Group	Exceptional-Registered	Yes	
York St	165	Albany	A106323	Albany Advertiser and Printing Works	Considerable	tbc	Yes
York St	168-174	Albany	A147846	Scots Church	Exceptional-Registered	Yes	
York St	194-208	Albany	A143898	Premier Hotel	Considerable	tbc	Yes
York St	217	Albany	A106490	Albany Town Hall	Exceptional-Registered	Yes	
York St	239-259	Albany	A106616	Alison Hartman Gardens/Significant Trees (Refer Albany State School)	Exceptional-Registered	N/A	Yes
York St	244-248	Albany	A146763	Albany Hotel	Considerable	Yes	Yes

**Public Advertising of the Heritage Survey and Heritage List
Summary of Submissions**

	Heritage Property	Submission details	Comments	Recommendation
1	63 – 73 Spencer Street, Albany	<ul style="list-style-type: none"> State that they are disappointed that Council has cut down wooden guideposts and replaced it with modern thin steel versions. State that the street trees are not suitable for the historic nature of the street being foreign and cause daily nuisance. Don't support the new raw Zincalume roof being placed on the Town Hall. 	<ul style="list-style-type: none"> No comments on the place record form 	No changes required to the place record form.
2	96 Brunswick Road, Port Albany	<ul style="list-style-type: none"> A renovation has occurred (as per a planning approval) which is not reflected in the place record form. The REIWA advertisement is not a true record. Since then the rear of the house was demolished and a new bathroom/laundry are and alfresco added. My historic research shows that McKail was the owners prior to Frank Johnson rather than the Moir family. I would be interested to follow up. Research concluded that it was not a place of significance as there are no photo's in any historic publications. A harbour master 	<ul style="list-style-type: none"> Update place record form in line with building approval. Undertake further research on ownership and significance in sea trade and port affairs. 	Update place record form.

	Heritage Property	Submission details	Comments	Recommendation
		<p>rented the property for a period of time but there is no evidence that it was significant in sea trade and port affairs.</p> <ul style="list-style-type: none"> • Intent to maintain the heritage integrity of the home while making minor internal improvements. • Interested in further historic clarification. 		
3	208 Grey Street West, Albany	<ul style="list-style-type: none"> • The glassed in lower level is no longer used for accommodation but a workshop and storage area. As a dwelling, the house is effectively a single storey. 	<ul style="list-style-type: none"> • Update place record form by referring to a single storey with an undercroft under Use of Place. 	Update place record form.
4	Albany Golf Club, Golf Links Road	<ul style="list-style-type: none"> • Provide correct information on historical notes. 	<ul style="list-style-type: none"> • Update place record form with these corrections. 	Update place record form.
5	6 Finlay Street, Albany	<ul style="list-style-type: none"> • The residence is single storey at the front and has been extensively added to at the rear including another storey encompassing 2 bedrooms and a bathroom. 	<ul style="list-style-type: none"> • Update place record form by referring to a two storey residence under Use of Place. 	Update place record form.
6	61-63 Aberdeen Street, Albany	<ul style="list-style-type: none"> • History of building very interesting. • Correct present use of building. It has been the site of Steer Optometrist for many years, firstly Geoffrey Steer and now his daughter Alison Steer. 	<ul style="list-style-type: none"> • Update place record form by referring to optometrist. 	Update place record form.
7	Eyre and Wiley Monument, Allambie Park Cemetery, Walmsley	<ul style="list-style-type: none"> • The monument in Allambie Park is one of five that commemorate Edward John Eyre, Baxter and Wylie trek across Australia in 1841. 	<ul style="list-style-type: none"> • Update place record form with these additional historic notes. 	Update place record form.

	Heritage Property	Submission details	Comments	Recommendation
		<ul style="list-style-type: none"> Mention should be made in the historical notes relating to the Allambie Park monument that it is one of five monuments that trace Eyre and Wylie's trek across Western Australia. 		
8	Aboriginal Heritage Sites	<ul style="list-style-type: none"> Propose that additional heritage sites be added to the City's Heritage List. A four-year oral history project with Lynnette Knapp and her family members have revealed several culturally significant sites not currently listed. Some of these sites are vulnerable to accidental destruction and listing of these sites might afford improved protection and custodianship by the City of Albany. 	<ul style="list-style-type: none"> Adding additional Aboriginal Heritage Sites to the Heritage Survey and List are supported in principle. However, this will result in significant additional work and consultation processes. 	It is recommended that following the adoption of the Heritage Survey and Heritage List in its current form, the possibility to expand the survey and list to include more sites of Aboriginal significance be explored.
9	66 Brunswick Road, Albany	<ul style="list-style-type: none"> Wish to provide additional information on the place record form. 	<ul style="list-style-type: none"> Follow up email sent to request additional information prior to Council meeting. No response received. 	No action
10	Lot 1583 Princess Royal Drive, <i>Old Town Jetty</i>	<ul style="list-style-type: none"> Acknowledge the inclusion of the jetty in the Local Heritage Survey and that it has met the threshold for inclusion on the Heritage List. The jetty in place is not the original structure nor is it one of three later extensions built in late 1800's, 	<ul style="list-style-type: none"> Update place record form with correct information in regards to the extent of original fabric retained. 	<ul style="list-style-type: none"> Update place record form.

	Heritage Property	Submission details	Comments	Recommendation
		<p>although a number of piles remain in situ beneath it.</p> <ul style="list-style-type: none"> Constructed of new materials and timber, the jetty is only representative of the original structure and the City is requested to review the Place Record Form to ensure this is made clear in the interest of historical accuracy to avoid any confusion in the future, such as when jetty maintenance or repairs are required. Recognise that the jetty and seabed collectively have great heritage value and should be preserved. 		
11	14 Parade Street, Albany	<ul style="list-style-type: none"> Provide additional information for the place record form. Supports Heritage Listing and see themselves as custodians of the building. 	<ul style="list-style-type: none"> Update place record form with additional information as provided in the place record form. 	Update place record form.
12	250 Middleton Road, Mira Mar <i>Matthew Cull's House</i>	<ul style="list-style-type: none"> Support the property being included in the Heritage List. Provide additional information and corrections for the place record form. 	<ul style="list-style-type: none"> Update place record form with additional information/corrections. 	Update place record form.
13	10 Finlay Street, Albany	<ul style="list-style-type: none"> Pleased to hear that the property has met the threshold for the Heritage List. Provide corrections to the information contained in the place 	<ul style="list-style-type: none"> Update place record form with corrections provided. 	Update place record form.

REPORT ITEM DIS219 REFERS

	Heritage Property	Submission details	Comments	Recommendation
		record form in regard to the balustrading and bracketing of the front verandah.		
14	1596 Millbrook Road, King River <i>Millbrook House</i>	<ul style="list-style-type: none"> • Provide corrections to the physical description on the house. • Provide additional historic information. 	<ul style="list-style-type: none"> • Update place record form with corrections and historic information provided. 	Update place record form.
15	170 Middleton Road, Middleton Beach <i>Strawberry Hill</i>	<ul style="list-style-type: none"> • Provide correction to the place record form and updated photo's 	<ul style="list-style-type: none"> • Update place record form with corrections provided. 	Update place record form.
16	52 Frederick Street, Albany	<ul style="list-style-type: none"> • Object to the property being placed on the Heritage List • Wish for decisions to be placed on hold until further information is received on the structural integrity of the west wall of this heritage building. 	<ul style="list-style-type: none"> • Update place record form with additional data received. • The place is on the Heritage Survey 2000. • The place is on the current Heritage List under LPS1. 	<ul style="list-style-type: none"> • Update place record form: Adjust 'Rating and Assessment' table with regards to condition; add recent photo's; and include additional information in historical notes. • Retain on the Heritage List for the following reasons: <ul style="list-style-type: none"> ○ The place currently affords statutory heritage protection by its inclusion on the LPS1 Heritage List. ○ The heritage significance has been reassessed based on the additional information received and remains at 'Considerable'; ○ It meets the threshold to be included in the Heritage List; and ○ It is located near to other significant places and adjacent

REPORT ITEM DIS219 REFERS

	Heritage Property	Submission details	Comments	Recommendation
				to the Albany Co-operative Building which is on the State Register.
17	54-60 Duke Street, Albany	<ul style="list-style-type: none"> Provide correction and additional information to the place record form 	<ul style="list-style-type: none"> Update place record form with correction and additional information provided 	Update place record form
18	27 Rowley Street, Albany	<ul style="list-style-type: none"> Provide correction and additional information to the place record form 	<ul style="list-style-type: none"> Update place record form with correction and additional information provided 	Update place record form
19	18 Finlay Street, Albany	<ul style="list-style-type: none"> Correct address is 18B Finlay Street Provide corrections to the place record form Question 'rating and assessment table' of the house, particularly the condition and integrity scores The property when built had stumps that were put straight into the ground or on top of natural rock. The front portion of the house and front veranda have lean on them due to the age of the house. The front balustrade had deteriorated, and main support posts suffer with timber rot. There is a bathroom which is only 300mm from the boundary line. It is their intention to demolish the house and build a new house in the same position. 	<ul style="list-style-type: none"> Update place record form with additional information Re-assess significance and inclusion in the Heritage List Heritage Significance re-assessed as 'Some/Moderate' but recognise the integrity is compromised by onsite conditions such as drainage. Given that the significance of the place is some/moderate, the place can be removed from the proposed Heritage List. The place is on the current Heritage Survey 2000 The place is not on the current Heritage List under LPS1. 	<ul style="list-style-type: none"> Update place record form Delete from Heritage List for the following reasons: <ul style="list-style-type: none"> It's heritage significance is 'some/moderate' and is compromised by site conditions that cannot be addressed with the building in place; and The place is at the end of Rowley street heritage streetscape.

	Heritage Property	Submission details	Comments	Recommendation
		<ul style="list-style-type: none"> Support inclusion on the Heritage Survey but object to it being placed on the Heritage List. 		
20	46 Rowley Street, Albany	<ul style="list-style-type: none"> Correct address is 18 Finlay Street. Provide corrections to the place record form. Question the 'rating and assessment table'. Its condition is average at best and integrity is not high. The front room of the house has foundations that are of local rock made with old style mortar (pre 1940) which will necessitate at some stage rebuilding. Support inclusion on the Heritage Survey but object to it being placed on the Heritage List. 	<ul style="list-style-type: none"> Undertake corrections to the place record form Heritage Significance assessed as 'Some/Moderate' and was included on the Heritage List due to its location within an area of Rowley and Finlay Street of which there are many places of heritage significance protected on the Heritage List. Given that the significance of the places is some/moderate, the place can be removed from the Heritage List. The place is on the current Heritage Survey 2000. The place is not on the current Heritage List under LPS1. 	<ul style="list-style-type: none"> Update place record form; Delete from Heritage List for the following reasons: <ul style="list-style-type: none"> It's heritage significance is 'some/moderate'; and The place is at the end of Rowley street heritage streetscape.
21	1207 Nanarup Road, Nanarup <i>Springmount</i>	<ul style="list-style-type: none"> Provide corrections in regards to reference to a guesthouse, hostel and tea room; reference to the tennis court and the name by which the property is known. Object to heritage listing based on owners' desire to continue farming on the property. The house is currently vacant and has 	<ul style="list-style-type: none"> Update place record form with information received. The place is on the current Heritage Survey 2000. The place is not on the current Heritage List under LPS1. 	<ul style="list-style-type: none"> Update place record form with correct historical information. Retain on the Heritage List for the following reasons: <ul style="list-style-type: none"> The place is a uniquely designed Federation Queen Anne homestead dwelling and was places on the Heritage Council WA Assessment Program in 2004.

REPORT ITEM DIS219 REFERS

	Heritage Property	Submission details	Comments	Recommendation
		deteriorated and not save to live in.		<ul style="list-style-type: none"> ○ The place has already been subject to planning requirements owing to its heritage values identified in the MHI 2000 and there is no change to its status. ○ Heritage Listing would not impact on the farming activities. ○ There is no change to the heritage significance.
22	86 Aberdeen Street, Albany	<ul style="list-style-type: none"> • Objects to heritage listing of the property as it has an adverse effect on the sale of the property. 	<ul style="list-style-type: none"> • The heritage significance of the place is 'some/moderate'. • Although 'some/moderate' significance does not meet the threshold for inclusion in the Heritage List, it was included as it forms part of a group of historic houses/buildings in Aberdeen Street built from 1880's to 1900's that have heritage value both individually and as part of a streetscape, comprising a complimentary mix of residential and institutional buildings. • There could be reconsideration of this place being included on the Heritage List as it has been assessed as Some/Moderate significance which is a borderline category. However, inclusion in the list was mainly in response to all 	<ul style="list-style-type: none"> • Retain on the Heritage List for the following reasons: <ul style="list-style-type: none"> ○ All places on Aberdeen Street are included on the Heritage List to guide future development and protect the Aberdeen Street heritage environment.

	Heritage Property	Submission details	Comments	Recommendation
			<p>places in Aberdeen Street being included in the list to guide future development and protect its heritage environment. The removal from the list cannot wholly be based on an economic argument raised by the owner.</p> <ul style="list-style-type: none"> • The place is on the current Heritage Survey 2000 • The place is not on the current Heritage List under LPS1 	
23	11 Parade Street, Albany	<ul style="list-style-type: none"> • Objects to heritage listing of the property on spiritual grounds due the passing away of a family member in the house. The listing of the house would have a severe impact on memories and future family visits. 	<ul style="list-style-type: none"> • The spiritual value of the place to owner is acknowledged and respected. • Heritage listing does not breach privacy, interfere in personal affairs or attachments to the house. Not interfere with spiritual connection and not disrespecting it. Heritage listing does not impact on the spiritual connection. • The heritage significance of the place is 'Considerable' and therefore meets the threshold for inclusion in the Heritage List. • The place is on the current Heritage Survey 2000. • The place is not on the current Heritage List under LPS1. 	<ul style="list-style-type: none"> • Retain on the Heritage List for the following reasons: <ul style="list-style-type: none"> ○ The place is a fine and well executed simple Federation bungalow residence that has maintained a high level authenticity. ○ It is one of the earliest extant houses in this southern end of Parade Street. ○ It is one of a group of houses/buildings in the historically important Parade Street that have heritage value both individually and as part of a streetscape.

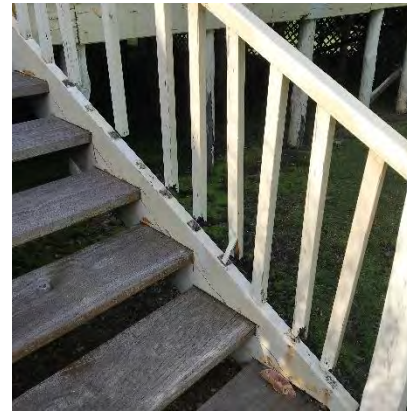
	Heritage Property	Submission details	Comments	Recommendation
24	14 Rowley Street, Albany	<ul style="list-style-type: none"> • Suggest that the value of their home is more in regard to it being part of a cluster of similar buildings, and therefore the significance level would be 'some/moderate' rather than 'significant'. • It's value as a precinct is to some degree protected under a planning policy, which at some stage included guidelines in the area for development (old and new buildings) that to conserve the streetscape character of the precinct. • They are disappointed in the past that the guidelines were relaxed and development which were out of character with the street approved. • Protecting the value of old timber house relies on the City protecting the wider streetscape value and character, not just the 'listed' properties. They look forward to the City managing these issues for the benefit of the community's cultural assets. 	<ul style="list-style-type: none"> • Based on information contained in the place record for, the level of significance can be noted as 'some/moderate'. • Note comment on the protection of the wider streetscape value. The City is reviewing its planning policies and this will be considered during the review process. 	<ul style="list-style-type: none"> • Adjust heritage significance to 'some/moderate' and retain on the Heritage List as part of Rowley Street precinct.

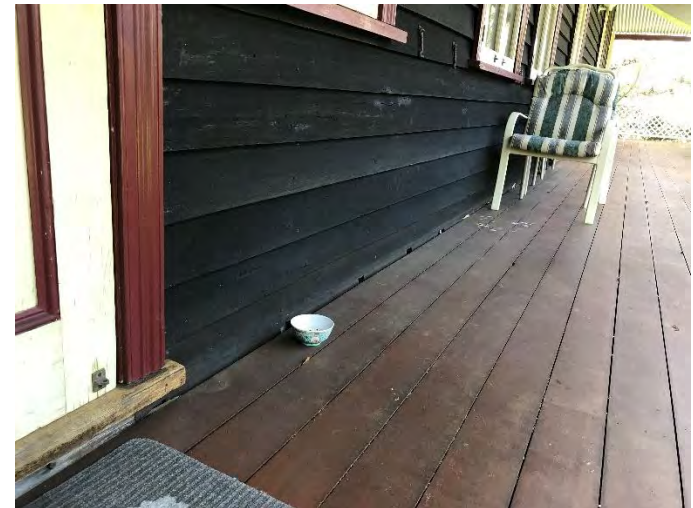
Front Cottage, 18 Finlay Street





Springmount, 1207 Nanarup Road





Street Name	Street No/Loc	Locality	Assess No.	Name of Place	Date of Construction	Level of Significance	New Entry
Aberdeen St	15-21	Albany	A149296	House	c1886	Considerable	Yes
Aberdeen St	23-33	Albany	A149179	Albany Club	1894	Exceptional-Registered	
Aberdeen St	24	Albany	A149462	House	c1888	Considerable	
Aberdeen St	43	Albany	A149034	House	c1890	Considerable	
Aberdeen St	47	Albany	A148983	House	c1890	Some/Moderate	
Aberdeen St	61-63	Albany	A148870	House	c1890s	Considerable	
Aberdeen St	65-67	Albany	A148816	House	c1890s	Considerable	
Aberdeen St	78-84	Albany	A149525	House	c1890s	Considerable	
Aberdeen St	80-86	Albany	A149575	House	c1930-1950	Some/Moderate	Yes
Aberdeen St	96	Albany	A149719	<i>Wheeldon's Cottage</i>	c1886-1889	Considerable	
Aberdeen St	99 -101	Albany	A148618	<i>Independent Order of Oddfellows Hall</i>	1891	Considerable	
Aberdeen St	120-160	Albany	A74174 A74110 A74075	St Joseph's Catholic Church Group	1877-1939	Exceptional-Registered	
Aberdeen St	146	Albany	A74110	St Joseph's Convent <i>(Refer St Joseph's Catholic Church Group)</i>	1881/1898	Exceptional-Registered	
Aberdeen St	154-160	Albany	A74075	St Joseph's Lodge <i>(Refer St Joseph's Catholic Church Group)</i>	c1894/1919	Exceptional-Registered	
Albany Hwy	35615	Drome	A64802	'Sigint' (Signals intelligence radio monitoring system)	c1942	Considerable	
Albany Hwy	Lot 6981	Drome	A185426	RAAF Operation and Power Bunker	c1940	Considerable	Yes
Albany Hwy	51	Albany	A85119	House	c1910	Some/Moderate	Yes
Albany Hwy	55	Albany	A85137	House	c1900	Some/Moderate	
Albany Hwy	70-88	Centennial Park	A239231	Albany Primary School	1915	Exceptional-Registered	
Albany Hwy	75	Mt Melville	A85321	House	c1900	Considerable	
Albany Hwy	77	Mt Melville	A85349	House	c1900	Considerable	
Albany Hwy	81	Mt Melville	A85371	House	c1900	Considerable	
Albany Hwy	85	Mt Melville	A85399	House	c1900	Considerable	
Albany Hwy	135	Mt Melville	A85632	House	c1880	Some/Moderate	

Street Name	Street No/Loc	Locality	Assess No.	Name of Place	Date of Construction	Level of Significance	New Entry
Albany Hwy	137	Mt Melville	A85682	House	c1880	Some/Moderate	
Albany Hwy	139C	Mt Melville	A170316	House	c1915-1940	Little	Yes
Alexander St	10	Centennial Park	A89991	<i>The Castle</i>	c1870s	Considerable	
Alexander St	11	Centennial Park	A89595	<i>Avrilton</i>	c1890	Considerable	
Apex Dve	Res 27116	Mt Clarence	A81797 A139613 A234033	Mt Clarence WWI Monuments	1932/1964	Exceptional-Registered	
Barameda Rd	Res 28277 & 50506	Oyster Harbour	A238239	Oyster Harbour Fish Traps	Unknown	Exceptional	
Brassey St	19-21	Elleker	A66347	Elleker Hall	1920	Some/Moderate	
Breaksea Island	Res 271614	King George Sound	A238964	Breaksea Island and Lighthouse	1858-1902	Exceptional-Registered	Yes
Bridges St	14	Albany	A156972	House	-	Little	Yes
Bridges St	16	Albany	A157019	House	-	Some/Moderate	Yes
Brunswick Rd	36-38	Albany	A133972	Police Inspectors Quarters	c1885	Considerable	Yes
Brunswick Rd	66	Port Albany	A134514	<i>Austin House</i>	c1921	Some/Moderate	
Brunswick Rd	68-70	Port Albany	A134582	<i>Brackenhurst</i>	1881	Considerable	
Brunswick Rd	78-80	Port Albany	A134758	House	c1870s	Considerable	
Brunswick Rd	96	Albany	A135057	House	c1890	Considerable	Yes
Brunswick Rd	118	Albany	A159522	<i>Dunmoylen</i>	1889	Some/Moderate	Yes
Brunswick Rd	120	Albany	A135859	<i>Lawley House</i>	1903	Considerable	
Brunswick Rd	133	Albany	A74368	Lawley Park and Lawley Park Tennis Courts and Spencer Memorial	1901	Considerable	
Brunswick Rd	135-137	Albany	A162624	Douglas's House	c1881	Considerable	
Brunswick Rd	136	Albany	A136324	<i>Parkville</i>	c1850	Considerable	
Brunswick Rd	138	Albany	A136374	<i>Ivanhoe</i>	c1898	Considerable	
Brunswick Rd	Lot 1575	Port Albany	A220565	Mass Rocks	1838	Considerable	
Burgoyne Rd	46-92	Albany	A139730	Balston Gardens	1946	Some/Moderate	
Burgoyne Rd	59	Port Albany	A139023	Lookout Rocks	1860s	Considerable	
Burgoyne Rd	120-122	Albany	A140216	<i>Whispering Pines</i>	c1898	Some/Moderate	
Burgoyne Rd	140	Albany	A140464	<i>Como</i>	c1890	Considerable	
Burt St	55-59	Mt Clarence	A126232	<i>The Priory</i> (Refer Old Surrey)	c1891	Exceptional	

Street Name	Street No/Loc	Locality	Assess No.	Name of Place	Date of Construction	Level of Significance	New Entry
Campbell Rd	1	Mt Clarence	A234768	Albany Senior High School	1925	Exceptional	
Chester Pass Rd	779	Willyung	A171944	Dymesbury Park - Stables	c1890s	Some/Moderate	
Chester Pass Rd	2151	Napier	A64898	Napier Hall	1954	Some/Moderate	
Cheyne Rd	Lot 7705	Cheyne's Waychinnicup Inlet	A239029	Sealers' Oven	1800	Exceptional-Registered	
Cliff St	8	Albany	A106080	House	c1840-c1890	Some/Moderate	
Cliff St	28-30	Albany	A105858	House	c1890-c1915	Some/Moderate	
Cliff St	36	Albany	A105745	<i>Luxmoore</i>	1898	Some/Moderate	Yes
Cliff St	38	Albany	A105731	House	1898	Some/Moderate	Yes
Cliff St	40-42	Albany	A105696	House	c1890-c1915	Some/Moderate	
Cliff Way	6	Albany	A105286	Hillside	1886	Exceptional-Registered	
Collie St	1	Albany	A97142	Lockup & Keeper's Quarters (Refer Old Courthouse)	1908	Exceptional-Registered	
Collie St	37-39	Albany	A107082	<i>Kia Ora</i>	c1870s	Considerable	
Collie St	41-47	Albany	A231712	House	c1870s	Considerable	
Collie St	49-51	Albany	A106981	<i>Gilbert's Cottage</i>	c1870s	Considerable	
Collie St	71-77	Albany	A176011 A176007	Albany Fire Station and Officer's House	1938	Exceptional-Registered	Yes
Crossman St	37	Mt Melville	A89644	House	c1880s	Considerable	
Cunningham St	16	Emu Point	A154356	House	c1915-c1940	Considerable	Yes
Cuthbert St		Albany		Cuthbert Street Precinct	c1880-c1930	Considerable	Yes
Cuthbert St	5	Albany	A107375	House	c1890	Considerable	
Cuthbert St	7 to 9	Albany	A107393	Semi-detached Houses	c1890	Considerable	
Cuthbert St	13-17	Albany	A107339	House	c1895	Considerable	Yes
Cuthbert St	21	Albany	A107325	House	c1895	Considerable	
Cuthbert St	23	Albany	A107280	House	c1880s	Considerable	
Cuthbert St	26	Albany	A107163	House	c1915	Considerable	
Cuthbert St	27	Albany	A107262	House	c1888	Considerable	
Cuthbert St	28-32	Albany	A107195	House	c1915	Considerable	
Davies Rd	61	Kalgan	A67222	<i>Gomm Cottage</i>	c1904-1910	Considerable	
Drew St	24-32	Albany	A148028 A148050	Oak Trees	c1880s	Considerable	

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Duke St	1	Albany	A186676	Sergeant's Quarters (Refer Old Courthouse)	1909	Exceptional-Registered	
Duke St	10	Albany	A107096	<i>Sherratt House</i>	c1880s	Considerable	
Duke St	12 to 40	Albany	A100010	Wesley Church Group	1891/1903	Exceptional-Registered	
Duke St	33-37	Albany	A97093	Patrick Taylor Cottage	1832	Exceptional-Registered	
Duke St	49-53	Albany	A99885	<i>Bay View House</i>	c1900	Considerable	
Duke St	54-60	Albany	A99948	Wollaston House	c1840/1850	Exceptional-Registered	
Duke St	61-63	Albany	A99754	<i>Conelma</i>	c1895	Considerable	Yes
Earl St	35	Albany	A140937	Seventh Day Adventist Church	1924	Considerable	
Earl St	50-60	Albany	A142751	Earl of Spencer Inn	c1850s	Exceptional	
Eastbank Rd	42	Kalgan	A2874	<i>Windy Hill</i>	c1890s	Considerable	
Eastbank Rd	56	Kalgan	A233883	<i>Stranmore</i>	c1914	Considerable	
Elleker-Grasmere Rd	217	Elleker	A9440	House	c1900	Considerable	
Elleker-Grasmere Rd	514	Elleker	A7559	<i>Burleigh</i>	1924	Considerable	
Festing St	10	Albany	A140022	<i>Lavender Cottage</i>	c1883	Considerable	
Festing St	14	Albany	A99461	House	c1889	Considerable	
Festing St	27	Albany	A97584	House	c1890-c1915	Some/Moderate	
Festing St	84-98	Mt Melville	A81585	Albany Fish Ponds	1870-1907	Exceptional-Registered	
Finlay St	6	Albany	A156657	House	c1890-c1895	Considerable	Yes
Finlay St	10	Albany	A207042	<i>Dunrossness Cottage</i>	c1885	Considerable	Yes
Finlay St	14	Albany	A172009	House	c1890-c1915	Some/Moderate	Yes
Finlay St	16	Albany	A156819	House	c1890-c1915	Some/Moderate	
Finlay St	18	Albany	A154158	House	1913	Some/Moderate	
Finlay St	18B	Albany	A154158	House	1912	Some/Moderate	
Flinders Pde	Lots 1474 & 651	Middleton Beach	A223660 A232746	Ellen Cove Jetty and Norfolk Island Pine Trees	c1899	Considerable	
Flinders Pde	37	Middleton Beach	A90382	CWA Seaside Flats	1938	Considerable	
Forts Rd	106	Mt Clarence	A157578 A157613 A157532 A230314	The Albany Forts	1891-1893	Exceptional-Registered	
Frederick St	27	Albany	A136635	<i>Mongup</i>	c1900	Some/Moderate	

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Frederick St	30	Albany	A200642	<i>Oakview Cottages</i>	c1897	Some/Moderate	
Frederick St	32	Albany	A200638	<i>Oakview Cottages</i>	c1897	Some/Moderate	
Frederick St	34	Albany	A137542	<i>Dalacelil</i>	1870	Some/Moderate	
Frederick St	36	Albany	A143636	National Australia Bank	c1870s	Considerable	
Frederick St	44	Albany	A137623	Albany Co-operative Society Building	1870	Exceptional-Registered	
Frederick St	52	Albany	A137704	House	c1883	Considerable	
Frederick St	58-62	Albany	A137740	House	c1880	Considerable	
Frederick St	61	Albany	A158728	Moir Wharehouse	c1888	Considerable	
Golflinks Rd	18B	Middleton Beach	A161933	House		Little	
Golflinks Rd	Res 27629	Albany	A145757	Albany Golf Course	1898	Exceptional-Registered	Yes
Green Island	Res A24808	Oyster Harbour	A237336	Green Island		Considerable	
Grey St East	12	Albany	A145022	House	c1840-c1890	Some/Moderate	
Grey St	60	Albany	A145707	House	c1865	Considerable	
Grey St	66	Albany	A136572	Salvation Army Hall	1911	Considerable	
Grey St	122	Albany	A104446	Peruvian Pepper tree	1886	Considerable	
Grey St	148	Albany	A104347	House	c1880s	Considerable	
Grey St	153	Albany	A102145	House	c1890	Some/Moderate	
Grey St	160	Albany	A104234	House	c1900	Some/Moderate	
Grey St	170	Albany	A104086	House	c1880s	Exceptional	
Grey St	172	Albany	A104036	House	c1880s	Considerable	
Grey St	176	Albany	A103999	House	c1926	Considerable	
Grey St	178	Albany	A103953	House	c1900	Considerable	
Grey St	183	Albany	A102474	House	c1880s	Considerable	
Grey St	184	Albany	A103917	The Rocks	1882	Exceptional-Registered	
Grey St	194	Albany	A103822	House	1921	Considerable	
Grey St	198	Albany	A103787	<i>McKenzie House</i>	c1880s	Exceptional	
Grey St	206	Albany	A103737	House	1914	Exceptional-Registered	
Grey St	208	Albany	A206400	House	1886	Considerable	
Hanrahan Rd	76 & 877	Mt Melville	A226729	World WarII U.S. Navy Fuel Tanks	1942	Considerable	Yes
Hare St	162	Albany	A85781	Albany Snake Run Skateboard Park	1976	Exceptional-Registered	Yes
Homestead Rd	681	Manypeaks	A4175	<i>The Homestead</i>	1929	Considerable	

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Hotchin Ave	5 to 9	Albany	A110071	Melville House	c1873	Exceptional-Registered	
Hotchin Ave	11	Albany	A104252	House	c1890s	Some/Moderate	
Hunton Rd	669	Kalgan	A3664	<i>Sunnyside Homestead</i>	c1914-1927	Some/Moderate	
Hunwick Sth Rd	Lot 244	Torbay	A66446	Torbay Hall	1912	Considerable	
John St	29	Mt Clarence	A96415	House	c1900s	Some/Moderate	
Lake Seppings Dve	Res 22058, 1299, 29187, 23775	Seppings		Lake Seppings		Exceptional	Yes
Lower Denmark Rd	891	Cuthbert	A7072	Cuthbert Post Office and Telephone Exchange	c1925	Some/Moderate	
Lower Denmark Rd	1240	Elleker	A8187	Station Master's House	c1890-c1915	Some/Moderate	
Lower Denmark Rd	2749	Bornholm	A65214	Bornholm-Kronkup District Hall	1923	Considerable	
Lower King Rd	241 (Loc 5659)	Walmsley	A14807	Eyre and Wylie Memorial - Allambie Park Cemetery	1965	Considerable	
Lower Stirling Tce	176	Albany	A97368	Taxi Rank and Women's Rest Rooms	1909/1926	Exceptional-Registered (Considerable)	
Lower Stirling Tce	255-267	Albany	A96893	Old Albany Gaol	1852/1873	Exceptional-Registered	
Melville St	34	Albany	A179968	House	c1900s	Some/Moderate	
Melville St	41	Albany	A109630	House	c1890s	Considerable	
Mermaid Ave	20	Emu Point	A153746	House	c1921	Considerable	Yes
Middleton Rd	89	Middleton Beach	A132835	<i>Hamurana</i>	1907	Some/Moderate	
Middleton Rd	165 (13)	Mt Clarence	A142616	<i>The Gums</i>	c1890	Considerable	
Middleton Rd	168-170	Mira Mar	A136784 A136829 A136851 A150821	Strawberry Hill Farm (Barmup)	1836/1890	Exceptional-Registered	
Middleton Rd	176	Mira Mar	A136900	Tree	c1830s	Considerable	
Middleton Rd	195	Mt Clarence	A130764	House	c1920	Some/Moderate	
Middleton Rd	215	Mt Clarence	A97502	House	c1885	Considerable	
Middleton Rd	216	Mira Mar	A137443	<i>Oakview Cottage</i>	c1890-c1915	Some/Moderate	
Middleton Rd	218	Mira Mar	A126985	House	c1890-c1915	Some/Moderate	Yes
Middleton Rd	226	Mira Mar	A137641	House	c1890-c1915	Some/Moderate	
Middleton Rd	250	Mira Mar	A97958	Matthew Cull's House	1872	Exceptional-Registered	

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Middleton Rd	263-275	Mt Clarence	A158449	Memorial Park Cemetery	1840-1959	Exceptional-Registered	
Middleton Rd	277-291	Mt Clarence	A158403	Bob Thomson Gardens	c1960s	Considerable	
Middleton Rd	298	Centennial Park	A98621	Dog Rock (<i>Yakka</i>)	-	Exceptional	
Mill St	5	Albany	A215225	House (<i>Refer Worsted and Woollen Mills</i>)	c1920s	Considerable	
Mill St	9	Albany	A215225	House (<i>Refer Worsted and Woollen Mills</i>)	c1920s	Considerable	
Mill St	11 to 13	Albany	A215225	Worsted and Woollen Mills	1924	Considerable	
Millbrook Rd	1454	King River	A50942	<i>Greendale</i>	1912/13	Considerable	
Millbrook Rd	1520	King River	A6037	King River Hall	1900	Exceptional-Registered	
Millbrook Rd	1596	King River	A5604	<i>Happy Days</i>	1896	Exceptional	
Mokare Rd	Res 28725	Spencer Park	A107307	Spencer Park Wildflower Reserve	c1960	Little	
Mount St	4 to 6	Port Albany	A157451	House	c1860s	Considerable	
Myola Dve	39	Kalgan	A235693	<i>Douglas House</i>	1898	Considerable	Yes
Nambucca Rise	Lot 8054	Lower Kalgan	A163004	Scarred Tree	-	Exceptional	
Nanarup Rd	19	Lower King	A170578	<i>Prideaux Cottage</i>	c1894	Considerable	
Nanarup Rd	334	Kalgan	A63012	<i>Rainscourt</i>	1907	Considerable	
Nanarup Rd	516	Kalgan	A69406	Lower Kalgan Hall	1954	Little	
Nanarup Rd	1207	Nanarup	A232061	<i>Springmount</i>	c1894	Exceptional	
Nanarup Rd	Lot 300, 301 & 302	Kalgan	A246903	Lower Kalgan River Bridge/Jetty Group	1904/1958	Exceptional-Registered	
North Rd	107	Elleker	A11572	House	c1900	Considerable	
Norwood Rd	312	King River	A4800	<i>Balgownie</i>	1925	Considerable	
Parade St	1	Albany	A108688	Mouchemore's Cottage and Net Shed	c1890s	Exceptional-Registered	
Parade St	2 to 4	Albany	A96366	Residency Group	1826/1854/ 1873	Exceptional-Registered	
Parade St	9	Albany	A108606	<i>Roseneath</i>	c1890s	Considerable	
Parade St	11	Albany	A108561	House	1891	Considerable	
Parade St	14	Albany	A107474	House	c1897	Considerable	
Parade St	15	Albany	A108507	House	c1880s	Some/Moderate	
Parade St	23-35	Albany	A161523	Foundation Park	1827	Exceptional	Yes
Parade St	28	Albany	A107569	House	c1888	Considerable	

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Parade St	adj no. 11	Albany		Central Datum Point and Military Station Flagstaff	1827	Exceptional	Yes
Parker St	1 to 15	Lockyer	A124337	Apex Park - Lake Weerlara	1953	Exceptional	
Peels Pl	2 to 14	Albany	A136441 A136504	Moirs Buildings	c1895	Considerable	
Peels Pl	55-57	Albany	A99691	<i>Lavender Cottage</i>	c1910	Some/Moderate	
Peels Pl	Lot 830	Albany	A234457	Nesbitt Gardens and Palm tree	1951	Little	
Peels Pl	Lot 831	Albany	A234461	Fallen Soldiers' Memorial	1921	Considerable	Yes
Point King	Lot 1005	Mt Clarence	A136928	Point King Lighthouse	1858	Exceptional-Registered	
Pony Club Rd	50	Willyung	A176192	Ballymena	c1910	Exceptional-Registered	
Princess Royal Dve	Lot 1576	Port Albany	A175154	Albany Pilot Station	1884-1902	Exceptional-Registered	
Princess Royal Dve	Lot 514	Albany	A239574	Millars' Sawdust Kiln	c1888	Some/Moderate	
Princess Royal Dve	Lot 1584	Albany	A233932	Albany Town Jetty (incl. Deepwater Jetty)	1862-1900	Exceptional-Registered	
Proudlove Pde	22-32	Albany	A157447	Dalgety's Wool Warehouse	1918	Considerable	
Proudlove Pde	45-77	Albany	A140428 A140446 A239588 A239669	Railway Station and Bond Store	1888	Exceptional-Registered	
Proudlove Pde	Lot 510 Res.19465	Albany	A157609	Queen's Jubilee Park and Rotunda	1897/1898	Exceptional-Registered (Considerable)	
Proudlove Pde	Lot 511	Albany	A239669	RSL Memorial Gardens	1935-37	Exceptional	
Quaranup Rd	743	Vancouver Peninsula	A65309	Quaranup Complex	1874-1903	Exceptional-Registered	
Quaranup Rd	Lot 8168	Frenchman Bay	A237980	Whaling Cove ruins	c1835/1849	Exceptional-Registered	
Rowley St	2	Albany	A153124	House	1890/1892	Considerable	
Rowley St	4	Albany	A153174	House	1890/1892	Considerable	
Rowley St	10	Albany	A153417	House	c1890-c1915	Some/Moderate	Yes
Rowley St	12	Albany	A153485	House	c1890-c1915	Considerable	
Rowley St	14	Albany	A153534	House	c1890-c1915	Some/Moderate	Yes
Rowley St	25	Albany	A152695	House	c1891	Exceptional-Registered	
Rowley St	27	Albany	A152631	House	1891	Considerable	

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Rowley St	33	Albany	A152528	House	1881	Considerable	
Rowley St	37	Albany	A152398	House	c1890-c1915	Some/Moderate	Yes
Rowley St	39	Albany	A152348	House	c1890s	Some/Moderate	
Rowley St	41	Albany	A153534	<i>Merri Fields</i>	1897	Some/Moderate	
Serpentine Rd East	24-28	Albany	A157726	Waggon Rock	-	Some/Moderate	Yes
Serpentine Rd	34	Albany	A157811	House	1900	Some/Moderate	
Serpentine Rd	106-116	Albany	A81981	Pymont	c1870s	Exceptional-Registered	
Serpentine Rd	117-121	Albany	A106599 A106616	Albany State School Group	1880-1897	Exceptional-Registered	
Serpentine Rd	142	Albany	A160107	<i>Merfield House</i>	1912	Considerable	
Serpentine Rd	148-150	Albany	A82294	<i>Somerville</i>	c1920	Considerable	
Serpentine Rd	152-154	Mt Melville	A82410	House	c1880-1890	Considerable	
Serpentine Rd	172	Mt Melville	A82618	Camfield House	1858/1910	Exceptional-Registered	
Serpentine Rd	176	Mt Melville	A89351	House	c1880s	Some/Moderate	
Serpentine Rd	197	Mt Melville	A113059	House	c1920s	Considerable	
Serpentine and Hanrahan Rd		Mt Melville		Mt Melville (incl. Mokare Park and Lion St Reserve)	-	Exceptional	Yes
Seymour St	24-26	Mira Mar	A231532	Hawthorndene	1892	Exceptional-Registered	
Seymour St	39	Mira Mar	A143983	Sir Richard and Lady Spencer's Grave	1839/41/55	Exceptional-Registered	
Spencer St	28-30	Albany	A150669	House (incl. Stirling Tce Precinct)	c1890	Exceptional-Registered	Yes
Spencer St	32-34	Albany	A150718	House (incl. Stirling Tce Precinct)	c1890	Exceptional-Registered	
Spencer St	36-40	Albany	A239899 A239902 A239885	Reeves Timber Yard and Hardware	c1948	Considerable	Yes
Spencer St	60	Albany	A193483	Albany Masonic Hall	1903	Exceptional-Registered	Yes
Spencer St	61	Albany	A150475	House	c1890	Some/Moderate	Yes
Spencer St	62	Albany	A151198	House	1897	Considerable	
Spencer St	64	Albany	A151265	House	c1890s	Exceptional	Yes
Spencer St	63-73	Albany	A150411	Houses	1880s (1887)	Exceptional	
Spencer St	66	Albany	A151314	House	c1890	Some/Moderate	

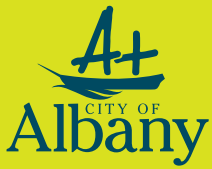
Street Name	Street No/Loc	Locality	Assess No.	Name of Place	Date of Construction	Level of Significance	New Entry
Spencer St	84	Albany	A151855	House	c1900	Little	Yes
Spencer St	86	Albany	A151922	House	c1900	Some/Moderate	Yes
Spencer St	87	Albany	A150362	<i>Cossie's Cottage</i>	c1880	Considerable	Yes
Spencer St	88	Albany	A151986	House	c1870s	Considerable	Yes
Spencer St	93	Albany	A150308	House	c1880s	Considerable	
Spencer St	96-106	Albany	A152154	Army Drill Hall	1893/1920s	Considerable	
Spencer St	97	Albany	A150178	<i>Pickwick House</i>	c1890	Some/Moderate	
Station St	29	Young's Siding	A65133	Young's Siding Hall	1923	Considerable	
Stead Rd	34-36	Centennial Park	A88804	<i>Smith's Cottage</i>	c1890	Considerable	
Stead Rd	86	Centennial Park	A89315	House	c1880s	Some/Moderate	Yes
Stirling Tce	22	Albany	A158368 A158336	House	1896	Considerable	
Stirling Tce	24	Albany	A158417	<i>Kent House</i>	c1885	Considerable	
Stirling Tce	26	Albany	A158453	<i>Belburne</i>	c1890	Considerable	
Stirling Tce	28-30	Albany	A158499	Norman House and Magnolia Tree	c1858	Considerable	
Stirling Tce (rear)	28-30	Albany	A158499	Cheyne's Stable, Outbuilding & Oak Tree	c1840	Exceptional	
Stirling Tce (portion Spencer St)	32-190 (28-32)	Albany		Stirling Terrace Precinct	c1867-c1915	Exceptional-Registered	
Stirling Tce	32	Albany	A158566	House (incl. Stirling Tce Precinct)	c1915-c1940	Exceptional-Registered (Little)	
Stirling Tce	33-39	Albany	A157659 A157695 A157730 A157762 A157807 A157843	Old Albany Post Office	1868/1896	Exceptional-Registered	
Stirling Tce	34-50	Albany	A158601	Everett Buildings Everett's Corner	1908/1912	Exceptional-Registered (Some/Moderate)	
Stirling Tce	34-50, 42, 46 and 48	Albany	A158601	Argyle Buildings	1880s	Exceptional-Registered (Some/Moderate)	
Stirling Tce	52-58	Albany	A200070	Edinburgh House	1882	Exceptional-Registered (Considerable)	

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Stirling Tce	52-58	Albany	A200070	Glasgow House	1882/1911	Exceptional-Registered (Considerable)	
Stirling Tce	60-70	Albany	A200070	Royal George Hotel	c1880s/1910	Exceptional-Registered (Considerable)	
Stirling Tce	72-80	Albany	A152564	White Star Hotel	1910	Exceptional-Registered (Some/Moderate)	
Stirling Tce	82-84	Albany	A158912	J McKail & Co.	1880	Exceptional-Registered (Considerable)	
Stirling Tce	86-94	Albany	A158976	National Bank	1881	Exceptional-Registered (Considerable)	
Stirling Tce	96-102	Albany	A159027	Edward Barnett & Co. Building	1906/1911	Exceptional-Registered (Some/Moderate)	
Stirling Tce	104-106	Albany	A159077	Norman Brothers	c1910	Exceptional-Registered (Considerable)	
Stirling Tce	108-110	Albany	A159144	Sandover & Co.	c1891	Exceptional-Registered (Considerable)	
Stirling Tce	112-140	Albany	A74057	Drew Robinson & Co.	1891	Exceptional-Registered (Considerable)	
Stirling Tce	144	Albany	A74138	The West Australian Bank	1891	Exceptional-Registered (Considerable)	
Stirling Tce	146-152	Albany	A74192	Empire Building	1912	Exceptional-Registered (Considerable)	
Stirling Tce	160-162	Albany	A97287	London Hotel	1909	Exceptional-Registered (Considerable)	
Stirling Tce	164-166	Albany	A163824	Commercial Building	c1910	Exceptional-Registered (Some/Moderate)	
Stirling Tce	168-180	Albany	A163838	R. Bell and Co	1887/1903	Exceptional-Registered (Considerable)	
Stirling Tce	184-190	Albany	A97142 A186676	Albany Court House Complex	1897/1908-09	Exceptional-Registered (Considerable)	
Stirling Tce	204-208	Albany	A97142	Kookas	1845	Exceptional-Registered	

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Stirling Tce	244	Albany	A96974	Albany Road Board Building	1926	Some/Moderate	
Symers St	4	Mira Mar	A95661	House	c1880	Considerable	
Tassell St	Res 24409	Mira Mar	A111320	Bluff Rock	-	Considerable	
Thomas St	5 to 11	Mt Clarence	A153881	<i>Old Surrey House and The Priory Group</i>	c1841	Exceptional	
Two Peoples Bay Rd	Lot 5368	Nanarup	A235003	Fisherman's Shack	c1950	Some/Moderate	Yes
Vancouver Rd	Lot 300 & 301	Frenchman Bay	A234493 A238473	Frenchman Bay Whaling Station ruin	1914	Exceptional-Registered	
Vancouver Rd	Res 21337	Frenchman Bay	A234493	Vancouver Spring and Dam (Refer Frenchman Bay Whaling Station ruin)	1791/1851/ 1902	Exceptional-Registered	
Vancouver St	4	Albany	A176007	Fire Officer's House (Refer Albany Fire Station and Fire Officer's House)	1938	Exceptional-Registered	Yes
Vancouver St	6	Albany	A101981	House	c1880s	Considerable	
Vancouver St	8	Albany	A101931	House	c1880s	Considerable	
Vancouver St	10	Albany	A101927	House	c1880s	Considerable	
Vancouver St	12	Albany	A101882	House	c1880s	Considerable	Yes
Vancouver St	24-26	Albany	A101864	<i>Dalkeith</i>	1880-1885	Considerable	
Vancouver St	27-29	Albany	A100092	House	c1919	Considerable	
Vancouver St	28	Albany	A101814	<i>Aldersyde</i>	c1880s (by 1889)	Considerable	
Vancouver St	36	Albany	A101729	<i>Bangor House</i>	1881	Exceptional	
Vancouver St	42	Albany	A101701	Garryowen	1908	Exceptional-Registered	
Vancouver St	54	Albany	A100939	House	c1890-1900	Some/Moderate	
Vancouver St	58	Albany	A100876	House	c1890-c1915	Some/Moderate	
Vancouver St	62	Albany	A100826	House	c1900s	Some/Moderate	
Vancouver St	65	Albany	A100268	Berryman's Store	1934	Considerable	
Vancouver St	68	Albany	A100795	House	c1861	Considerable	
Vancouver St	72	Albany	A100777	House	1880s	Some/Moderate	Yes
Vancouver St	74	Albany	A100745	House	1890	Some/Moderate	
Vancouver St	76	Albany	A100709	<i>Celurca</i>	1910	Considerable	Yes

Street Name	Street No/Loc	Locality	Assess No.	Name of Place	Date of Construction	Level of Significance	New Entry
Vancouver St	77-87	Albany	A100402	Albany Cottage Hospital	1887-1896	Exceptional-Registered	
Vancouver St	80	Albany	A100664	House	1870s-1880s	Considerable	Yes
Vancouver St	82	Albany	A177491	<i>Stratford Villa</i>	c1860s	Considerable	
Whaling Station Rd	Loc 7620	Frenchman Bay	A162430	Cheyne's Beach Whaling Station	1952	Exceptional-Registered	
Wheeldon Rd		Kalgan	S00400	Kaglan River Fishtraps	-	Exceptional	
Wheeldon Rd	6	Upper Kalgan	A3858	<i>Maitland</i>	1915/1916	Considerable	
Wheeldon Rd	29	Kalgan	A65836	Kalgan Hall (Upper)	1912	Some/Moderate	
Willyung Rd	102	Willyung	A6561	<i>Sherwood</i>	1957	Some/Moderate	
Willyung Rd	183	Willyung	A5456	Willyung Cottage and stables	1893	Exceptional	
Willyung Rd	203	King River	A179152	<i>Pendeen Homestead</i>	1898/1899	Considerable	
Wylie Cres	1	Middleton Beach	A89252	<i>The White House</i>	c1836	Exceptional	
York St		Albany		Hordern Monument	1890	Considerable	
York St	125	Albany	A106111	Albany House	1884	Exceptional-Registered	
York St	130-132	Albany	A148442 A148492	St Albans Buildings	1909	Considerable	
York St	135	Albany	A164010	Law Offices	1894	Exceptional-Registered	
York St	137-139	Albany	A106161	<i>Treasure's Building</i>	1882	Considerable	Yes
York St	146	Albany	A148145	The Spot Cash Draper	1909	Considerable	
York St (Rear)	148-154	Albany	A148082	<i>Baesjou Cottage</i>	c1860	Considerable	
York St	149-163	Albany	A106238	St John's Church Group	1841-1875	Exceptional-Registered	
York St	165	Albany	A106323	Albany Advertiser and Printing Works	c1894	Considerable	
York St	168-174	Albany	A147846	Scots Church	1892	Exceptional-Registered	
York St	194-208	Albany	A143898	Premier Hotel	1891/1913	Considerable	Yes
York St	217	Albany	A106490	Albany Town Hall	1888	Exceptional-Registered	
York St	239-259	Albany	A106616	Alison Hartman Gardens/Significant Trees (Refer Albany State School)	1902/1979	Exceptional-Registered	

Street Name	Street No/Loc	Locality	Assess No.	Name of Place	Date of Construction	Level of Significance	New Entry
York St	244-248	Albany	A146763	Albany Hotel	1852/1908	Considerable	



REVIEW OF THE CITY'S HERITAGE SURVEY AND HERITAGE LIST

The Heritage Survey and Heritage List are important tools to honour Albany's heritage and protect places of heritage value for future generations to enjoy.



COMMUNITY UPDATE

APRIL 2020

WHAT IS A HERITAGE SURVEY AND A HERITAGE LIST?

Heritage surveys are compiled to "tell the stories" of their districts – it provides an understanding of the history and development of the local government area, identify the key themes and storylines that have shaped it and the places that reflect or encapsulate this. It is in essence a stock-take of a community's heritage places.

Being included on a Heritage Survey is an acknowledgement of a place's heritage value and there are no additional statutory implications imposed. Owners are free to develop their properties in accordance with the normal planning requirement which apply to all properties in the City. Inclusion in the Heritage Survey does not mean that your property is 'heritage listed'.

The Heritage List is different. This list is part of the City's Local Planning Scheme and it comprises the best of places in the Heritage Survey. Properties on the Heritage List have significant heritage value and are protected under the Local Planning Scheme. A wide range of development options remains possible under the Heritage List such as additions, alterations and improvements.

The City is the custodian of many heritage buildings and places on the Heritage Survey and/or the Heritage List and has an annual budget dedicated to the maintenance and upkeep of these places. The City is proud of its commitment to preserving Albany's heritage.

BACKGROUND TO THE HERITAGE SURVEY

The City recently completed a comprehensive review of its MHI 2000 and updated it into what is now referred to as the City of Albany Heritage Survey.

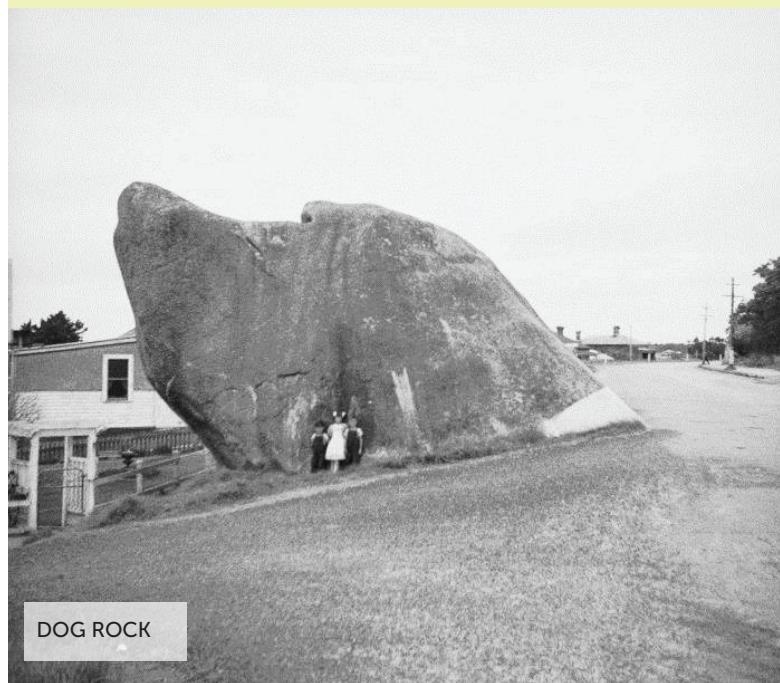
Those places that were included in the original MHI were all automatically transferred across into the new Heritage Survey. The review process has been an opportunity to update the information on all places in the original MHI; to reconsider the significance of places in light of further analysis and information becoming, and to also consider additional

What is meant by a heritage place?

Heritage places are those places from the past which we want to pass on to future generations because they are reminders of, and contribute to, the story of the history and development of a community and its people.

Heritage places does not just refer to "built heritage" but other kinds of sites and elements – such as trees and gardens, jetties and bridges, mine sites, wells and dams, as well as places of importance to Aboriginal people including those that pre-date British settlement (such as fishtraps and scar trees). In some instances, even a place that no longer has any tangible evidence remaining is still important to record and recognise for its contribution to the story.

Some heritage places can at first glance seem humble and understated but by understanding its history, can be pivotal to the way a community has evolved and developed and represent spiritual or social connections.



DOG ROCK

places of heritage value that may have been previously omitted and since been identified and nominated. The draft Heritage Survey now contains over 330 places; being a mix of individual places as well as groups of related heritage places and heritage precincts.

HOW DOES A PLACE GET ADDED TO THE HERITAGE SURVEY?

Once all the research and evidence has been gathered for a place, an assessment of heritage value is made and if a place has been identified as having one or more heritage values then it will be recommended to be included, endorsed by Council and owners advised of this recommendation.

The decision-making around including a place in a Heritage Survey hinges on the historical and physical evidence of the place.

In addition to this, a place may be included because of a strong connection to or relationship with other places included in the Heritage Survey. This relationship or connection can be physical (e.g. in the same street) or because they are one of a group of places that are linked thematically (e.g. the local agricultural halls along the Albany-Denmark railway line).

The history of each place is carefully researched. You may find out some interesting things about your property!

Once a place has been identified and assessed as having heritage significance, and therefore worthy of inclusion in the Heritage Survey, it is then allocated a Level of Significance. These levels are based on the standard criteria endorsed by the Heritage Council of WA.

The Levels of Significance used in the Heritage Survey are explained below:

Level of Significance	Description
Exceptional significance	Essential to the heritage of the locality. Rare or outstanding example. Exceptional – Registered identifies those places that have been entered on the State Register of Heritage Places.
Considerable significance	Very important to the heritage of the locality. High degree of integrity/ authenticity.
Some/Moderate significance	Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.
Little significance	Has elements or values worth noting for community interest but otherwise makes little contribution.

WHAT PLACES ARE INCLUDED IN A HERITAGE LIST?

A Heritage List is about identifying and capturing the most significant heritage places in a local government area for which it is important to apply sound and responsible planning for their future conservation and protection.

Heritage Surveys provide the foundation information for identifying those places that may be recommended for inclusion in the City's Heritage List. Only places in the Heritage Survey can be included in the Heritage List.

What is heritage value? REPORT ITEM DS219 REFERS

The heritage value of a place is not determined by age – by how old it is - but relates to how and why it is important and to who. Identifying the heritage values of a place is not determined by or to be confused with development potential or economic factors.

Heritage value is defined by the notions of aesthetic, historic, research, social and spiritual values. A place may represent one or all of these heritage values, and even one value would be sufficient for it to be regarded as a “heritage place”. In some situations, a place may be of value not at an individual level but because of its contribution and/or relationship to other places or because it is within a precinct.

A heritage assessment for a place also looks at the rarity of a place and what distinctive qualities and characteristics it may represent, as well as issues such as integrity (e.g. still used for the purpose it was built), authenticity (e.g. how much original fabric and detailing still exists) and condition. The “condition” of a place however is not a primary determining factor, in that some places even in very poor condition can have heritage value, including ruins and places that are no more than an archaeological site. That is where a place may have “research” value.

In the case of buildings, heritage value is not necessarily just applied to the exterior or even just the façade, but in some cases also to interiors as well as other aspects such as its setting (e.g. landscaped grounds, gardens, trees) and to ancillary structures (e.g. outside laundries, garages, wells).

A place may have significance to the broader community or have more specific significance to groups within that community – such as religious groups, social groups, migrants or people associated with particularly industries and trades.



Generally, places that will be considered for the Heritage List will be those of Exceptional and Considerable Significance in the Heritage Survey. However, in some cases places of Some/Moderate Significance may be included depending on case by case basis and its inherent heritage values and relationship to other heritage places (i.e. if a place is within a heritage precinct or area).

It is also important to consider that these places are not only important to the City of Albany but also to Western Australia's historic heritage and the broader community more generally.



CAN I OBJECT TO MY PLACE BEING INCLUDED IN THE HERITAGE SURVEY AND/OR HERITAGE LIST?

Owners can object to the inclusion of their place if they believe that the information on the Place Record Form is incorrect or has been misinterpreted. However, as there are no statutory implications associated with being included in Heritage Survey, owners should have no cause for concern for their place being included.

Being included on a Heritage List is about whether a place has heritage significance. Given that there is sound evidence that heritage listing has no negative impact on property values and that appropriate, sympathetic and well-thought out changes and additions can be carried out, owners should have no cause for concern for their place being added on the Heritage List.

Many places are subject to change in ownership, inclusion on the Heritage Survey and/or the Heritage List should not be determined by ownership.

CAN I STILL MAKE CHANGES AND IMPROVEMENTS TO MY PROPERTY IF IT IS IN THE HERITAGE SURVEY?

Being included in the Heritage Survey does not impose any additional building or planning approval requirements beyond what is normally required for any property owner.

Significant works or changes such as additions, modifications or subdivision can be made to places included in the Heritage Survey however, they are still subject to the same planning approval requirements under the City's Local Planning Scheme.

Although there are no additional statutory requirements over and above that which is normally required for any property, the City encourages owners of places in the Heritage Survey to discuss their plans for major changes as part of the normal process of seeking building and/or planning approval. Sensitive development and new compatible uses of heritage places are the best way of ensuring the elements that are significant are retained and its heritage values are preserved and even enhanced through development.

This can include changing the external colour scheme of your house or even wanting to paint or render original

face-brick or stone as the colour scheme. Building fabric and general aesthetics of your house can be an important element of its heritage significance as well as important to its future conservation. In addition, the City can provide advice on appropriate products to be used on heritage fabric.

General maintenance and minor remedial works can be carried out without any need for approval.

CAN I STILL MAKE CHANGES AND IMPROVEMENTS TO MY PROPERTY IF IT IS IN THE HERITAGE LIST?

Inclusion on the Heritage List will result in certain additional protection and planning controls being applied as outlined in the Albany Local Planning Scheme but that does not imply that appropriate and well-designed changes and additions will not be considered nor able to be carried out.

Sensitive development and new compatible uses of heritage places are the best way of ensuring the elements that are significant are retained and its heritage values are preserved and even enhanced through development.

The City encourages owners of places on the Heritage List to discuss their plans for major changes and additions prior to seeking planning approval or lodging an application. This can curtail any potential issues before an owner expends time and money on fully developing proposals and designs.

In most situations, a Heritage Impact Statement will be required as part of an application for planning approval. However, this requirement depends on the nature and extent of the works.

General maintenance and minor remedial works can be carried out without any need for approval.

	Heritage Survey	Heritage List
Need for formal development application	Not beyond normal requirements	Yes for some works
Funding/subsidies	No	Cost of development application will be waived by Council. This does not apply to a Building Licence.
Free development advice from heritage specialist	Yes	Yes

DOES INCLUSION IN THE HERITAGE SURVEY AND/OR HERITAGE LIST AFFECT THE VALUE OF MY PROPERTY?

Places included in the Heritage Survey still remain the property of the owner and, like with any property, maintaining your property to a good standard will ensure it maintains its value.

There is no reason if your place is included in the Heritage Survey that it will negatively affect property value because there are no statutory implications from being included. In some cases, the fact that a place has been identified as having "heritage value" can even be highlighted as a key feature or used as a key selling point.

If your property is on the Heritage List, it is subject to additional planning requirements. Even for those places entered on the State

Heritage Register and protected under the Heritage of Western Australia Act 2018, studies around Australia and overseas have found that generally heritage listing has no negative impact on property values and some studies have found that heritage listing can improve a property's value, particularly in areas that have a high concentration of heritage places because of the special and unique ambiance and character the individual places contribute as a whole and the security in development that listing provides when there is a group of heritage places together.

HOW DO I GET TO KNOW MORE ABOUT THE HERITAGE SURVEY AND HERITAGE LIST

The consultation period commences on Monday 9th of March and concludes on Friday 3 April 2020.

Should you wish to meet with the City's Heritage Advisor, appointments are available on Tuesday 10 March during business hours and after hours and on Wednesday 11 March during business hours. Appointments are also available on Mondays, Tuesdays and Wednesdays with the City's Heritage Officer during the consultation period.

Contact the City on 6820 3040 should you wish to make an appointment.

You can check to see if your property is on the Heritage Survey and/or Heritage List by visiting the City website at www.albany.wa.gov.au/consultations

HOW DO I MAKE A SUBMISSION

If you would like to make a submission or submit additional or revised information on your place please email the City at planning@albany.wa.gov.au or send it to the City of Albany, PO Box 484, Albany WA 6330 before 3 April 2020.

WHAT'S NEXT?

Following conclusion of the advertising period, Council will consider any submission received on the Heritage Survey and/or Heritage List and recommendations made by staff to adopt the Heritage Survey and Heritage List with or without changes.

If you have made a submission you will be notified of the Council meeting.



Handasyde Organic Certified Eggs



Environmental Plan

Executive Summary:

This environmental management plan has been prepared at the request of the City of Albany for the existing Organic Certified 500 hen free range egg production at 154 Greatrex Rd, Lower King.

The report concludes that the current poultry operation is not causing or contributing to the deterioration of the environment and does not need to implement additional environmental management practices for the following reasons:

- 1) Small scale extensive, free range poultry farming has been a normal part of sustainable small lot farming in the area since European settlement.
- 2) The poultry farming operation is part of an organic crop rotation process. The chickens are used to put bacteria and nutrients back into the soil which then benefits the soils fertility for future crops. This healthy soil then promotes plant root growth and rainfall absorption preventing overland run off during major storm events.

This what is known as a regenerative process and the longer it is practiced the greater the improvement in both the property's environmental and agricultural capacity.

- 3) The stocking density is sufficiently low to ensure the kikuyu grass cover is maintained year-round.
- 4) As a result of the above factors previous used areas can be returned to the property's cropping program without the need for remedial measures.
- 5) The poultry farming sheds are mobile units that can be easily moved if the unlikely event that grass cover starts to deteriorate.
- 6) The paddocks are rotated monthly and the coups are moved weekly, and any concentrations of manure are picked up with a loader and used to fertilise the orchard.
- 7) The regular relocation ensures that the farm does not odour or fly control problems.
- 8) The poultry farming paddocks are located on the upper areas of the property and grass cover is maintained in both the grazed and down slope areas meaning that the risk of water sheeting off and taking manure with it during a major storm event is unlikely.
- 9) The grazing rotation is spread over at least 12 hectare which reduces the phosphorus load to less than 6kg hectare per year which less than the fertiliser regime for oaten seed or hay production.

- 10) The farms operators put considerable effort into maintaining engaging relationships with their neighbours and manage the timing and locations of the grazing areas to cause the least disturbance to them through the barking of the Meraba dogs which is the primary constraint in the farm's operation.

Farm Parameters:

Lot 1 Greatrex Road is 36 Hectares in size with single, a packing shed, two machinery sheds and four seasonal worker dongers. It also has several large soaks that are used for irrigation and several blue gum tree belts.

It currently has 8 Hectares of land under cultivation with around 300,000 strawberry plants yielding 1,500,000 punnets or 375 tons of strawberries per year. It supports one family and provides 70 seasonal and 10 year-round jobs.

There is also a small orchard consisting 60 lemon, 30 lime, 45 avocado trees and 250 passion fruit vines that are fertilised using manure from the poultry.

The small scale free egg operation is incidental when compared to the strawberry growing operation and typically utilises 500 free range laying chickens to produce around 600 dozen eggs per year. This number can climb as high as 750 for 6 months as the young birds and older birds are in both laying. This typically occurs between July and December

The farm also has two sheep that are used as lawn mowers and two paddock grazed free-range pigs that are fed waste strawberries and cracked eggs.

Farm History

In 1990 Neil Handsyde the youngest of the Forrest Hill Handasyde brothers left the families mixed farming, strawberry and cherry growing business and purchased the Greatrex Rd property which has previously been used for market gardening and commenced large scale growing of strawberries and other cash crops as market conditions warranted.

This operation continues to produce berries for both local and export markets and quickly grew to point where it was packing in excess of one million first grade strawberries a year.

In the mid 2000s Neil and his partner Lyn started experimenting with producing certified organic strawberries and placed an increased focus on farm gate sales and started selling at grower's markets. During this period they also diversified into small scale production of free range eggs and a small orchard

In 2018 the Handasydes purchased Freshpict's property on Chester Pass Road and reinvigorated that property's operations, installed freeze drying equipment and reopened the café and produce shop front.

15 years on the egg production and orchards remain as incidental uses when compared to the scale of the horticultural operation.

The Egg Laying Operation in Detail

As mentioned above the farm typically utilises 400 - 500 free range laying chickens to produce around 6000 dozen eggs per year.

The birds are kept in two groups a beginner group and a laying group and their paddocks are kept on the eastern half of the property to maximise the distance away from the dwellings in the Greatrex Rd Special Rural area.

In order maintain production successive groups of birds are brought in as chicks and raised up until they are ready lay at 7 months.

They are kept through their annual molt and are sold as backyard layers at 18 months of age.

The birds collectively consume 500kg of an organic grain kibble each week. This kibble is sourced from Eden Valley stock feeds and consists of cracked lupins, oats, barley and rye and used as supplementary feed to the birds grazing. It is not a high protein/ high feed stock, so the resulting manure is not as concentrated and is less odorous.

The stocking rate is worked to around both free range organic poultry standards with the goal of maintaining grass coverage over most of the paddock during the grazing cycle.

Each group of birds typically has a 1 hectare paddock for adult birds with ready access to water and a mobile chicken coup and light weight fencing. These paddocks are shifted monthly and the mobile coups are shifted within the paddocks weekly.

Chickens tend to spend most of their time either in or near their coup. this leads to a concentration of manure in that location that is removed with a loader when the coup is shifted and used to fertilise the orchard. This regular removal greatly reduces the risk of nutrient leaching during winter and prevents odours and fly breeding following summer rain.

A map of the grazing areas is attached and periodically the paddocks are put back into the property's cropping cycle.

The practices are also consistent with the Australian Eggs Enviro Fact Sheet titled "Free Range Production: Management of range areas" which is attached.

Normal road vehicles are used to check and feed the chickens and to collect the eggs and the flocks are guarded by Meraba dogs. These dogs bond with the birds and no birds have been lost to foxes or raptors since they have been introduced.

Dead Bird Disposal

Due to the high health, temperate climate and relative youth of birds mortality rates and dealing with dead birds is not a significant issue.

On average 3 birds die per week and these are bagged and disposed of via the Hanrahan Rd landfill.

Landform & Soil types

The soil type at lot 1 Greatrex Road is duplex and consist varying depths of white / grey silica sand over gravel in some areas transitioning into a harder ironstone pan with underlying clay with varying levels of permeability for the remainder of the property. The sand depth is shallower in elevated areas and considerably deeper in valleys.

In the Albany are duplex soils are usually prone to winter water table perching mid slope due to the low permeability of underlying clays. This however has not been a problem at the property indicating the underlying ironstone and clay has a degree of permeability and therefore is able to hold some nutrients onsite.

In terms of environmental capacity white / grey silica sand typically has a phosphorous retaining index of between 0 - 5 and chemically bind very little phosphorous whereas gravels, ironstone and ferric clays range between 700 – 3000 which equates to an almost infinite capacity to bind and hold phosphorous.

While a friable, gravelly loam is the ideal soil for free range poultry white / grey silica sand over permeable gravel, ironstone and clay is potentially a very acceptable alternative. The reason for is that the sand prevents water sheeting off the grazed area during major storm events potentially taking manure with it and the underlying ironstone and clay to some degree bind nutrients that are leaching vertically. In addition to this the sand promotes deep root growth which increases nutrient uptake.

Drainage Characteristics & Hydrology

The property falls from the North, South and West to towards a central valley/ drainage line and this drainage line falls from to East and exits the property under Northward Lane eventually expressing itself as winter a creek on the downslope property that joins with runoff and ground water from the Hooper Road area that passes under Norwood and finds its way to the King River.

The property's central valley/ drainage line has four large irrigation lagoons are used for irrigation of the strawberries and other crops. These basins intersect the shallow aquifer and as a result also collect a significant percentage of any seepage and nutrients leaving the poultry and horticulture areas allowing it to be recycled and irrigated onto the strawberries.

It is anticipated that nutrients leaving poultry area will be doing via the shallow aquifer as sand the and grass cover prevent overland runoffs during storm events

where as if the land is excavated following a major storm event water can be seen moving on top of the clay and ironstone in some parts of the farm.

Nutrient Loading

The egg farms nutrient inputs can be calculated using the document titled "Environmental Guidelines for the Australian Egg Industry 2008" and Australian Eggs Enviro Fact Sheet titled "Free Range Production: Management of range areas".

Page 42 of the 2008 guideline reads as follows

" Brown (2001) estimates that, for free range birds, 40% of the manure produced is excreted in the range. Thus, based on the figures provided by Brown (2001) the nutrient excretion for every 1000 birds in the range is 712 kg N/yr, 280 kg P/yr, 140 kg K/yr and 72 kg S/yr. If a free-range system is stocked at 250 birds/ha the amount of nutrients applied would be 178 kg N/ha/yr, 70 kg P/ha/yr, 35 kg K/ha/yr and 18 kg S/ha/yr (although some of this nitrogen will be lost via volatilisation processes). This demonstrates that even relatively low stocking densities may still result in reasonably high nutrient application rates. These run areas may need regular rotation to allow for cropping and subsequent nutrient removal to avoid excessive nutrient accumulation and potential loss."

Using these figures 500 free range laying birds would be excreting 140kg of phosphorus per year.

The reason why phosphorous is being used for the nutrient calculations and not nitrogen is that it is the principal trigger of algal blooms in the King River and Oyster Harbour. The reason for this is that the local algae have the ability to fix nitrogen from the atmosphere whereas they need to absorb phosphorus from the water column. If phosphorous concentrations are kept low blooms cannot occur.

Brown estimates that in a free range system 40% of the manure is excreted around the paddock and 60% is excreted either under or around the coup.

Assuming that the regular movement of the coups and the usage of a loader to remove most of the coup area's manure concentration it is estimated 50% of the total excreted manure is leaving the paddocks and being reused in the orchard. This exporting of nutrients to the orchard reduces the phosphorus load going to ground in the grazing areas to 70 kg per year.

Given that the 1 hectare paddocks are rotated every month this 70kg per year load is spread over 12 hectares which equates to an annual rate of 6 (5.8) kg per hectare.

Given that a typical dwelling's septic tanks system discharges 4 kg of phosphorus per year an annual application rate of 6kg per hectare per year is the equivalent of the leach drain loading 1.5 dwellings per hectare or a 6600m² lot size which

closely relates to the special rural lot sizes in Greatrex Road and Willyung Road areas.

Given that the previous draft country sewerage policy allowed the long term usage of septic tanks on 1000m² lots in isolated town sites a 6600m² equivalent lots size for a free range egg facility is very light and environmentally sustainable nutrient load.

As a further comparison table 5 of Appendix A (page 69) of the same document states that a crop of seed oats takes between 3 – 15 kg of phosphorus per hectare per year out of the soil. This means that the deposited phosphorous from a year's grazing could be removed in a single growing season by simply growing a crop of oats.

Soil Erosion, Land Care, Impact on Native and Remnant bushland

As has been previously mentioned soil erosion and dust are not an issue due to the small, portable nature of the operation and the fact the grass coverage is maintained.

Impact on native and remnant bushland is not an issue because the farm is largely cleared and the is not bushland down slope the poultry grazing areas so there no likelihood of elevated phosphorus levels poisoning native plants.

Risk of Escaped Birds Establishing a Feral Flock

While the nature of chickens is that there is always a likelihood that one or two birds will range further than the defined grazing area it is the risk of a feral flock establishing itself in nearby bushland or adjoining properties is negligible for the following reasons:

The flock has no roosters so it cannot reproduce.

Without the protection of the Meraba dogs the birds and their offspring assuming a rooster did join the flock would quickly fall prey to local foxes and feral cats.

This assumption is backed by the fact that flocks of feral chickens are a very rare occurrence in the lower Great Southern and generally only occur in areas with small rural/ residential lots where backyard chicken are let go and have access to gardens as foods sources and numerous roosting trees. These factors do not exist at the property or the surrounding area.

Heritage Factors

There are no heritage listed buildings or landscapes associated with either 154 Greatrex Rd or the farming operation.

It should however be noted that the usage of free range chickens as part of a crop rotation practice is a tradition farming method that would have been common farms near Albany 100 years ago.

Neighbourhood Amenity

Nearest house is 500m away and there is a special rural zone subdivision to the west that overlooks the entirety of 154 Greatrex Rd.

While the moveable poultry roosts are visible from the eastern lots of that subdivision, they do not dominate the landscape and are noticed if someone points them out. This is because there are several rows blue gum trees that have been planted as windbreaks and there are several large buildings in the centre of the property together with several vehicles and tractors that are regularly moving around the property.

The of vehicle movements associated the egg laying operation is concern as they are typically only two to three vehicles movements per day and these are typically undertaken with standard road vehicles. Similarly noise is not an issue as there is no heavy equipment or transport associated with the activity.

Odour and dust are not an issue due to the low stocking rate and small flock sizes. In addition to this the both the coups and the paddocks are regularly moved, and any accumulated manure collected used in the orchard or the cropping program. The retention of most of the grass cover and the 500 metre plus distance to nearby houses also eliminates the possibility of any dust or odour concerns

As comparison it should be noted that a small scale cage based deep litter intensive system only has a recommended 300m separation distance under the Department of Water and Environmental Regulation guidelines (Guidance for the Assessment of Environmental Factors, Separation Distances between Industrial and Sensitive Land Uses Appendix 1)

The only amenity issue that has emerged in the past was noise from the two dogs that live with the chickens and guard them.

These dogs bond with the chickens and will bark loudly at any fox or other dog that comes near the flock and are very effective at repelling foxes and have completely eliminated fox and dog related bird deaths and the more disruptive need to shoot these animals.

This issue tends to resolve itself as the local foxes learn to give these dogs and the chickens, they guard a wide berth ~~and so they no longer need to bark as often.~~ The dogs are however more prone to barking on full moons and in February and March when there is a flush of young foxes that try and harass the birds at night.

The risk of dog barking is mitigated by keeping the paddocks on the eastern half of the farm most of the time and only using the areas on the western side which is closest to the special rural zone for shorter periods and at times of the year when the prevailing evening winds are reliably from the southwest.

The noise from the dogs barking is the critical management factor of the egg laying enterprise's operations and the Handasydes maintain an active and engaging relationship with nearby property owners to promote feedback and the property has recently established a complaint log.

Bio Security

Bio Security is not an issue at the property as there are no nearby chicken farms and two flocks being outdoor and organic do not rely on being separated from other birds and poultry to maintain health and to prevent mortality.

Rare & Endangered and Pest Plants

There are no rare and endangered plants associated 154 Greatrex Rd and its farming operations and any weeds that are either blown into the property or introduced in feed stocks are eliminated during the horticultural phase of the cropping cycle.

Chemical Usage

Chemical usage and potential residues or runoffs are not an issue as the egg production is certified organic.

This certification means that industrially made chemicals are not allowed to be used in either the operation or feed stock so there is no opportunity for chemical residues or run offs to occur.

Intended Outcomes from The Poultry Farming Operation

The poultry farming operation has the objectives which are follows:

To have a regenerative effect on areas of the farm that have been previously used for market gardening. This is achieved by the grazing and defecation of the chickens which adds organic nutrients, bacteria and aeration to the soil.

To provide organic fertilizer for the orchard and strawberry growing operations that would be otherwise trucked in.

To provide quality organic eggs for the local community.

To provide an extra income stream and door traffic for the farm's strawberry and café operations.

To provide a source of off season income.

To provide some off season work for the property's workers.

Long Term Environmental Risks

There are no risk long term environmental risks associated with the free-range poultry farming operation for the following reasons:

The manure emitted is solid and in small amounts that are dispersed over the entire grazing area and is then incorporated into the root zone by dung beetles and quickly taken up by the perennial pasture that grows year round.

The system operates in a dry, aerobic manner and as a result unlike manure piles does not discharge leachates which can accumulate in the shallow aquifer leading to nutrient inputs into local water waters.

Because the grass cover is maintained dust and overland run off is not likely to be an issue for duration of the farming operation.

Analysis of the pasture growth in the past years free range paddocks show a sharp downward change in the growth of the plants at the grazing area's boundary indicating that the deposited nutrients are not leaving the site. See photo 11

The operation is highly portable and is moved monthly.

The grazing rotation is spread over at least 12 hectare which reduces the phosphorus load to less than 6kg hectare per year which less than the fertiliser regime for oaten seed or hay production.

The farming operation does affect nearby bushland and is unlikely to introduce pest plants or animals to the area.

The farming operation is regenerative. The free range operation is constantly improving the health of soil in terms of its structure, bacterial counts and its ability to promote deep healthy root growth. All these factors work to improve the environmental capacity of the property.

Required Remedial Works on Cessation of Farming Practice

Remedial measures are not required on the cessation of farming an area as grass coverage is maintained, and the land has not been degraded or eroded.

All that happens is that land is rotary hoed and mounded if the area is be planted with strawberries or similar horticultural crop as would virgin ground.

Conclusion:

From the preceding report it is obvious that the current poultry operation is not causing or contributing to the deterioration of the environment and is adequately managing its impact on adjoining properties despite these dwellings being built after the farming operation commenced.

Given these realities there is no need for the property's operators to implement additional environmental management practices.

References:

The following documents produced by Eggs Australia were used as references in preparing this report and should be read in conjunction with it.

Environmental Guidelines for the Australian Egg Industry 2008

Australian Eggs Enviro Fact Sheet titled "Free Range Production: Management of range areas.

The following Department of Water and Environmental Regulation document was also referenced.

Department of Water and Environmental Regulation guidelines (Guidance for the Assessment of Environmental Factors, Separation Distances between Industrial and Sensitive Land Uses Appendix 1)

Pictures:



Photo 1 Packaged Eggs



Photo 2: Branded Eggs



Photo 3: Mobile coup, chickens & Meraba dog



Photo 4: Mobile coup, chickens, feeders & Meraba dog



Photo 5: Mobile coup detail



Photo 6: Typical Chicken Grazing pattern



Photo 7: High health birds



Photo 8: Meraba dogs guarding chickens



Photo 9: Meraba Dog



Photo 10: View to North previous years grazing areas on opposite hill



Photo 11: Previous years grazing area showing drop of grass growth at edge



Photo 12: Orchard

DEVELOPMENT APPLICATION P2200159 PUBLIC/GOVERNMENT AGENCY SUBMISSIONS Site details: 154 Greatrex Road, King River Application details: Animal Husbandry - Intensive (Egg Production)			
No.	Government Agency/Public Summary of Submission(s)	Proponent Comment	Officer Comment and Recommendation
1.	<p>The only concern we have is of the barking of the guard dogs. When the dogs are in the paddock adjacent to our home (ie when in ORGs 6-10 as per last page of report showing Chicken Grazing areas), we can hear them significantly - especially when in ORG 6. The Handasyde's have kindly moved the chickens, and therefore the dogs, just a couple of months ago when I notified them that the barking was not stopping late into the night. It's completely understandable they will bark when foxes etc. are around but when they bark non-stop at night it becomes irritating, especially when we work full time and shifts. During the day is also bothersome however it's worse for us when at night.</p>	<p>We propose to only graze the western side for 6-10 weeks of the year.</p> <p>While they are there the dogs will be wearing barking reduction collars which work very well.</p> <p>The way we graze the area, no smell or dust is created by this process.</p>	<p>The keeping of dogs is managed under the Dog Act 1976 and the City of Albany Dog Local Law 2017, therefore not a matter relevant to the assessment of the proposal.</p> <p>The proposal is required to be compliant with the Environmental Protection (Noise) Regulations 1997.</p>
2.	<p>Several years ago we were again badly impacted by continual loud excessive barking from dogs at all hours of the day and night coming from this property.</p> <p>As the owner now states he has now established his very own "ONGOING COMPLAINT LOG" one can only conclude there must be some other neighbours also being badly impacted.</p> <p>We have accepted that the owner has every right to pursue his business objectives within the relevant regulations. We would like to know how the Council intends to ensure there will be NO increase in dogs barking as a result of the expansion proposal particularly in reference to above paragraphs.</p>	<p>We propose to only graze the western side for 6-10 weeks of the year. While they are there the dogs will be wearing barking reduction collars which work very well.</p> <p>The current grazing method does not create dust, smells or overland nutrient runoff and we would welcome a site visit from the City's planning staff to verify this.</p> <p>We are not expanding our current system in any way.</p> <p>Discussion of the market gardening operation should technically be excluded because it is not part of the current application.</p> <p>The above said the market gardening operation has been at its current scale for the past 25 years and the poultry operation has been at its current scale for the past 10 years.</p>	<p>The keeping of dogs is managed under the Dog Act 1976 and the City of Albany Dog Local Law 2017, therefore not a matter relevant to the assessment of the proposal.</p> <p>The proposal is required to be compliant with the Environmental Protection (Noise) Regulations 1997.</p>

	<p>How does the combined Albany City Council Departments intend to enforce total control of night time barking dogs if this operation is to be enlarged and possibly have an increase in intrusive loud dogs barking at all times of the day and night?</p>	<p>The reason why a planning application has been submitted is that as part of revised Dept of Health egg branding requirements the City's Environmental Health team requested an environmental plan and then when this was submitted a planning application was then requested. To the best of our knowledge we are the only small scale egg producer that has been subject to these requirements.</p> <p>The reason why we have included neighbourhood consultation and complaints logs in our environmental plan is that this reflects best industry practice.</p>	
3.	<p>We would like to raise our objections to the proposal to increase the egg production on the following basis:</p> <ul style="list-style-type: none"> • Changes that have occurred at the property over a period of years without consultation with neighbouring properties; these have included extension of the strawberry production and introduction of hens and Maremma dogs, associated additional cultivation of land, additional buildings and increased numbers of the workers (including itinerant and backpacker labour housed on the property) together with increasing numbers of hens and various other animals (including small numbers of pigs etc). • When purchasing our property prior to the above mentioned changes to Handasyde Strawberries it was done on the basis of lifestyle hobby with little noise or industry adjacent (only that of Handasyde's significantly smaller strawberry production)/ • The increased egg production will in our view: <ul style="list-style-type: none"> ○ create more noise both from hens and dogs ○ offensive smell, particularly on hot and/or windy days ○ potential for ticks and other pests 	<p>We are not expanding our current system in any way. We have just been made aware of the need for this process of our current production of eggs.</p> <p>We have not employed backpackers for the past 2 years.</p> <p>We have 8 permanent full-time 4 part-time local employees working on our operation. We take part in a seasonal employment program. This is an aide-based programme. With countries like Timore Leste, PNG, Vanuatu, Fiji, Nadi, and other pacific island counties involved. We have workers from Timor Leste. This is accredited by the Federal Department of Employment and the Department of Immigration. This type of farming requires large amount of labour and creates much ancillary local jobs. We have not grown in production impacting on our neighbours. This particular neighbour has not recovered from some concerts which we ran 10 years ago for about 4 years and this did impact them for the days it ran, It was called "Strawberry Jam Music Festival".</p> <p>The usage of Islander work and onsite accommodation reduces the amenity impact of the horticultural as it removes over 60 vehicles per day from the traffic flow compared to when the farm employed local casual workers in the 1990 up to 2018.</p> <p>They had a tree lined buffer zone until this neighbour cut his down some 3-5 years ago. Please see attached letter</p>	<p>The application does not propose any change or expansion to the current levels of operation. Any intensification would be subject to a development application and assessment.</p> <p>When contacted to discuss the impacts arising from current levels of production, the objector stated the barking of dogs is the only issue experienced at current production levels.</p>

	<ul style="list-style-type: none"> ○ create visual pollution to the rear of ours and neighbouring properties. 	<p>which I had submitted to the city before the subdivision was approved in 2001 regarding this issue.</p> <p>We do have 1 pig to eat waste strawberries and eggs.</p> <p>.</p>	
4.	<p>Department of Water and Environmental Regulation</p> <p>DWER has assessed the proposal and provides the following advice.</p> <p><i>Environmental Plan</i></p> <p>The Environmental Plan has some limitations with the information that is provided to assess the proposal.</p> <p>Different numbers of chickens are described in the plan. It states that typically there are 500 chickens, however there can be up to 750 chickens for up to 6 months of the year. Nutrient loading calculations use the lower number of chickens, which would understate the total nutrient application from the chickens. It would be more realistic to calculate the nutrient loads using a number of 600 chickens being on the property at any one time.</p>	<p>Producing organic eggs, we need to grow our own chicks up until they are of laying age. We do this because they are not able to be purchase point of lay certified organic chickens anywhere.</p> <p>Therefore, we buy day old chicks which satisfies the organic certifier and grow them ourselves.</p> <p>This only requires a small area with less food needed and therefore producing less environmental impact than that of an adult bird for the first 6 months of their life, until the young chickens start laying.</p> <p>We propose to graze the far western side for 6-10 weeks of the year. While they are there the dogs will be wearing barking reduction collars which work very well.</p> <p>The way we graze the area, no smell or dust is created by this process.</p> <p>It would be more accurate to state than an average of 500 chickens were kept over a year.</p> <p>The preference for using the more central western, centre and eastern sectors of the property does not compromise</p>	<p>The City is happy to defer to DWER's advice that the proposal is generally low risk from a nutrient export position when considering the general fertiliser application rates for animal grazing farming properties in the region.</p> <p>Waterway not identified as a grazing area, however 50m setback from waterway to be conditioned as per advice.</p> <p>Regular soil will be advised as per DWER recommendation.</p>

<p>The proposal includes a map showing chicken grazing areas and states that 12 hectares is available for the chickens to be rotated around. The plan also states that birds are kept on eastern side of property to maximise separation distance to the adjacent rural-residential area on the western side of the property. Does this then reduce the area available for grazing the chickens? If so, then the unit area nutrient loading will increase.</p> <p>As only generic soil information is provided, it is difficult to understand the specific soil conditions at the property. It is stated that the soils are duplex sand over gravel, which will likely have a very poor ability to take up phosphorous. The plan dismisses the risk of nitrogen export which is not supported by the Department. Excess nitrogen in the aquatic environment can also cause problems in these sensitive ecosystems.</p> <p>King River catchment</p> <p>The waterway that arises on the property and is utilised for crop irrigation is a direct tributary to the King River, 1.4 km downstream. To protect the aquatic environment, there should be a setback from the waterway. The <i>Environmental code of practice for poultry farms</i> recommends 200 m buffer to waterways for free range sheds, however given the scale of this operation the Department would like to see minimum 50m setback to the waterway that runs through the middle of the property. This 50m buffer should be excluded to all livestock and be planted with native vegetation, particularly sedges to increase nutrient uptake. The Oyster Harbour Catchment Group may be able to provide support to undertake this.</p> <p>Recommendations</p> <p>Despite the short comings of the environmental plan that was provided with the planning application, the DWER considers that the</p>	<p>the area of land available as the majority of the sites are in these areas and more land can become available.</p> <p>Livestock have been prevented from grazing the waterway for the past 20 years due to the need to prevent bacterial contamination of waterway in order to meet HACCP requirements for bacterially clean irrigation water and an ongoing sampling program is conducted to verify this.</p> <p>Similarly, kikuyu grass is maintained with the poultry paddocks and down slopes areas to act as both a nutrient and particulate filter to hold back these pollutants before they get to the wetland margin.</p> <p>The planting out of the wetland margins with native vegetation, particularly sedges is not conducive to this maintaining this quality and provides inferior environmental performance.</p>	
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	proposal is generally low risk from a nutrient export position when considering the general fertiliser application rates for animal grazing farming properties in the region. However, DWER recommends that regular soil testing and establishing a vegetated buffer to the waterway is recommended to assist with nutrient management.		
5.	<p>Department of Biodiversity, Conservation and Attractions</p> <p>The Department of Biodiversity, Conservation and Attractions South Coast Region has no comments on this proposal.</p> <p>It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.</p>		Noted – no action required.

Public Briefing Note

Forked on York

Private Food and Entertainment District

July 2020



Executive Summary

The proposed project will establish a 6-month trial food and event venue on private land on York Street between Peels Place and Stirling Terrace, rotating food vans, pop-ups and stalls daily with regular additional food, music or other similar micro-events. Although a private venue at its core, it is intended that the site act as a public space for community use, actively engaging the community and developing community values, pride and ownership. The overall aim of the project is to run a sustainable and profitable business that will increase the vibrancy of the regional centre, create new employment opportunities, and provide greater food and activity choice and engagement for residents of and visitors to the City of Albany. This is an inclusive opportunity: both brick-and-mortar and mobile food and beverage businesses will be welcome to make use of this space via pop-ups or mobile operations.

There will be no physical (brick-and-mortar) infrastructure at the site, however a storage container will be required to contain removable seating and tables, bins and other items required for patron use during operational periods. At this stage, it is intended that the site would be operational Monday to Saturday for three (3) lunch hours between 11:00 am and 2:00pm, and between 6:00pm and 10:00pm Friday and Saturday evenings. We also intend to explore the potential for Sunday trading to increase activity in the CBD. These operating hours are indicative only, with a final determination to be made depending on the level of potential lessee interest, consultations with adjacent local businesses, City of Albany Council, City of Albany Planning and Development Services, and other relevant planning and licensing agencies (e.g. Department of Planning, Lands and Heritage, Department of Racing, Gaming and Liquor, etc.). Beyond the general food operations, events may include, but are not limited to, live music, movie screenings, performing arts, pop-up bars, art and craft markets, inter-regional food festivals/markets, etc. Some events may be more frequent, for example with regular live music to accompany food van operations on Friday and Saturday nights.

All vendors will provide evidence that they are registered with the City of Albany as food/beverage businesses and have authority to operate. All vendors will provide evidence that they carry all required insurances, including public liability, and meet all relevant legal and operational obligations. Various planning and development conditions have been considered and details can be provided upon request, including to storage, seating, rubbish, toilets, vendor movement and setup, parking, business conflict, special events and public benefit.

Expected impacts and benefits to the City of Albany community and businesses have been explored in detail. The proposal is for a food and beverage market that invites individual stall holders with appropriate permissions to utilise the site to operate their food and/or beverage businesses. Significant community benefit is expected in the following areas:

1. Directly supporting up to and over 30 local businesses to grow and improve their income potential and employment
2. Improving local business visibility and viability
3. Facilitating new and niche local business development
4. Local and regional industry or sector diversification
5. Promotion and marketing for local small businesses and artists
6. Encouraged investment
7. Enhanced competitiveness at micro and macro scales
8. New opportunities for recreation, employment and income for existing and future residents and visitors
9. Increased vibrancy of the city's activity centre, encouraging greater foot traffic for local fixed businesses
10. New options for cheap and easy lunches and dinners, encouraging healthier food choices, increasing CBD foot traffic, and flow on effects to nearby retail trade businesses
11. Reduced reliance on unhealthy fast food options
12. Attracting workers and residents to venture into the CBD for more diverse and affordable lunch and dinner options
13. Attracting a younger and more diverse population base
14. Showcasing beautiful produce from local growers across the Great Southern
15. Increased opportunity for local businesses to support other local businesses and suppliers

Table of Contents

Executive Summary.....	i
1 Concept	1
1.1 Project Overview.....	1
1.2 Scope and Development Conditions for Planning.....	2
2 Proposal to Prospective Lessees	2
2.1 Current Vendor Interest.....	3
2.2 Lease Availability	3
3 Communications and Incentives Plan.....	3
3.1 Communications	3
3.1.1 Objectives	3
3.1.2 Communications Principles	4
3.1.3 Communications Resources	4
3.1.4 Engagement with Target Audiences	4
3.2 Incentives Programme	5
4 Expected Benefits to the City of Albany.....	5

Tables

Table 1. Forked staged approach.....	2
Table 2. Indicative time structure	3
Table 3. Communication plan	4
Table 4. Incentives programme outline.....	5
Table 5. Summary of key outputs, benefits and benefactors.....	7

Figures

Figure 1. Proposed site	1
Figure 2. Basic concept for general operations.....	1
Figure 3. Event configuration concept.....	1

1 Concept

1.1 Project Overview

Tracey Bridges and Michael Keeler are planning to lease vacant land at 131 York Street between Stirling Terrace and Peels Place in the interest of establishing a food and event venue, rotating food vans and stalls daily with regular additional food, music or other similar micro-events. There will be no physical (brick-and-mortar) infrastructure at the site, however we are investigating the value of including powered plots for potential lessees and/or connectable water supply in the longer term. The overall aim of the project is to run a sustainable and profitable business that will increase the vibrancy of the regional centre, create new employment opportunities, and provide greater food and activity choice and engagement for residents of and visitors to the City of Albany. The proposal is for a 6-month trial beginning in October 2020 and running to March 2021 with an option for extension based on success.



Figure 1. Proposed site

It is currently intended that the site would operate Monday to Saturday for three (3) lunch hours between 11:00am and 2:00pm, and between 6:00pm and 10:00pm Friday and Saturday evenings. We also intend to explore the potential for Sunday trading to increase activity in the CBD. These operating hours are indicative only, with a final determination to be made based on the level of potential lessee interest, consultation with surrounding businesses, City of Albany Council, City of Albany Planning and Development Services, and other relevant planning and licensing agencies (e.g. Department of Planning, Lands and Heritage, Department of Racing, Gaming and Liquor, etc.).

Beyond the general food operations, events may include, but are not limited to, live music, movie screenings, performing arts, pop-up bars, art and craft markets, inter-regional food festivals/markets, etc. Some events may be more frequent, for example with regular live music to accompany food van operations on Friday and Saturday nights. The following images offer examples of potential layouts for general and event operations.

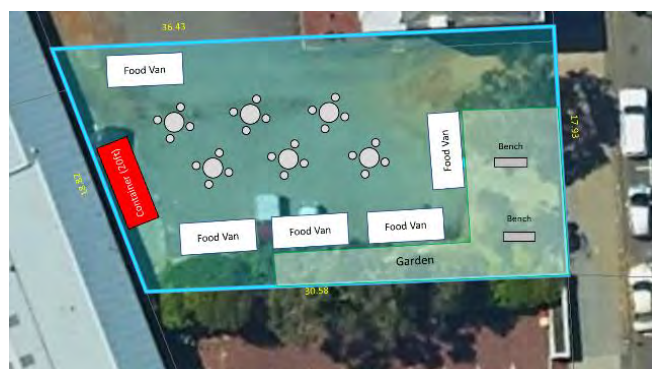


Figure 2. Basic concept for general operations



Figure 3. Event configuration concept

In collaboration with the adjacent building and land owner, there are also opportunities to expand the available event space to include the open area behind York House. This would increase available space from ca.608m² to ca.928m² to accommodate growth or larger event needs outside normal business hours.

The project will be delivered in three main stages to evaluate potential for ongoing viability which include: (i) delivery of space for food vendors and occasional events; (ii) site improvements; and (iii) expansion. Some small site improvements will also be made prior to establishing the operation in partnership with the property owner, some of which has already been completed. Broadly, these stages can be summarised as follows:

Table 1. Forked staged approach

Stage	Item	Description
0	Basic site improvement	<ul style="list-style-type: none"> • CCTV installation • General site and security enhancements
1	Trial operations	<ul style="list-style-type: none"> • Storage container, tables and chairs • Regular vendor lease contracts/commitments – 3-6 month trials • Events – to be determined
2	Site improvements	<ul style="list-style-type: none"> • Resurfacing of the carpark and driveway, including collaborative approach with adjacent business owner to resurface the adjoining carpark, paving and curbing • Redevelopment of the York Street frontage and southern strip gardens • Investigate potential for large all-weather marquee to reduce seasonal impact
3	Expansion	<ul style="list-style-type: none"> • Additional vendor engagement • Event expansion • Exploring potential for pop-up bar(s)

1.2 Scope and Development Conditions for Planning

The planning application will be for a permanent private market for individual food and beverage stall holders on a three-month trial basis. During the trial, viability of operations, success for stall holders and impact on other local businesses in the CBD will be monitored as outputs for an internal (operator) and City of Albany planning perspective decision on potential extension. It is noted that this is not a craft market, and there will be no provision for craft stalls. The intent of the project is only to expand opportunities for local food and beverage vendors. Special events may differ slightly, however the intention is still to focus on and prioritise food and beverage over other market stall vendor types.

All vendors will provide evidence that they are registered with the City of Albany as food/beverage businesses and have authority to operate. All vendors will provide evidence that they carry all required insurances, including public liability, and meet all relevant legal and operational obligations.

Additional details on site and equipment specifications relevant to being granted planning permission for the development can be provided upon request. This includes consideration to storage, seating, rubbish, toilets, vendor movement and setup, parking, business conflict, special events and public benefit.

2 Proposal to Prospective Lessees

During business hours, weekend evenings and holiday periods the Albany Activity Centre along York Street and Stirling Terrace is full of activity and opportunity for trade. The lack of available land and restrictions for trade on public land within the Albany CBD is a critical barrier to mobile food and beverage vendor operations. As such, subject to future discussions with the City of Albany and other planning and licensing agencies, the availability of private land for lease to such operations will overcome these barriers and provide business growth potential for lessees.

There is no intention to favour mobile food vendors over any other vendor type, and brick-and-mortar establishments will be given equal opportunity to run pop-up stalls on site at any available time they choose. For example, this may be via food cooked on brick-and-mortar premises and brought to the Forked site or, if viable for the vendor, food cooked on site using pop-up equipment.

An indicative time and fee structure has been developed for prospective lessees. The final structures will be determined based on the level of interest and feedback from consultations with regionally based mobile or other applicable business operators. The fee structure will be available to prospective vendors upon request. Discounts may be offered for new (start-up) businesses, more regular and/or loyal lessees. Loyalty and use discounts would apply. For example, if a vendor uses the site for three or more days per week, or at least once per week over a three-month period. The value and final structure of discounts is to be determined as we progress through the business planning process. All interested parties will be presented with the final fee and discount structures once they are determined.

Table 2. Indicative time structure

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Lunch	11:00 - 14:00	11:00 - 14:00	11:00 - 14:00	11:00 - 14:00	11:00 - 14:00	11:00 - 14:00	11:00 - 14:00
Dinner	-	-	-	-	18:00 - 10:00	18:00 - 10:00	18:00 - 10:00
Special Event	As arranged	As arranged	As arranged	As arranged	As arranged	As arranged	As arranged

2.1 Current Vendor Interest

Ten mobile food vendors have already expressed strong or moderate interest in operating regularly on the site if it is established. Additional interest has been identified from a few brick-and-mortar establishments that may wish to set up pop-up stalls for special events.

Significant interest has also been expressed by local persons looking to establish a regular bar presence. It is also anticipated that, once consulted, other local alcoholic beverage vendors would be interested in occasional stalls to complement food vendors on site. Such ventures would be subject to meeting local planning and health conditions, as well as legal requirements. This feature will be investigated in the longer-term (i.e. following the initial 6-month trial).

2.2 Lease Availability

Availability will be determined on a first come first serve basis, however rotation may be necessary if a high level of interest is realised. The number of businesses able to operate on the site during a given time slot would be dependent on the combination of small to large mobile operations and the time of day. For example, where only five or six large food vans would be able to be accommodated during lunch hours and access restricted to the adjacent businesses parking (Blush Retail Gallery and Keston Economics carpark behind York House). More large operators may be accommodated after normal business hours when business access to adjacent owners is not required. Combinations of smaller operators, such as beverage and food stalls, may allow more flexibility in number of businesses able to operate from the site. A dedicated bookings system will be employed to ensure optimal configuration and rotation of lessees as required.

3 Communications and Incentives Plan

3.1 Communications

3.1.1 Objectives

The Communications Plan will further the delivery of the project's key objectives as set out below:

- Establish a channel for communicating the project and its benefits to the community.
- Collaborate with government agencies and other stakeholders in the development of the project.

- Coordinate the gathering of data and information on the sector to ensure relevant benchmarking and transparency in the project's development.

3.1.2 Communications Principles

The guiding principles of project's communications activity is:

- Common sense and an understanding of the needs of local communities.
- An efficient and positive communications channel for the range of stakeholders identified below.
- Establishing strong levels of patron attraction to make operations viable and lucrative for vendors.
- Promoting activation of the CBD and community cohesion.
- Promoting opportunities for local business.
- Promoting special events.

3.1.3 Communications Resources

Michael Keeler and Tracey Bridges will oversee the communications activity with practical guidance from external parties to deliver communications activity in accordance with this plan and to sign off on communications activity. The points of contact for communications will measure the effectiveness of the communication plan by keeping a communication log and reviewing it regularly. The following materials will be exploited as part of the communications plan:

- Press Releases (Print/TV/Radio).
- Website material.
- Social media (Facebook, Instagram, Twitter, etc.)
- Collateral (brochures, publications etc.).
- Co-ordination of interviews including key messages.
- Seeking further opportunities to maximise exposure.

3.1.4 Engagement with Target Audiences

The target audience for communications is varied, and key messages and communication channels will be tailored to the individual audience as appropriate to their interests, need and perceived impact. The following table provides a summary of measures for dissemination and communication of project intentions, outputs and outcomes.

Table 3. Communication plan

Target Audience	Key Messages	Communication Channel
Prospective vendors	<ul style="list-style-type: none"> • Project concept • Lease arrangements / schedule and pricing • Availability • Forked day to day operations • Special events 	<ul style="list-style-type: none"> • Direct consultations • Variations of this proposal • Online booking system • Social media • Website • Personal networks
Other local businesses	<ul style="list-style-type: none"> • Project concept • Benefits to local brick-and-mortar business • Opportunities for pop-ups • Lease arrangements / schedule and pricing • Availability • Forked day to day operations • Special events 	<ul style="list-style-type: none"> • Direct consultations • Variations of this proposal • Flyers • Online booking system • Social media • Website
Prospective patrons	<ul style="list-style-type: none"> • Project concept • Forked day to day operations • Special events • Incentives programme (see below) 	<ul style="list-style-type: none"> • Word of mouth • Social media • Website • Television, print or radio news & advertising

		<ul style="list-style-type: none"> • Personal networks
Local Council and Planning Dept.	<ul style="list-style-type: none"> • Approvals • Development progress (deliverables and milestones) • Issues / delays • Project outcomes • Ongoing project benefits 	<ul style="list-style-type: none"> • Mandatory project reporting as per agreement with Council / Planning Dept. • Direct communications • Site visits • Benefit / outcome reporting
General public / wider community	<ul style="list-style-type: none"> • Project concept • Community benefits • Special events and event types 	<ul style="list-style-type: none"> • Website • Social media • Television, print or radio news and advertising

3.2 Incentives Programme

As previously defined, the project will include an ongoing incentives programme to encourage repeat vendor and customer patronage, enhanced foot traffic, and active modes of transport (walking and cycling). The incentives programme will be communicated via social media, website, signage and flyers/brochures. Various rewards will be offered but are yet to be determined/confirmed.

The following table provides a breakdown of encouraged activity and potential rewards.

Table 4. Incentives programme outline

Mode of Engagement	Purpose	Evidence Required	Potential Rewards
Bicycle racks	Use of bicycles over cars	Bike in rack	<ul style="list-style-type: none"> • Free coffee • Discounted food • Special event tickets
Active transport	Encouraged walking and cycling	Fit bit / health app Stamp cards	
Repeat patron visitation	Vendor patronage and CBD activation	Stamp cards	
Repeat vendor use	Frequent utilisation of space and CBD activation	Booking records	<ul style="list-style-type: none"> • Discounted rates

4 Expected Benefits to the City of Albany

Diversification, vibrancy and economic growth are critical to the ongoing sustainability of Albany and the Great Southern region. It is imperative that both the public and private sector effect careful strategic investment that encourages economic growth and improves resilience. As an agriculture, healthcare/social services and public sector heavy economy, the City of Albany and Government of Western Australia agree that improvements to tourism, retail and recreation sectors are critical to building resilience and diversification of the regional and local economies, alongside other industry opportunities such as mining.

Growth in business numbers in these sectors is a good measure of overall performance and potential, however growth in general business numbers alone is insufficient to drive regional economic growth. For example, the development of less innovative hairdressers or cafes in already saturated markets, and beyond the critical mass of the current or projected population, is ineffective and unlikely to encourage growth or new investment in other areas. It is noted that Albany and the Great Southern has a reputation for attracting 'lifestyle' businesses, who seek to enjoy the amenity of the region. They are not looking for investment potential nor wanting to develop new and innovative businesses that address market gaps or failures, which would diversify opportunity for residents and visitors, and create vibrant communities. Again, diversity is key, where encouraged growth in different business types stimulates new investment. Further, innovative operators are able to capitalise on and fill market gaps to provide niche offerings and higher prospects for viable and sustainable ongoing operations.

In line with the above, the proposed project provides the space and opportunities for dynamic young or existing businesses to improve their visibility and income potential in the heart of the city, capitalising on the significant opportunities associated with the CBD's increased business density, employee volumes, other retail trade

consumers, and outer-regional visitors utilising CBD goods and service providers. Growth in their business opportunities and income may also translate into business expansion and further job creation; for example, having multiple mobile food locations for a given businesses.

Critically, successfully attracting and facilitating a healthy environment for these existing businesses to grow will encourage new business start-ups in the food, beverage and entertainment sectors that complement the existing operators (mobile and brick-and-mortar), further diversifying these sectors, adding to Albany's city vibrancy, and creating future jobs and income for Albany residents. In encouraging new business development further, we intend to offer discounts on the base fee structure for businesses less than a year old. Business development support will also be offered through the Business Centre Great Southern.

Despite common and misguided perceptions to the contrary, competition is good for both business and the community, encouraging innovation and improvement of goods and services, improving customer service and satisfaction, exploiting industry trends, reducing complacency and encouraging employees to push themselves, improving business focus on core market audiences (narrowing on a niche), and providing new avenues for education and training through competitor analysis (Forbes, 2019). Competition also encourages greater, collaboration and celebration of our local food producers, chefs, cooks and creatives. Indeed, the European Commission describe competitiveness as determined by the level of an economy's productivity and diversification and the quality of the goods and services it delivers. Ensuring competitiveness at the company (micro) level enables their integration into global value chains, contributing to country-level competitiveness and leading to economic growth and job creation.

Although some negativity may be expressed by certain business operators in the CBD, the proposed project is not at all anticipated to reduce patronage for them, but it is expected that most progressive, dynamic and innovative local businesses within the CBD will instead embrace increased mass and welcome increased activity centre vibrancy and foot traffic. The type of patrons visiting food trucks for regular lunch or quick dinner meals are not the same on a given day that would choose to dine in a brick-and-mortar establishment. The market niche is different and largely unaddressed in Albany, with the current model limiting diversity and choices.

Increased choices arising through the project will consequently increase consumer spend in the CBD and reduce the quantity of lower quality and/or unhealthy food consumed by the local community (i.e. conventional fast food chains). The project will encourage people who usually stay and eat at home or work to venture into town for new and more diverse food options.

Further, current brick-and-mortar operators will be encouraged to set up their own pop-up stalls if they wish to.

Importantly, the proposed project would also provide a space where the many different communities and groups within Albany would be welcomed and encouraged to come together and enjoy common interests in food, music and other activities, whilst also celebrating each other's different cultures and stories. The project would therefore help to build the social economy for Albany and make it more attractive to younger people and families to relocate here.

The following table summarises the key projected outputs and outcomes from the project. More detailed projections and estimates of economic and employment growth can be developed and provided upon request.

Table 5. Summary of key outputs, benefits and benefactors

Direct Outputs	<ul style="list-style-type: none"> • Private land for mobile and pop-up food and entertainment services • Private land for community use and activity • Tables and chairs to encourage community activity and cohesion • Campaign that includes the benefit of this space to the community as a whole • Incentives programme to encourage repeat vendor and consumer patronage, walkability and cyclability • Instagram & Facebook page to announce who is going to be there, upcoming events, etc. • Website to have an event calendar, possible booking options for lessees, blogs and perhaps a membership system • Site beautification to improve streetscape and attractiveness • Community use in place of undeveloped private car park option
Key Benefits	<ul style="list-style-type: none"> • Potentially directly supporting up to and over 30 local businesses to grow and improve their income potential and employment • Improving local business visibility and viability • Facilitating new and niche local business development • Local and regional industry or sector diversification • Promotion and marketing for local small businesses and artists • Encouraged investment • Enhanced competitiveness at micro and macro scales • New opportunities for recreation, employment and income for existing and future residents and visitors • Increased vibrancy of the city's activity centre, encouraging greater foot traffic for local fixed businesses • New options for cheap and easy lunches and dinners, encouraging healthier food choices, increasing CBD foot traffic, and flow on effects to nearby retail trade businesses • Reduced reliance on unhealthy fast food options • Attracting workers and residents to venture into the CBD for more diverse and affordable lunch and dinner options • Attracting a younger and more diverse population base
Benefactors	<ul style="list-style-type: none"> • Local mobile or fixed food businesses • City of Albany residents • Regional visitors • Other local businesses (e.g. retail) • City of Albany for supporting and promoting an innovative community focused project • Albany press and media coverage

With the combined extensive experience and involvement in strategic economic, community and business development at global, national, state regional, local, community levels and business development, entrepreneur / start-up business development, digital media and marketing, and small business support and development, Tracey Bridges and Michael Keeler are well positioned to best exploit the opportunities presented with and by this project proposal. We intend to directly monitor and model ongoing success of the project and its outcomes in community development through regular dedicated local business and lessee consultation, community and visitor consultation and surveys, literature and statistical review. All reported outcomes will be made available to the public and for the City of Albany and local businesses to improve their own data and strategic resources.

DEVELOPMENT APPLICATION P2200078 PUBLIC/GOVERNMENT AGENCY SUBMISSIONS Site details: 131 York Street, Albany Application details: Market			
No.	Government Agency/Public Summary of Submission(s)	Proponent Comment	Officer Comment and Recommendation
1.	AGENCY – NO OBJECTION 1. Law Offices, Albany is a place of cultural heritage significance and contributes to the York Street streetscape. 2. The proposal is for the utilisation of the carpark space for a food and entertainment market venue. Based on the information provided, we do not object to the proposal.	No comment deemed necessary	Noted
2.	OBJECTIONS Letter received from a number of York Street Businesses We are opposed to the intended use and/development of land at Lot 51, 131 York Street, Albany. The City of Albany website states “the proposal will result in a car parking deficiency of 18 bays when assessed against Local Planning Scheme No.1 requirements. Furthermore, in figure 2 & 3 on page 1.1 of the project overview it clearly shows plans to have 5 kitchens, each with staff and possibly a bar some of which will have more than 1 employee. We assume most of these people will be driving into the new workplace. We believe the impact will be far greater than 18 bays. All businesses in the CBD know there is a shortage of parking currently for people visiting the CBD. Increased traffic on York Street due to developments recently finished “Tourist Information Centre” and a high density housing structure currently being built (UWA housing) plus population growth continues to remove more parking from the CBD to the financial detriment of York Street traders. The restrictions placed on businesses in recent times i.e Covid -19, the subsequent losses suffered by existing businesses and uncertain times ahead, coupled with further significant	<u>18 car bay deficiency</u> <ul style="list-style-type: none"> The average user is not expected to be on site for more than 20 minutes – current parking is available for 1-hour maximum, suggesting deficiency would likely be much less – i.e. 1/3 or 6 bays if any at all. The ‘market’ designation is a coverall, for example to consider large craft or event markets that would attract people to stay for a full hour or longer (e.g. Vancouver Street Festival, Denmark Arts Market, etc.). Our target for day-time consumers are those already in town. As such, we expect the majority to walk or cycle. We are intending to offer incentives to people that walk and cycle, and will have bike racks on site. <u>Greater parking deficiency due to food van / stall employees</u> <ul style="list-style-type: none"> They are food vans and/or stalls. Most vendors will drive onto and 	<u>Car parking</u> A significant number of available on-street car parks were recorded within the proposed operating hours of the market. In addition, the site is located in close proximity to a number of off-street car parks, Albany City Cabs and the Peels Place Bus Interchange. The markets will operate for 3 lunchtimes hours and the applicant has stated majority of patrons are expected to walk to the site as the target audience for lunchtime operations are those already located within, or in close proximity to the CBD. During evening hours, the number of vacant car parks greatly increases. The trial period will allow the impact on CBD parking to be monitored and a decision on any potential extension to the trial period to be made accordingly. <u>Businesses already struggling as a result of Covid-19</u> The planning system does not allow for consideration of financial impact on other businesses in the assessment of

<p>loss of parking bays in the CBD, will further destabilise the various retail businesses in York Street.</p> <p><u>Alternatives</u></p> <p>We as business owners would like to see as many successfully businesses in Albany as possible. That being said, it seems that over the years many food vans have struggled to find space to operate. We would like to see other suitable locations like the corner of Sanford Road and North Road to these local food vans. There are several days/nights a week that they could trade without an interruption to other businesses. There is ample parking, few restaurants nearby, a demand from local residents and an amount of parking traffic, making this an ideal location. Other areas that could be considered are the carpark near the sea wall in front of the caravan park at Emu Point; or Lower King at the Elizabeth Street boat ramp. These have few restaurants open at night and very few options of places to eat during the day.</p> <p>We would like to see more community events supported by the City of Albany. Perhaps in December/January the City could put on free family concerts/events, in the City Square at 5.00pm. The City could offset the cost of entertainment etc. by leasing space to food vans. This location has been built exactly for that purpose and is underutilised. Toilets and storage of event resources cease to be an issue. There are more people around in the summer and currently there are few events in the Town Square that would attract people into the CBD. This could have upwards of 1000 people in it and actually bring people into town and provide a viable alternative for such a concept. Events are what we need and they will invigorate the precinct accordingly.</p>	<p>park on site as part of their normal operations, similar to the Albany Farmer's Market on Collie Street. They will not be permitted to move their vehicles during any operational periods.</p> <ul style="list-style-type: none"> • Employees of these venues are not likely to be many, and are usually the proprietor/operators themselves. They will park on site. • The bar concept is for future reference only. It is not likely to happen in the next 6 months and would only be on a trial basis following success of the initial Forked trial period. Alcohol vendors would likely only be invited for evening and event time slots, not at all during the lunch periods. <p><u>Businesses already struggling as a result of Covid-19</u></p> <ul style="list-style-type: none"> • As an economic consultant regularly reviewing local, regional and state data and statistics, and privy to a number of community consultation results, the majority of accommodation, food and retail businesses that have navigated through the difficult times associated with heavy trading restrictions are now doing better than ever through a winter period. There are clear and very likely projections that businesses in these industries will continue to boom for some time as intrastate visitors increase visitation to regional WA. This is primarily due to the current and ongoing inability to travel interstate or internationally. These visitors will want more choices of activity and experience. Providing this will encourage repeat visitation and 	<p>planning applications. However, the State Government has requested 'local governments use their discretionary powers and planning processes to both promote development and support businesses during this uncertain time'.</p> <p><u>Alternative locations</u></p> <p>Council is unable to recommend alternative locations for development and must assess the application as it is placed before them. The proposal is considered a 'D' discretionary use within the Regional Centre Zone and must be assessed as such. The City provides alternative locations for food trucks through its Trading in Public Places Policy.</p> <p><u>More community events</u></p> <p>Request noted however, this is unable to be considered as part of the planning assessment.</p> <p><u>Toilets</u></p> <p>Environmental Health Officers have noted that as the proposal will involve on-site food preparation, public toilet facilities must be provided</p> <p><u>Storage</u></p> <p>Storage will be provided on site and will be decorated by a local artist, or other means, to improve appearance from York Street.</p>
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		<p>word-of-mouth promotion of Albany.</p> <ul style="list-style-type: none"> • Forked on York is expected to encourage people to wander up and down York Street and Stirling Terrace with or after their quick meal. As such, visibility of local businesses in the area will increase and Forked customers may also enter stores and make purchases as a result, including cafes and other food and beverage stores (e.g. for candy, cakes, ice-creams and other desserts). This outcome is generally not experienced through traditional dining as people tend to drive or walk in, sit down for extended periods, and then leave to return to their day to day activity. • We do not see Forked on York as direct competition for the majority of food and beverage business on York Street. Most venues offer sit down meals at a higher price point that are targeted at different audiences that those we propose for Forked on York. We anticipate people to continue their normal brick and mortar dining habits, and only replacing their eat at fast food venue habits. Most employees within the CBD do not dine in restaurants or bars on a regular/daily basis; just for special occasions. This is not expected to change. <p><u>Would other land / areas work better?</u></p> <ul style="list-style-type: none"> • We have access to this land, not any other. We are not aware of available land that suits our needs or budget. • The primary purpose of the project is to increase the visibility of 	
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		<p>vendors (both brick and mortar and mobile), providing those not currently located on York Street with the opportunity to increase their patronage and promote their businesses on a rotational basis. We do not wish to exclude anyone from this opportunity.</p> <ul style="list-style-type: none"> The secondary purpose is to provide employees in the CBD an easy, quick and affordable option for lunch when home cooked meals or leftovers are not available and the desire to eat unhealthy fast-food is low. The walkability/cyclability and visibility of our location are second to none. It would not be viable for us or our food vendors to operate at lunch time in any other location. <p><u>Will toilets be an issue?</u></p> <ul style="list-style-type: none"> The women's rest centre public toilets are located 60 metres away from our site. There are not considered to be issues with toilets at all. On rare occasions where we expect high volume patronage at special events, we will organise portable toilets in line with local and State government requirements and regulations. Town Square is City owned and access for events/vendors would only be on an occasional basis through special conditions. It is a separate concept. <p><u>Couldn't the City of Albany just run more events to help local businesses instead?</u></p> <ul style="list-style-type: none"> The City of Albany already run a great number of events annually and are committed to increasing 	
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		<p>the vibrancy of the CBD through its activity centre related plans and programmes. They have limited budgets and do the best they can to provide a good spread of activities throughout the entire City of Albany local government area.</p> <ul style="list-style-type: none"> As a private venture, we propose to run regular free events, including live music, performances, visual arts, community dance, movie nights, etc. These activities will attract people to town and encourage them to wander through other local businesses. Our main intention is to provide unique community spaces and experiences that increase the vibrancy of the CBD for all. 	
3.	<p>SUPPORT</p> <p>I have no objections to the proposal and would welcome the idea of food and entertainment in this location.</p> <ul style="list-style-type: none"> It will increase dining options in the CBD, and will provide more interesting and healthy dining options. It will be great for people on the go, who are shopping and don't have time to sit down at a café or restaurant. It will add life and attraction to the lower CBD area which has been overlooked so far. (Whenever there are events in the CBD it is always in the middle and top part of York Street, so it will be nice to have activity in the lower section.) It will bring more visitors to the CBD, and encourage tourists to stay longer. It will bring the city up to a level of cities in Europe, where people are used to this style of dining. 	<p>Comment appreciated. No comment from proponent.</p>	<p>Noted.</p>
4.	<p>SUPPORT WITH MODIFICATIONS</p> <p>In regards to markets at lot 51 York Street, I don't have a problem with the idea of markets, but what does concern me</p>	<ul style="list-style-type: none"> The average user is not expected to be on site for more than 20 minutes – current parking is available for 1 hour maximum, 	<p><u>Car parking</u> A significant number of available on-street car parks were recorded within the proposed operating hours of the market.</p>

	<p>is parking as it is now, it is a problem, people parking too long, with the extra stalls and traffic and people parking in the Main Street and then going to run their stalls, if it was to go ahead rangers would have to be on duty at these times so people don't park for hour after hour.</p>	<p>suggesting deficiency would likely be much less – i.e. 1/3 or 6 bays if any at all.</p> <ul style="list-style-type: none"> • Our target for day-time consumers are those already in town. As such, we expect the majority to walk or cycle. • We are intending to offer incentives to people that walk and cycle, and will have bike racks on site. • Although I agree parking can be an issue at times, at no point in my 8 years in Albany have I ever had to park more than 100 metres from where I intend to go whenever in the CBD. There is always somewhere to park if you are happy to walk. 	<p>In addition, the site is located in close proximity to a number of off-street car parks, Albany City Cabs and the Peels Place Bus Interchange. The markets will operate for 3 lunchtimes hours and the applicant has stated majority of patrons are expected to walk to the site as the target audience for lunchtime operations are those already located within, or in close proximity to the CBD. During evening hours, the number of vacant car parks greatly increases. The trial period will allow the impact on CBD parking to be monitored and a decision on any potential extension to the trial period to be made accordingly.</p>
5.	<p>SUPPORT</p> <p>Promotion of the centre of Albany is in the interests of all Albany citizens. Whether it be from the point of view of a more vibrant and interesting City centre, the option of a variety of food types, more employment for Albany people, better facilities for tourists it can only be viewed as a positive.</p> <p>The fact that it is in the current main street means that it is not an unexpected use. It does not bring an unexpected impact on other land holders and users in the vicinity.</p> <p>Any extra competition should be viewed as bringing with it more opportunity to secure extra business.</p> <p>The fact that there is a deficiency of 18 parking bays is not something I think is a great impediment. The increasing use of bicycles and walking will reduce the impact this has.</p> <p>All in all I fully support this venture.</p>	<p>Comment appreciated. No comment from proponent.</p>	<p>Noted.</p>
6.	<p>OBJECTION</p> <p>The proposal does not make clear the provisions the operators have made for other operational and infrastructure requirements such as toilets and waste removal, which is of</p>	<p>Pop-up bar is not part of the proposed trial, as stated in the proposal. It is a longer term possibility which will be rife with extra insurance, planning and legislative conditions which we will</p>	<p><u>Alcohol consumption</u> In the public briefing note the applicants have stated the provision of a pop-up bar will be explored in the longer term, following the trial period. A condition</p>

<p>concern especially if a 'pop up bar' area is approved, or during evening operations if patrons have to walk to public toilets late at night. Portaloo's, even as a short term solution, would be an eyesore on our main street.</p> <p>Section 1.2 of the proposal indicates that the impact to local businesses will be monitored during the trial phase if the project is approved. Who will be monitoring this impact and how will this process be undertaken? It is easy to write that a process will occur but how this will be done in an accurate and unbiased manner is not indicated.</p> <p>As a local 'bricks and mortar' establishment we not only provide a dine-in service, but operate a take-away service too, as most other businesses in our category and vicinity do. The proposal suggests that the food van operation would attract a vastly different patron to that which would choose to dine with us, or a similar business on any given day. This is an unsubstantiated claim, as it would definitely have a negative impact on the established food businesses in the area. This coming summer months will be a time for Albany businesses to re-coup from what has been a devastating year. Whilst we would like to see the food vans have an opportunity to succeed, we cannot support this proposal. We suggest more temporary "pop up" projects similar to the "Night Noodle Markets" held on the Perth foreshore for a shorter duration would be a more appropriate operation.</p>	<p>stringently investigate and follow if the situation is deemed viable and in the best interest of the community.</p> <p>Waste and toilets are not discussed in the public comment plan, but have been presented in other plans provided to the Planning Department. We will have small bins on site that will be emptied regularly into larger bins hidden behind York House. These larger bins will be emptied regularly (likely Vancouver Waste Services will be engaged). Public toilets are located 60 metres from the site (Women's Rest Centre). If we run events where we expect large volumes of people to stay for longer periods of time, we will follow legislative event planning requirements to install temporary amenities on site (likely placed behind York House and not visible from the street).</p> <p>We, ourselves, will monitor the impact on local businesses, both at month three and month six of the trial phase. We will measure outcomes via direct survey and consultation with all local businesses within at least 300 metres of the site. Questions will be designed to gather non-biased comments, and we will encourage all respondents to be as honest as they possibly can. We will not ask for or collect any personal or sensitive information. We will also monitor other desktop social and economic indicators. For example, based on comments or reactions on social media posts not controlled by or directly in support of our concept. As an economic consultant and small business specialist, we are both well equipped to gather, collate and monitor these types of data.</p>	<p>restricting the service of alcoholic beverages unless otherwise approved in writing by the City of Albany is recommended.</p> <p><u>Toilets</u> Environmental Health Officers have noted that as the proposal will involve on-site food preparation, public toilet facilities must be provided. It will be conditioned that they are to be placed to the rear of the site away from the York Street frontage.</p> <p><u>Waste removal</u> Bins will be placed throughout the premises and the applicant will be required to ensure overflow rubbish does not litter the site. It is recommended that a condition requiring a plan indicating the location and type of refuse storage be submitted for approval by, and implemented to the satisfaction of the City of Albany.</p> <p><u>Impact on existing businesses.</u> The planning system does not allow for consideration of financial impact on other businesses in the assessment of planning applications. Statements that the proposed application will have a negative impact on other food and beverage operators are unverified and a neutral or positive financial impact cannot be ruled out. It is also possible that the proposal could have a positive financial impact on other forms of CBD retail due to increased foot traffic. Council will have the ability to re-assess following the conclusion of the 6-month trial period.</p> <p><u>More community events</u></p>
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7.	<p>SUPPORT</p> <p>I'd love to see Forked on York come to life in Albany - I really miss the food truck culture of when I used to live in the city, and I think the additional perks of live music, movie screenings etc in addition to food would be a great way to make use of the city's space and provide for more community socialising!</p> <p>I think it's about time Albany had more events and initiatives like these - as a young professional, it would be a huge factor in my decision to stay here and put down roots.</p>	<p>Comment appreciated. We also want to re-affirm one of our main intentions is to provide increased activity for younger age demographics to encourage them to live, study, work and invest in Albany. When I first came here in 2012, I felt exactly the same; and with no major interest in sport, found it difficult to find nice things to do or places to meet like-minded people. We need to encourage as much diversity of option and activity as possible.</p>	Noted.

8.	<p>OBJECTION</p> <p>I believe this will create a shortage of parking for people visiting the CBD and effect my commercial tenants.</p> <p>However, I do like the difference of this proposal and would be in favour of this development if it was in a more suitable location that could provide parking.</p>	<ul style="list-style-type: none"> • The average user is not expected to be on site for more than 20 minutes – current parking is available for 1 hour maximum, suggesting deficiency would likely be much less – i.e. 1/3 or 6 bays if any at all. • Our target for day-time consumers are those already in town. As such, we expect the majority to walk or cycle. • We are intending to offer incentives to people that walk and cycle, and will have bike racks on site. • Although I agree parking can be an issue at times, at no point in my 8 years in Albany have I ever had to park more than 100 metres from where I intend to go whenever in the CBD. There is always somewhere to park if you are happy to walk. 	<p><u>Car parking</u> A significant number of available on-street car parks were recorded within the proposed operating hours of the market. In addition, the site is located in close proximity to a number of off-street car parks, Albany City Cabs and the Peels Place Bus Interchange. The applicant has stated majority of patrons are expected to walk to the site as the target audience for lunchtime operations are those already located within, or in close proximity to the CBD. During evening hours, the number of vacant car parks greatly increases. The trial period will allow the impact on CBD parking to be monitored and a decision on any potential extension to the trial period to be made accordingly.</p> <p><u>Alternative locations</u> Council is unable to recommend alternative locations for development and must assess the application as it is placed before them. The proposal is considered a 'D' discretionary use within the Regional Centre Zone and must be assessed as such. The City provides alternative locations for food trucks through its Trading in Public Places Policy.</p>
9.	<p>SUPPORT</p> <p>I was just emailing after hearing the idea of Forked on York.</p> <p>Originally hailing from Perth, where food trucks were popular - I think this is an absolutely amazing idea! Me and my friends in Albany have often discussed that we'd like to see more affordable gastronomy options, and love the vibe and community that food trucks create in an area.</p> <p>This is also an amazing opportunity for those with micro food businesses who can't afford ridiculous rent prices but still want to create amazing food!</p>	<p>Comment appreciated. Another key driver for us; to support and facilitate the development of innovative micro businesses to increase the vibrancy of Albany and the level of available choice for the community.</p>	<p>Noted.</p>

	<p>If this goes ahead, I can also see this being an awesome addition to the Great Southern Food & Wine Festival, which the marketing/advertising business I work for is often involved in.</p> <p>Please give your support this wonderful idea, the community would love and thrive off it!</p>		
10.	<p>OBJECTION</p> <p>Fantastic name for the project because that's exactly what you'll do to all the struggling small hospitality businesses within a 500m radius who don't have the resources to successfully engage in it. They'll be forked!</p> <p>This fantastic proposal (and it has some merit) unfortunately is narrow-minded and will simply allow mobile fast-food vendors to fill those spaces. Most permanent cafes and shops have limited money, staff and time and simply wouldn't do it.</p> <p>Main street activation should not be done for mobile food and beverage options. They simply fill the spaces at an event. Bring events by all means but please please wake up and smell the roses or lack thereof.</p> <p>Support the existing permanent businesses whose livelihood depends on selling their product to pay rent and wages and possibly even themselves. Support the mobile food vendors by driving events. Don't overlap them or there will be carnage. Especially in these tense COVID days / months / years</p>	<p>Forked on York is expected to encourage people to wander up and down York Street and Stirling Terrace with or after their quick meal. As such, visibility of local businesses in the area will increase and Forked customers may also enter stores and make purchases as a result, including cafes and other food and beverage stores (e.g. for candy, cakes, ice-creams and other desserts). We have had other food and beverage businesses suggest that they are in support and expect people to wander in a grab a coffee or cake after visiting Forked. This outcome is generally not experienced through traditional dining as people tend to drive or walk in, sit down for extended periods, and then leave to return to their day to day activity.</p> <p>Furthermore, we have had a lot of people in support reach out to get more information, but no one against. They have the same opportunity to contact us and get more detail or voice their concern, but haven't. We even had to reach out to one ourselves as he was believing and spreading false information about our concept. Our main intention is to support as wide a cross-section of the community as possible, but we can't please everyone unfortunately.</p> <p>We do not see Forked on York as direct competition for the majority of food and beverage business on York Street. Most venues offer sit down meals at a</p>	<p><u>Impacts on existing businesses</u></p> <p>The planning system does not allow for consideration of financial impact on other businesses in the assessment of planning applications. Statements that the proposed application will have a negative impact on other food and beverage operators are unverified and a neutral or positive financial impact cannot be ruled out. It is also possible that the proposal could have a positive financial impact on other forms of CBD retail due to increased foot traffic. Council will have the ability to re-assess following the conclusion of the 6-month trial period.</p> <p><u>Mobile food vendors better suited to events</u></p> <p>Council must assess the application as it is placed before them. The proposal is considered a 'D' discretionary use within the Regional Centre Zone and must be assessed as such. Request for events to support mobile food vendors is noted however, this is unable to be considered as part of the planning application.</p>

		<p>higher price point that are targeted at different audiences that those we propose for Forked on York. We anticipate people to continue their normal brick and mortar dining habits, and only replacing their eat at fast food venue habits. Most employees within the CBD do not dine in restaurants or bars on a regular/daily basis; just for special occasions. This is not expected to change.</p> <p>Although we can't deny any possible impact to those businesses that do offer takeaway, this is not their primary target audience (other than further up York Street, such as Noodler's and Istanbul Cafe). We are targeting people that currently by conventional takeaway foods, like McDonald's or KFC. We also aim to attract and target a younger age demographic than is regularly evident in any sit down establishment in the vicinity. But, we cannot and do not state that this concept does not pose some direct competition to other take away businesses that offer \$10-20 lunch deals. Competition is healthy. More choice also attracts more people and increases vibrancy.</p>	
11.	<p>SUPPORT</p> <p>I believe it will be great for Albany and will help bringing in more visitors and locals to the CBD. I run a food truck business and we have recently invested in a brand new food trailer and having a dedicated location would be of benefit to our business.</p>	Comment appreciated. No comment from proponent.	Noted.
12.	<p>SUPPORT</p> <p>Exciting proposal. Competition is vital to community growth. Discouraging competition is the reason restaurants and cafes in this town are stuck in the past. Looking forward to a vibrant markets reinvigorating this town.</p>	Comment appreciated. Couldn't agree more regarding competition. I understand it is difficult for many to appreciate, but there are so many restaurants and cafes around offering clear points of difference that excite and engage customers. These businesses	Noted.

		have openly voiced their support to us. Those that are most worried are expected to be those not really willing to adapt to changing climates. Unfortunately, we all must do this to grow and prosper.	
13	SUPPORT I'm emailing to support the plan for markets on York Street. I think this is a fabulous idea for all small businesses of Albany. Good thinking.	Comment appreciated. No comment from proponent.	Noted.
14	OBJECTION We are concerned about issues which WILL arise if the proposal goes ahead, including parking shortages, noise pollution, unruly behaviour, alcohol consumption, littering. Since trialling city trading for two years in and then moving to our current location we have enthusiastically welcomed the development and competition from new businesses; Blush Gallery, Mark Blythe Jewellery, Majuba Bistro, Hammerstruck, the Monk & Hound and LaBotanic. All of these operators have made substantial investments in their businesses, and in harmony with the historical streetscape, have raised the profile of this stretch of York Street. These, and the already established enterprises in the vicinity provide a unique and rich experience for locals and visitors. We cannot however support this proposal which will lower the tone of the whole area. Sadly, the proponents have sought to divide this community before their proposal has even seen the light of day. In their Public Briefing Note, the proponents' default position is that local businesses are anti competition, unhealthy and expensive. The proponents insinuate that a business opposing the proposal is not 'progressive, dynamic or innovative'. We personally resent such assertions and find them counter-productive. The Public Briefing Note contradicts itself on a number of occasions and therefore must not be taken seriously. While it is the right of a person or persons to seek to conduct business within the City, that right, is not without responsibilities.	<ul style="list-style-type: none"> We intend to incentivise walking and cycling We expect people to already be in the CBD and walk during the day We don't expect parking issues over weekends or night as ample parking is available at these times. I know for an absolute fact that many of the bays on York Street are taken up by employees from other businesses; because they used to use this private car park for free. I now see their cars parked all day throughout the CBD. Noise pollution shouldn't be particularly bad or invasive to neighbouring businesses. No amplifiers will be allowed on site during normal operational days. Occasional events may be louder but are likely only to be on Sundays or at night when plenty of other noise is going on elsewhere and no neighbouring businesses are operating. There are no residential properties within 200 metres or more of the site. No alcohol consumption likely during the trial period. The bar is just an idea investigated and included in the proposal in the interest of full disclosure and transparency. 	<p><u>Car parking</u></p> <p>A significant number of available on-street car parks were recorded within the proposed operating hours of the market. In addition, the site is located in close proximity to a number of off-street car parks, Albany City Cabs and the Peels Place Bus Interchange. The applicant has stated majority of patrons are expected to walk to the site as the target audience for lunchtime operations are those already located within, or in close proximity to the CBD. During evening hours, the number of vacant car parks greatly increases. The trial period will allow the impact on CBD parking to be monitored and a decision on any potential extension to the trial period to be made accordingly.</p> <p><u>Noise Pollution</u></p> <p>While the potential does exist for an increase in noise, the proposal is located within the centre of the Albany CBD where a certain level of noise must be expected. It is noted that the landowners most likely to be impacted by the noise either supported, or had no objection to the proposal. The operation of the venue would also be required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p><u>Alcohol consumption</u></p>

<p>In support of our concerns please find points raised below, together with suggestion under the heading Recommendations.</p> <p><i>Proposal</i> Let us be crystal clear, this proposal is for a sub-leasing business. The scope of the proposal in terms of what would or would not be included in the 'market' is extremely broad, covering 'food vans, events, food stalls, pop-ups, music, micro events, movie screenings, performing arts, pop-up bars, art and craft markets, inter-regional food festivals/markets'. In short the proponents want carte blanche to sub-lease the space for anything they can get a return on. It appears that the proponents, are not themselves, the public face of the operation, and appear to have little or no connection whatsoever to the various small enterprises other than taking their rent.</p> <p><i>Competition</i> While the proponents may consider that coming to the market with a cheaper product is 'competition', this proposal is NOT competition. We welcome competition which raises the bar, encouraging surrounding businesses to lift their game. This proposal does not raise the bar, it lowers it.</p> <p><i>Investment</i> Contrary to the statements in the proposal it is the LEAST investment which could be made to begin operation within the CBD. Further, a suggestion that somehow it is more innovative than other cafes and businesses, and therefore represents a project which will encourage growth and investment, is unsubstantiated. In truth what this proposal aims to do, is to capitalise on the neighbouring quality establishments. It shows no concern for the long term wellbeing of the district, and the lowest investment.</p> <p><i>A Conflict of Interest?</i> While the proposal appears to be well compiled and at length, (my understanding is that the proponents are professional grant writers not business proprietors), it appears to be targeted (without directly saying so) toward Albany Business Centre startups. (Is there a conflict of interest here?). While supporting new business is, in itself, is a good thing, it is difficult to see how the assertions that these</p>	<ul style="list-style-type: none"> • We will provide bins and there are public bins located all the way up York Street and along Stirling Terrace for those that wander off with any food packaging. • We don't understand how this lowers the tone of the area. We think it will increase vibrancy. Most of the businesses listed by the opposition have directly expressed support to us for our project. Those that haven't haven't given us any negative feedback either. We are also making substantial investments in our business, and so have all of the mobile food vendors. • We never used such a harsh tone in our proposal. We want more than anything to bring everyone together, including local food businesses. • There is no clear evidence of contradictory statements in our proposal, and the objector provides no clarification. • We do sub-lease the space. That is the business. But we are not doing it for money. In fact, we have limited space and can only charge so much. The business is not scalable and subject to seasonality. Our indicative profits cover our expenses and a small incentive for the time we will put in. The primary focus is and has always been food vans. They will be our only paying customer. We will not get any return on anything else, and that statement from the opposition is blatantly uninformed and incorrect. We also have strong connections to a lot of the mobile food vendors. Many are our friends. Free events 	<p>In the public briefing note the applicants have stated the provision of a pop-up bar will be explored in the longer term, following the trial period. A condition restricting the service of alcoholic beverages unless otherwise approved in writing by the City of Albany is recommended.</p> <p><u>Anti-social behaviour</u> Any anti-social behaviour, such as disorderly conduct or criminal damage would fall under the jurisdiction of Western Australia Police.</p> <p><u>Littering</u> Bins will be placed throughout the premises and the applicant will be required to ensure overflow rubbish does not litter the site. It is recommended that a condition requiring a plan indicating the location and type of refuse storage be submitted for approval by, and implemented to the satisfaction of the City of Albany.</p> <p><u>Other comments</u> Other comments are noted however; they are either unrelated or unable to be considered in the planning assessment.</p>
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<p>'new' businesses will offer higher quality, healthier food than the city's existing operators.</p> <p><i>Quality and Range</i> Further, we are sure that existing food and beverage outlets in the vicinity would not enjoy the inference that they are somehow of lower quality or unhealthy. Our view would be that Majuba, Cosi's Cafe and Liberte, Frederick's and Three Plenties Palace, the little coffee shoppe, LaBotanic, Artisan Gelato, lavender Cottage, offer exceptional quality in a range of price points and styles. For further variety a hundred metre stroll up York Street or along Stirling Terrace will offer many more options.</p> <p><i>Parking</i> We note that Planning has identified the deficiency in parking bays and concur that the lack of parking WILL be an issue. Already a situation exists where adjacent businesses leasing premises have NO parking for any of their tenants (The Coachhouse, corner Peels Place and York street, with more than 8 tenants) and many premises on the east side of lower York street have no tenant parking.</p> <p><i>Paid Parking</i> We are also aware that the owner of the land had been attempting to provide paid parking space on the lot, an excellent proposal. I would assume that attempts to do so have not been successful and therefore this proposal is seen as an alternative, to provide, quite rightly, a return from the investment in the land. If the town planning scheme identifies an area as potential for parking, what negotiations or encouragements with the owner of that land have been initiated to achieve the potential? In short, a Town Planning Scheme is a bit pointless if it is only ever used to react to proposals. Proactive engagement with City landholders is required to achieve the best outcomes for the City as a whole. The City needs to provide incentives to the landowner to provide paid parking on the site. Cash-in-lieu from properties such as the Coachhouse should be directed toward this purpose.</p>	<p>will cost us money, not make us money.</p> <ul style="list-style-type: none"> • There is no evidence our proposal 'lowers the bar'. We aim to increase the vibrancy of the area. Our primary purpose has always to develop community. We both have full time jobs and do not intend to make money from this project. It is out of our love for food and the community. It is about offering more choice to those that don't currently have it. It is about providing for the many people whom don't currently use existing food businesses for various reasons (children, time-constraints, etc.). • We never suggested that this is more innovative. We mean that the food vendors that use the site can be more innovative. The opposition is taking our words and twisting them. We apologise if any of our words have been taken as offensive, but we do want to see more innovation in the CBD. The project is targeted at everyone. We are not excluding anyone from participating and are not incentivising or supporting any one person more than another. We find it highly offensive to suggest we would use our positions to any nefarious advantage. • We did not infer other local business are unhealthy. That statement was directed at the alternative fast food options – meaning McDonald's, KFC, etc. There are lots of lovely healthy food options around. • Parking issues addressed above. 	
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<p><i>Litter</i> Take-away food and drink is the key perpetrator when it comes littering of Albany's streets. Unlike surrounding cafes and restaurants, the proposal is likely to generate considerable off-site waste in the form of takeaway food containers, drinks vessels etc. The City must NOT encourage operations which contribute to waste. Restaurants and cafes provide table service to customers, wash cups, glasses, dishes and cutlery, and in doing so employ many people.</p> <p><i>Toilets</i> The site provides no toilet facilities, and therefore I assume council's public facilities at the corner of Stirling Terrace and York Street will be the nominated go-to.(currently displaying a sign 'No Soap or hand sanitiser')</p> <p><i>Noise</i> Due to the close proximity to the accommodation at the backpackers, live music may be in conflict with that business.</p> <p><i>Alcohol</i> Alcohol has been down-played in the proposal, and in local press, and is certainly not a healthy option. Numerous licensed premises are in close proximity.</p> <p>RECOMMENDATIONS <i>The City's Public Spaces</i> Already the City of Albany suffers from under-utilisation of public spaces. While it is commendable to see utilisation of a car park space in the main street, Planning and Council needs to ask themselves why a private concern is going down the path of a private lease, while there are other better serviced spaces available. Council needs to ask themselves, why is this sort of activity is not being planned for, or encouraged in the Town Square? Or in the old railway station precinct, Proudlove Parade. By their very nature, mobile food</p>	<ul style="list-style-type: none"> • The property owners have nothing to do with this and their success in other ventures is irrelevant. We approached them and they liked the concept. It is offensive and irrelevant to include them in such a statement, and we have had opposition directly trash talk them and the way they operate. This is not fair on them, and is not in the interest of positive community spirit. • Litter concerns covered above. • Toilets are located 60 metres from the site. We will have portable toilets for very rare occasions where warranted. They will be hidden away from street view if needed. • No noise issues expected. Covered above. If the neighbouring businesses have any issues, they are more than welcome to contact us and we will accommodate their requests. We do not want to upset our neighbours. • Again, alcohol is not part of the trial, just an idea for the future. It will require a whole other planning consideration and may not even happen. If it does, it will only be for special occasions or at night-time. 	
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vendors can operate from a range of locations where fixed premises operators cannot. A semi-permanent location in the heart of the City is contrary to the very point of having a food van. Food Vans operate from the carpark on the North Road, Sanford Road corner, where there is ample parking and no conflict.

Events

While the City has endeavoured to invigorate the CBD precinct with events and transient activities, they have been largely unsuccessful in increasing vibrancy outside event times or attracting business to the centre of the City.

What creates a vibrant retail precinct is unique, quality retail experiences and complementary services of food and beverages in bricks and mortar premises, NOT pop-ups. Despite the increase in events, the area around the town hall, library and town square remains the domain of real estate agents. Speaking from 6 years' experience in the City, we do not believe that events support businesses on the main street. Many businesses close during events as the focus is the event, not shopping or eating at a cafe/restaurant. During the past three months of trade, following the pandemic lockdown, we have experienced first-hand how business can prosper with not a single event. Visitors are re-discovering Albany's many virtues, something visitors to an event rarely do.

Future Planning

Planning, and Council needs to look at the future needs of the City. The outdated view that the future of the City's CBD is just coffee shops, cafes, pubs and Pop-ups is out of touch with the post-pandemic world and must be revisited.

Planning urgently needs to reassess priorities in view of the change in retail, services and social gatherings brought about by the requirements of social distancing during the pandemic and in the post-pandemic world.

Markets & Local Produce

For many years the City has been home to numerous small markets, usually competing for attention in locations which are less than satisfactory. Past attempts to amalgamate

	<p>Albany's various markets have failed, and greater leadership from the City is needed in this respect. Another little 'market' in a poorly serviced location will only further dissipate the potential of Albany's market & Local Produce landscape. We can attest from being on the front line, servicing visitors to the town for 6 years, that the plethora of little markets actually serves to confuse visiting would-be market goers. In a region where we produce so much of what people need in their daily lives it is a travesty that we do not have a dedicated undercover local marketplace. When we as a community exit the pandemic, and struggle through the coming depression, the importance of local product cannot be underestimated. What the city urgently requires is a strategy to grow the local economy through effective regular daily retailing of locally grown and manufactured products. This should not be an ad hoc process.</p> <p><i>Now may be the time.</i></p> <p>As the leadership of Albany's two main markets, Albany Farmers Market and the Boatshed Markets have both recently changed, now may be the time to bring the groups together with the community to map out the best future for Albany. We would suggest that Proponents and the Albany Business Centre should be a part of discussions on Albany's future markets.</p>		
15.	<p>SUPPORT</p> <p>I am definitely keen on Forked on York. Great concept.</p>	Comment appreciated. No comment from proponent.	Noted.
16.	<p>SUPPORT</p> <p>I think that Forked on York is a fabulous concept and I'd really love to see it happen.</p>	Comment appreciated. No comment from proponent.	Noted.
17.	<p>OBJECTION</p> <p>We ask that you take into consideration that we do not have Academic, Grant Writing experience, as to how to present a proposal to Local Government. We will address our concerns that my partner with 50+ years' experience in the hospitality industry and I see this proposal bringing. To our understanding Tracey Bridges & Michael Keeler do have this Academic and Grant Writing experience, although lack the hands on ground knowledge of the catering industry.</p> <p>We note that in the Executive Summary (Expected impacts and benefits) that in points 1-15 there is no expected impacts. Although through my experience there are always some impacts on already established hospitality businesses,</p>	<p>My grant writing experience is irrelevant. The opposition does not know our background experience either. We have both worked for many years in both hospitality and customer service sectors, and have numerous friends that are currently active in the industry.</p> <p>The nature of impacts can be both positive and negative, i.e. an impact can be a benefit. As this is a proposal for what we want to achieve, it focuses</p>	<p><u>Car parking</u></p> <p>A significant number of available on-street car parks were recorded within the proposed operating hours of the market. In addition, the site is located in close proximity to a number of off-street car parks, Albany City Cabs and the Peels Place Bus Interchange. The applicant has stated majority of patrons are expected to walk to the site as the target audience for lunchtime operations are those already located within, or in close proximity to the CBD. During evening</p>

<p>when what is being proposed is allowed in an area that is already catered for, with 13 already established hospitality (bricks&mortar) businesses within a 100mt radius. One has only to observe the night market on Beaufort St, Inglewood, to see that on that night most restaurants along that precinct close as they lose customers to the market vendors.</p> <p>Our concerns on points 1-15 are as follows:</p> <ol style="list-style-type: none"> 1. Directly supporting up to and over 30 local businesses to grow and improve potential and employment. Please can this point be explained as to what 30 businesses will grow and provide employment? 2. Improving local business visibility and viability. How does creating an area off York Street to accommodate up to 5 plus food vans/trucks increase visibility and viability to local business already established. 3. Facilitating new and niche local business development. These potential 10 mobile food vendors already fill the niche market and could easily operate within that Stirling Terrace West development that Council created several years ago and has not used to its potential as a market zone. 4. Local and regional industry or sector diversification. Can this point be expanded on as it is not clear how this will be achieved? 5. Promotion and marketing for local small businesses and artists. I can see the potential for Blush gallery next door, but the other small businesses within the area already do their own promotion and marketing. 6. Encouraged investment. How will this encouraged investment be achieved? 7. Enhanced competitiveness at Micro and macro scales. This competitiveness we feel is already addressed with the aspect that there are already 13 hospitality businesses within 100mt radius. 	<p>on the benefits more so, as would any business proposal. However, in the detailed section associated with the points in the Executive Summary, we do explore the potential for competition, we just don't perceive it to have as significant an effect on existing businesses as the opposition expect. This is primarily due to many points of difference businesses in the area offer. The proportion of customers taken by Forked on York are expected to be small in contrast to the majority of typical day to day customers these brick and mortar businesses have through their doors. For example, we target younger age demographics, families with young children and busy workers in the CBD that are currently not serviced at the bottom of York Street. The primary negative competitive impact would be to the takeaway businesses further up York Street. We also have a number of letters of support from existing brick and mortar food businesses in the area.</p> <p>In response to the Executive Summary points:</p> <ol style="list-style-type: none"> 1. The 30+ local mobile businesses we have identified in the Great Southern that may be interested in using the site. We also expect positive impact on a great number of local retail and food/beverage businesses in the area, but we have not counted these in our proposal. 2. As people wander up and down the street, they may see retail shops and restaurants or cafes they have not been to before, particularly for the demographics that don't often wander around this section of town. 	<p>hours, the number of vacant car parks greatly increases. The trial period will allow the impact on CBD parking to be monitored and a decision on any potential extension to the trial period to be made accordingly.</p> <p><u>Impacts on existing businesses</u></p> <p>The planning system does not allow for consideration of financial impact on other businesses in the assessment of planning applications. Statements that the proposed application will have a negative impact on other food and beverage operators are unverified and a neutral or positive financial impact cannot be ruled out. It is also possible that the proposal could have a positive financial impact on other forms of CBD retail due to increased foot traffic. Council will have the ability to re-assess following the conclusion of the 6-month trial period.</p> <p><u>Questions on public briefing note</u></p> <p>Addressed by applicant.</p>
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	<p>8. New opportunities for recreation, employment and income for existing and future residents and visitors. The majority of these food vans/trucks already have their own staff.</p> <p>9. Increased vibrancy of the city's activity centre, encouraging greater foot traffic for local fixed businesses. The main drawback to this point is the lack of available parking and the 1 hour parking limit which does not allow time to enjoy a casual lunch or take time to browse around local businesses. (change parking to 2hour limit)</p> <p>10. New options for cheap and easy lunches and dinners, encouraging healthier food choices, increasing CBD foot traffic, and flow on effects to nearby retail trade businesses. Having considered the fact that there are 13 food outlets within 100mts of the proposed site, catering from a healthy salad for under \$8.00 to a full gourmet meal there is no need to bring food vans/trucks into this precinct. It would only add to the pressure of the current hospitality providers trying to survive, especially in the current economic climate of global pandemic Albany and WA finds itself in.</p> <p>11. Reduce reliance on unhealthy fast food options. Taking into considerations that the major so called "fast food" outlets are located along Albany Hwy and Lockyer Ave, it is unlikely that the patrons of those will venture down York St. Just to visit a food van/truck when "drive through" is so convenient. The current hospitality providers in the lower York St precinct already provide good quality healthy food, so that bringing into this environment food vans/trucks will only detract from the quality that is already available and make the precinct feel like a cheap market place.</p> <p>12. Attracting workers and residents to venture into the CBD for more diverse and affordable lunch and dinner options. I refer back to point 10. that affordable and healthy lunches and dinners are already catered for in the Albany CBD.</p>	<p>This increases visibility and viability for the respective businesses.</p> <p>3. We expect new businesses to establish as a result of the project, i.e. we are not expecting only to support existing food vendors. We have already had expressions of interest from people stating this project will encourage them to start up the business they have always wanted. Further, there are a number of examples where mobile vendors utilising market spaces have grown into brick and mortar businesses. They initially would not have had the outlay to do so without being facilitated as a smaller mobile venture in a marketspace. Burger Bones in Busselton is one such example.</p> <p>4. Diversity of tourism activity and experience. Diversification of business activity. Diversification of options for community and visitors.</p> <p>5. We also expect live music, performing arts, and visual arts to be part of the experience on site. We have already engaged a popular local artist for our branding. We also intend to provide the opportunity for pop-up vendors to increase their visibility and promote their products on site.</p> <p>6. Our own investment; new food vendor investments; growth in investment by existing food vendors; growth in retail trade sector investment; etc.</p> <p>7. By our count, there are eight food/beverage businesses within this block. Other areas on York Street and Stirling Terrace have higher densities and businesses we perceive as more direct competition than those directly</p>	
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	<p>13. Attracting a younger and more diverse population base. The above statement does not reflect that we already have a diverse population base and younger demographics that already visit the precinct.</p> <p>14. Showcasing beautiful produce from local growers across the Great Southern. Many of the current hospitality providers located in the southern part of York st, already showcase and support produce from local growers, from IGA to Majuba and other outlets.</p> <p>15. Increased opportunity for local businesses to support other local businesses and suppliers. Can the applicant please explain as to what extent having food vans/trucks will increase opportunity and support to local businesses and suppliers apart from purchasing, which they are already doing.</p>	<p>around us. Many of these businesses have offered support for the project, and we will collect letters from them to evidence this.</p> <p>8. The food vans and other businesses may grow their employment base if residents and visitors are regularly attracted to this end of York Street.</p> <p>9. We expect to attract walkers and cyclers during lunch periods. Those that do drive in will not likely take up a car bay as long as they would in a traditional establishment. We will incentivise foot traffic.</p> <p>10. The economic climate of global pandemic is irrelevant. Most businesses are already reporting a better than ever season and all projections indicated a significant upturn in economic development in regional areas, especially for Albany.</p> <p>11. We disagree. It provides more options. People will still visit McDonald's and KFC, but they will also come to get some food from vans on occasion. We are just diversifying choice for them. I am one such person. We may also attract busy families, providing more healthy options for both parents and children (e.g. after sporting practice and events).</p> <p>12. This is true, but many are not as quick. I know many employees within the CBD that do not currently utilise any of the existing takeaway ventures due to time constraints. As previously stated, we also perceive our direct competition to be located further up York Street.</p> <p>13. We are going for both. These are different impacts and different</p>	
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		<p>demographics. The point is irrelevant.</p> <p>14. And we will too. It provides local producers with diversified options to showcase their produce. The more the better.</p> <p>15. Food vans purchasing from local suppliers; retail shops increasing business; food/beverage businesses that get people walk through for coffee or dessert after visiting Forked; etc.</p>	
18.	<p>SUPPORT</p> <p>Please lodge my absolute delight that this venture may get the approval. It would bring people out and again make Albany vibrant. Bring back a buzz and help all food peoples display and promote</p> <p>A great idea a definite idea to put a spark and colour into what is becoming a gloomy grey York St/Albany</p>	<p>Comment appreciated. No comment from proponent.</p>	<p>Noted.</p>
19.	<p>SUPPORT</p> <p>This is something that I can see Albany benefiting from in so many ways.</p> <p>We have recently had friends from Perth visiting, who mentioned that Albany is getting a reputation as a 'foodie haven' in WA. What a great asset the Forked on York would be to enhance and market this point of difference around our state!</p> <p>As a young family, having a space like this would be a great outing. It saves us the hassle of decided which restaurant to visit, as it means everyone in the family can choose from a different place and yet sit together and enjoy each other's company.</p> <p>The vibe of food van markets is very on trend around the globe right now, except we cannot travel the globe. Why not showcase our local foodie talent in a way that opens up dining out to a whole new market of people within the state!</p>	<p>Comment appreciated. No comment from proponent.</p>	<p>Noted.</p>

	I do hope that the council sees the importance for this to go ahead in our amazing little city. I look forward to being a part of a vibrant community as Albany continues to step up into the positive opportunities it has.		
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