

**ELECTED MEMBER'S
REPORT/INFORMATION
BULLETIN**

**ORDINARY
COUNCIL MEETING**

Tuesday 18th September 2007

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN
18th September 2007

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 Development Application - Home Business - Garden Maintenance Supplies - 2 Deloraine Drive, Warrenup
[Agenda Item 11.1.2 refers] [Pages 6-27] 22
- 1.1.2 Development Application - Wood Product Manufacturing - Extensions to Wood Chip Mill - Lot 100 Down Road, Drome
[Agenda Item 11.1.3 refers] [Pages 28-69] 42
- 1.1.3 Heritage Listing - Albany Golf Course
[Agenda Item 11.1.4 refers] [Pages 70-87] 18
- 1.1.4 Draft Scheme Policy - City of Albany (Elizabeth Heights - Bayonet Head)
[Agenda Item 11.3.1 refers] [Pages 88-93] 6
- 1.1.5 Final Adoption - Little Grove Conceptual Structure Plan
[Agenda Item 11.3.2 refers] [Pages 94-106] 13
- 1.1.6 Initiate Scheme Amendment for Advertising - Lots 1500 and 1499 Hardie Road, Spencer Park
[Agenda Item 11.3.3 refers] [Pages 107-121] 15
- 1.1.7 Final Approval for Scheme Amendment - Conservation Zone - Nullaki Pensinsula
[Agenda Item 11.3.5 refers] [Pages 122-126] 5
- 1.1.8 Excision of Council Vested Reserve - Power Regulator Site - Reserve 23464 South Coast Highway, Manypeaks
[Agenda Item 11.4.2 refers] [Pages 127-129] 3
- 1.1.9 Reserve Planning - Draft Cosy Corner Management Plan
[Agenda Item 11.4.3 refers] [Pages 130-173] 44

1.2 Corporate & Community Services

- 1.2.1 List of Accounts for Payment
[Agenda Item 12.1.1 refers] [Pages 175-193] 19
- 1.2.2 Information Technology Strategy
[Agenda Item 12.2.1 refers] [Pages 194-202] 9
- 1.2.3 Albany Arts Advisory Committee meeting minutes – 8th August 2007
[Agenda Item 12.8.1 refers] [Pages 203-205] 3
- 1.2.4 Albany Aboriginal Accord Advisory Committee meeting minutes – 15th August 2007
[Agenda Item 12.8.2 refers] [Pages 206-208] 3

1.2.5 Albany Senior Advisory Committee meeting minutes – 16th August 2007
[Agenda Item 12.8.3 refers] [Page 209] 1

1.2.6 Finance Strategy Advisory Committee meeting minutes – 13th August 2007
[Agenda Item 12.8.4 refers] [Pages 210-212] 3

1.3 Works and Services

Nil

1.4 General Management Services

Nil

2.0 MINUTES OF ADVISORY & OTHER COMMITTEES OF COUNCIL

2.1.1 Bushcarers Advisory Committee Minutes - 25 May 2007
[Agenda Item 11.5.1 refers] [Pages 214-219] 6

2.1.2 Bushcarers Advisory Committee Minutes - 10 August 2007
[Agenda Item 11.5.2 refers] [Pages 220-225] 6

2.1.3 Mt Martin Committee Minutes - 23 August 2007
[Agenda Item 11.5.3 refers] [Pages 226-229] 4

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

3.1.1 Building Activity Report – August 2007
[Pages 231-243] 14 pages

3.1.2 Planning Scheme Consents – August 2007
[Pages 242-244] 3 pages

3.2 Corporate & Community Services

Nil

3.3 Works & Services

Nil

3.4 General Management Services

3.4.1 Incoming correspondence to City of Albany

Nil

3.4.2 Common Seal

NCSR073337 Transfer of Land & appointment of settlement agent
Purchase of 19 Whidby Street, Albany for drainage
purposes
City of Albany and Lenard Yew Siang Lim
OCM 17-Jul-07 19.1

NCSR073353 Withdrawal of Caveat Ancillary Accommodation at 835
Frenchman Bay Road
City of Albany and Barrington Kirby and Penelope Ann
Kirby
Delegated Authority

NCSR073355 TPS No.3 Amdt No. 218: resigning of documents
(modified by WAPC) Rezoning Lot 5 Rocky Crossing
Road from 'Rural' to 'Special Residential' and 'Parks
and Recreation Reserve'
City of Albany
OCM 17-Oct-06 11.3.3

NCSR073356 Transfer of Lease Transfer of lease of Reserve 930
from Albany Rotary Club to Albany Port Rotary Club
City of Albany and Albany Rotary Club and Albany Port
Rotary Club
Delegated Authority

4.0 STAFF MEMBERS

4.1 Disclosure To Engage In Private Works

Nil

4.2 New Appointments

STAFF MOVEMENTS

Appointments	Resignations
Jan Van der Mescht, Planning Officer	Samantha Richard-Newton, Community Service Officer- Senior
Frederic Wallefeld, Project Engineer for New Developments	Veronica Hayes, Administration Officer Community Development
	Michael Brenton, Senior Accounting Officer
	Carole Munro, Finance Officer (Retired)
	John Byrne, Corporate Governance Officer

Agenda Item Attachments

DEVELOPMENT SERVICES SECTION

20th July 2007

Graeme Bride
Manager of Planning and Ranger Services
City of Albany Council
PO Box 484
Albany WA 6331

Dear Graeme,

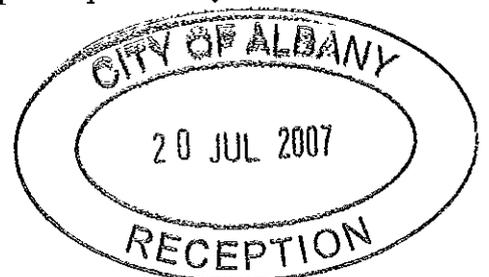
RE: 2 Deloraine Drive: Stockpile of Material Stored on Property
Ref: LT7011222

In regard to the materials stockpiled on our property the majority are to be used for personal use to further landscape and retain sections of our property. These include the piles of coffee rock and granite, sleepers, clean fill and bricks. We also have wood stocked for our woodfire and for Paul's hobby of woodwork. The majority of these materials are being recycled from our property (the clean fill was from our shed and house pads) or were unwanted by customers.

It is taking us a long time to landscape and establish gardens as we are not paying anyone to help us do it. Both of us work full time and with 4 children who have extra-curricular and weekend activities there is not much time left to work on the property. One of our priorities has been to pave our driveway, carport and front verandah. This has now been completed to a usable state after 5 years and the packs of paving bricks have been much reduced (there is still some paving to do hence we still have some packs of paving bricks). Our next priority is to build a retaining wall on the side of our shed using the second-hand bricks.

The only materials that we use for the business are the soil and mulch. The soil is made on-site from composted lawn-clippings, pig mulch and sand (from the pile of clean fill). The soil and mulch are supplied by us to the customer as part of the gardening work requested. That is, customers do not come to our property to pick up the soil or mulch. We have no intention or interest in having customers come to the property to pick up and buy the soil

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or mulch. Both soil and mulch are used not only for the business but also for personal use.

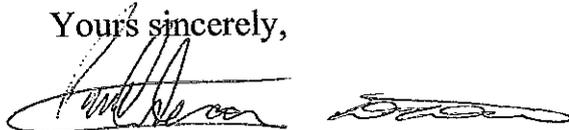
To make our property more visually appealing we propose to build a 2 metre high brushwood screen on 2 sides (the Kooyong Ave and South sides) of the area used to store the soil and mulch. There is already a garden on the North side and the shed screens the East side. We are hoping to have this screen up by the 20th August. In the future we are also planning a strip of screening bushes along the fence line of Kooyong Ave.

In respect to the materials stockpiled for personal landscaping we are considering other places to put them on our property where they will be less obvious. We have no timeframe set for this.

Please find attached a completed Application for Grant of Planning Scheme consent form and a site plan outlining existing and proposed structures and gardens. We would like to host you to a personal tour of our property to show you what we are planning and to see the improvements we have done to date. We are also willing to consider other suggestions as to how to make our property more visually appealing.

Please do not hesitate to contact us on 9841 4408 (a/h) or 0418 909 367 if you wish to discuss this letter or our Application further.

Yours sincerely,



Paul and Dewani Dean



City of Albany Records
Doc No: ICR7037045
File: A168199

Date: 29 AUG 2007
Officer: PLAN10

Attach:

28 August 2007

Chief Executive Officer
P O Box 484
ALBANY WA 6331

Dear Sir / Madam,

RE: 2 DELORAIN DRIVE, WARRENUP
REF No: A168199/PA20977/P275233

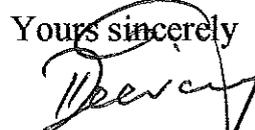
In response to your letter dated 31st July 2007, regarding an application for Home Business – Garden Maintenance Supplies at the above mentioned address we would like to voice our concern about this type of business being permitted to operate in our area.

As direct neighbours to Mr & Mrs Dean we feel that allowing this application to proceed will be to the detriment of the entire neighbourhood due to its nature, with factors such as odours emitting from pig mulch and compost heaps of substantial size as well as visual pollution needing to be seriously considered. Such factors will no doubt negatively affect the value of real estate in the area. It must also be considered that if this business is to be approved this will no doubt set a precedent for future home business applications in the area therefore taking away the appeal of the suburb.

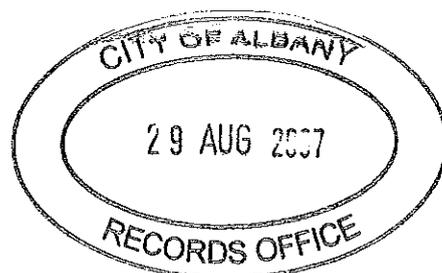
Upon inspection of the lodged diagram, the screening on the south side of the block is far from adequate in our view, as it is not a complete screen and does nothing to improve the visual outlook onto this property from the south side.

Should you wish to discuss this matter any further, please contact us on 0427 421 745 (Richard).

Yours sincerely



Richard & Amanda Piersey





City of Albany Records
Doc No: ICR7037046
File: A168199
Date: 29 AUG 2007
Officer: PLAN10

Attach:



Chief Executive Officer
PO Box 484
ALBANY 6331

20 August 2007

Dear Sir/Madam

RE: GARDEN MAINTENANCE SUPPLIES P275233

We strongly oppose a garden maintenance supply being set up at 2 Deloraine Drive. We purchased our property 8 years ago as we have a disabled child who needed open areas for her lungs to function properly and without infection. We have put up with the stench coming from 2 Deloraine Drive for some years now and it would be ridiculous of the council to even consider making this disgrace legal.

Kooyong Avenue has been a quieter street since trucks stopped using Rocky Crossing Road. We allow our son to ride to school as we believe the area is quite safe for cyclists. An increased flow of traffic from the above property will be a hazard for all traffic, including the school bus that stops to pick up and drop off at least 20 children each day. These children have to cross the road within 50 metres of the proposed landscape yard which is on a T-Junction thus adding to the hazard. An increase in traffic particularly customers with trailers will jeopardize the safety of those who walk or ride in the area.

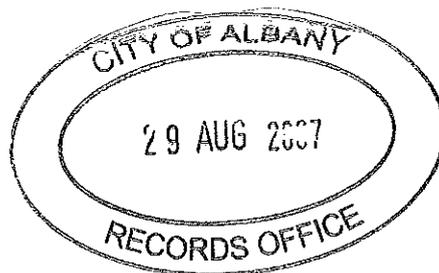
We would be interested to see if any soil samples have been taken at the property. Normally these types of operations are in an industrial area. Warrenup is classed special rural and definitely not industrial. Approximately 8 years ago a friend applied to council to set up a home business repairing computers. Council would not even consider a home business in the area due to the zoning. Allowing a landscape yard to open will only open the doors for any other businesses who wish to work from here. If the property were in Middleton Beach or the Yakamia area I am sure council would not have even considered the idea.

If this business is allowed to operate from Deloraine Drive, soil samples will need to be taken regularly to ensure the population of Warrenup are not living with the fear of catching any diseases prone to this type of business. The road will need major modifications to allow for slow trailers and trucks, Foot paths will need to be set up for anyone walking in the area due to increased traffic.

Should you wish to discuss our concerns please contact us on 9841 3686. Opening up Warrenup to any type of business will be detrimental to the area.

Thankyou

Brian & Amanda De Bonde
92 Kooyong Avenue
ALBANY 6330
9841 3686



0110

W & J Turpin
18 Randell Crescent
Warrenup WA 6330

27th August 2007

Ph: 98428905



Mr. A.C Hammond
Chief Executive Officer
City of Albany
PO Box 484
Albany WA 6331

City of Albany Records
Doc No: ICR7037002
File: A168199
Date: 28 AUG 2007
Officer: PLAN10
Attach:

Dear Mr. Hammond,

Application for Proposed Home Business Garden Maintenance Supplies
/P275233 at 2 Deloraine Drive Warrenup

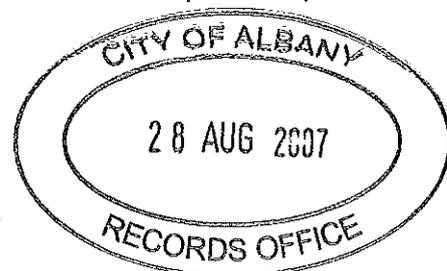
We strongly oppose approval of the above application

Our reason for opposing the above application is that the purpose is not permitted under the requirements of schedule 1V – Special Residential Zone Area 12 Warrenup (copy attached). Our interpretation of Clause 3 – Land Use is that the storage of any materials used for garden maintenance supplies business is not a Home Occupation or a Cottage Industry. Under Clause 2 – Objectives of the Zone, applicant has a spacious residential living environment but the objective for other small scale usage has not been adhered to as evident by the large area of the property already used for storage of garden maintenance supplies which possibly increase if the application was approved.

We feel that the objectives of the Restrictive Covenant burden registered on each certificate of Title and the Warrenup Special Residential Zone were to create and maintain a spacious residential environment without any noticeable signs of a business being conducted on that property.

Over numerous years the applicant has stockpiled many uncovered materials, including timber sleepers, crushed bricks, various types of rocks and soils and mulches. In summer odour from the gardening supplies can be smelt from a distance. As 2 Deloraine Drive is the entrance to the Warrenup Estate, we feel

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that the stockpile is not aesthetically pleasant to the eye and lows the tone and value of neighbouring properties.

We would hope that should Council decline this application that Council will issue instructions to the applicant to remove from the property all garden maintenance business supplies that are currently stored.

We look forward to receiving the results of Council's decision.

Yours sincerely,

W Turpin

Julie Turpin

Wayne & Julie Turpin

cc: Cr Merryn Bojun

cc: Cr Bob Emery



City of Albany Records
Doc No: ICR7037008
File: A168199
Date: 28 AUG 2007
Officer: PLAN10

Gary & Carolyn Heffernan
71 Deloraine Drive
WARRENUP
ALBANY WA 6330

Attach:

27 August 2007

City of Albany
102 North Road
YAKAMIA WA 6330

Dear sir/madam

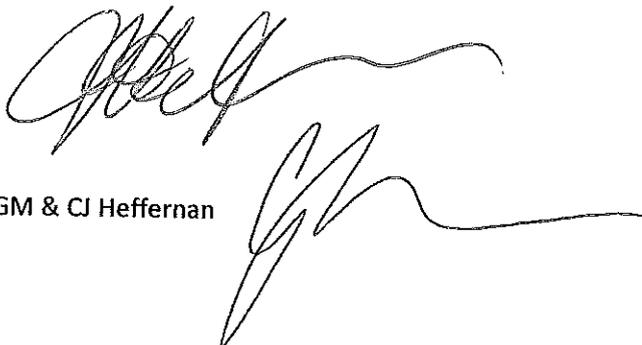
DISAPPROVAL OF "COMMERCIAL LANDSCAPE SUPPLY" PROPOSAL AT 2 DELORAINE DRIVE WARRENUP

We Gary and Carolyn Heffernan of 71 Deloraine Drive Warrenup would like to submit our objections regarding this matter. We are extremely concerned at this plan and believe there are several issues as to why this proposal should be refused.

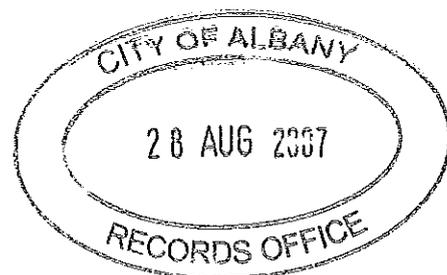
1. The school bus 009 stop is adjacent the above property and we are extremely concerned at children being put in danger, because of increase in traffic flow. The subsequent hazards that this entails is worrying, i.e. children whose road sense is not fully developed, or a car does not see them whilst accessing the landscape yard (to or from) etc and them potentially becoming a traffic accident statistic.
2. The volume of traffic will be increased due to the development. Where the property is situated it is just over a rise and on the corner of a connecting main road and/ main thoroughfare all of which will be impeded and will cause a traffic hazard. The traffic could because of where the lot is situated bottle-neck and cause congestion on both Kooyong and Deloraine roads.
3. Value and integrity of the area and our properties will diminish. The property in its current state is an eyesore, full of piles of rubble/rocks, manure, dirt, and mounds of old fencing rubbish etc. The effect a house in that current and future state has, if planning goes ahead, is that property buyers looking for the quiet rural lifestyle the suburb offers, could and more than likely will be turned away subsequently bringing the values of our property down. So in turn does that mean our rates will be reduced? I wonder.

We would like you to take the time to consider our disapproval of this planning submission and ultimately deny this application. We feel that businesses shouldn't be allowed to enter suburbia.

Yours sincerely



GM & CJ Heffernan





Doc No: City of Albany Records
ICR7037133
File: A168199
Date: 30 AUG 2007
Officer: PLAN10
Attach:

J J & L White
85 Drome Road
McKail WA 6330

Mr Andrew Hammond
Chief Executive Officer
City of Albany
P O Box 484
Albany WA 6331

Dear Sir

Re: The Home Business Garden Supplies
2 Deloraine Drive, Warrenup 6330.

We are not in favour of the above business operating from 2 Deloraine Drive. Our reasons are. The present site is situated in a Special Residential Area. Already the area is used for the storage of stones, rubble, sleepers, used timbers, remenants of previous garden buildings, all of which create a ramshackle appearance and not in keeping with the general standard for this area. Our concern with the commercial making of mulch and compost on the above location is that when the products are heating and require turning as part of the maturing process, strong odours occur. I consider that the people in this proximity whilst living in their homes do not need to be exposed to these sorts of things.

We are building a new home at 60 Deloraine Drive there for will be living in this area within the next couple of months.

Trusting the City of Albany Councilors will view the proposed business application as though they would be living next door to the above business themselves.

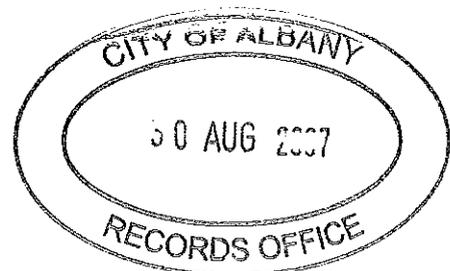
Yours, faithfully

J. J. White
John J White

Lorraine White
Lorraine White

29th August 2007

014





City of Albany Records
Doc No: ICR7036832
File: A168199
Date: 24 AUG 2007
Officer: PLAN10

R&L Cosh
15 Randell Crescent
WARRENUP WA 6330
Ph 98429258

24th August 2007

Mr A C Hammond
Chief Executive Officer
City Of Albany
PO Box 484
ALBANY WA 6331

Dear Mr Hammond

Re Application for proposed home business – Garden Maintenance Supplies P 275233 at 2 Deloraine Drive Warrenup

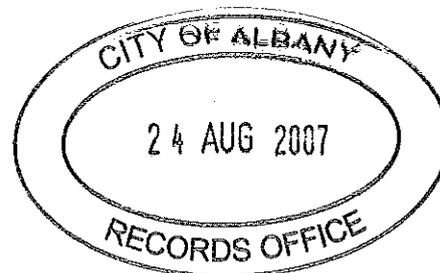
We oppose approval of the above application. Our reasons for this are as follows.

1. The main reason why we are opposing this application is that this is not why we chose to live here and I'm sure most other people in the area chose Warrenup for the same reasons, to live in a quiet rural area away from any business areas. Warrenup is not a light industrial or industrial area and never should be.
2. The corner of Deloraine Drive and Kooyong Ave is a very high traffic area with almost every person living in Warrenup having to pass there regularly, I think it is fairly obvious there has been a business run from there for quite some time and has been steadily becoming untidier. We would be concerned what might happen if this application was approved.
3. We would also be very concerned that if this application was approved that it would set a bad precedent (as far as we are concerned) for the area and make it easier for other people who may want to move into the area and turn the spacious blocks into an industrial area.

In closing we would like to say again we strongly oppose the application and look forward to receiving the council's decision.

Yours sincerely

Ray Cosh





Sandra & Chris Liron
9 Deloraine Drive.
Warrenup. Albany
20.08.07

City of Albany Records
Doc No: ICR7036557
File: A168199
Date: 22 AUG 2007
Officer: PLAN10
Attach:

Chief Executive Officer
PO Box 484
Albany. W.A. 6330

Ref: /P275233
Attention: Andrew Hammond

We wish to voice our opposition to the proposed Garden Maintenance Supplies home Business at 2 Deloraine Drive, Warrenup.

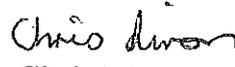
Our concerns are as follows:

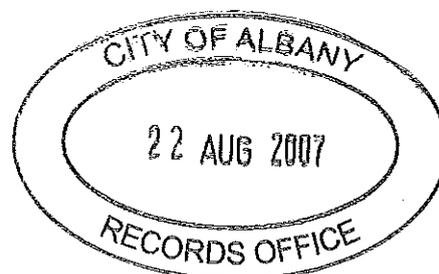
- Trucks/ traffic increase in area.
- Smells that may occur
- Noise that may occur due to traffic and machinery.
- It will look unsightly from the road.
- 7 day a week operations.
- We were informed when we purchased our property that no businesses were to be operated from them.
- There is another excellent garden supply centre within 2 kilometers.

Thank you for the opportunity to comment on the above matter

Regards,


Sandra Liron.


Chris Liron.



A168199
Plan 10

Planning Dept.,
City of Albany,
102 North Rd.
Albany.

D. & J. Stanich,
54 Kooyong Ave.,
Warrenup. 6330.
98414497.

Dear Sirs,

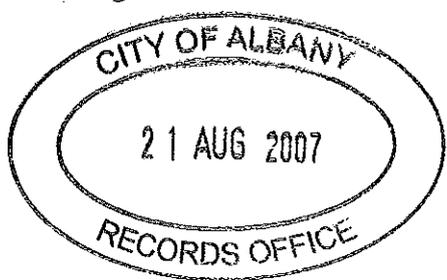
We, the ratepayers of Warrenup and the undersigned of this and the attached pages, respectfully submit the following objections to the application by Paul and Dewani Dean to operate a Home Business - Garden Maintenance Supplies at 2 Deloraine Drive, Warrenup.

1. Warrenup is a residential development which does not lend itself to such a commercial enterprise, particularly one of such a noxious nature. Many other owners have applied to establish Home Business far more acceptable than this and been refused.
2. The site of the proposed business on the corner of Kooyong Avenue and Deloraine Road presents an ugly aspect to an otherwise pleasant and above average suburb. Residents and owners in Warrenup purchased properties in this area because they wished to enjoy the proximity of the city and the peace and pleasure of a country location.
3. There is an odour emanating from the mulch already held on the site which affects the immediate neighbours now. This odour will increase with the proposed stock of mulch etc being held on site. These "commodities" require turning and the resultant stench will automatically lower values of the surrounding homes. Such a business will only serve to degrade the entire area.
4. Given Mr Dean's previous disdain for regulations, traffic will inevitably increase on Kooyong Avenue which, as a single lane with no foot or cycle way already poses dangers to school children and pedestrians. In addition the question must be asked as to who will police his adherence to the terms of the application once he has it?
5. The property is already unsightly and poorly maintained and the "proposed improvements" with "no time frame" is offering no reassurance of improved standards.
6. There are existing business' within the vicinity of this suburb on the Albany Highway and in John St. operating in legal and properly gazetted locations thus the proposed business will not provide an essential service in any way.
7. To permit the establishment of any Home Business in this area will set a precedent making it difficult to object and thus open the door to other unsuitable activities.

In conclusion we are shocked to learn that the business is operating without the appropriate Council permission and request that the owner be directed to cease operating it in the present site, remove the materials and relocate it to a suitable zoning.

Signed J. Stanich Address 54 Kooyong Ave.
Print name JUDITH STANICH

Signed D. M. Stanich Address 54 Kooyong Avenue.
Print name DESMOND STANICH



Signed M. McLean Address 16 KOORYONG AVE
Print name Maria M. McLean WARRENUP 6330

Signed D. McLean Address 16 Kooyong Ave.
Print name Des McLean WARRENUP 6330

Signed B. Rizzi Address 30 KOORYONG AVE WARRENUP
Print name Bruno Rizza

Signed F. Plug Address 36 Kooyong Ave WARRENUP
Print name Fiona Plug

Signed C. Plug Address 36 Kooyong Ave WARRENUP
Print name Cornelis Plug

Signed A. Sears Address 69 KOORYONG AVE WARRENUP
Print name ANDY SEARS

Signed S. Koster Address 1 WARRENUP PLACE
Print name Sarah Koster

Signed R. Postmus Address 22 ~~WARREN~~ KOORYONG AVENUE
Print name Rachel Postmus

Signed S. Postmus Address 82 KOORYONG AVENUE
Print name SHANNON POSTMUS

Signed G. Justin Address 23 Kooyong AVENUE
Print name GRWIN JUSTIN

Signed R. Romeo Address lot 26 Kooyong Avenue
Print name TERESA ROMEO

Signed *C. de Whyte* Address 32 DELORAINE ROAD
Print name CHRISTINE & ROSS WHYTE ALBANY.

Signed *Janelle Spinks* Address 72 Deloraine Drive
Print name Wes Ireland + Janelle Spinks

Signed *Kristy Cagnana* Address 80 Deloraine Dve
Print name Kristy Cagnana + Chris Pilgrim.

Signed *Paul Webster* Address 67 Deloraine Dr
Print name Paul Webster

Signed *Kathryn Hart* Address 59 Deloraine Dr.
Print name Kathryn Hart

Signed *Colin Fuller* Address 43 DELORAIN DRIVE
Print name COLIN FULLER

Signed *Jane Sampson* Address 8 DELORAIN DRU
Print name JANE SAMPSON

Signed *Chris Liron* Address 9 DELORAIN DRU
Print name CHRIS LIRON

Signed *S. Pabbey* Address 9 RANDALL CRES
Print name S. PABBEY

Signed *Angela Ritchie* Address 28 DELORAIN DRIVE
Print name ANGELA RITCHIE.

Signed *Brenden Warburton* Address 75 RANDALL CRES
Print name BRENDEN WARBURTON

KL Moore 34 Deloraine Drive
Kristie Moore
S. Veak 019
8 DELORAIN DRU
ALBANY

Signed..... *K. J. Jovanovic* Address..... 45 WARRENUP PLACE.
WARRENUP. 98425113
Print name..... KEVIN JAVANOVIC

Signed..... *Darrell Vanizza* Address..... 45 Warrenup Place
Warrenup -
Print name..... DARRELL VANIZZA

Signed..... *Diane Edwards* Address..... 79 DELORAINK DR
WARRENUP 9842-1010
Print name..... DIANE E EDWARDS

Signed..... *Lindsay Wallis* Address..... 79 DELOLAINE DRIVE
WARRENUP. 98421010
Print name..... LINDSAY WALLIS

Signed..... *Sarah Leov* Address..... 85 Deloaine Drive
Warrenup 98418876
Print name..... SARAH LEOV

Signed..... *Matthew Leov* Address..... 85 Deloaine Drive
Warrenup 98418876
Print name..... MATTHEW LEOV

Signed..... *Cecilia van der Wal* Address..... 89 DELORAINK DR
WARRENUP
Print name..... CECILIA VAN DER WAL

Signed..... *Ann van der Wal* Address..... 89 Deloaine Drive
WARRENUP
Print name..... ANN VAN DER WAL

Signed..... *Giuseppe Romeo* Address..... 4026 KOOYONG AV. WARRENUP
WARRENUP
Print name..... GIUSEPPE ROMEO

Signed..... *N.S. Warrenup* Address..... 48 KOOYONG AV.
WARRENUP
Print name..... N.S. WARRENUP

Signed..... *Sawatore Daprie* Address..... 24 KOOYONG AV.
WARRENUP
Print name..... SAWATORE DAPRIE

Signed *[Signature]* Address Lot 124 Kooyong Ave.
Print name Richard Piercy

Signed *[Signature]* Address Lot 124 Kooyong Avenue
Print name Amanda Piercy

Signed *[Signature]* Address 88 Russell Crescent
Print name Mark Buckman

Signed *[Signature]* Address 38 Russell Crescent Albany
Print name Robert Jackson

Signed..... Address.....
Print name.....

A168199
Plan 10



J & M Preedy
9 Randell Crescent
WARRENUP WA 6330
20 August 2007

Ph 98411228

Mr A C Hammond
Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6331

Dear Mr Hammond

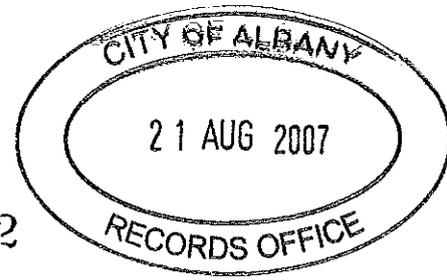
Application for Proposed Home Business-Garden Maintenance Supplies P 275233 at
2 Deloraine Drive Warrenup

We strongly oppose approval of the above application.

Since purchasing our dwelling in October 2005 the applicant has stockpiled more and more materials on their property. These uncovered materials include timber blocks/offcuts, timber sleepers, crushed brick, various types of rocks, blue metal dust, various soils, mulches, timber fence pickets, frames and gates, paving bricks, grass clippings and an over head fuel tank. Machinery ungaraged on the property includes mini skid steer digger/excavator, ride on mowers, push mowers, brick cutting saw and 2 trailers. A significant portion of their property is used to store all of these items.

Our reason for opposing the above application is that the purpose is not permitted under the requirements of *Schedule IV - Special Residential Zone Area 12 Warrenup* (copy attached). Our interpretation of *Clause 3 - Land Use* is that the storage of any materials used for a garden maintenance supplies business is not a Home Occupation or a Cottage Industry. Under *Clause 2 - Objectives of the Zone*, applicant has a spacious residential living environment but the objective for other small scale usage has not been adhered to as evident by the large area of the property already used for storage of garden maintenance supplies which would possibly increase if the application was approved.

022

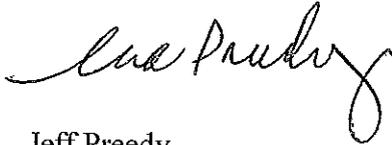


We feel that the objectives of the Restrictive Covenant Burden registered on each Certificate of Title and the Warrenup Special Residential Zone were to **create and maintain** a spacious residential environment without any noticeable signs of a Business being conducted on that property.

Should this application be declined by council we assume that council will issue instructions to the applicant to remove from the property all garden maintenance supplies that are currently stored.

We look forward to receiving the result of Council's deliberation.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Jeff Preedy".

Jeff Preedy

cc : Cr Merryn Bojcun

cc : Cr Bob Emery

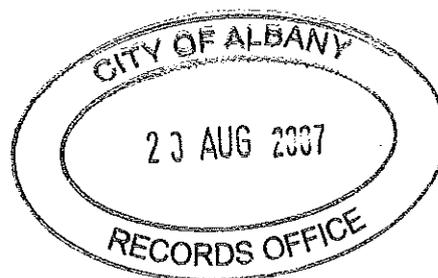
Re Home business, Garden Maintenance Supplies. /
P 275233 15.08.07

Chief Executive Officer.

This home business does not need to be operated from a quiet residential area with lovely surrounds and properties. It is not far to go to the two other Garden Supply Centres and they more than substantial. Mr Deans yards has been in a 'salvage yard state' for as long as i have lived next door which is over 3 years, we dont need to add to it with more mess and more noise which will happen with a Dingo being used on the property. It is a peaceful area and there are no other yards in this new area that are in a state like Mr Deans property. The Shire would do better by beautifying the entrance to Warrenup on the corner of Deloraine and Kooyong with a nice stone gate way similar to the other areas that sit on larger blocks further over. Go to a Industrial area where the other similar businesses are operating and not in this residential area.

J Voak.

*Yours Sincerely
J Voak*

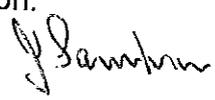


Chief Executive Officer.15.08.07

Re Home Business, Garden Maintenance Supplies. / P275233

I reside next to Mr Dean and have been there for app 3 1/2 years during this time Mr Deans yard has been in the same messy state similar to a Salvage Yard, the pavers which have only just been used to do his drive way had been stacked around the yard for app 5 years. I used to open my end bedroom blinds but now due to being so sick of looking at the scrap yard i now keep them closed and open the one facing towards the front. This area and corner is really the opening gate way to original Warrenup and should be displayed accordingly with the lovely pond over the road. We have two Garden Supply Businesses nearby, one on Albany Highway opposite the hotel and another larger place on John Street and we DO NOT NEED ANOTHER IN A RESIDENTIAL AREA. I have had recent conversation with the gentleman who owns the property behind Mr Dean who wished to run a similar business from his property, this was not approved, so this person has moved to where it can be done, perhaps Mr Dean should choose that option. The use of the Dingo daily in a residential area is something that should not be tolerated, used for turning mulch (including Pig Shit) and to load the offending material especially on weekends when some workers like a little peace after working close to 6 days a week. This yard has been in this messy and untidy state for the last 3 1/2 years and they obviously dont have the time to maintain it to a reasonable and tidy state. The amount of time mr Dean spends home inside during the week days one could interpret him as being semi- retired or a part time worker. Have a good look around this new area and this yard is the only one that is in this state and it wont change, if it hasn't over 3 1/2 years it never will, apart from the drive way which took 5 years ?? We dont need any more additions to this untidy corner and especially the likes of a unsuitable business for this area, it needs to be cleared and tidied up so it's in accordance and harmony with the rest of this lovely area and it's homes which dont need to be de valued by this business in this area.

J Sampson.





City of Albany Records
Doc No: ICR7036107
File: A168199
Date: 15 AUG 2007
Officer: PLAN10
Attach:

12TH August 2007

The Chief Executive Officer
PO Box 484
ALBANY WA 6339

Dear Sir

We wish to lodge an objection to the proposed "Garden Maintenance Supply"
Business at 2 Deloraine Drive Albany as advertised in the Weekender newspaper.

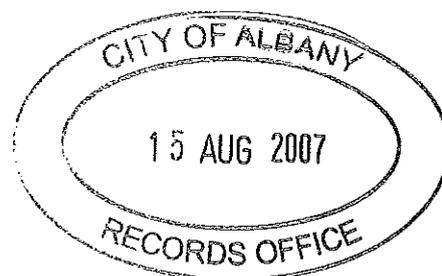
We feel this type of business is totalling inappropriate to be located within a pristine
new housing estate. Not only will the odours of rotting compost and new manures
contained within the property be offensive for us neighbouring residents but also the
use of machinery which this type of business uses will cause a noise hazard.

The residents of Warrenup chose to live in the area because of its natural beauty and
enjoy the peace and tranquillity of the area and do not wish to have such a commercial
business within it confines.

We trust you will listen to us residents.

Ross and Christine Whyte
22 Deloraine Drive
ALBANY WA 6330

R. Whyte
C. Whyte





Mr Andrew Hammond
Chief Executive Officer
Po Box 484
Albany, WA
6330

Doc No: City of Albany Records
ICR7036252
File: A168199
Date: 17 AUG 2007
Officer: PLAN10
Attach:

RE: Proposed Home Business-Garden Maintenance Supplies /P275233

Dear Andrew

We wish to express our opposition to the proposed above development. We do not see the need for this business to be opened in a residential area, as there is one already established on Albany Highway, approximately 2km down the road.

We feel this business to be located at 2 Deloraine Drive, would effect local land values.

It appears that a business has already been running from this location, as we must drive past it everyday to reach our own home.

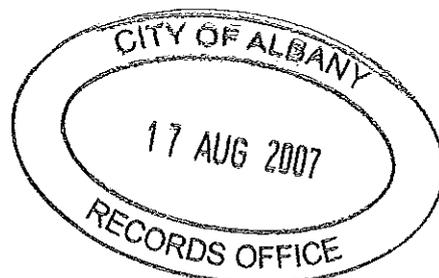
As there is only one road in and one road out, (Deloraine Drive) having to see this 'mess' everyday is depressing, as the rest of us keep our yards clear and neat.

The location on the corner of Kooyong and Deloraine, will also create traffic issues as the entrance to Deloraine is at the bottom of a hill, people moving in and out of here with trailers etc making access to Deloraine Drive more difficult.

Kind Regards

Thursday, August 16, 2007

Please withhold name and address.





Department of Water
Government of Western Australia

[Agenda Item 11.1.3 refers]
[Bulletin Item 1.1.2 refers]

City of Albany Records
Doc No: ICR7036738
File: A171241

Date: 24 AUG 2007
Officer: MPR

Attach:

Our Ref: SC794

21st August 2007

Graeme Bride
Manager – Planning and Ranger Services
City of Albany
PO Box 484
Albany WA 6331

Dear Graeme

RE: Expansion of Woodchip Mill, Lot 100 Down Road.

Thank you for your letter requesting confirmation on the above.

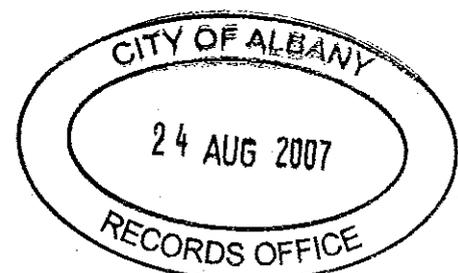
The Department of Water (DOW) has no objection to the proposal, but would like to reiterate that an updated storm water drainage management plan is required for this site. Previous site visits has shown stormwater drainage has left the site, and deposited sediment in the creek line protection area. Assurances were provided by the Albany Plantation Export Company Pty Ltd that a new drainage plan would be provided in the first quarter of 2007 to explain how changes to the infrastructure would be managed with regards to storm water. To date no such plan has been provided.

The use of a concrete hard stand for the wood stock pile will make the containment of stormwater essential and the plan will need to demonstrate how both potentially contaminated and clean stormwater will be separately managed.

The DOW would recommend that a drainage plan for the site be required as a condition of the development, demonstrating how contamination be retained on site an infiltration of stormwater achieved.

Yours sincerely

Chris Gunby
A/Regional Manager,
Department of Water





Department of Environment and Conservation

Your ref:
Our ref:
Enquiries: 15.1.2
Phone: A171241/PA20894/P2752
Fax:
Email: Caron Goodbourn
98424 516



City of Albany
P O Box 484
Albany WA 6331

City of Albany Records
Doc No: ICR7035399
File: A171241
Date: 03 AUG 2007
Officer: MPR

Attn: Graeme Bride

Attach:

Dear Sir

APPLICATION FOR PLANNING CONSENT WOODCHIP MILL, LOT 100 DOWN ROAD WEST, DROME

Thankyou for your letter dated 27 July 2007 providing the Department of Environment and Conservation (DEC) the opportunity to comment on the above application for planning consent for Rural Industry (woodchip mill extensions being unloading and storage facilities).

The DEC has no objections to the proposed expansions however the proponent should clearly demonstrate in its proposal that the proposed extensions will not cause overall existing noise levels to be significantly increased and that mill operations will be able to continue to comply with the Environmental Protection (Noise) Regulations 1997.

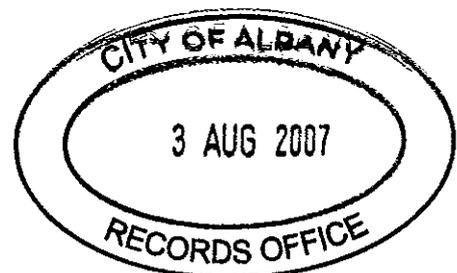
Post expansion monitoring is supported and is essential, but it should not be used as the basis to demonstrate compliance in the application stage. The proposal states that additional noise will be generated by the presence of additional machinery at the site but does not go on to quantify the sound power levels of these new major plant items nor demonstrate that extensions will readily comply with assigned levels. It also does not demonstrate the effectiveness of the proposed noise reduction measures.

The DEC cannot assess the noise impacts and management measures on the basis of the information provided and it is suggested that an acoustic assessment is requested as part of the application.

Should you have any questions in relation to the above matter, please contact Caron Goodbourn on 98424 515

Yours faithfully

John Watson
Regional Manager, South Coast



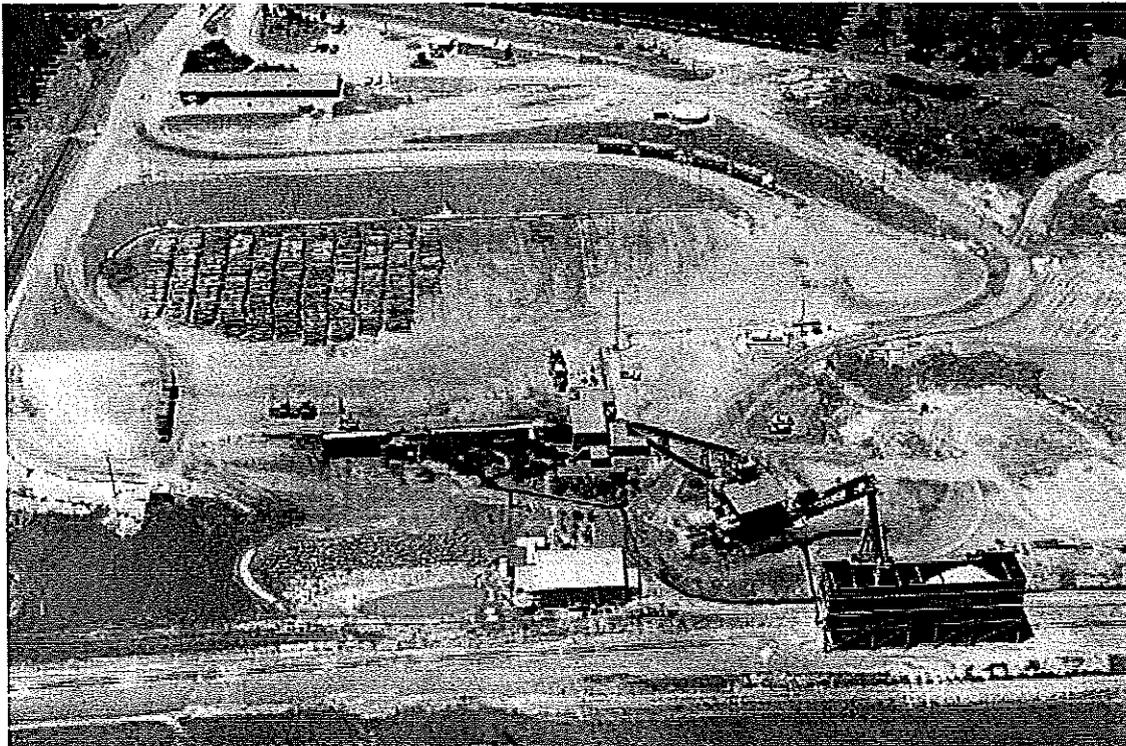
2 August 2007.

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

APPLICATION FOR PLANNING SCHEME CONSENT

**Proposed Extensions to Existing Woodchip Mill
Lot 100 Down Road West, Drome**



Prepared by:

**Harley Survey Group
Planning Consultants**

In conjunction with Coffey Environments, Kenomont, OPUS International & Great Southern
Limited

PLANNING SCHEME CONSENT APPLICATION – PROPOSED WOODCHIP MILL ADDITIONS

CONTENTS

- 1.0 INTRODUCTION
- 2.0 SITE CONTEXT
- 3.0 BACKGROUND
- 4.0 THE PROPOSAL
- 5.0 STATUTORY COMPLIANCE
- 6.0 MERITS OF PROPOSAL
- 7.0 CONCLUSION
- 8.0 PLANNING APPLICATION – PLANS & CERTIFICATE OF TITLE

APPENDICES

APPENDIX 1. Coffey Environments report on the existing Environmental Management Plan

APPENDIX 2. OPUS International assessment of existing stormwater system

1.0 INTRODUCTION

This report forms part of the application for Planning Scheme Consent for the development of additional infrastructure at the existing Woodchip Mill at Lot 100 Down Road West, Drome. The additional infrastructure required consists of:

- Upgrading of a gravel section of access way to a bitumen standard;
- Upgrading and expanding an existing concrete apron under the woodchip stockpile to allow for a more efficient reclamation of stored chips;
- Two “truck dumpers” that will lift whole trucks and tilt the contents into screening bins (there are two examples at the Albany Port currently in operation);
- Additional lengths of conveyor belts from screening bins to the Rail Loading Bin;
- An additional concrete interceptor pit installed as part of the drainage management of the site; and
- One additional Rail Loading Bin.

This additional infrastructure is clearly shown in the attached plans that form part of this application for planning scheme consent.

The additional infrastructure will allow logs chipped in the field throughout the locality to access the port via rail rather than add many extra truck movements to the port in the coming decade.

The proposed infrastructure is only a small increase in the on-site facilities at the Woodchip Mill. It is anticipated that the current Environmental Management Plan and monitoring program, complimented by the updating of the document with a Drainage, Nutrient and Irrigation Management Plan (DNIMP) will address any environmental concerns. A supporting report from environmental consultants, Coffey Environments, is attached to this application at Appendix 1.

Lot 100 Down Road West, Drome (the subject site), is appropriately zoned and is currently developed with an operational Woodchip Mill. This proposal is a discretionary land use under the existing ‘Special Site’ zoning in Town Planning Scheme No.3 and constitutes a minor increase in the total amount of infrastructure on site.

Council is respectfully requested to approve the application.

2.0 SITE CONTEXT

2.1 The Site

Lot 100 Down Road West, Drome (the subject Site) is 10.231ha in area, located at the end of Down Road in the Down Road Timber Processing Precinct, 1.5km to the west of the Mirambeena Industrial Estate. Refer to the Location Plan for details. The subject site is surrounded by Lot 105 that is developed with blue gum plantations forming a buffer around the existing woodchip mill.

Lot 100 is virtually cleared of remnant vegetation and has a gently undulating topography.

Lot 100 is currently developed with an operational woodchip mill that processes logs harvested throughout the lower Great Southern. Lot 100 is serviced by a rail spur that links the site to the Albany Port.

The lot is zoned 'Special Site No.17' under Town Planning Scheme 3 (TPS3). Special Site No.17 of TPS3 allows for timber processing and was instigated to facilitate the timber processing precinct around the Woodchip Mill site.

2.2 Woodchip Mill Approval History

The existing Woodchip Mill was approved on the 24 August 2000 as a *Rural Industry* in the 'Rural' zone. The proposal had a number of planning conditions, all of which have been met.

The site was subsequently rezoned to a 'Special Site' in January 2006 that was established to facilitate the timber processing precinct of which the woodchip mill forms an integral part.

The woodchip mill was also assessed by the Environmental Protection Authority (EPA) at the time; the level of assessment was set as an "Informal Review with Public Advice". This was mainly due to an extensive and comprehensive Environmental Management Plan prepared by ATA Environmental (now Coffey Environments).

Both the EPA assessment and the Planning Scheme Consent have an ongoing condition that requires compliance with the document "Albany Wood Fibre Export Project Environmental Appraisal and Management Plan" dated March 2000 (the Environmental Management Plan). This Environmental Management Plan was updated in 2002 and is now recognised as the "Environmental Management Plan, Down Road Woodchip Mill (ATA Report 2001/003, Version 2, March 2002)".

This plan made a number of commitments in regard to air quality, noise, public safety, clearing of vegetation, protection of groundwater, dust, odour, light spill, stormwater, effluent disposal and ongoing monitoring and reporting of these factors. This plan has been regularly monitored by Coffey Environments to the satisfaction of the Department of Environment and Conservation (DEC) and Department of Water since the issuing of the Planning Scheme Consent.

2.3 The Existing Development

Lot 100 is currently developed with an operational Woodchip Mill that processes trees harvested throughout the lower Great Southern. The Woodchip Mill consists of the following elements:

- A weighbridge at the entrance of the facility;
- An office complex;
- A number bituminised access roads;
- Separate sealed log & woodchip storage areas;
- The chip mill itself;
- A stormwater management system consisting of a combination of ponds and work practices; and
- Conveyor belts and rail storage bins.

The current process

Logs arrive by road where they are either loaded directly into the chip mill for immediate processing or are stored in close proximity to the mill.

The logs are chipped and transported by conveyor belt directly to a single rail storage bin where they are loaded onto trains for transport to the port. There is a concrete sealed overflow area where woodchips are stored when train movements are delayed that cause the existing rail bin to be full. This area is then scraped by vehicles and loaded laboriously into the rail loading bins for transport to the port.

The woodchip mill is regularly monitored for compliance with its Environmental Management Plan by Coffey Environments.

3.0 BACKGROUND

The existing Woodchip Mill is currently operated by Albany Plantation Export Company (APEC). Currently, plantation logs harvested for both APEC and Great Southern Limited (GSL) are transported (by road) to the Woodchip Mill for processing. Woodchips for both companies are then delivered by rail to Albany Port.

Both companies are anticipating an increase in the amount of trees harvested over the next decade. GSL is currently harvesting just under 400,000 tonnes per annum (tpa). By 2009, the volumes will be at around 750,000tpa. At its peak output, GSL may be harvesting in excess of 1.5M+ chip - post 2016.

The current arrangements will not be capable of dealing with the anticipated harvests into the future. With growing harvest volumes, it has been necessary to consider the long-term infrastructure requirements to reliably and efficiently deliver the woodchip product to the market.

The companies involved have investigated the practical options for harvesting, processing and transporting the blue gum plantations into the future, the options included:

- Option 1. Constructing another purpose built woodchip mill for GSL. This is an expensive, time consuming option and may result in added impact on surrounding land uses and the environment. Additionally, two Woodchip Mills would both operate at less than maximum capacity for the foreseeable future.
- Option 2. Rely solely on in-field chipping of plantations and deliver woodchips from plantations by road transport directly to Albany Port. This method requires the establishment of a number of in-field chipping systems to meet the plantation harvesting requirements. Whilst in-field chipping provides the flexibility of being able to process timber at any location, from farm paddocks to large scale plantations it would involve adding up to 136 road train truck movements (per day) through the City of Albany and Albany Port hauling woodchips. This would be a 100% increase on existing road train numbers; or
- Option 3. Utilising the existing APEC woodchip mill to receive a majority of the plantation logs of both companies and to use the existing rail service for delivering woodchips to Albany port. Some of the plantation timber resource would be in-field chipped and delivered to the APEC facility to be loaded onto trains through a new dedicated woodchip loader.

Option 3 has been chosen as it delivered the most benefits to the companies involved and the wider community, maximised the capacity of the available infrastructure (both the Woodchip Mill and rail line) and limited the potential off-site impacts such as increasing the amount of road transport to the Albany Port.

In order to facilitate Option 3 above, a number of additional facilities are required at the Down Road Woodchip Mill site. These are described below and are the subject of this planning application.

4.0 THE PROPOSAL

4.1 Proposed Additional Infrastructure

Additional infrastructure is proposed for the existing woodchip mill at Lot 100 Down Road West, Drome to allow for trees chipped in the field to be stored and transported to the port via the rail system rather than by truck directly to the port. The additional infrastructure required consists of two parts:

- i) Infrastructure to enable trucks to unload woodchips at Lot 100; and
- ii) Upgrading of the existing woodchip overflow stockpile area.

The infrastructure is shown on the attached plans that form the remainder of this planning application.

- i) The infrastructure to enable trucks to unload woodchips at Lot 100 includes:
 - Upgrading of a portion of the driveways to a bitumen standard;
 - Two "truck dumpers" that will lift whole trucks and tilt the contents into 'screening bins' (there are two examples at the Albany Port currently in operation);
 - A 're-chipper' to reprocess oversize material
 - Additional lengths of conveyor belts from screening bins to the rail loading bin; and
 - One additional rail loading bin (when and if demand makes this necessary).

The Process

Woodchips that have been processed in the field are to be unloaded and either stored temporarily on-site or loaded directly into the rail loading bins and transported to the Albany Port.

Trucks carrying woodchips will be separated from those carrying trees and will access the site via a driveway set aside specifically for these vehicles. The trucks will then drive directly onto the truck dumpers that hydraulically lift the entire truck and empty the contents onto large screens. The screens sort the woodchips where they are then either transported or 're-chipped' then transported via conveyor belt directly to the rail loading bins, or stored in a stockpile.

Logs transported directly to the site will continue to be handled in the same manner as always.

ii) Upgrading of the existing woodchip stockpile area

A new concrete apron under the woodchip stockpile is proposed to replace the existing area. The existing stock pile area does not function efficiently as vehicles are required to scoop up the woodchips and load them onto the conveyor belt system. This results in wasting of woodchips and unnecessary time and labour.

The new proposal is to create a new concrete apron with raised edges to contain the woodchips more effectively. The stored woodchips will then be pushed into a reclaim conveyor in a far more efficient process than is currently the case.

A concrete interceptor pit is proposed to assist in dealing adequately with stormwater runoff from hardstand areas where chips and logs are stored.

4.2 Environmental Requirements

As stated above there is an existing Environmental Management Plan that addresses the ongoing environmental management of the site. The adequacy of the existing Environmental Management Plan has been separately assessed by Coffey Environments. A copy of the report is attached at Appendix 1 and forms part of this application.

The report concluded that the primary potential impacts of the expansion will be on noise and water management at the site. It states:

- *“Additional noise will be generated by the presence of additional machinery at the site, including truck dumpers (initially one unit), a belt feeder, a vibrating pan collector to collect oversize material, a rechipper to reprocess oversize material and a small bulldozer. The small bulldozer used to feed reclaimed material is already operating on the site, so will not represent additional noise. The truck dumpers are hydraulic/electric, and currently operating units at the Port have not been subject to noise complaints.*
- *Additional runoff will be generated by the hardstanding of roadways and the apron under the woodchip stockpile, and additional debris will be directed to the ponds.”*

The capacity of the existing stormwater management system has been assessed separately by OPUS International through Kenomont (the project engineers), the results show clearly that the existing infrastructure has sufficient capacity to deal with the additional hard stand areas. See Appendix 2 for the results of the OPUS International assessment.

The recommendations of the Coffey Environments assessment are:

“Based on the information presented above, it is considered that only minor modifications to the EMP requirements are necessary to assess impacts of additional expansion at the site. If the expansion works are approved prior to the completion of the DNIMP, then the DNIMP should be modified to include the proposed infrastructure changes. An updated DNIMP for the site is considered necessary so that water management can be addressed to minimise off-site impacts. Noise issues will be monitored to ensure compliance, and APEC have demonstrated a commitment to take noise complaints seriously and try to reduce noise emissions.”

APEC has already committed to preparing a DNIMP for the site as part of previous commitments to the Department of Water (DoW). We would expect that these issues could be handled adequately as conditions of planning approval.

As part of their assessment of the current proposal Coffey Environments have liaised with the DoW and have agreed that an updated DNIMP for the site will be required to satisfy DoW regarding water management.

5.0 STATUTORY COMPLIANCE

5.1 Strategic Planning Documents

The draft Lower Great Southern Strategy (LGSS) and the draft Albany Local Planning Strategy (ALPS) both recognise Mirambeena, the Down Road Timber Processing Precinct and the tree plantation industry as being of strategic importance in the Lower Great Southern.

The Down Road Timber Processing Precinct is identified in ALPS as the location for down stream processing of plantation timber. LGSS and ALPS encourage the use of rail as a transport option for industrial goods.

The relevant Strategic Actions within ALPS that have relevance to the current application are:

"Promote Mirambeena and the Down Road Timber Processing Precinct as significant areas and include the sites and appropriate buffers in the CPS".

In regard to Rail the planning objective reads as follows:

"To protect and encourage the increased use of the existing rail corridor for freight and passenger purposes."

The current proposal helps to consolidate the Down Road Timber Processing Precinct as the location for the processing of timber products.

5.2 Town Planning Scheme No 3 (TPS3)

Lot 100 is zoned 'Special Site No.17' under TPS3, this is a zoning intended to facilitate the Down Road Timber Processing Precinct and buffers. The discretionary uses in this zone include: Biomass Energy Plant, Dry Industry, Engineered Strand Lumber Plant, Silviculture, Wood Product Manufacturing and Railway, with Office and an ancillary use.

The woodchip mill may be considered to be 'Wood Product Manufacturing' and is a use that is at the discretion of Council to approve.

The proposal is a relatively minor extension of an existing use, with minimal environmental impacts. The large part of the proposal has already been assessed by Council and been through a public consultation process. The existing planning conditions and environmental management plan requirements adequately deal with any potential off-site impacts.

It is anticipated that the proposal will be referred to Council as it is beyond the approved delegated authority of the Planning staff.

Down Road Timber Processing Precinct Noise and Hazard Management Policy

This planning policy of Council was adopted in October 2005 to control land uses within the buffer area of the Down Road Timber Processing Precinct. It proposes to review the extent of this buffer area in 2008 on review of the noise impacts of the industries developed at that time within the Precinct.

The additional noise generated by the infrastructure proposed as part of this application will be limited to truck dumpers (initially one unit), a belt feeder, a vibrating pan collector to collect oversize material and a rechipper to reprocess oversize material.

The truck dumpers are electric powered and are not excessively noisy, examples of these can be found at the Port. The reverse alarms on all site vehicles are replaced with a distance-sensitive option.

This additional noise will be monitored by Herring Storer as part of the ongoing monitoring program at assessed as part of this policy in 2008.

6.0 MERITS OF PROPOSAL

The proposed extension of the existing Down Road Woodchip Mill to accommodate the delivery of trees that have been chipped in the field has the following benefits:

- Allows for the expanding blue gum harvest to continue accessing the Albany Port by rail, therefore reducing the potential truck movements to the Albany Port by up to 136 extra road train truck movements per day. This initiative would assist in the separation of conflicting uses of Princess Royal Drive in Albany;
- Fully utilises the existing capacity of the existing woodchip mill;
- Helps consolidate the Down Road Timber Processing Precinct and brings more timber product to the vicinity of the proposed uses such as the Timber Strand Plant and Biomass Energy project.;
- Supports and vindicates the State Government's investment in the rail spur and Albany Ring Road, both of which were set up in part to support the transport of trees and chips to the Down Road Timber Precinct;
- The additional amount of infrastructure is minimal and possible environmental impacts are largely addressed by the existing Environmental Management Plan; and
- The proposal will improve the efficiency and control of stormwater runoff from the site by upgrading the existing woodchip stick pile area and introducing a concrete interceptor pit.

7.0 CONCLUSION

The projected harvest of the blue gum plantations in the Great Southern region will exceed the current capacity of the existing Woodchip Mill. Therefore another alternative is required to keep pace with the harvest from this important industry.

Short of constructing another woodchip mill, the current proposal for additional infrastructure at the existing woodchip mill site that will accommodate the delivery of woodchips that have been chipped in the field, will assist in meeting this shortfall in a manner with the least negative impacts.

Locating this addition infrastructure at the woodchip mill site will give efficiencies to the industry and enable the expanding harvest to continue to be transported to the Port via rail rather than increasing truck numbers accessing the Port.

The additional infrastructure proposed can be accommodated within the existing management regime with any impact on the local environment being addressed.

Council is respectfully requested to approve the application.

APPENDIX 1.

**Coffey Environments report on the existing
Environmental Management Plan**

9 July 2007

Harley Survey Group
116 Serpentine Road
ALBANY WA 6330

Attention: Craig Pursey

Dear Craig

RE: Comment on EMP Commitments and Proposed Extensions to APEC Woodchip Mill, Lot 100 Down Road, Albany

This letter discusses the proposed expansion works at the Albany Plantation Export Company (APEC) woodchip mill at Lot 100 Down Rd, Albany, in light of commitments made in the Environmental Management Plan (EMP) for the site. ATA Environmental produced the EMP for the site in 2002, as *Environmental Management Plan, Down Road Woodchip Mill* (ATA Report 2001/003, Version 2, March 2002).

The expansion works will allow Great Southern Ltd to deliver pre-chipped material to the site to load onto railcars for transport to the Albany Port facility. This will maximise the use of the existing facilities at the APEC site, and deliver additional woodchips for shipping without increasing truck traffic directly to the port. Additional infrastructure proposed for the site includes the following:

- bitumen roads;
- a new concrete apron under the woodchip stockpile;
- two truck lifters that will lift whole trucks and tilt the contents into screening bins;
- conveyor belts from screening bins to the rail loading bin; and
- one additional rail loading bin.

In recognition that the above changes will alter the impact of the site on the local environment, Coffey Environments (Coffey, formerly ATA Environmental) have been asked to review the commitments made in the EMP for the site (ATA, 2002) and comment as to whether the existing commitments are sufficient to monitor the impacts of the expansion, or if additional commitments may be required. Although the site is not a Licensed premises and is not considered to require a Works

Approval under the provisions of the *Environmental Protection Act 1986 (as amended 2003)*, Coffey have also sought comment from the Department of Water (DoW) on this matter to ensure there are no regulatory obligations on this matter. The DoW (then, as the Department of Environment, DoE) have previously visited the site and raised some issues relating to stormwater management, which will be discussed below.

Background

The site was commissioned in October 2001. Some changes to site layout have been undertaken in response to an increase in mill throughput, Main Roads requirements for trucks to use shire roads only during daylight hours, and safety issues identified with landing areas at the site. Qualified engineers were engaged to undertake a design to implement a number of modifications at the site. Site works in early- to mid-2006 included construction of a second landing area, expansion of the log stock area, realignment of Road B, and construction of a new stormwater detention basin.

Historical Environmental Performance

A copy of Table 10, "Environmental Monitoring Requirements", from the EMP (ATA, 2002) has been included as an attachment to this letter. Aspects of environmental performance at the site to date are discussed in the order they are presented in the EMP table.

Vegetation

The vegetation buffer planted in Lot 101, immediately downslope of Lot 100, has been established, and the condition of the riparian vegetation in this area has been periodically assessed. A review of this area for Declared weeds has been undertaken annually, and no Declared weeds have been identified.

Fauna

No incidents of death or injury to Priority fauna (e.g. Quendas) have been noted since the site commenced operation.

Water

APEC has installed and maintained four bores at the site, and undertaken quarterly groundwater monitoring in accordance with the EMP commitments throughout 2005 and 2006. In addition to the groundwater monitoring, APEC have undertaken quarterly monitoring of stormwater collected in two site dams. Water from these dams has been used to reticulate plantations previously to the west of the mill, and more recently to the south of the mill, as approved by Landcorp.

In past sampling, hazards were encountered which prohibited ATA personnel from collecting surface water samples from the WRC #41 (downgradient) and unnamed Marbellup Brook tributary (upgradient in Lot 101) sample locations. During 2006, APEC sponsored the Centre for Excellence in Natural Resource Management (CENRM) to undertake monitoring of a number of creeks (including the tributary to Marbellup Brook) to assess water quality, in order to satisfy the commitment to undertake this monitoring.

The results of the CENRM monitoring are presented in a report titled "*Environmental management in farm forestry: Impacts of blue gum plantations on biodiversity and water quality in a small stream*" (May 2007, Report No. CENRM034/2). The report concludes that:

Overall, water quality and ecological values of the stream draining Plantagenet Lot 100 and 101 improved downstream, suggesting that the plantation activities were not having a detrimental effect on the stream during the period monitored. On the contrary, management practices on the leased properties led to an improvement in stream health.

Chris Gunby of the DoW (then DoE) inspected the site and revegetated areas adjacent the site during 2006. During that inspection recommendations for improvements were made. These issues are being addressed through the preparation of a Drainage, Nutrient and Irrigation Management Plan (DNIMP) for the site, in recognition of concerns raised in a letter dated 15 May 2006, as a result of the site visit. Concerns included the effect of changes to site layout on the environmental performance of the site. The 2006 changes in the layout of the site (discussed under the Background section) have resulted in some modifications in the management of stormwater runoff. In order to assess and manage these modifications, it has been agreed that a DNIMP be prepared for the site, rather than an update of the entire EMP.

Regular inspections of fuel storage are undertaken, and pond samples are analysed for hydrocarbons. No significant issues relating to fuel storage have been identified.

Dust

There are two sources of dust on site. The first source is from the unsealed landing and this is controlled by watering the landing on dry windy days with a water truck. The other source is from the transfer points on the conveyors. Where possible, these transfer points are shielded to minimise dust emissions. No dust complaints have been received.

Noise

Noise monitoring was undertaken in June and July 2005 to assess the impact of noise on the surrounding environment. The monitoring data was used to calibrate the acoustical model of the mill and simulate the level of noise emissions at a number of residential properties surrounding the site. The results of the monitoring concluded that the noise received at the residence to the northwest would be the highest of any of the residential properties with a level of less than 30dB(A). This level complies with the *Environmental Protection (Noise) Regulations 1987* at all times, and is classified as not "significantly contributing" to noise received at the premise.

The City of Albany (CoA) engaged the DEC to undertake noise monitoring in response to complaints from properties to the north and west of the site. As discussed during a meeting between staff from APEC, CoA, Coffey, and Herring Storer Acoustics in July 2007, the results of those monitoring events is equivocal: there may be rare atmospheric conditions that cause exceedances at the property to the northwest, however, it is considered that the original modelling is robust and noise emissions meet the guidelines.

Noise reduction measures have been implemented onsite to ensure that all noise levels are kept to a minimum, including replacement of reverse alarms on all site vehicles from standard alarms to a distance-sensitive option. This reduces the frequency with which the alarms operate, only sounding at the maximum volume if something is present in the vicinity of the reversing vehicle. It is also proposed to add acoustic insulation to the chipping shed, and modify openings from the shed where noise can escape.

In order to ensure that the mill operations continue to comply with the *Environmental Protection (Noise) Regulations 1997*, APEC will undertake additional monitoring. During 2007, it is proposed to undertake six-monthly monitoring, with the aim of collecting a range of data which will be modelled under different weather conditions in accordance with accepted methodology. Depending on the outcomes of this monitoring, the frequency of assessment will be re-evaluated, and if required will continue on a periodic basis.

Heritage

No aboriginal heritage sites have been identified.

Public Consultation

A complaints register has been maintained. Complaints have periodically been received regarding noise at properties to the north and west of the site. APEC personnel are in regular contact with complainants, and has visited their locations to confirm noise reports and to discuss actions proposed to reduce noise emissions.

Odour

No odour complaints have been received.

Liquid & Solid Wastes

The ATU at the site has been regularly serviced, and site inspections assess solid waste storage.

Light Overspill

No light complaints have been received.

Public Health & Safety

No Hazardous Substances Incidents have been recorded.

Transport

Some of the 2006 changes in the layout of the site (discussed under the Background section) were undertaken in response to transport issues, particularly the Main Roads requirement for trucks to use shire roads only during daylight hours.

Environmental Impacts of Proposed Expansion

Based on a review of the items proposed under the infrastructure expansion to accommodate receiving chipped material from Great Southern Ltd, ATA considers that the primary potential impacts of the expansion will be on noise and water management at the site.

- Additional noise will be generated by the presence of additional machinery at the site, including truck dumpers (initially one unit), a belt feeder, a vibrating pan collector to collect oversize material, a rechipper to reprocess oversize material, and a small bulldozer. The small bulldozer used to feed reclaimed material is already operating at the site, so will not represent additional noise. The truck dumpers are hydraulic/electric, and currently operating units at the Port have not been subject to noise complaints.
- Additional runoff will be generated by the hardstanding of roadways and the apron under the woodchip stockpile, and additional debris will be directed to the ponds.

There may be some lesser impacts from transport, dust, and public consultation perspectives.

- The additional trucks arriving at the site with woodchips will have an effect on local transport routes. However, they will be saving truck-journeys to Albany Port.
- There is potential for an increase in dust-generating activities at the site. The hardstanding of roads and the woodchip stockpile area will reduce potential vehicle-generated dust.
- There may be public concerns associated with the expansion. It is understood that in 2008 there will be a review of the buffer zone around the industrial district, which will provide the opportunity for public comment.

The proposed works do not include any clearing of vegetation. It is not anticipated that the works will lead to increased impacts on local vegetation, fauna, or heritage sites. No significant increase in odour, light, or solid waste emissions are expected.

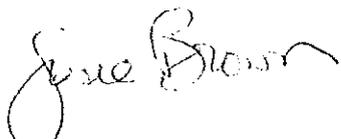
Coffey have been advised that calculations done by Kenomont for Great Southern Ltd indicate that the existing stormwater basin capacity will be sufficient to detain the additional runoff generated by the proposed hardstand expansion for a 1-in-50 year event. Drawings also indicate that a concrete interceptor pit will be installed as part of expansion works.

Recommendations

Based on the information presented above, it is considered that only minor modifications to the EMP requirements are necessary to assess impacts of additional expansion at the site. If the expansion works are approved prior to the completion of the DNIMP, then the DNIMP should be modified to include the proposed infrastructure changes. An updated DNIMP for the site is considered necessary so that water management can be addressed to minimise off-site impacts. Noise issues will be monitored to ensure compliance, and APEC have demonstrated a commitment to take noise complaints seriously and try to reduce noise emissions.

I discussed the implications of proposed expansion works with Chris Gunby of the DoW. Chris indicated that he considers that an updated DNIMP for the site will be required to satisfy DoW regarding water management. He would also like to be provided with an opportunity to visit to review adequacy of the DNIMP and to view the expansion works, when they go ahead.

For and on behalf of Coffey Environments Pty Ltd



SUSIE BROWN
Senior Environmental Scientist

Attachments:

1. EMP Table 10: Environmental Management Requirements

ATTACHMENT 1

EMP Table 1

TABLE 10
ENVIRONMENTAL MONITORING REQUIREMENTS
 [from *Environmental Management Plan, Down Road Woodchip Mill (Version 2, March 2002)*]

EMP Section	Issue	Method	Monitoring Location	Frequency	Reporting Procedure
Vegetation	Establishment of Vegetation Buffer	Survival of seedlings planted in in Lot 101 in Winter 2001 to be assessed	Planted vegetation in Lot 101, immediately downslope of Lot 100	Autumn 2002	Immediate reporting to Manager if not to plan, annual report to Board through General Manger.
	Protection of Riparian vegetation	Condition of riparian vegetation immediately downslope of Lot 100 to be assessed	In lot 101 immediately downslope of Lot 100	Annually for 3 years	Immediate reporting to Manager if not to plan, annual report to Board through General Manger.
	Presence of Declared weeds	Visual inspection	Lot 100 and vegetation buffer on 101	annually	Immediate reporting to Manager if any present, Inform Agriculture WVA
Fauna	Protection of threatened and Priority fauna	Records maintained of any deaths/injuries to Quendas or other threatened or Priority fauna	Lot 100	Daily	Immediate reporting to Manager if not to plan, annual report to Board through General Manger.
Water	Protection of Groundwater Quality	Monitoring of 4 bores (2 up gradient, 2 down gradient) Parameters to be monitored listed in Surface and Groundwater Management Plan	See Figure 2.5,	Quarterly for first year, then frequency reviewed	Immediate reporting to Manager if not to plan, annual report to Board through General Manger. Annual reporting of results to WRC
	Protection of Surface Water Quality	Monitoring of water quality at WRC sampling point 41 (downstream of plant) and upstream of plant in unnamed creek within Lot 101 Monitoring of water quality in holding ponds prior to programmed discharge	See Fig 1.2 Figure 2.3 On site	Quarterly for first year, then frequency reviewed Prior to any discharge of waters from the site	Immediate reporting to Manager if not to plan, annual report to Board through General Manger. Annual reporting of results to WRC

EMP Section	Issue	Method	Monitoring Location	Frequency	Reporting Procedure
		Annual inspection of stormwater drainage and revegetation management by WRC Staff		Annual	To WRC
	Management of Hydrocarbons	<ul style="list-style-type: none"> Annual environmental audit of hydrocarbon storage Inspection of fuel storage areas Inspection of bunded areas 	Site	Annual audits Weekly inspections Weekly inspections	Immediate reporting to Manager if not to plan, annual report to Board through General Manger. Immediate reporting to DEP if a hydrocarbon spill of >1000l Immediate to Manger if dust evident, annual report to Board through General manager.
Dust	Dust Control	Visual inspection	At the site boundary	Daily	Immediate reporting to Manager if not to plan, annual report to Board through General Manger.
Noise	Noise	During commissioning: Automatic data logger for a 2 week period, with observations taken at the commencement, middle and end of the logging period. Tonal characteristics to be assessed. During Operations: noise compliance spot tests for noise levels, including any tonal characteristics	Dependent on conditions, same residences as for noise modelling	One 2 week period during commissioning Quarterly in first year of operation, subsequent monitoring requirements determined in conjunction with DEP Daily	Annual report to DEP
Heritage	Protection of any Sites of aboriginal significance	Maintenance of Complaints Register Register of any sites of aboriginal significance will be established	Lot 100	As required	Immediate reporting to Manager if not to plan, annual report to Board through General Manger.

EMP Section	Issue	Method	Monitoring Location	Frequency	Reporting Procedure
Public Consultation	inform & educate the community about the project	Maintenance of a Complaints register	Lot 100	Daily	Immediate reporting to Manager if not to plan, annual report to Board through General Manager.
Odour	Protection of amenity and welfare of nearby landusers	Maintenance of a Complaints register <ul style="list-style-type: none"> As for groundwater protection Servicing records for ATU units Visual assessment of waste in designated areas 	Lot 100	Daily	Immediate reporting to Manager if not to plan, annual report to Board through General Manager.
Liquid and Solid wastes	Protection of groundwater and surface surrounds		As for groundwater protection Lot 100 Lot 100	Quarterly for first year then reviewed Quarterly Weekly	Immediate reporting to Manager if not to plan, annual report to Board through General Manager.
Light Overspill	Safe operation of Site with no impact on adjoining residences/ road users	Maintenance of Register	Lot 100	Daily	Immediate reporting to Manager if not to plan, annual report to Board through General Manager.
Public Health & Safety	Protection of the public and the workforce	Maintenance of a Hazardous Substances Incident Register	Lot 100	Daily	Immediate reporting to Manager if not to plan, annual report to Board through General Manager.
Transport	Safe transportation of logs to, and product from the Mill				

APPENDIX 2.

OPUS International assessment of existing stormwater system

6 July 2007

Craig Pursey
Planning Consultant
Harley Survey Group
116 Serpentine Road
Albany WA 6330



waapc007

Dear Craig

APEC Drainage Calculation

Thank you for the opportunity to assess the capacity of the existing basin located in APEC Albany WA.

The capacity of the existing basin was calculated utilising the MX software based on the survey information that you have provided for us. The volume of water that the existing basin can hold is **663.38cu.m**. The calculations emailed to you on the 29th of June 2006 show that the existing basin capacity is adequate for 1 in 50 years storm event, after the proposed development has been considered. The estimated catchment area is 10.33Ha and the proposed development (Hardstand) area is 5391sq.m, which will not have a big impact on the existing basin

Please contact the undersigned if you have any queries.

Yours faithfully,

Evan Chadfield
Manager

ASSOCIATION OF CONSULTING
ENGINEERS AUSTRALIA
MEMBER



Calculate the Adequacy of Existing Basin

Pipe Outlet

$$V = \frac{R^{2/3} S^{1/2}}{n}$$

V = 2.3373 m/s

Q = AV
Q = 371.73 L/s
Q = 743.47 L/s (for two pipes)

Properties of Existing Pipes

Dia. = 450 mm
L = 8.97 m
Grade (S) = 0.017 m/m
n = 0.013

Where:

- V Cross-Sectional Average Velocity (m/s)
- R Hydraulic Radius (m)
- S Slope of pipe (m/m)
- n Manning Coefficient of roughness
- Q discharge (L/s)

Required Basin Capacity

$Q_{net} = Q_{in} - Q_{out}$
 $Q_{net} = 458.72 \text{ L/s}$

Volume = 357.80 m³

Result

For 1 in 20 years Annual Exceedance Probability (AEP) the Capacity of the existing basin is adequate to detain the water temporarily

Capacity of Existing Basin = 663.382 m³
Required Capacity after development = 357.80 m³

Calculate the Adequacy of Existing Basin

Pipe Outlet

$$V = \frac{R^{2/3} S^{1/2}}{n}$$

V = 2.3373 m/s

Q = AV
Q = 371.73 L/s
Q = 743.47 L/s (for two pipes)

Properties of Existing Pipes

Dia. = 450 mm
L = 8.97 m
Grade (S) = 0.017 m/m
n = 0.013

Where:

- V Cross-Sectional Average Velocity (m/s)
- R Hydraulic Radius (m)
- S Slope of pipe (m/m)
- n Manning Coefficient of roughness
- Q discharge (L/s)

Required Basin Capacity

$Q_{net} = Q_{in} - Q_{out}$
Q_{net} = 275.55 L/s

Volume = 214.93 m³

Result

For 1 in 10 years Annual Exceedance Probability (AEP) the Capacity of the existing basin is adequate to detain the water temporarily

Capacity of Existing Basin = 663.382 m³
Required Capacity after development = 214.93 m³

Drainage Calcs
 By E. Mesina 28th June 2007
 Lot 100 - Albany Wood Chipping Mill

Existing Detention Basin Capacity

$V = 653.382 \text{ m}^3$ (Calculated from MX)

Estimated Flow by Rational Method

$Q = 2.78CIA \text{ L/s}$

Where

- C Coefficient of Runoff
- I Rainfall Intensity (mm/hr)
- A Catchment Area (Ha)

$Q = 1202.19 \text{ L/s}$

Catchment Area = 103274 m^2

Subcatchment No.	Area (m ²)	Coefficient of Runoff	Percentage of Area (%)	Surface Type
1	63186	0.30	61.18	Vegetation / Blue Gum plantation
2	8250	0.95	7.99	Sealed Surface (Roads)
3	8442	0.70	8.17	Bare Impervious Soil
4	18005	0.60	17.43	Clay Open crop
5	5391	0.95	5.22	Hardstand (Proposed)

Calculate for Weighted "C" Coefficient of Runoff

$C = 0.47$

Estimate the Time of Concentration (Tc) by (Ramser - Kirpich formula)

Existing Parameters

$T_c = 3.98 L^{0.77} S^{-0.385}$
 $T_c = 13.00 \text{ min}$

$L = 466.00 \text{ m}$
 $S = 0.01 \text{ m/m}$

Where:

- Tc= Time of Concentration in minutes
- L = Length of Channel/Ditch from headwater to outlet (Km)
- S = Slope using Modified Taylor Schwarz Method

Modified Taylor Schwarz Method

$$S_{MTS} = \left(\frac{\sum LI}{\sum (L/S_i)^{0.5}} \right)^2$$

$S_{MTS} = 0.01$

- $L_1 (m) = 73.00$ $S_1 (\%) = 0.86$
- $L_2 (m) = 131.00$ $S_2 (\%) = 6.05$
- $L_3 (m) = 143.00$ $S_3 (\%) = 1.17$
- $L_4 (m) = 119.00$ $S_4 (\%) = 0.35$

Design Rainfall Intensity

ARI = 20 years
 $T_c = 13.00 \text{ min}$
 $I = 88.93 \text{ mm/hr}$

Calculate the Adequacy of Existing Basin

Pipe Outlet

$$V = \frac{R^{2/3} S^{1/2}}{n}$$

$$V = 2.3373 \text{ m/s}$$

$$Q = AV$$

$$Q = 371.73 \text{ L/s}$$

$$Q = 743.47 \text{ L/s (for two pipes)}$$

Properties of Existing Pipes

$$\text{Dia.} = 450 \text{ mm}$$

$$L = 8.97 \text{ m}$$

$$\text{Grade (S)} = 0.017 \text{ m/m}$$

$$n = 0.013$$

Where:

V Cross-Sectional Average Velocity (m/s)

R Hydraulic Radius (m)

S Slope of pipe (m/m)

n Manning Coefficient of roughness

Q discharge (L/s)

Required Basin Capacity

$$Q_{\text{net}} = Q_{\text{in}} - Q_{\text{out}}$$

$$Q_{\text{net}} = 458.72 \text{ L/s}$$

$$\text{Volume} = 357.80 \text{ m}^3$$

Result

For 1 in 20 years Annual Exceedance Probability (AEP) the Capacity of the existing basin is adequate to detain the water temporarily

$$\text{Capacity of Existing Basin} = 663.382 \text{ m}^3$$

$$\text{Required Capacity after development} = 357.80 \text{ m}^3$$

Drainage Calcs
 By E. Mesina 28th June 2007
 Lot 100 - Albany Wood Chipping Mill

Existing Detention Basin Capacity

$V = 663.382 \text{ m}^3$ (Calculated from MX)

Estimated Flow by Rational Method

$Q = 2.78CIA \text{ L/s}$

Where

- C Coefficient of Runoff
- I Rainfall Intensity (mm/hr)
- A Catchment Area (Ha)

$Q = 1467.82 \text{ L/s}$

Catchment Area = 103274 m²

Subcatchment No.	Area (m ²)	Coefficient of Runoff	Percentage of Area (%)	Surface Type
1	63186	0.30	61.18	Vegetation / Blue Gum plantation
2	8250	0.95	7.99	Sealed Surface (Roads)
3	8442	0.70	8.17	Bare Impervious Soil
4	18005	0.60	17.43	Clay Open crop
5	5391	0.95	5.22	Hardstand (Proposed)

Calculate for Weighted "C" Coefficient of Runoff

$C = 0.47$

Estimate the Time of Concentration (Tc) by (Ramser - Kirpich formula)

Existing Parameters

$T_c = 3.98 L^{0.77} S^{-0.385}$
 $T_c = 13.00 \text{ min}$

$L = 466.00 \text{ m}$
 $S = 0.01 \text{ m/m}$

Where:

- Tc = Time of Concentration in minutes
- L = Length of Channel/Ditch from headwater to outlet (Km)
- S = Slope using Modified Taylor Schwarz Method

Modified Taylor Schwarz Method

$S_{MRS} = \left(\frac{\sum LI}{\sum (L/S_i^{0.5})} \right)^2$

$S_{MRS} = 0.01$

- L₁ (m) = 73.00 S₁ (%) = 0.86
- L₂ (m) = 131.00 S₂ (%) = 6.05
- L₃ (m) = 143.00 S₃ (%) = 1.17
- L₄ (m) = 119.00 S₄ (%) = 0.35

Design Rainfall Intensity

ARI = 50 years
 Tc = 13.00 min
 $I = 108.58 \text{ mm/hr}$

Calculate the Adequacy of Existing Basin

Pipe Outlet

$$V = \frac{R^{2/3} S^{1/2}}{n}$$

$$V = 2.3373 \text{ m/s}$$

$$Q = AV$$

$$Q = 371.73 \text{ L/s}$$

$$Q = 743.47 \text{ L/s (for two pipes)}$$

Properties of Existing Pipes

$$\text{Dia.} = 450 \text{ mm}$$

$$L = 8.97 \text{ m}$$

$$\text{Grade (S)} = 0.017 \text{ m/m}$$

$$n = 0.013$$

Where:

V Cross-Sectional Average Velocity (m/s)

R Hydraulic Radius (m)

S Slope of pipe (m/m)

n Manning Coefficient of roughness

Q discharge (L/s)

Required Basin Capacity

$$Q_{\text{net}} = Q_{\text{in}} - Q_{\text{out}}$$

$$Q_{\text{net}} = 724.36 \text{ L/s}$$

$$\text{Volume} = 565.00 \text{ m}^3$$

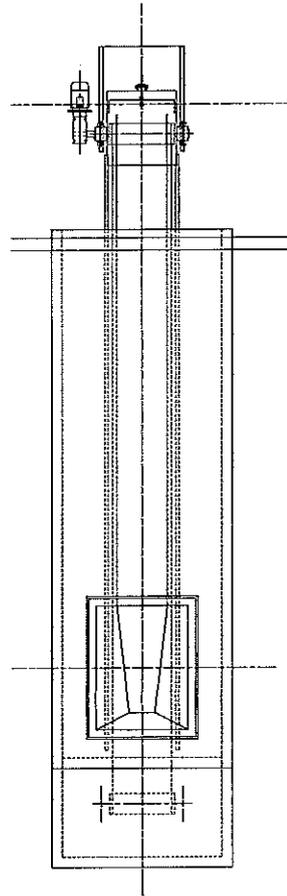
Result

For 1 in 50 years Annual Exceedance Probability (AEP) the Capacity of the existing basin is adequate to detain the water temporarily

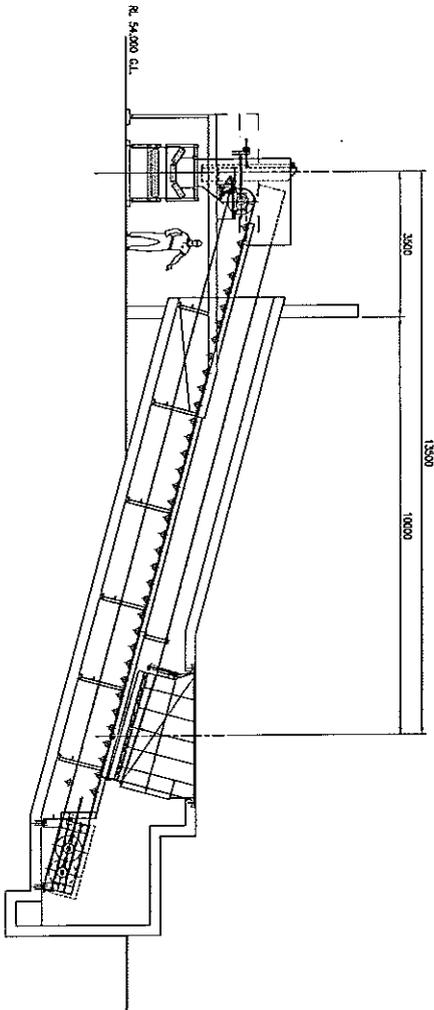
$$\text{Capacity of Existing Basin} = 663.382 \text{ m}^3$$

$$\text{Required Capacity after development} = 565.00 \text{ m}^3$$

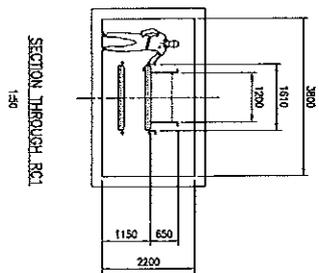
8.0 Planning Application – Plans & Certificate of Title



PLAN - RECLAIM CONVEYOR RCI
130



ELEVATION - RECLAIM CONVEYOR RCI
130

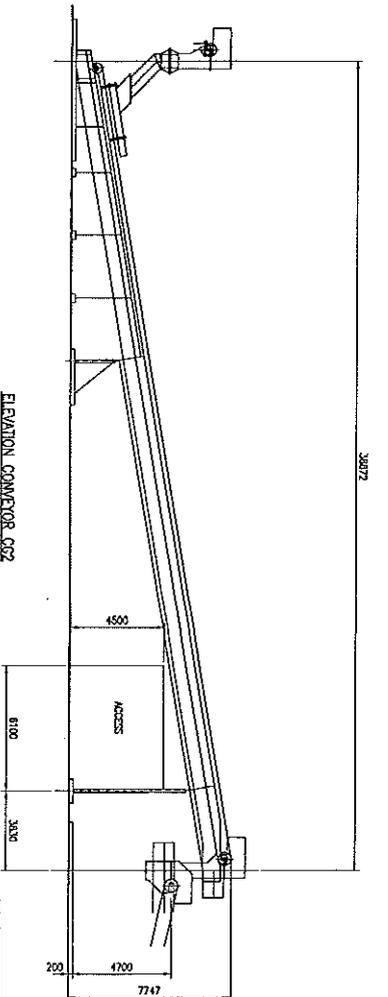
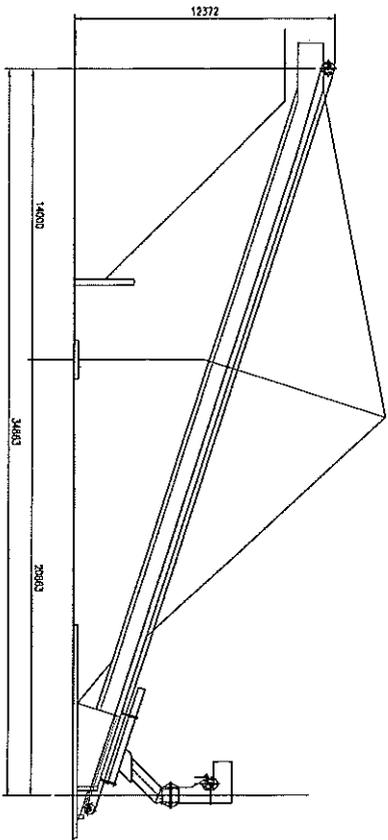
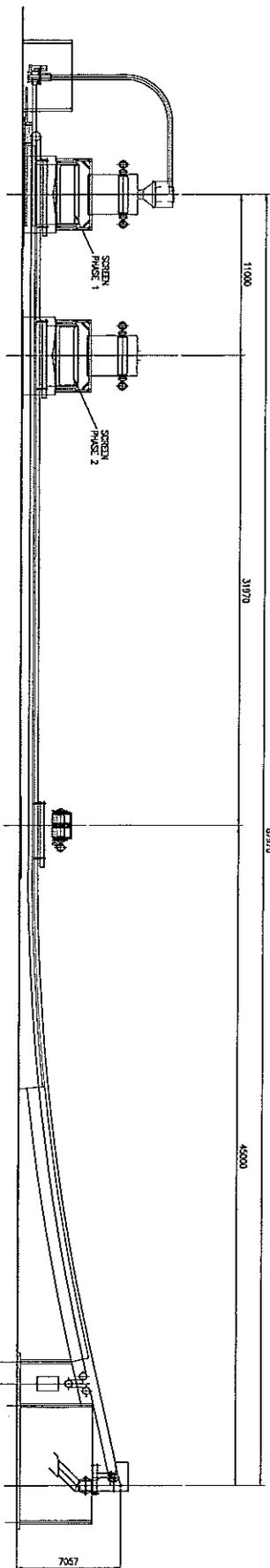
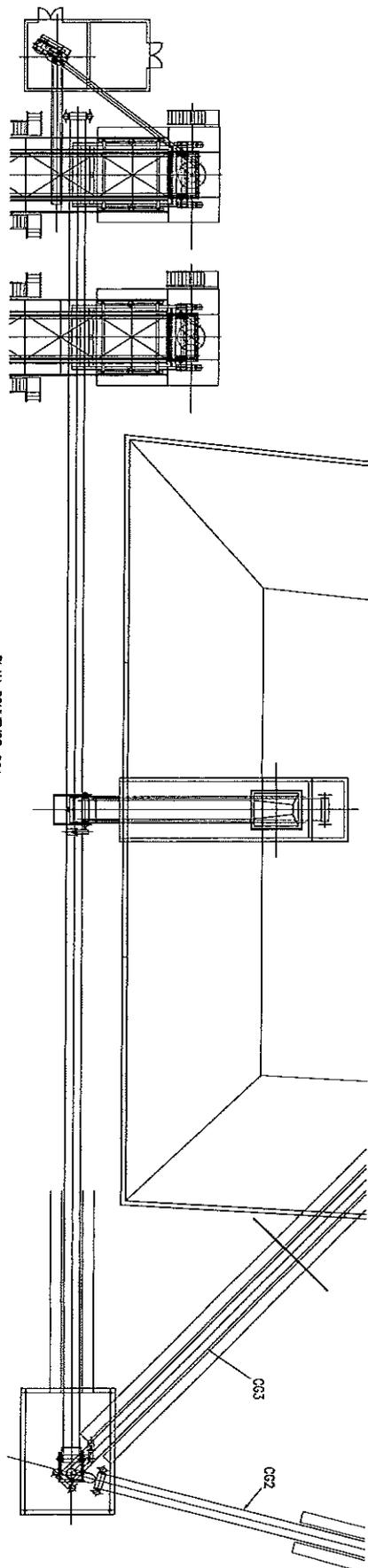


SECTION THROUGH RCI
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062

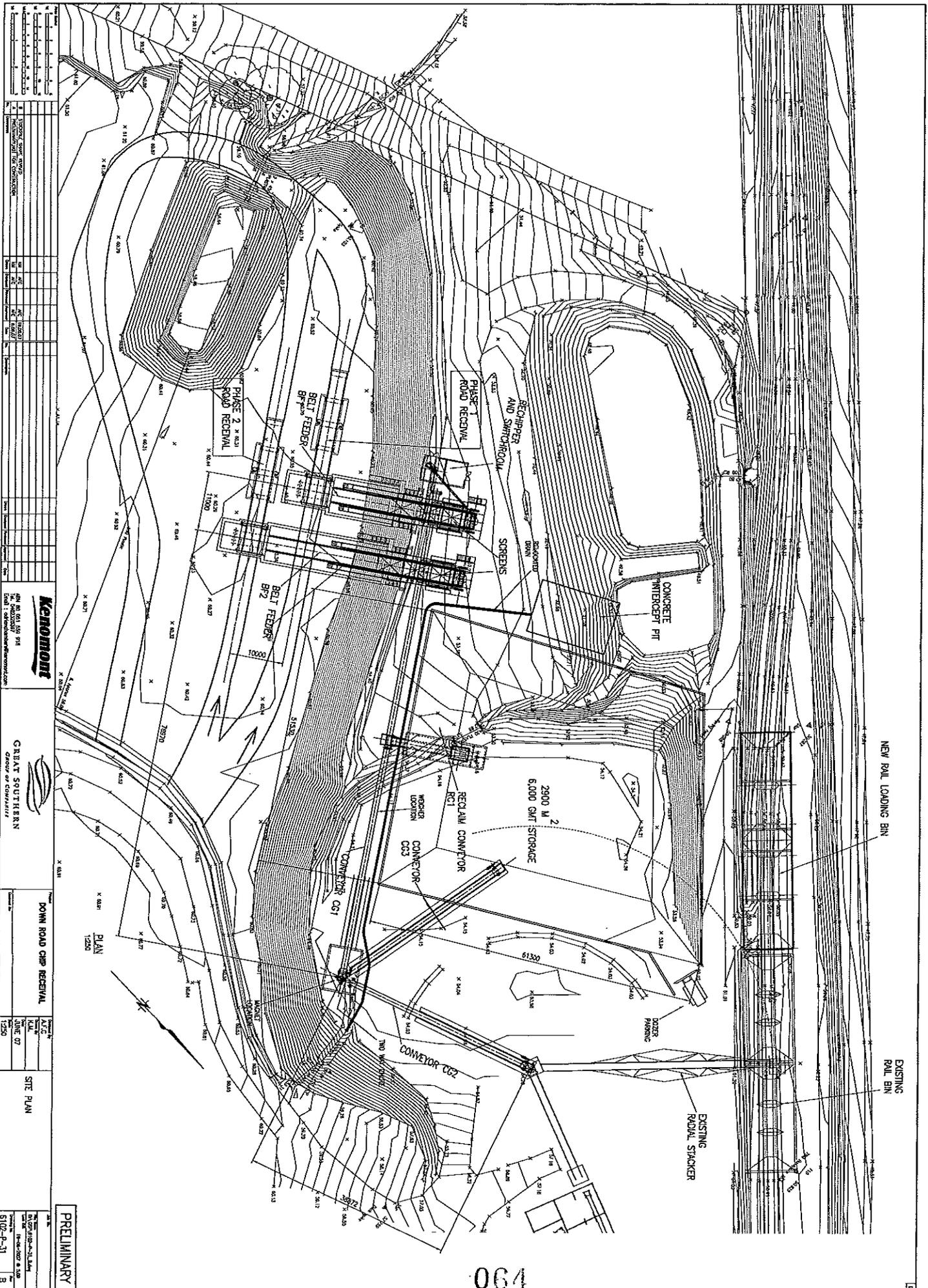
21

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100 DOHN ROAD GREAT SOUTHERN GROUP OF COMPANIES Christchurch, New Zealand Email: info@keromont.co.nz		Project No: 6102-P-34 Date: 15/07/10		A/E/C: DATE: JUNE 07 1510		Revision No: A	
PRELIMINARY		6102-P-34		A			



063

				DOWN ROAD CHIP RECEIVAL		CONVEYOR ELEVATIONS	
1000 W. 5th St. Ste. 100 Fort Worth, TX 76102 Phone: 817.335.1111 Fax: 817.335.1112 Email: info@kenhorn.com		1125 N. 1st St. Fort Worth, TX 76102 Phone: 817.335.1111 Fax: 817.335.1112 Email: info@greatsouthern.com		Project No. 1125-1100	Date 11/25/11	Scale 1:100	Sheet No. A
PRELIMINARY							



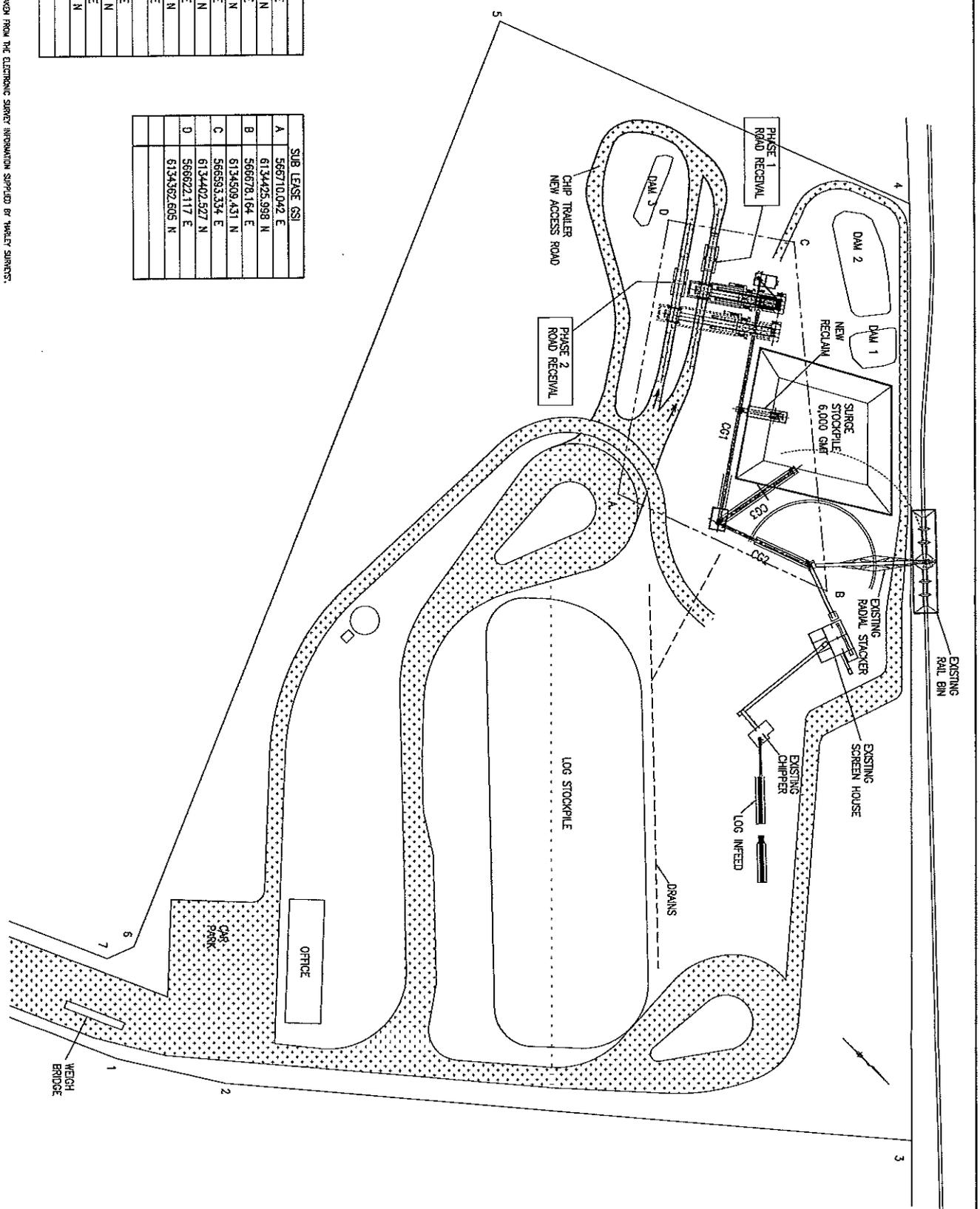
Kenomout 400 N. 10th St. Ste. 210 Grand Rapids, MI 49503 (616) 233-1111 www.kenomout.com		Great Southern Group of Companies	
DOWN ROAD CHIP RECEIVAL PLAN 1/25/07		DATE: 1/25/07 TIME: 07:00 SHEET: 5102-P-31	
PRELIMINARY		SCALE: 1" = 100' DATE: 1/25/07 TIME: 07:00 SHEET: 5102-P-31	

064

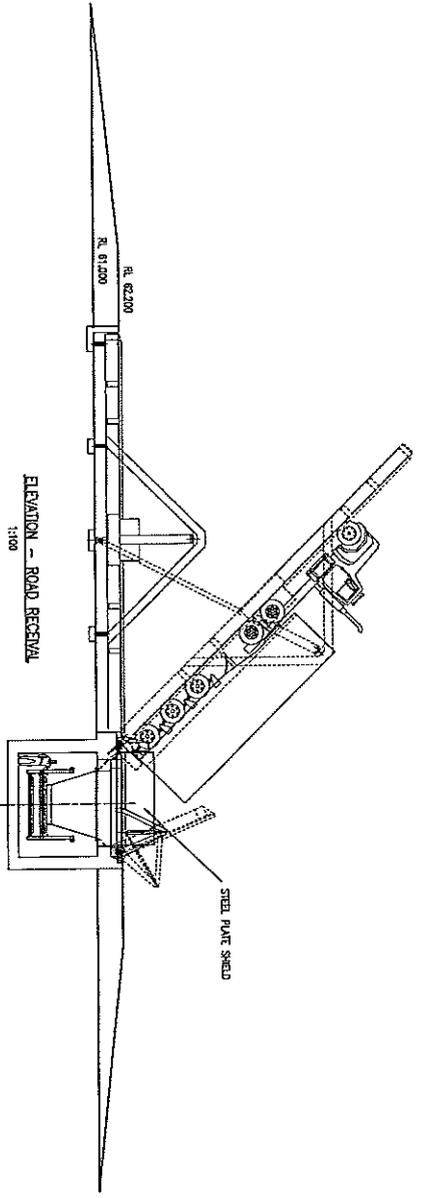
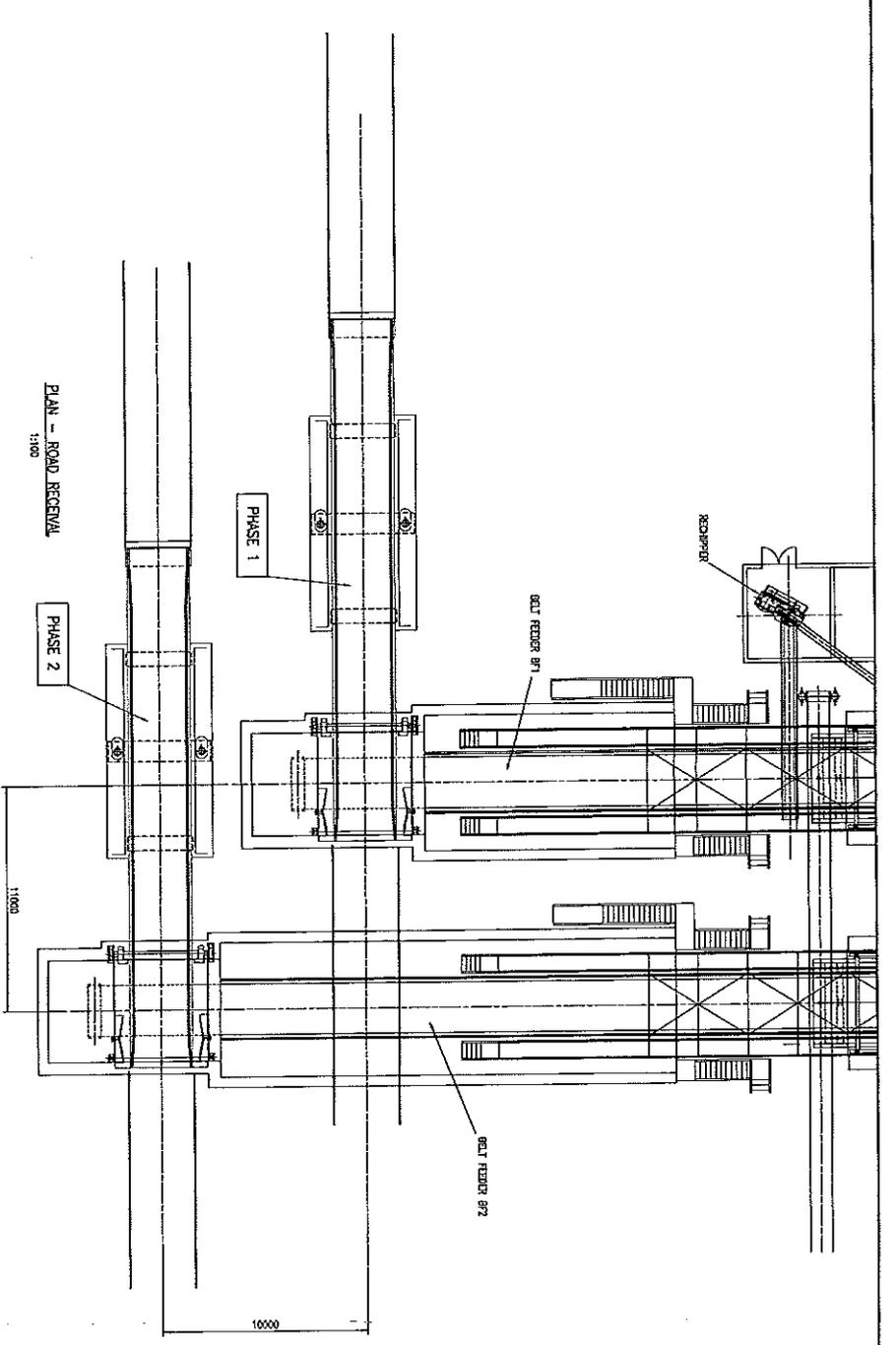
NOTE: CO ORDINATES ARE TAKEN FROM THE ELECTRONIC SURVEY INFORMATION SUPPLIED BY HARLEY SURVEYS.

LOT 100	
1	567002.345 E
	6134450.238 N
2	566978.845 E
	6134486.178 N
3	566803.335 E
	6134467.498 N
4	566550.995 E
	6134422.888 N
5	566815.485 E
	6134261.088 N
6	566967.235 E
	6134423.108 N
7	566978.175 E
	6134419.198 N

SUB LEASE CSI	
A	566710.042 E
	6134425.998 N
B	566678.164 E
	6134509.431 N
C	566593.334 E
	6134402.527 N
D	566622.117 E
	6134362.605 N

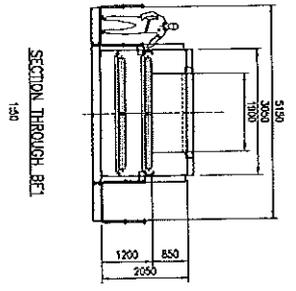
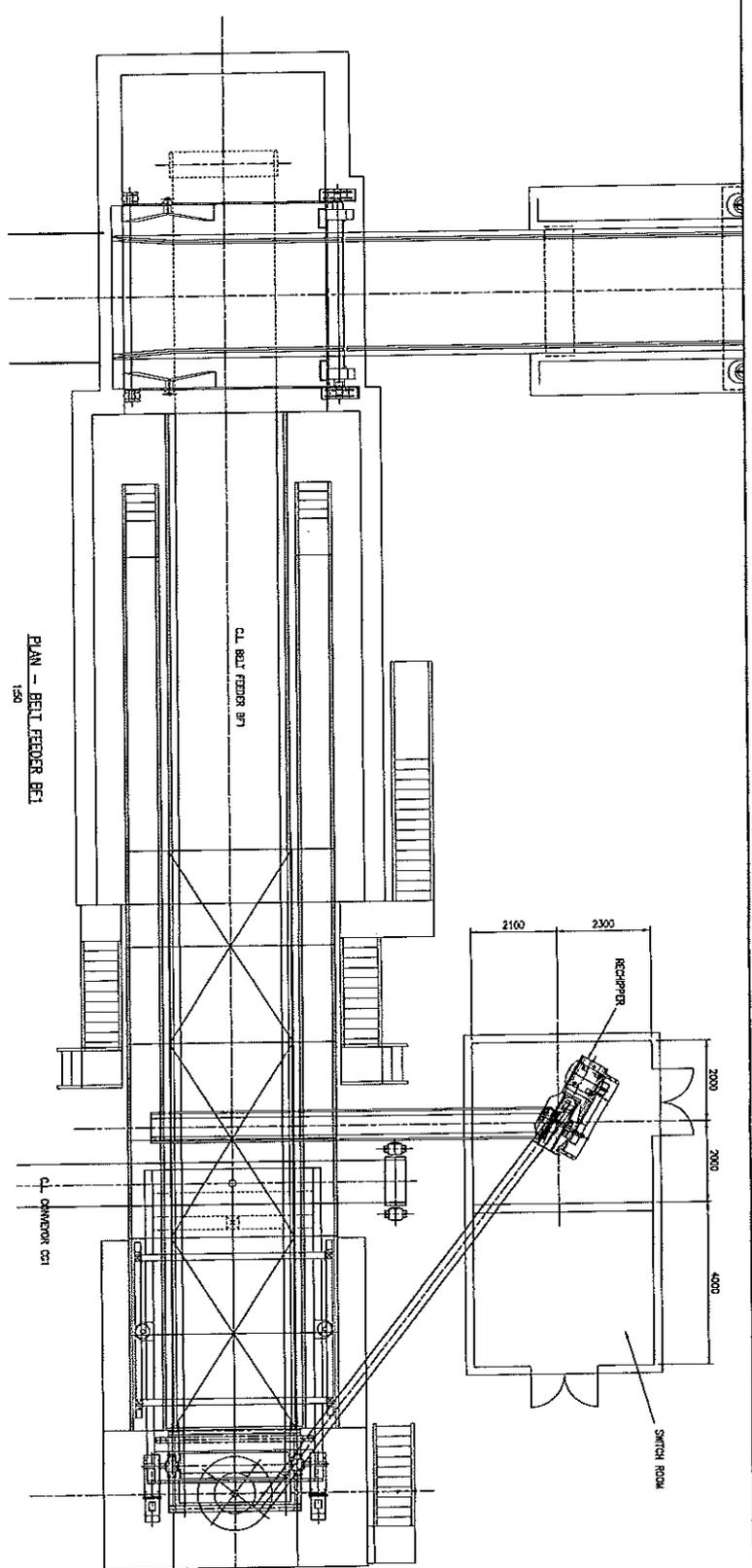
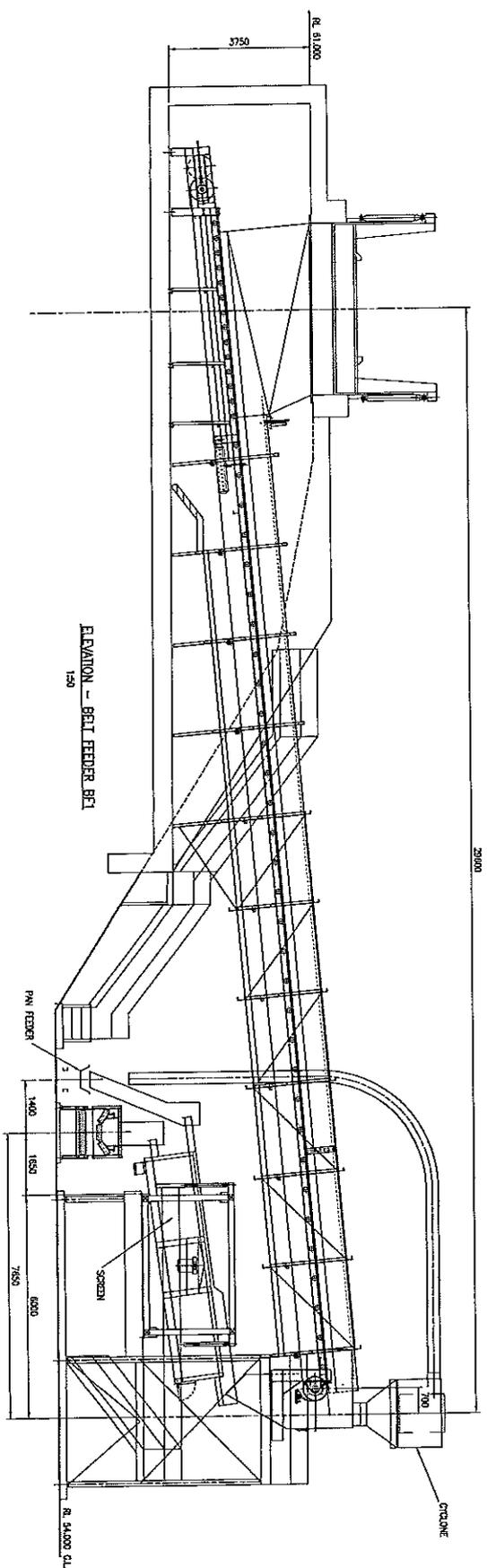


				WOOD PROCESSING & LOADOUT FACILITY DOWN ROAD SITE - ALABAMA		A.T.C. DATE 07 1980		APC DOWN ROAD CHIP RECEIVAL PHASE 1 AND 2 SITE PLAN		Scale: 1" = 500' 11-27-2007 8:30 AM 5102-P-37 A	
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 KENAMONT 10000 10th St, Suite 100 Dallas, TX 75243 Phone: 972-462-1111 Fax: 972-462-1112 Email: sales@kenamont.com		 GREAT SOUTHERN GROUP OF COMPANIES		DOWN ROAD CHIP RECEIVER SCALE: 1:100		ROAD RECEIVER GENERAL ARRANGEMENT		PRELIMINARY	
DATE: 01/11/11 DRAWN BY: J. B. SMITH CHECKED BY: J. B. SMITH APPROVED BY: J. B. SMITH		DATE: 01/11/11 TIME OF: 11:00		SCALE: 1:100		ROAD RECEIVER GENERAL ARRANGEMENT		PROJECT NO.: 6102-P-32 SHEET NO.: 8	

				DOWN ROAD CRIB RECEIVAL		BELT FEEDER AND SCREEN GENERAL ARRANGEMENT	
PROJECT NO. 150 DATE 11/15/07		DRAWING NO. 150-11 DATE 11/15/07		SCALE 1/8" = 1'-0"		SHEET NO. 8	
PROJECT NAME PROJECT LOCATION		CLIENT NAME CLIENT ADDRESS		DESIGNER NAME DESIGNER ADDRESS		CHECKER NAME CHECKER ADDRESS	



067

WESTERN



AUSTRALIA

REGISTER NUMBER 100/DP26236	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 4/7/2001

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

VOLUME
2212

FOLIO
308

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

RG Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 100 ON DEPOSITED PLAN 26236

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ALBANY PLANTATION EXPORT COMPANY PTY LTD OF 2/205 CHESTER PASS ROAD, ALBANY
(T H777817) REGISTERED 14 JUNE 2001

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

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

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

STATEMENTS:

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

SKETCH OF LAND: DP26236 [SHEET 1].
PREVIOUS TITLE: 1913-847.
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

**DOCUMENTATION OF PLACES
FOR ENTRY IN THE
REGISTER OF HERITAGE PLACES**

1. **DATA BASE No.** 04177
2. **NAME** *Albany Golf Course (1898, 1963, 2000)*
FORMER NAME Albany Golf Links, Albany Park
3. **LOCATION** Golf Links Road & 2 Barry Court, Albany
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
 1. Lot 1380 on Deposited Plan 217367 being the whole of the land contained in Certificate of Title Volume 1869 Folio 688
 2. Lot 1386 on Deposited Plan 162949 being Reserve 41267 and being the whole of the land contained in Crown Land Title Volume 3123 Folio 706, portion of Albany Lot 1154, being part of Reserve 27629 and part of the land contained in Crown Land Title Volume 3092 Folio 32 and Albany Lot 1130, being part of Reserve 27269 and the whole of the land contained in Crown Land Title Volume 3117 Folio 229
5. **LOCAL GOVERNMENT AREA** City of Albany
6. **OWNER**
 1. Albany Golf Club Inc
 2. State of Western Australia
(Management Order to the City of Albany)
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: -----
 - National Trust Classification: Classified 13/09/1999
 - Town Planning Scheme: -----
 - Municipal Inventory: -----
 - Register of the National Estate: -----
8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**

Albany Golf Course, an eighteen-hole links style golf course, established in 1898 with nine holes and enlarged in the 1960s, has cultural heritage significance for the following reasons:

the place is the oldest established links course in Western Australia, and the oldest established course at the same location in the State;

the place is a well-composed example of an early 20th century public recreation reserve and links style golf course and makes an important contribution to the aesthetic qualities of the area;

when first established the place was a drawcard for summer tourists and an economic asset to Albany and has continued as an attraction to the town for over 100 years;

in association with the Lake Seppings wetland, the place provides an important habitat for more than one hundred species of water and bush birds;

the place is highly valued by the general Albany community for its recreational associations in a seaside location and by the local and wider golfing community for the picturesque course and the challenge it presents; and,

the place has been associated with prominent people in Albany who were responsible for its establishment and for its ongoing operation and development.

The Clubhouse (2000) and the shed have little significance. The driving range was not part of the original links course, being developed at the same as the new clubhouse, and is therefore of little significance.

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.23 Catering for tourists
- 8.1.1 Playing and watching sport
- 8.1.3 Developing public parks and gardens
- 8.1.4 Enjoying the natural environment
- 8.5.4 Pursuing common leisure interests

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 104 Land allocation & subdivision
- 311 Hospitality industry & tourism
- 405 Sport, recreation and entertainment
- 409 Environmental awareness

11.1 AESTHETIC VALUE*

Albany Golf Course is a well-composed example of an early 20th century public recreation reserve and a links style golf course. The place successfully utilises and enhances the natural topography and vegetation of the site to create an attractive and challenging course and establishes vistas to the surrounding scenic hills and coast. (Criterion 1.1)

Albany Golf Course makes an important contribution to the aesthetic qualities of the suburb of Middleton Beach and forms an important backdrop to the dunes of Middleton Beach, a popular suburban swimming and recreation beach in Albany. (Criterion 1.3)

Together with the public recreational reserves at Ellen Cove and Middleton Beach, *Albany Golf Course* forms a precinct of late nineteenth and early twentieth century recreational parklands. (Criterion 1.4)

11.2 HISTORIC VALUE

Albany Golf Course was one of the earliest golf courses established in Western Australia and the first links style course and has been favourably compared to the best of the traditional links courses in Scotland. (Criterion 2.1)

Albany Golf Course was a drawcard for summer tourists and an economic asset to Albany, with numbers playing the course quadrupling in the summer holiday season, and has continued as an attraction to the town since 1898. (Criterion 2.2)

Albany Golf Course was associated with prominent people in Albany who were responsible for the establishment of the place, including resident medical officer Dr Thomas Robinson, lawyer Samuel Johnson Haynes and surveyor William Henry

* For consistency, all references to architectural style are taken from Apperty, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Angove, and later with C. H. Wittenoom, and J.F.T and A.Y. Hassell and their daughters Kathleen, Ellen, Grace and Honoria, who were among the early Associates. (Criterion 2.3)

Albany Golf Course attracted top golfers from around the country and overseas as well as nurturing some home-grown champions. The course record is held by West Australian international golfer Graham Marsh. (Criterion 2.3)

11.3 SCIENTIFIC VALUE

In association with the Lake Seppings wetland, *Albany Golf Course* provides a green belt associated with both the coast and islands in the bay and is an important habitat for more than one hundred species of water and bush birds. (Criterion 3.1)

11.4 SOCIAL VALUE

Albany Golf Course is highly valued by the Albany community for its recreational associations in a seaside location and by the local and wider golfing community for the picturesque course and the challenge it presents. (Criterion 4.1)

Albany Golf Course contributes to the community's sense of place as a landmark open and greened landscape between Lake Seppings and Middleton Beach. (Criterion 4.2)

12. DEGREE OF SIGNIFICANCE

12.1 RARITY

Albany Golf Course is the oldest established links course in Western Australia, being one of only three of its type, and is the oldest established course at the same location in the State. (Criterion 5.1)

12.2 REPRESENTATIVENESS

Albany Golf Course is a good representative example of a links style course despite later management to suit modern golfing expectations. (Criterion 6.1)

12.3 CONDITION

Albany Golf Course is in good condition and is well maintained through a management programme that carries out regular maintenance.

12.4 INTEGRITY

Albany Golf Course has a high level of integrity as it continues to fulfil its original intended purpose. A new Clubhouse has just been completed and it is intended to continue to use the place as a golf course for the foreseeable future.

12.5 AUTHENTICITY

Albany Golf Course has a medium to high level of authenticity because the original concept of the place has remained largely intact as a links style course with holes set out in a mostly natural, seaside landscape. While vegetation is replaced regularly, due to the natural lifespan of plants, the original landscape concept is still clear. Also while the course has been extended several times, this tends to have been additive and the extent of the original course is still obvious.

The buildings on site have low authenticity.

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13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment by Irene Sauman, Historian and Kelsall Binet Architects in May 2006, with amendments and/or additions by HCWA staff and the Register Committee.

13.1 DOCUMENTARY EVIDENCE

Albany Golf Course is an eighteen-hole links style golf course, established in 1898 with nine holes and enlarged in the 1960s.

As the chief port in Western Australia until the end of the 19th century, Albany received almost 30,000 visitors a year at the peak of the gold boom. It was also a popular holiday venue in the hot summer. As the town prospered, interest turned to sport and recreation. An English golfer visiting Albany suggested the land at Middleton Beach, beside Lake Seppings, as ideal for a nine-hole 'links' course, as the best golf courses were those on traditional links on seaside land.

The Old English word 'hlinc' has been reported as describing 'connected areas of sandy ground, level or undulating, covered by scrub, turf and course grass, ranging along a seashore like links in a chain'.¹ Dictionaries also credit the word 'links' as deriving from 'hlinc', meaning 'ridge' and applied to the ridged boundary where cultivated and uncultivated ground met. From this, the word 'links' came to mean undulating sandy turf-covered ground usually along a shoreline (boundary), and from there, to a golf course on such land.²

The idea of a golf links at Middleton Beach was made public by the *Albany Advertiser*, whose editor, W.F. Forster, was a proponent of the game. Other promoters of a golf links were also leading citizens, among them resident medical officer Dr Thomas Robinson and businessmen Charles Russell and F.W. Strother. They formed a Committee with the idea to have the government grant a suitable piece of land and in return the committee would develop a course that would attract visitors to the town.

At the meeting of the Albany Town Council on 8 December 1898, it was reported:

Councillor James said he had seen it advocated in the *Advertiser* that golf links be made at Lake Seppings. He thought golf links would prove an attraction to the town. He moved that the matter be referred to the Finance Committee. Seconded by Councillor Gee. Carried.³

On 15 August 1899, the Committee advised the Council it had raised £100 for construction of the golf course by sale of £10 debentures and formally requested the lease of 50 acres (20ha) of land between Middleton Beach and Lake Seppings. Moir Road (later Golf Links Road), ran north-south between Lake Seppings and Middleton Beach. The land west of Moir Road and immediately surrounding Lake Seppings had been gazetted Botanic Gardens Reserve 1299, while the land east of Moir Road was Reserve 1303, for parklands. The Council duly requested that the Minister for Lands grant the Reserve lands to the Council with the right to lease portions for recreation purposes. The Under Secretary for Lands was against giving the land to the municipality and instead suggested it be placed under the control of a board.

¹ Johnson, Les, *Albany Links: a history of the Albany Golf Club*, Albany Golf Club, 1998, p. 17.

² *The American Heritage Dictionary of the English Language*, 4th ed, Houghton Mifflin, 2000; www.britannia.org/Scotland/scotsdictionary.

³ Johnson, Les, op cit, p. 19, quoting report of Council Meeting in *Albany Advertiser*.

While these details were being ironed out, the golfing Committee went on with its agenda. At a meeting on 2 September 1899, 'The Albany Golf Club' was formed, with lawyer Samuel Johnson Haynes as president, land developer and MLA Albert Morgans as vice president, Dr Robinson as club captain, and civil servant Charles Keyser as secretary. At the time of its formal creation, the Club already had 38 members, all male, who paid one guinea a year membership. The membership fee for ladies was a half guinea, but they were to have no voice in administration.⁴

Surveyor William Henry Angove, who undertook government contracts in the region and also had a private practice, volunteered his services and made a rough survey of the course. He calculated 35 acres had to be cleared to provide a course 1.25 miles long with a cleared space 50 yards wide on each side of the line from tee to hole. Nine holes were planned with various distances from 80 to 240 yards. Costs involved in the establishment of the course included: clearing at just under £57; supply of turf for the greens at 10 shillings per 100 feet; and, making and lining the holes and erecting flags at £2. A mowing machine and iron roller was a major expense at £16.⁵

By the end of 1899, players were practising on the course but not playing into the holes in order to give the greens turf time to establish. There was some problem with balls bouncing off tree stumps left during the clearing work, but this was considered relatively minor.

On 17 October 1899, the Lands Department announced the two Reserves were to be amalgamated as Reserve 1299 for the purpose of 'park lands' for recreation, to be known as 'Albany Park', and the Council would sit as a board under the Parks and Reserves Act when dealing with the land. The Council in return proposed that the Governor appoint a board for the control of the Reserve, submitting Council's choice of members, and this was accepted on 25 January 1900. The members of the new board of management of Albany Park were all golfers and members of the Club committee. The Parks and Reserves Act provided for a small share of funds toward the cost of improvements to parks and the new board welcomed this.⁶

On 3 February 1900, president Haynes formally declared Albany Park links open.⁷ The Park and the board were officially gazetted on 7 February 1900. The first woman joined on 13 June 1900, but there were still only 3 female members by 1903 and no record of them playing in tournaments, although the 'lady friends' of members provided the requisite afternoon teas during competitions.⁸

An early issue for golfers on the course was straying cattle. The milk cows of Albany residents were taken each day to graze on the flats below Middleton Road and often wandered onto the open fairways. This was eventually resolved when the Road Board could afford to fence the grazing area. During 1900, the club shed was erected by contractors Josiah Norman & Sons. It was located halfway along the course, near Golf Links Road (formerly Moir Road) on the west side.⁹

4 Johnson, Les, op cit, pp. 21-23.

5 Johnson, Les, op cit, p.23.

6 Johnson, Les, op cit, p.24; DLI Reserves Index, Reserves 1299 and 1303.

7 Johnson, Les, op cit, p. 17. It is not known for how long the place was referred to as Albany Park.

8 Johnson, Les, op cit, p.26.

9 Johnson, Les, op cit, pp. 28-30.

In 1901, to mark Federation, a handicap tournament, known as the Albany Golf Club Cup, was established, to be played in March-April. It carried a handsome trophy donated by club president Haynes. Other competitions included 6 medal matches, 'an American tournament' for the president's cup and two matches played against golfers from the visiting Royal Navy cruisers *St George* and *Juno*, which were escorting the *Ophir*, chartered for King George V and Queen Mary for the opening of the first Federal parliament.¹⁰

The course was 'greatly improved' by the work of the Road Board and the club in the first several years, but what this entailed is unclear. Grazing sheep were introduced on the fairways to keep down grass and undergrowth, and also contribute to Club funds with agistment fees. Weekly press reports of events in the Albany golfing round began to appear in the *Albany Advertiser*, with a comment in June 1903 that 'The Golf Club promises to become as popular an institution as the Bowling Club is in summer'.¹¹ Golf quickly grew in popularity along the Great Southern Railway route, and the first inter-club match at Albany was played in August 1906, against Katanning. The weather played a part in the decision of the Club to change the start of its playing season from September to March.

The first women's competition was held over two days on 15-16 October 1908, and was made possible by female membership increasing to 11 in that year, from only two the previous year.¹² On the second Saturday in July 1910, the new Clubhouse was opened. Constructed by Josiah Norman & Sons beside the shed used for the previous decade, the building was timber with a red painted iron roof. It was 9.4 metres in length and comprised two rooms of almost equal size. The building cost £140 and had been financed with debentures of £10 each.¹³

At the annual meeting of the Club on 3 April 1912, the president suggested that as Albany shops, guest houses and hotels were doing well out of the visitors the Club attracted to the town, some financial support from them might be forthcoming. Three donations of £50, £10 and an undisclosed amount were received as a result. Annual golfing tournaments were introduced, leading to the establishment of the Wittenoom Cup, Albany Open and Albany Classic. In 1913, the Albany Week sporting program was extended to a six-week event due to its popularity in attracting visitors to the town, and in the last week it offered the Albany Golf Club Carnival, which became a fixture despite the later demise of Albany Week.¹⁴

Between 1912 and 1916, improvements to the course required the purchase of turf, clover and couch seed, potato and whale manure, phosphate and bone dust, 12 hundredweight of worm killer, loam, water, and the services of a labourer to plough, roll, harrow and plant.

On 3 February 1915, a portion of Reserve 1299 that was the site of the golf course, was gazetted Reserve 15879 for recreation. In 1916, the Government abolished the Board of management and vested both Reserves – Lake Seppings

10 Johnson, Les, op cit, pp. 28-30.

11 Johnson, Les, op cit, pp. 30-34.

12 Johnson, Les, op cit, p. 38.

13 Johnson, Les, op cit, p. 34.

14 Johnson, Les, op cit, pp. 34-36.

Reserve 1299 and the golf course site, Reserve 15879 – in Albany Town Council. This made it possible for the Council to lease the land directly to the Golf Club.¹⁵

In 1916, Albany Golf Club decided to promote women's golf, with the establishment of a women's tournament and their own day of the week – 'the right of the links on Thursdays'. Several of the daughters of John F.T and Albert Y. Hassell – Kathleen, Ellen, Grace and Honoria – were prominent among the female golfers at the Club. A.Y. Hassell was himself president from 1912-17, and in 1919, at the first annual meeting of the Associates, his wife Ethel (Clifton) was elected their president. In 1920, of the 89 members of the Club, there were six life members, 22 country and 29 ordinary members and 32 lady Associates.¹⁶

The installation of a water supply in the early 1920s cost £250, with most of the funds being donated by members. The water was used to irrigate the greens and the tees. A full-time green keeper, nurseryman Bob Jarvis, was employed in 1920 and the course quickly reflected his care and skill. He remained in the position for many years. By 1922, the improvements had brought praise from past and current Australian golfing stars and increased the number of visitors to the course.¹⁷

With the improved course, the start date for the season was moved back two months to 1 January to attract the summer holiday players. This proved a mixed blessing as during the summer months, the local average of 50 players was outnumbered three to one by visitors and the course and facilities were congested. Golfers travelled considerable distances from throughout the southern region to play at *Albany Golf Course*, and regular visitors included the WA Governor, Sir William Campion, who brought a team down each year to play the Wittenoom Cup against the locals in the 1920s.¹⁸

To ease the congestion, it was proposed to extend the course to 18 holes by adding three new holes at a time, beginning with the area immediately west of Golf Links Road. The Club requested a lease of more land from the Lake Seppings Reserve, but local residents lodged a petition on the grounds the land was granted for parks and gardens. In March 1922, the purpose of the Reserve was changed from 'park lands' to 'park lands and recreation' to allow Council to lease it out, with the argument there were plenty of other public parks and recreation reserves in Albany. A 21-year lease for a section of land between Golf Links Road and Lake Seppings was entered into in August 1923.¹⁹

The extension of the course onto the newly leased area did not occur immediately for reasons unknown, but in 1927 Cottesloe Golf Club professional David Anderson, a Scot who had played links courses in Britain, drafted plans for an extension of *Albany Golf Course* to 18 holes, with the following comment.

I am of the opinion that the residents of Albany do not know how fortunate they are in possessing land absolutely of the finest golfing country, and it is with pleasure and without hesitation that I say I have never seen better golfing territory outside a few links in the Old Country. The contour of your land is the nearest approach to Prestwick,

15 Johnson, Les, op cit, p. 24; DLI Reserves Index, Reserves 1299 & 15879; Lands & Survey file, Reserve 15879, SROWA WAS 211 CONS 3640 Item 1914/4486 Vol. 1.

16 Johnson, Les, op cit, p. 42; Erickson, Rica, *Bicentennial Dictionary of Western Australians*, Perth, UWA Press, 1988, pp. 1397-99.

17 Johnson, Les, op cit, pp. 54-56.

18 Johnson, Les, op cit, pp. 58-69

19 Lands & Survey file, Reserve 1299, File 10234-1899-02RO.

Scotland (recognised as one of the three best golf links in the British Isles) that it could be possible to come across. The possibilities of Albany with this excellent contour and ideal climate must be unique as far as Australia is concerned.²⁰

Lack of funds during the Depression restricted development but some progress with planting on the new area had been made by the late 1930s. As the popularity of golf increased, the WA Golf Association was divided into regional bodies. The Lower Great Southern Golf Association was created in 1938, and on 22 February 1940, the Club became The Albany Golf Club Incorporated. During the war years, Club income was greatly reduced as members joined the services and maintenance of the course suffered. The greenkeepers position was reduced to part-time and plantings made for the course extensions were abandoned. The work of volunteers meant that the nine-hole course survived but an estimated 75% of the couch grass was lost.²¹

On 10 September 1945, a seven-man deputation attended a meeting of the Albany Town Council to explain the need for assistance in extending the course to eighteen holes. It was argued that Albany would lag behind if it continued to offer only a 9-hole course. Professional golfers had placed Albany in the top three in Australia for locality, but not for facilities, and Bunbury was already developing an 18-hole course. The catchcry, taken up by the *Albany Advertiser*, was 'We must concentrate on the tourist trade'. Another reason for extending the course was the improvements in equipment, including the introduction of steel-shafted clubs and improvements to balls. These innovations had increased the distance of the best shot from 220 yards (200 m) to 300 yards (275m), and the Albany course was now too short a course to attract the best players.²²

The Council declined funding and the Club was forced to look for private finance. This was not as difficult as first thought owing to the booming State economy, both in mining and agriculture. Reserve 15879 was extended northwards and the landholding of *Albany Golf Course* was considerably increased with a lease of a portion of this land.²³

Opening on 24 September 1955, a new Clubhouse was built at the southern end of *Albany Golf Course* on four acres of freehold land acquired by the Club in the late 1930s.²⁴ The extension of the course to eighteen holes took a little longer. In March 1956 a Course Planning Committee was appointed and in May 1957 it was decided to establish the 18-hole course with an immediate start on earthworks, clearing and pasturing. Funds were short, as usual, but a farmer donated the use of a bulldozer and another donated clover seed to hold the drifting sand on the seaside holes. Kikuyu grass was introduced and fertilised with residue from the Albany sewerage farm prompting the comment that 'the stench was horrific... but the grass shot up'.²⁵

On 25 May 1963, Club patron and former president C.H. Wittenoom officially opened the extended 18-hole Albany Golf Course, followed by an evening party

20 Comments by David Anderson, quoted in Johnson, Les, op cit, p. 74.

21 Johnson, Les, op cit, pp. 72-75.

22 Johnson, Les, op cit,

23 DLI Reserves Index, Reserve 15879; Lands & Survey file, Recreation reserve 15879, SROWA, WAS 211 CONS 3640 item 1914/4486 Vol. 1.

24 Johnson, Les, op cit, p. 78.

25 Johnson, Les, op cit, pp. 81-84.

with buffet tea and dancing.²⁶ The new course included three holes on the west side of Golf Links Road as well as the northern extension. The entire site of *Albany Golf Course* was re-gazetted as Reserve 27629 for 'recreation golf links', vested in the Town of Albany and leased for 21 years to the Club.²⁷

Leasing of the site was an ongoing issue, as the Club wanted a fifty-year lease for security instead of the 21 years, which was the longest period the Council was authorised to provide. The shorter lease presented problems when development funds were required as banks and other lenders wanted a more secure asset for their loan. This problem was obvious in the latter half of the 1960s when extensions to the Clubhouse were planned. At that time, various proposals were put forward to raise the necessary money when the Club's own bank refused to assist. Careful management eventually resulted in a successful outcome with the Clubhouse being considerably enlarged and facilities improved, but the issue of long-term security of tenure remained.²⁸

Having a road through the course presented real problems with stray balls hitting cars. When a ball bounced off a police car it was time to find a solution. This came in the form of realigning the road to run on the west boundary of the course, closer to Lake Seppings.²⁹

The social aspects of golf were as important as the game and the enlarged course and Clubhouse provided the best of both for members. As well as the pleasure of playing with other golfers and spending time in the Clubhouse, there were golfing competitions, visitors from other clubs and visits to other clubs, the Annual Club Ball and fundraising events. The female Club members, known as Associates, were responsible for much fundraising for the Club and for charity, with jumble sales, raffles and stalls, among other activities. They raised funds for furniture for the 1960s Clubhouse extensions and set up a furnishing committee. In 1971, a sub-committee of Associates launched a scheme of planting of trees and shrubs for protecting the Clubhouse and the course from the ever-present winds.³⁰

Lake Seppings was a significant coastal wetland and together with *Albany Golf Course* with its largely indigenous flora and lack of development, provided a popular habitat for coastal bird life. *Albany Golf Course* acted as a corridor between the Lake and the sea and was attractive to walkers and birdwatchers as well as golfers. This bird life habitat and greened space became more important as Albany continued to grow and residential development extended along the coast.

In 1971, the Royal Perth Golf Club succeeded in getting a 99-year lease on its site, and Albany continued to campaign quietly for its own longer lease, despite some opposition from those who considered the Club should not have such recourse to public lands. During the 1970s it became apparent that income from fees and charges was only sufficient to maintain current amenities and not to develop into the future. A country club resort was proposed but the issue of land was always a stalling point. It was another ten years before a land exchange deal

26 Johnson, Les, op cit, p. 84.

27 Lands & Survey file, Recreation golf, Reserve 27629, SROWA WAS 211 CONS 3640 Item 1958/0342 Vol. 2.

28 Johnson, op cit, pp. 85-86; Correspondence, 27 May 1982.

29 DLI Survey Diagram 62848, 16 June 1953, updated 1959.

30 Johnson, Les, op cit, pp. 46-47.

was brokered which involved the Club agreeing to exchange its four acre freehold Clubhouse site for crown land at the northern end of *Albany Golf Course*, and another decade before planning on the new resort Clubhouse was completed.³¹ The Minister for Lands gave the Club a 50-year lease commencing in 1990, which made the development proposals attractive to investment.³²

In 1996, a new water supply was sourced from Yakamia Creek, three kilometres away. This water was piped to the course and an off-peak electric pumping system installed to water the grounds during the night.³³ In 1998, the Albany Golf Club celebrated its centenary. The Club is the oldest in WA still on its original site.³⁴

The development of the resort Clubhouse went ahead in the late 1990s, and the new building was opened in 2000. As well as providing top-class facilities for members, the new Clubhouse is a venue for dinners, conferences, meetings and private functions including weddings and is fully booked for much of the year.³⁵

The driving range, situated northeast of the car park, between Barry Court and Griffiths Street, was developed at the same time as the new Clubhouse.³⁶

The resiting of the Clubhouse to the opposite end of *Albany Golf Course* necessitated a change in the order of the holes to accommodate starting and finishing at the northern end. Another result of that change has been that instead of starting each nine-hole end with the southwest wind behind, the golfers now start their game playing into the wind, which has had some initial adverse effects on handicaps. Regardless of changes in the course and the advances in the technology associated with the game, professional golfers continue to have a high regard for the course owing to the undulating landscape and the coastal winds. Proof of this can be seen in the club record which was set in 1967 by West Australian champion golfer Graham Marsh with a round of 65 – 7 under par – and which has not been bettered since.³⁷ Another professional golfer, Craig Parry, has been often quoted as saying 'Albany is my favourite Australian golf course. It's a great course by the ocean, which plays hard and is never the same'.³⁸

A tradition with true links courses is the naming of the holes and Albany has kept up with the tradition. The names have been included in this document within the physical description, as they are descriptive of the features of each hole.

In 2006, *Albany Golf Course* is a functioning and popular golfing and social venue.

13.2 PHYSICAL EVIDENCE

Albany Golf Course is an eighteen hole links style golf course (1900, 1963, 2005) located beside Middleton beach in Albany in a landscape of vestigial indigenous coastal thickets and woodlands, reinforced by plantings of indigenous, native and exotic species.

31 Johnson, op cit, pp. 93-99.

32 Certificate of Title, Vol. 3117 Fol. 229, 18 February 2000, Lease dated 23 January 1990.

33 Johnson, op cit, pp. 99-100.

34 Information provided by Paul Breuker, Albany Golf Club Professional.

35 Albany Golf Club website www.albanygolfclub.com.au

36 Personal comm: Robert Browne, proprietor of pro-shop at Albany Golf Club, and Irene Sauman.

37 Information provided by Paul Breuker, Albany Golf Club Professional; Albany Golf Club website www.albanygolfclub.com.au; Johnson, Les, op cit, p. 95.

38 White, Michael & Cuss, Natalie, *The West Australian Golf Guide*, WA Newspapers, Perth, 1998, p. 21.

Albany Golf Course is located in the suburb of Seppings beside Middleton Beach. This area is separated from the Albany town centre by the large granite topped hills of Mt. Clarence and Mt. Adelaide. The area has traditionally been a popular recreational area for locals and a seaside resort for holidaymakers. As Albany has expanded in the post war era, *Albany Golf Course* has been gradually surrounded by suburban development.

The suburb focuses on Ellen Cove, which is nestled into the rocky headland formed by Mt. Adelaide at the south end of Middleton Beach. The Ellen Cove beachfront has been developed in a similar fashion, but on a smaller scale to Cottesloe Beach in Perth and has landscaped lawns planted with Norfolk Island Pines (*Auracaria heterophylla*) and a set of grassed terraces set into the side of the hill. A modern surf club building stands at the northern end of the landscaped area and beyond that the natural primary dune formation stretches along the sandy beach as it extends north-eastwards in a wide curve towards Emu Point at the entrance to Oyster Harbour. The foreshore at Emu Point has been formally landscaped with lawn and exotic trees and the suburb of Emu Point has developed around the former holiday shacks and caravan park in this area.

Albany Golf Course is a long narrow strip of land situated between the primary dunes of Middleton Beach and the Lake Seppings Reserve. Golf Links Road separates the golf course from the reserve.

On the eastern side of the golf course is the Lake Seppings Reserve, a natural wetland vested in the City of Albany. The reserve contains a permanent lake surrounded by remnant indigenous vegetation. The Lake is home to more than one hundred species of water and bush birds and these can be viewed from the Lake Seppings Bird Walk. The walk around the Lake contains viewing platforms and bird hides. Commonly seen water birds include Musk Duck, Blue Billed Duck, Australian Pelican, Black Swan, Hoary Headed Grebe, Eurasian Coot, Darter, White Faced Heron, Australian White Ibis, Yellow-billed Spoonbill and several species of Cormorant. Purple Swamp Hen, Spotless Crake and Buff-branded Rail can be found in the reeds as well as the rarer Clamorous Reed Warbler and Little Grassbird. Bush birds found around the Lake include New Holland Honey Eaters, Red Wattlebirds, Western Spinebills, Red Capped Parrots, Western Rosellas, Silvereyes, Thornbills, Fantails, Golden Whistlers, White Breasted Robins, Red Winged Fairywrens, Red Eared Firetails, Welcome Swallows and Tree Martins.³⁹

Albany Golf Course extends for almost half the length of Middleton Beach and its vegetation provides a natural (unbuilt) backdrop to the primary dunes. A dual use pedestrian / bike track has been constructed between the dunes and the golf course to link the suburbs of Middleton Beach and Emu Point.

The site of the earlier Clubhouse, at the southern end of the golf course, adjoins the popular beachside suburb of Middleton Beach. This suburb contains the substantial Esplanade Hotel Complex and a number of low rise motels, guest houses and short term accommodation units mixed in with remnants of the earlier suburban bungalow development.

The new Clubhouse for the golf links stands at the northern end of the course. The area to the north of the course is currently being developed into a residential area and consolidates some earlier housing on large blocks in this area.

³⁹ Albany Bird Group 'Birdwatching at Lake Seppings'.

Albany Golf Course falls into the category of Recreational Park.⁴⁰ These landscapes began to be established in the late nineteenth and early twentieth century in response to growing public interest in health and sporting activities. As such, *Albany Golf Course* is linked to the Ellen Cove landscape, which was established in the late nineteenth century as a popular place for swimming and promenading.

In England the earliest public parks from the mid-nineteenth century were developed in established towns on poor land, but in the new Australian towns, parks were often developed on prime locations. This change is paralleled in golf course development where the first golf courses were developed on non-arable, windswept seaside land because it was the only land available but later courses were chosen for their scenic and 'healthy' locations.

Albany Golf Course is a traditional 'links' style course. The site has dramatic views across Middleton Beach to the islands in the bay as well as views to Lake Seppings and its backdrop of granite-topped hills.

The ruggedness of the seaside site was important and is linked to romantic notions of the traditions of golf. The aesthetic of this type of course is based on the earliest courses, which were established on coastal land in Scotland in the seventeenth and eighteenth centuries. In this type of course the natural topography and vegetation is left largely unaltered and the landscape is open, rugged and windswept.

The influence of the eighteenth-century English School of landscape design can also be seen in this type of golf course. This School sought inspiration from the *genius loci* of individual landscapes and enhanced the natural or existing landscape by adding or removing plantings and structures to create 'naturalistic' parklands of trees with grand vistas and picturesque focal points. In a links style course the natural topography is retained, part of the natural vegetation is cleared to create fairways with long vistas between the teeing ground and the hole and natural elements are enhanced to create features such as sand traps and sometimes water traps.

The evolution of *Albany Golf Course* can be read in the existing landscape. The north end of the course, nearest to the suburb of Middleton Beach, was the first section to be developed. This area is noticeably more open than the rest of the course with fewer trees and thickets of indigenous Peppermint trees (*Agonis flexuosa*). This area is also more open to the sea with the sweeping views across the coastal heath to the bay unimpeded by Peppermint thickets that are usually located behind the primary dunes. There were originally nine holes in this early section of the course but most of these have been modified several times to suit the evolution of the game and the extension of the course. The holes have also recently been renamed when the new Clubhouse was constructed at the other end of the course so that the 1st and 18th holes can be beside it. Only the fairways of the original 1st and 2nd holes (now holes 14 and 13) remain and these have been reversed so that the teeing ground and the hole have been exchanged.

There is no evidence of the site of the 1910 Clubhouse. The site of the recently demolished 1955 Clubhouse can be clearly seen beside the car park. Some

⁴⁰ Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991.

foundation plantings have survived as have a number of mature trees around the area.

The earlier alignment of Golf Links Road, which originally formed the eastern boundary of the course, is still clear because it is in use as a service road and is lined on both sides with mature trees. This road runs from the original bitumen entrance road to a point approximately halfway up the existing course where it connects to the new Golf Links Road.

The maintenance area, including a shed, is located about halfway along the old section of Golf Links Road, but it is well camouflaged with trees.

In the 1960s the golf course was extended from nine to eighteen holes. Three new holes were established on the east side of Golf Links Road beside Lake Seppings. The existing holes were modified and new holes were established further to the north on new land. In the newer sections of the course belts of trees and undergrowth have been retained between fairways and on the edge of the primary dunes. Golf Links Road was not relocated until some years after the establishment of the 18-hole course and it is still used as a service road.

Some form of irrigation has been in use since the 1920s and it has been upgraded several times. However, the water has only been used to maintain the fairways, greens and teeing ground. The rough, remnant indigenous trees and plantings of exotics are generally not watered by this system.

To describe the landscape of *Albany Golf Course* in greater detail we shall follow the route of the 18-hole course. This course now starts near the recently constructed Clubhouse at 2 Barry Court and follows the first four holes down to the site of the 1955 Clubhouse. The course then turns around and runs back beside Golf Links Road with the 9th hole positioned beside the car park of the new Clubhouse. The second half of the course starts beside the practice putting area behind the new Clubhouse and follows the primary dunes of the beach down to hole 13. A short 14th hole leads across to the site of the 1955 Clubhouse and holes 15 to 18 run back to finish at the new Clubhouse.

The foundation of the landscape at *Albany Golf Course* consists of the remnants of the indigenous vegetation reinforced with plantings of indigenous species and embellished with specimen plantings of Australian native plants and exotics. The indigenous plants are typical of coastal vegetation in the south west of Western Australia and the non-indigenous plants are hardy, drought tolerant species that can survive the harsh coastal environment. Many of the plants are stunted from the effects of wind and salt.

The vestigial indigenous vegetation is typical of coastal vegetation patterns and reflects the changes in soil type and exposure experienced as you move away from the sea. In the sea, meadows of seagrass grow in the sandy shallow waters of the protected Middleton Bay. Pioneer Strand plants colonise the beach margins and low Coastal Heath is established on the primary dunes behind the beach. The low heath gives way to taller Peppermint tree (*Agonis flexuosa*) thickets on the consolidated dunes, which in turn merge into woodlands. Communities of wetland plants are established around the lakes and wetlands within the dune system.

Albany Golf Course is set on a ridge of consolidated dunes behind the primary dunes and the vegetation, as for the dunes in general, consists mainly of Peppermint tree thickets giving way to woodlands on the more sheltered eastern

side beside Golf Links Road. The terrain slopes steeply downward from the golf course to the road and the sheltered low-lying area that contains Lake Seppings and other wetlands.

Generally the landscape of each hole of the course is fairly consistent with some variation in the degree of openness. Basically each hole has a manicured teeing ground, sometimes with a second teeing ground for ladies, a closely mown fairway surrounded by the coarser rough and a manicured green surrounding the hole. There are often windbreaks of trees around the teeing ground and the green and the sides of the fairway are defined by trees and shrubs, either dense belts of remnant indigenous vegetation reinforced by later planting or linear plantings of trees and in places low plantings of shrubs. In places clumps of trees have been specifically planted as an obstacle and sand traps have been created in lower lying areas around holes.

The lineal nature of most of the fairways and their flanking established plantings and remnant trees create strong vistas across the course to the surrounding landscape. These vistas are reminiscent of the grand avenues that ran through the parklands of the English School of landscape design and linked the parklands to landscape features beyond using them as 'borrowed landscape'.

The landscaping of the first hole ('Whaleback') is fairly typical of the areas added to the golf course in the 1960s. The teeing ground is located near the Club House and the fairway creates a vista to Mt Clarence beyond. Lining both sides of the fairway are belts of remnant indigenous plants reinforced by later plantings of predominantly indigenous plants and a few hardy exotics. Peppermint Trees (*Agonis flexuosa*) and Albany Woolly Bushes (*Adenanthis cuneata*) with an understorey of and Coastal Sword Sedge (*Lepidosperma gladiatum*) form the basis of these sheltering belts with some Warty Yate (*Eucalyptus megacornuta*), Bald Island Marlock (*Eucalyptus conferruminata*), Coastal Mort (*Eucalyptus platypus*) and the odd Cut Leaf Banksia (*Banksia Praemorsa*). Several Monterey Pines (*Pinus radiata*) have been planted on the east side and they provide a contrast to the indigenous plants with their dark green foliage and pyramidal form.

Towards the far end of the fairway the plantings open up allowing views to adjacent fairways. Linear plantings of Warty Yates and Coastal Mort allow views under the tree canopies. More open areas have recently been planted with Norfolk Island Pines (*Araucaria heterophylla*) and indigenous flowering shrubs such as the purple flowering Showy Honey Myrtle (*Melaleuca Nesophila*). The green is sheltered by clumps of Peppermint trees and Woolly Bushes and several young Norfolk Island Pines highlight the area.

The remnant vegetation around the teeing ground to the second hole ('Memorial Drive') has been reinforced with Monterey Pine, Rottneest Island Pine (*Callitris preissii*), Tasmanian Blue Gum (*Eucalyptus globulus*), Cut Leaf Banksia and Warty Yate as well as the shrubs Guinea Flower (*Hibbertea striata*), Baxters Kunzea (*Kunzea baxteri*) and Bottlebrush (*Callistemon 'Kings Park Special'*).

A row of recently planted Norfolk Island Pines stand before the denser windbreak planting around the green to the second hole. There are clumps of dense Peppermint Trees, a linear planting of four Warty Yates as well as mature New Zealand Christmas Trees (*Metrosideros excelsa*) and Coast Teatree (*Leptospermum laevigatum*).

The third and fourth holes ('Peppermint Hill' and 'The Old Clubhouse') are located within the earliest part of the golf course. They are quite open on the east side of the fairway affording views of the sea from the high ground and are contained on the west side by plantings that line the former road that runs through the course. The plantings that line the road are predominantly Peppermint Trees with some Monterey Pines, Woolly Bushes and Showy Honey Myrtle, Rottnest Island Tea Tree (*Melaleuca lanceolata*) and New Zealand Christmas Trees.

The teeing ground to the third hole is well protected with Monterey Pines, Cut Leaf Banksias and Warty Yates reinforcing the typical Peppermint Tree thickets. The green is fairly exposed with only a small planting of Coastal Tea Tree and a Warty Yate with an understorey of Mirror Plant (*Coprosma repens*) separating it from the next hole.

The teeing ground for the fourth hole is built up with a small laterite retaining wall. On lower ground between this teeing ground and the former road there is a small service area. The service area contains a large corrugated iron shed with a low pitched gable roof and a smaller fibrous cement clad shed with a low mono pitch roof. Equipment and landscape materials are stored around these sheds. The entire area is fairly well concealed from the course by mature Peppermint Trees and some Monterey Pines.

The planting on the east side of the fourth fairway is sparse and includes Guinea Flower, Showy Honey Myrtle, New Zealand Hibiscus (*Lagunaria pattersonii*), Monterey Pine, Cooks Pine (*Araucaria columnaris*) and Norfolk Island Pine.

A windbreak of Monterey Cypress (*Cupressus macrocarpa*) has been planted near the fourth hole along with some Coastal Tea Tree. The site of the recently demolished 1955 Clubhouse is located behind the fourth hole. The site has been completely cleared but a number of foundation plantings remain including Monterey Cypress, New Zealand Christmas Tree, *Bottlebrush sp.*, *Grevilla sp.*, *Westringia (Westringia fruticosa)* and Japanese Shore Juniper (*Juniperus conferta*).

Near the site of the 1955 Clubhouse is the car park. Some of the larger Norfolk Island Pines on the golf course (~50 years) are planted beside this car park as well as large New Zealand Hibiscus Trees, Monterey Pines, Peppermint Trees, Rottnest Island Tea Trees, Sweet Bay (*Pittosporum undulatum*), Warty Yates, Banksia sp. and Coastal Tea Trees. It would appear that most of these plants date from the construction of the second Clubhouse in 1955. A short access road leads from the former car park to Golf Links Road. The plants lining the access road are similar to those around the car park and would appear to be contemporaneous.

Holes 5, 6 and 7 ('Links Road', 'The Old Road' and 'Seppings View') are all constructed on the narrow strip of land between the former road and the current Golf Club road. These holes are some of the most protected and enclosed on site as they are contained on both sides by well-established trees.

Trees lining the old road include Peppermint (mostly), Japanese Pepper Tree (*Schinus molle*), Monterey Pine, New Zealand Christmas Tree, Rottnest Island Tea Tree, and an understorey of Woolly Bush and Coast Sword Sedge. Small flowering shrubs have been established in front of these trees including Showy Honey Myrtle, Bottlebrush sp., Baxter's Kunzea, Pin Cushion Hakea (*Hakea laurina*) and Yellow Gum (*Eucalyptus leucoxalyn 'Rosea'*).

On the west side of the fairway the topography slopes steeply to Golf Links Road. This bank is largely covered with remnant vegetation such as Peppermint Trees and Marri Trees (*Corymbia calophylla*). In front of this at the top of the bank are recent plantings of Coastal Tea Tree, Peppermint Tree, Banksia sp., Red Flowering Gum (*Corymbia ficifolia*).

Generally extra plantings have been made around the teeing grounds and greens. Around the teeing ground to the fifth hole there is a clump of Blue Arizona Cypress (*Cupressus galabra hodgsonii*) and a row of Marri Trees with Radiata Pines beyond. Around the green are Norfolk Island Pines and Hibiscuses and New Zealand Christmas Trees with a Mirror Plant understorey.

A row of Marri separates the sixth green from the seventh teeing area. Midway down the seventh fairway on the west side large clumps of Marri, Radiata Pine and New Zealand Hibiscus project into the fairway. The green to the seventh hole is enclosed by the old road and its avenue planting.

The eighth and ninth holes ('The Devil's Ridge' and 'The Dam') are part of the 1963 extension to the course. On the west side of the fairway the planting is very similar to that around holes 5, 6 and 7. On the east side the planting is less dense. Around the eighth hole teeing area on the east side of the fairway there is a windbreak of New Zealand Christmas Tree, Coastal Tea Tree, Peppermint Trees, Cut Leaf Banksias, Woolly Bushes and Yellow Gum. The rest of the fairway and the green is quite open.

Around the teeing areas to the ninth hole are Bottlebrushes, Baxter's Kunzea and some Woolly Bushes. The east side of the fairway has a linear planting with views through under the canopy of Radiata Pines, Warty Yates and Coastal Mort, and around the Norfolk Island Pines (small), Peppermints, Woolly Bushes and the odd Showy Honey Myrtle. Around the green are dense thickets of Peppermint Trees.

After completing the first nine holes, the golfer walks past the New Clubhouse and along a narrow path cut through the remnant Peppermint thicket dune vegetation. A small timber framed gazebo stands near the teeing ground for the tenth hole. The vegetation to holes 10 and 11 ('The Keyhole' and 'Thru the Gap') consists primarily of continuous thickets of Peppermint Trees, Woolly Bush and Sword Sedge, which line the fairway on both sides. A Radiata Pine and a small Norfolk Island Pine stand beside the tenth hole and there is a small Norfolk Island Pine on the fairway of the eleventh hole beside an opening in the vegetation leading to the fairway of the 17th hole. The holes and teeing ground are well protected by vegetation.

The 12th hole ('Sea View') is very open and exposed. It is part of the original course. The Peppermint thickets on the primary dunes have been almost completely removed opening up expansive views of Middleton Beach and the Sound. The eastern boundary of the site is defined by a star picket and wire fence and beyond this is the Coastal Sedge lining the beach. On the west side of the fairway isolated and stunted Peppermint Trees and Woolly Bushes are scattered across the undulating grassy knolls.

There are several large thickets of Peppermints between the 12th hole and the 13th teeing ground. The thickets then continue along the east side of the 13th fairway and along the south site boundary. A hedge of Showy Honey Myrtle has been planted part way along the fairway and linear plantings of Norfolk Island Pine

stand near the teeing ground and the green. Warty Yates have been used to reinforce the Peppermint thickets around the 13th hole ('Breaksea').

The 14th and 15th holes ('By the Pine' and 'The Garden') are particularly open and exposed with only some small windswept plantings to help define the fairways. In contrast to most of the rest of the course, the topography in this area is particularly undulating in character. Plants include isolated Woolly Bushes, Rottnest Island Pines, Warty Yates, Showy Honey Myrtles, Rottnest Island Tea Trees, New Zealand Christmas Trees, Norfolk Island Hibiscus and Norfolk Island Pines. There is a large Norfolk Island Pine near the site of the earlier Clubhouse (the same size as those around the car park).

The 16th hole ('Woolybush') is also very open and has views to the sea. There are some scattered plantings of Peppermint Trees and Woolly Bushes with Sword Sedge under the denser clumps. There are also some plantings of Guinea Flower, Showy Honey Myrtle, Coastal Tea Tree and small Norfolk Island Pines. Around the 16th hole there are larger denser thickets of Peppermint Trees. These correspond with the boundary of the earliest section of the course.

The 17th hole ('The Gully') is located in the section of the course added in the 1930s. The teeing ground is sheltered by thickets of Peppermint Trees on the east and west and a semi-circular planting of Warty Yates to the south. The thickets to the west are reinforced on the edges with Cut Leaf Banksia, Warty Yate, Coastal Mort, Radiata Pine and Norfolk Island Pine. The fairway then opens up with views across the course to the east and west. There are some linear plantings of Norfolk Island Pines and then the Peppermint thickets are re-established for the rest of the fairway. The planting on the east is reinforced with Radiata Pines and Japanese Pepper Trees and on the west with Warty Yate, Cut Leaf Banksias and New Zealand Christmas Trees.

The 18th hole ('Gun Barrel') has a long straight vista to the New Clubhouse. It is lined on both sides of the fairway by dense belts of Peppermint Trees, Woolly Bushes and Coastal Sword Sedge reinforced by Radiata Pines and recently planted Norfolk Island Pines. There is a small open section in the centre of the fairway allowing controlled views east and west.

13.3 COMPARATIVE INFORMATION

Of 44 golf courses, clubs or associated places in the HCWA database, only one, P15822 *Sea View Golf Course Club* in Cottesloe, is entered on the State Register.

Sea View Golf Course was established in 1909 on seaside land as a links course, and is second oldest course to *Albany Golf Course* on its original site. In WA, the only other links course is at Port Kennedy, which is of recent construction.

Royal Fremantle Golf Club is an 18-hole course established 1904-05 and has had several boundary changes, most recently in the 1980s, and Royal Perth Golf Club moved to its present site in South Perth in 1909.

Albany Golf Course is the oldest established links course in Western Australia, and the oldest established course on the same site in the State.

13.4 KEY REFERENCES

Johnson, Les, *Albany Links: a History of Albany Golf Club*, Albany Golf Club, 1998

“Local Planning Policy Sloping Land”

1.0 INTRODUCTION

The topography and vegetation in Albany's urban area is an important part of Albany's character and its retention is encouraged. There are also environmental and economic benefits to retaining the natural landform, rather than clearing and benching sites. Steeply sloping sites do, however, pose specific challenges to development opportunities and land usage.

2.0 ISSUES

- 2.1 Albany has numerous properties comprising steeply sloping land (greater than 10%). There is the desire (of developers) to create a level building site on which to build a house for the end consumer. In order to create a level building site on steeply sloping land, extensive cutting, filling occurs and the construction of retaining walls on property boundaries is required.
- 2.2 Extensive cutting and filling of lots and the construction of large retaining walls has the potential to impact on the amenity of an area and add considerably to the cost of the land and/or the proposed development for the end consumer.
- 2.3 The provision of excess fill on a property to obtain access to views or to increase property values has the potential to detrimentally impact upon the value of adjoining land parcels.
- 2.4 Many landowners, builders and designers are seeking to place single level, project home designs, or excessively large house designs, onto land parcels that cannot accommodate the design without extensive earthworks.
- 2.5 Building large retaining walls on the boundaries of an individual lot has the potential to create conflict between the neighbours and adversely affect the development potential of land parcels on either side of the retaining wall(s).
- 2.6 In addition to the impact of the actual retaining wall, there is a requirement to place a fence on top of the wall to maintain privacy and safety for the person(s) living above that wall.

3.0 OBJECTIVES

- 3.1 Encourage a philosophy that discourages the recontouring of land as being the preferred method of undertaking the development of sloping sites.
- 3.2 Restrict excessive cutting and filling of steeply sloping land and encourage house design sympathetic (split level) to the natural topography.
- 3.3 Reduce neighbour conflict by encouraging a reduction in the level of cutting and filling on development sites and the size of the retaining walls that need to be constructed along the common property boundary(s).
- 3.4 Promote development that is sensitive to the natural topography and character of Albany.
- 3.5 Promote housing designs which complement the slope of the land to reduce the building's bulk and visual impact.

4.0 APPLICATION OF THE POLICY

- 4.1 This policy applies to those lots identified in Schedule 1 which have been created as part of a subdivision process and have a slope greater than 1:10;
- 4.2 The policy also applies to those lots where a developer or a previous owner has recorded on the Certificate of Title for the land a restriction on the amount of cutting and filling that can take place on the lot.
- 4.3 The provisions of this policy apply in addition to any other provisions contained within the City of Albany Planning Schemes 1A and 3, the Residential Design Codes (R-Codes) and the Building Code of Australia.
- 4.4 This policy seeks to guide landowners, architects and staff at the City in preparing and assessing development proposals¹.

5.0 DEVELOPMENT REQUIREMENTS

General Requirements

- 5.1 Landowners or development proponents seeking to vary the requirements of this policy must demonstrate how the Policy Objectives are to be achieved as part of any application to development contrary to this policy.

Subdivision of Land

- 5.2 Upon the subdivision of land, a developer may provide retaining walls up to a total maximum height of 2.0m along a property boundary to create a flat site for building construction.
- 5.3 In regard to clause 5.2, the maximum extent of cutting or filling to be undertaken on the individual lot shall not exceed 1.0m at the property boundary.
- 5.4 In addition to clauses 5.2 and 5.3, where the proposed retaining wall is to be constructed on the outer boundary of the subdivision area, and it abuts an existing developed land parcel, the subdivider shall consult with the adjoining landowner to ensure the amenity of the neighbour's property is not compromised, that any drainage issues are resolved prior to the construction of the retaining wall and any overlooking of the neighbouring property is adequately addressed.
- 5.5 Where the slope of the land is greater than 1:10, the subdivider is encouraged to identify the affected lots on the plan of subdivision and request that Council add those lots into Schedule 1 of this policy.

Retaining on Property Boundaries

- 5.6 The maximum height of a retaining wall on a neighbouring property boundary, is to be no higher than 2.0m, with a maximum change in the height of the natural ground level being limited to 1.0m (refer to figs 1 and 2).

¹ Landowners, architects and designers are encouraged to consult with the staff at the City of Albany prior to the preparation of site work plans, the design of retaining walls on property boundaries or the lodgement of designs with the City of Albany for Building Licence approval.

Retaining Within the Confines of the Lot

- 5.7 Retaining within 4.0m of a neighbouring property boundary and the street frontage(s), is to be no higher than 2.0m, with a maximum change in the height of the natural ground level being limited to 1.0m (refer to fig 1).
- 5.8 Beyond 4.0m of the boundaries, retaining is to be no higher than 3.0m, with a maximum change in the height of the natural ground level being limited to 1.5m (refer to figs 1 and 5).
- 5.9 Where retaining is undertaken for the purpose of constructing a building, the external walls of the building should be designed as retaining walls and therefore contain the soil created by the cutting and filling (refer to figs 3 and 4).
- 5.10 Minor retaining within the lot is acceptable to provide for discrete garden areas, open spaces and to accommodate vehicle movements within the site, provided clauses 5.6 - 5.9 are met.

Screening

- 5.11 Where limitations on cutting and filling produce a building located on a podium, the exposed underside of the building is to be screened utilising materials that compliment the remainder of the building (refer to fig 3) and demonstrate connectivity of the building to the site.

Neighbours

- 5.12 Where the retaining wall on a neighbouring property boundary is greater than 0.5m in height and/or does not meet the acceptable criteria for side setbacks as per the R-Codes, the applicant is to provide (on application) evidence of consultation with their neighbour and documentation demonstrating that the proposed retaining wall meets the current and future building objectives of both landowners. Where no agreement is obtained, Council will determine the proposal in accordance with the Performance Criteria specified in Part 2.5 of the Residential Design Codes.

Height Bonus

- 5.13 A wall and roof height bonus of 1.5m may be permitted where a house design compliments the objectives of this policy (refer to Fig.5).

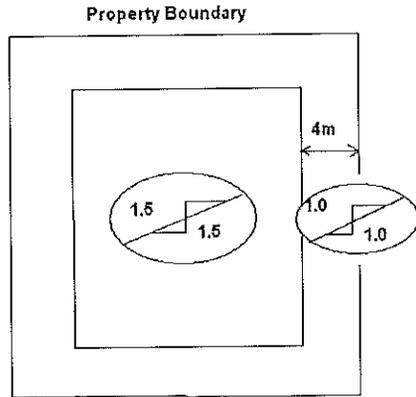
6.0 DEFINITIONS

Height Bonus: Height permitted (1.5m) over and above category "B" of the Residential Design Codes.

Neighbouring Property Boundary: A boundary that is common to two freehold lots that are shown on a Diagram of Survey and does not include a common boundary to a reserve vested in the Crown or to a road reservation.

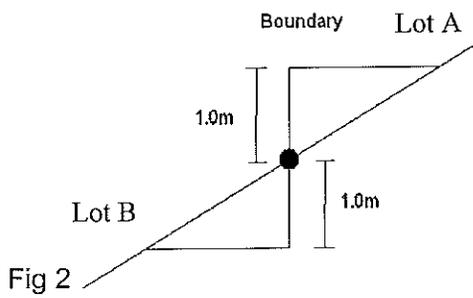
Split Level: (refer to Fig.5)

Figures



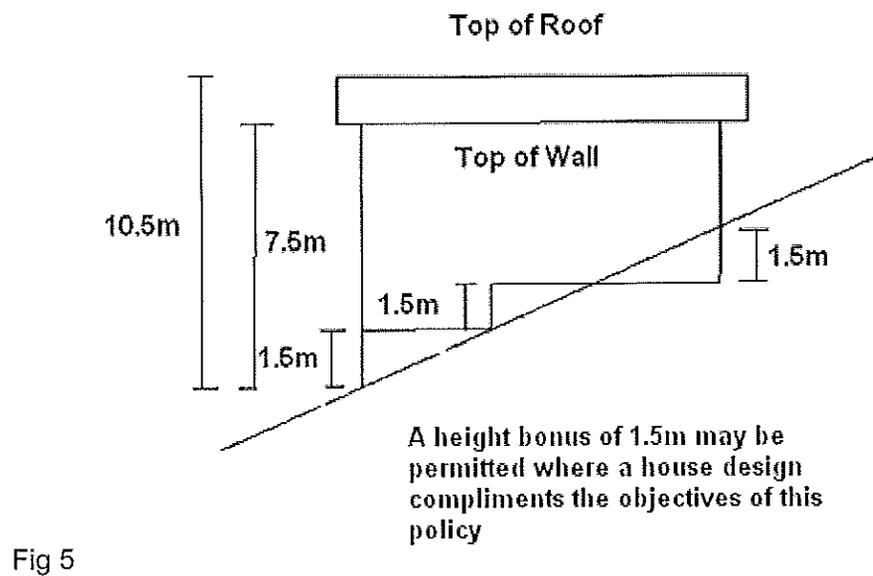
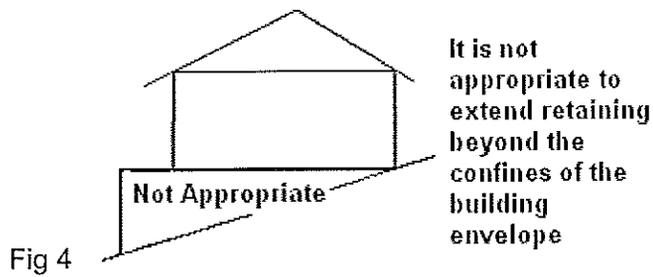
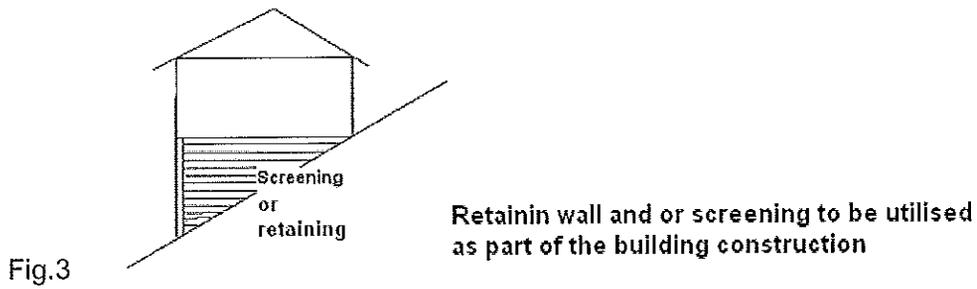
Maximum retaining permitted dependent on the location within or beyond 4.0m of the property boundaries.

Fig1



Maximum retaining permitted (either side of the natural ground level) at the boundary subject to neighbours comment.

Fig 2



Schedule 1

No	Locality	Lots
1	Bayonet Head	Proposed Lots 478-484 Berliner Street, 489-501 Culley Road, 506-515 White Place and 518-519 Cnr Tipping Road and Paul Terry Drive (as per subdivision #124643).
2		

Town Planning Scheme No. 3 - Little Grove Residential Development Zone:
Conceptual Structure Plan - Schedule of Submissions

No	Submitter	Submission	Officer Comment	Council Recommendation
1	Department of Water	<p>a) The structure plan needs to address how the increased pressure (result of population increase) on the harbour and its foreshore will be managed.</p> <p>b) The structure plan should acknowledge the Public Drinking Water Source Area - Priority 3, located within the study area and be mindful that only sewered development can be supported in this area.</p> <p>c) As a means to protect production bores, the structure plan needs to address the following: access ways, septic systems, or development that may contaminate the production bore is not permitted within a wellhead protection zone (extends into the study area - Priority Area 3).</p> <p>d) The Department of Water supports the retention of natural features such as ridgelines and vegetation and the reference to Water sensitive Urban Design principles as already incorporated in the document.</p> <p>e) Given the close location of the harbour, the structure plan should provide greater detail in terms of overall drainage and nutrient management with pre and post development flows considered.</p>	<p>a) The foreshore area is reserved for the purpose of parks and recreation with mechanisms in place for management. The most productive mechanism being segregation. Specific areas are delineated with hard stands, signage and bollards for the use of parking, walking and rehabilitation (replanting and weed management).</p> <p>b) Nil</p> <p>c) Nil</p> <p>d) Nil</p> <p>e) The concept plan makes the requirement for drainage to be dealt with in accordance with Water Sensitive Urban Design Principles.</p>	<p>a) Noted: Contributions taken for Public Open Space (POS) are to be used not only for the development of local parks (within the concept area) but also for the development and maintenance of the foreshore area used by the Little Grove residents. This has been acknowledged in the report.</p> <p>b) Upheld: Make changes to the LGCSP to acknowledge the Priority 3 Area. Only sewered development to be supported in this area.</p> <p>c) Upheld: Make changes to the report to acknowledge the Priority 3 Area.</p> <p>d) Noted</p> <p>e) Dismiss: The detailed engineering (pre and post development) of stormwater and nutrient management can be dealt with appropriately at the subdivision and development stages.</p>

No	Submitter	Submission	Officer Comment	Council Recommendation
2	Department for Planning and Infrastructure	<p>a) It is desirable that the plan area be extended to include all land able to be serviced by the Little Grove Infill Sewerage Project.</p> <p>b) The DPI will not support the subdivision of lots at Little Grove unless they are connected to the reticulated sewerage system.</p> <p>c) Retention of vegetation is supported.</p> <p>d) Cluster developments are favoured for those lots with large tracts of remnant vegetation.</p> <p>e) Indicative subdivision plans highlighting the possible options for these lots is desirable.</p> <p>f) A maximum height of 2 storeys or 7.5 metres is advantageous to this area.</p> <p>g) Consideration should be given to potential lot, local road and pedestrian access design.</p>	<p>a) The plan fulfils the requirements of the City of Albany's Town Planning Scheme No. 3 to provide the planning basis for the 'Residential Development' zoned land of the subject land to provide a reliable framework for fully serviced subdivision and development. The adjacent areas are zoned residential and therefore are already capable of closer subdivision and development in accordance with the Residential Design Codes.</p> <p>b) The plan makes the requirement for the majority of the LGCSP area to be connection to the reticulated sewerage system.</p> <p>c) The plan dedicates 'non-development' areas as a means to protect vegetation</p> <p>d) The City is supportive of clustered development with lot sizes in keeping with the existing lot sizes (700m²) in the vicinity.</p> <p>e) The document sets out principles to guide (refer to 3.1.1) subdivision and development.</p> <p>f) Height will be controlled by the Residential Design Codes, which permit 6m wall height and 9m total roof height.</p> <p>g) The LGCSP report and maps set out principles for the ultimate subdivision and development of lots. Subdivision design will be evaluated against the LGCSP and the LGCSP establishes the local distributor road network required through the locality.</p>	<p>a) Dismiss</p> <p>b) Noted</p> <p>c) Noted</p> <p>d) Noted</p> <p>e) Noted</p> <p>f) Noted</p> <p>g) Noted</p>

No	Submitter	Submission	Officer Comment	Council Recommendation
3	Department of Environment and Conservation	<p>a) Appropriate action will need to be taken to ensure that no further reduction of vegetation will occur as a result of development.</p> <p>b) The areas of POS should be adjusted to correspond with areas of vegetation.</p> <p>c) The plan needs to address potential environmental impacts from proposed residential development on Princess Royal Harbour.</p>	<p>a) The plan dedicates 'good to pristine' areas of vegetation as 'non-development' areas.</p> <p>b) Principles and plans within the document have been altered to manage this requirement. Refer to section 3.2.4 of the document. Some vegetated areas may need to be sacrificed to provide for the active recreational needs of the new community.</p> <p>c) The LGCSP does not promote development adjacent to Princess Royal Harbour. Refer to submission 1(a).</p>	<p>a) Noted</p> <p>b) Noted</p> <p>c) Noted</p>
4	Water Corporation	<p>a) The area bounded by the Little Grove Conceptual Structure Plan is located within the Water Corporations Water Sewerage Operating License Areas and therefore these services could be provided.</p>	<p>a) Nil</p>	<p>a) Noted</p>
5	Department of Education and Training	<p>a) The Little Grove Primary School in cell 1 will be able to cater for all the planned development in the LGCSP area.</p> <p>b) With the projected development in Little Grove, Goode Beach and Big Grove, a second school site may need to be secured in the Big Grove area.</p>	<p>a) Nil</p> <p>b) Nil</p>	<p>a) Noted</p> <p>b) Noted</p>
6	J Angove	<p>a) Location 3134 has been designated as Public Open Space (POS). It is requested that the block be developed for both residential and POS purposes.</p>	<p>a) The conceptual structure plan has been modified such that all the areas delineated for POS have been deleted. Instead principles have been included in the document to address the provision of POS.</p>	<p>a) Noted</p>
7	D and L Schouten	<p>a) Little Grove is distinctive as a suburb with high aesthetic qualities.</p>	<p>a) Nil</p>	<p>a) Noted</p>

No	Submitter	Submission	Officer Comment	Council Recommendation
		<p>b) Concerned that the recommended R20 density will not suite the existing character. This density code may be suitable for Yakamia and McKail but not Little Grove.</p> <p>c) It is recommended that a density of R10 or R12.5 be adopted, which will allow for development but at the same time assist in preserving Little Grove's unique character.</p>	<p>b) The R20 density allows for an average lot size of 500m². Existing lot sizes in Little Grove range from 700m² to 2ha. The 700m² lot size (R15) is not too dissimilar to the 500m² lot size permitted under the R20 code. Refer to paragraph 12.4 of the officers report.</p> <p>c) The R10 and R12.5 densities equate to 1000m² and 800m². The existing built form in Little Grove reflects development potential without reticulated sewer. Some intensification of development will occur once the Little Grove sewer system is commissioned.</p>	<p>b) Noted</p> <p>c) Dismiss</p>
8	<p>J and K Quinlan</p> <p>R and K Quinlan</p>	<p>a) Against development smaller than R2.5 in Cell 2 and R5 in Cell 1.</p> <p>b) The larger blocks provide a lifestyle appeal with an abundance of flora and fauna. This will be lost if development intensifies.</p> <p>c) Conflict between existing land uses (eg horse agistment) and urban growth may occur.</p>	<p>a) The properties adjacent to cells 1 and 2 (to the north and east) are already developed at a density of R20. Development at this density is therefore in keeping with the prevailing lot size. The R20 density supports the opportunity for sewerage connection. The constraints (good to pristine vegetation and steep ridge lines) are expected to keep the average lot size lower than the R20 coding.</p> <p>b) There are large tracks of land in the Robinson and Little Grove area created for rural living purposes. The LGCSP area has been designated for development and services are now available to support that development.</p> <p>c) Land use conflict between rural lifestyle and residential living (as recorded at the City of Albany) is generally low.</p>	<p>a) Noted</p> <p>b) Dismiss</p> <p>c) Noted</p>
9	V Morey	a) The plan is thoughtful as it attains a balance between demand for building lots and maintaining the character and integrity of	a) Nil	a) Noted

No	Submitter	Submission	Officer Comment	Council Recommendation
		<p>the area.</p> <p>b) A portion (greater than the 10% required) of our land has been indicated for POS. We seek assurance that we will be compensated (at a true market value) for the portion above 10%. We also question the process and timeline for the provision of POS and compensation.</p>	<p>b) The areas indicated as POS have been removed from the plan and replaced with principles within the documentation. The principles used for the provision of POS have been utilised from the WAPC Policy DC2.3 (POS in residential areas) and the <i>Planning and Development Act 2005</i>.</p>	<p>b) Noted</p>
10	P Douglass	<p>a) The area allocated as POS is 'Un Australian' because Council is taking without compensation. The locations chosen for POS are unimaginative and in cold, dark, damp, enclosed, snake infested sand pits.</p> <p>b) A park at the foreshore would be more appropriate.</p> <p>c) Densities of 500m² are out of character with the area and encourage the clearing of vegetation for development. The Perth suburb of Thornlie provides an example of 'brilliant' development with 800m² lots backing onto parklands.</p> <p>d) Amend the policy to allow development on the ridgelines similar to the built environment on Mt Adelaide, Clarence and Melville.</p> <p>e) Acknowledging that nutrients may end up in Princess Royal Harbour, what is the logic of putting deep sewerage in areas, which do not leach nutrients back upstream into the drinking water</p>	<p>a) The areas indicated as POS have been removed from the plan. Principles for the provision of POS have been used as a replacement.</p> <p>b) There may be the opportunity (at the time of subdivision – with the support of the WAPC) to use cash-in-lieu of POS as a contribution for the upgrading of the foreshore.</p> <p>c) See submissions 7 and 8.</p> <p>d) refer to clauses 12.1 and 12.8 of the Council report item.</p> <p>e) Nutrients from sewer are moved inland and appropriately treated. Stormwater is to be disposed of using WSUDP. Current development provides neither solution.</p>	<p>a) Noted</p> <p>b) Noted</p> <p>c) Noted</p> <p>d) Dismiss</p> <p>e) Noted</p>

No	Submitter	Submission	Officer Comment	Council Recommendation
		<p>aquifers?</p> <p>f) Why is the Peppermint tree worthy of protection? Is it not an introduced weed? The peppermints should be bulldozed and replanted with Karri's and Red Flowering Gums.</p>	<p>f) The peppermint tree is endemic to the area it helps to define the character of the area.</p>	<p>f) Noted</p>
11	J Rooyan	<p>a) In support of the planning policy.</p>	<p>a) Nil</p>	<p>a) Noted</p>
12	P Bowey	<p>a) Subdivision should be limited to 1500m within the area to protect the semi-rural lifestyle and the character of the area against development similar to Bayonet Head or McKail.</p> <p>b) Stipulations need to be incorporated into the plan to encourage self-sustaining development.</p> <p>c) Do not allow Little Grove to turn into another treeless McKail.</p>	<p>a) See submissions 7 and 8.</p> <p>b) Statements exist in the objectives section of the document.</p> <p>c) Areas of good to pristine vegetation and the ridgelines have been recommended for protection following development.</p>	<p>a) Dismiss: A density code of R20 has been allocated for cells 1 and 2. Cell 3 is to be protected from further intensification.</p> <p>b) Noted</p> <p>c) Noted</p>
13	R Nesbitt	<p>a) In favour of large (lifestyle) lots (2000m²) and against condensed housing that destroys the natural environment, creates pollution (noise and air) and increases traffic, crime and conflict.</p> <p>b) We oppose the provision of POS on our property and suggest that POS should be provided at the end of Wilson Street (west) or in Goss Street where open space is currently enjoyed.</p>	<p>a) See submissions 7 and 8.</p> <p>b) The areas indicated as POS have been removed from the plan and replaced with principles within the documentation.</p>	<p>a) Noted</p> <p>b) Noted</p>
14	G Waugh	<p>a) Object to anyone having any opinion in relation to my property including the City.</p>	<p>a) The City has a responsibility to prepare Structure Plans over areas zoned 'Residential Development'.</p>	<p>a) Noted</p>
15	J and B and J Piper M Westerberge	<p>a) The aerial maps being used are out of date and therefore do not show all existing buildings.</p>	<p>a) Aerial photography does not occur on a frequent basis. The validity of the LGCSP is not compromised as a result.</p>	<p>a) Noted</p>

No	Submitter	Submission	Officer Comment	Council Recommendation
		<p>b) Remnant vegetation is not all pristine as per the reporting (eg Lot 8 - previous horse stable and nursery; Lot 9 horse stable revegetated over; Lot 10 125 pine trees at over 10m in height).</p> <p>c) A precedence has already been set for building on 15m and above ridge lines. Subdivision can still be achieved with careful planning and usage of ridges and natural vegetation areas.</p>	<p>Any current building approvals/developments not illustrated on the plan(s) are to be acknowledged as 'building envelopes'. This point has been clarified in the document (Section 3).</p> <p>b) The 'Pristine Vegetation' has been described as "Pristine or nearly so, no obvious signs of disturbance". Disturbance factors include fire, weeds, selective removal of species and clearing.</p> <p>c) The general perception of the community is to protect the vegetation in the area and to restrict development on the ridgelines.</p>	<p>b) Noted: Unless the developer can prove otherwise, the Council is reliant, for the purposes of the concept plan, on the environmental consultation undertaken. The 'non development areas' (allocated in good to pristine vegetated areas) are to be kept as a principle to guide subdivision and development. Minor variations to the 'non development area' may be considered subject to suitable justification at the development and subdivision stages.</p> <p>c) Noted: The 'non development areas' (allocated on the ridges) are to be kept as a principle to guide subdivision and development. Minor variations to the 'non development area' may be considered subject to suitable justification at the development and subdivision stages.</p>
16	P and M Brookes	a) Concerned as to the potential loss of amenity due to increased lots in close location to each other. Development should be in harmony with the natural features of the area.	a) The amenity is being protected by restricting clearing and development on the ridgelines. Large areas have been indicated for 'non-development' as per the concept plan.	a) Noted
17	Harley Survey Group in favour of Lots 8, 9 and 10 Jeffcott Street	a) Object to the current designation of 'non-development' and POS areas within Map 6, in particular Lots 8, 9 and 10 of the LGCSP.	a) The allocation for 'non development areas' is based on the topography (dominating landscape) and vegetation within the locality. The purpose being to protect the vegetation	a) Dismiss: The non-development areas are an important component of the plan as a means of protecting the amenity of the area. Minor variations (subject to justification)

No	Submitter	Submission	Officer Comment	Council Recommendation
		<p>b) The aerial photography is out of date and therefore misleading. There is less vegetation on the ground (at Lots 8, 9 and 10) than what is shown on the aerial mapping. Much of the vegetation shown on the aerial photography is introduced such as pine and Sydney wattle.</p> <p>c) Development on the ridges is best controlled through planning policies, which encourages development and controls its design to respect the natural topography. A precedent has already been set with existing development on the ridgelines. Little is to be gained from preventing development on the ridgelines. It is agreed that the vegetation on Lot 9 should be protected.</p> <p>d) Relocate the POS where it is still readably accessible and where it will also serve a purpose of protecting vegetation. It should be indicated in the text of the LGCSP document that 'where a landowner cedes an area greater than the 10% required, the landowner will be compensated from cash in lieu payments from other subdividers within the cell.</p>	<p>(most significant on the ridge lines) and the scaring of the landscape (development can be dominating on ridge areas). The areas indicated as POS have been removed from the plan.</p> <p>b) Unless the developer can prove otherwise, the Council is reliant, for the purposes of the concept plan, on the environmental consultation undertaken.</p> <p>c) The general perception of the community is to protect the character and vegetation of the area by restricting development, not encouraging development on the ridgelines. Development on the ridgelines encourages clearing for building envelopes and driveways. Buildings on ridgelines have the potential to dominate the landscape.</p> <p>d) The areas indicated as POS areas have been removed from the plan and replaced with principles within the documentation to serve the purpose of protecting vegetation.</p>	<p>may be supported at the development and/or subdivision stages. Principles taken from the <i>Planning and Development Act 2005</i> and the WAPC Policy DC2.3 have been used to guide the provision of POS.</p> <p>b) Noted</p> <p>c) Dismiss: Considering the purpose in mind (protect vegetation and amenity of the area), the best option is to restrict development on the ridgelines altogether. Minor variations (subject to justification) to the location of the 'non-development area' may be supported at the development and/or subdivision stages.</p> <p>d) Uphold: The following principle has been included in the documentation: "The developer is to be reimbursed for a contribution the Council has required that is over the 10% required".</p>
18	Harley Survey Group in favour of Lots 24 and 25 Grove Street West	a) Object to the extent of the area designated 'Non-development area' (ridgelines and pristine vegetation).	a) The 'non-development areas' have been allocated as a means to protect the amenity of the area. If development is allowed on the ridgelines then clearing is required for building	a) Dismiss: The 'non development areas' are to be kept as a principle to guide subdivision and development. Minor variations to the 'non development area' may be

No	Submitter	Submission	Officer Comment	Council Recommendation
		<p>b) Object to the restriction of access to Frenchman Bay Road.</p> <p>c) Support non-sewered subdivision at the R5 density</p> <p>d) Support the adoption of a revised plan for Lots 24 and 25.</p> <p>e) The contribution for POS needs to take into account anticipated needs for POS in the area and the amount of 'non development area' an individual lot is constrained by.</p>	<p>envelopes, fire hazard reduction areas and roadways. There is the potential for buildings on the ridgelines to dominate the landscape. The risk to residents as a result of a fire hazard is greater on the ridge areas than that of the gully/lower lying areas.</p> <p>b) Frenchman Bay Road is a major distributor road accommodating vehicles to and from Goode Beach, Big Grove and Little Grove. The foreshore areas, Torndirrup National Park, Whale World and the natural landmarks attract a large number of tourists who gain access via Frenchman Bay Road. The mechanism used to restrict access onto the road has been used in this case to maintain the safe flow of vehicles.</p> <p>c) The DPI advises that the West Australian Planning Commission will not support development/subdivision that is not connected to reticulated sewer. Especially considering the area is located within the Water Corporations Water Sewerage Operating License Areas.</p> <p>d) The purpose of the structure plan is to guide development conceptually.</p> <p>e) Principles for the provision of POS have been included in the report. The principles have been taken from the WAPC Policy DC 2.3 and the <i>Planning and Development Act 2005</i>.</p>	<p>considered subject to suitable justification at the development and subdivision stages.</p> <p>b) Dismiss: Restricted access onto Frenchman Bay Road is to be kept as a principle guide. Minor variations may be considered subject to suitable justification at the development and subdivision stages.</p> <p>c) Dismiss: The document has been changed to reflect a density of R20 (fully serviced).</p> <p>d) Dismiss: Any variations to the concept may be considered at the development and subdivision stages subject to suitable justification.</p> <p>e) Dismiss: Any variations to the principles used to guide the allocation and contribution of POS may be considered at the subdivision and development stages in liaison with the WAPC.</p>

No	Submitter	Submission	Officer Comment	Council Recommendation
19	D Blyth	<p>a) Cell 2 being restricted to a density of R5</p> <p>b) Remove the POS areas indicated on the plan.</p>	<p>a) Development of the area is expected to amount to a lower density because of land constraints (high topography) and development restrictions ('Non-development area' and no clearing)</p> <p>b) Nil</p>	<p>a) Dismiss: The density R20 has been allocated for cells 1 and 2. The character and amenity of the area is expected to be protected through the allocation of 'non-development areas'.</p> <p>b) Uphold: POS areas have been removed from the plan and replaced with principles within the documentation.</p>
20	R & P Wiscombe	<p>a) Object to the subdivision of lots less than 800m² and to the development of Town Houses. These would not be in keeping with the unique area of Little Grove.</p>	<p>a) Lot sizes within the vicinity are already down to 700m². The plan recommends the protection of pristine vegetation and restricts development on the ridgelines, therefore maintaining the amenity of the area.</p>	<p>a) Noted: The density R20 has been allocated for cells 1 and 2. The character and amenity of the area is expected to be protected through the allocation of 'non-development areas'.</p>
21	Allan	<p>a) Oppose subdivision less than 2000m². If intensification is approved, the wildlife habitat will be affected.</p> <p>b) There is ample POS in the area and therefore oppose the proposal for POS.</p>	<p>a) Lot sizes within the vicinity are already down to 700m². The plan recommends the protection of pristine vegetation and restricts development on the ridgelines, therefore maintaining the amenity and biodiversity of the area.</p> <p>b) The areas indicated as POS have been removed from the plan and replaced with principles within the documentation.</p>	<p>a) Noted</p> <p>b) Noted</p>
22	B & D Curlewis	<p>a) A minimum block size of 700m² plus lifestyle blocks of 2000m² would be in keeping with the area.</p> <p>b) There are major discrepancies with the vegetation survey.</p>	<p>a) A density coding of R20 (average 500m²) has been applied to the area. This will allow for some lot sizes less than 700m² and the balance as lifestyle to comply with topographic constraints and the areas defined as 'non-development'.</p> <p>b) The vegetation survey has been used to define 'non-development' areas. If the applicant can prove at the development and subdivision stages that vegetation is not good to pristine and therefore does not require protection, then</p>	<p>a) Noted</p> <p>b) Noted</p>

No	Submitter	Submission	Officer Comment	Council Recommendation
		<p>c) Disagree with the positioning and requirement for POS. If there is to be a further area of POS, we believe that the foreshore should further developed.</p> <p>d) Lots greater than 2000m² should not be connected to the Ministers Sewerage Main.</p> <p>e) The building envelope (built in 2000) at 53 Wilson Street is not shown on the concept plan.</p> <p>f) We have enclosed a plan as to how we would like to develop our property.</p>	<p>the Council may consider a variation to allow development in the designated 'non-development' area.</p> <p>c) The areas indicated as POS have been removed from the plan and replaced with principles within the documentation.</p> <p>d) The support of the West Australian Planning Commission (WAPC) is required for the endorsement of this document. The DPI advises that the WAPC will require that all development/subdivision is to be connected to reticulated sewer</p> <p>e) Nil</p> <p>f) Development and subdivision is to be dealt with through an application process in accordance with the concept plan adopted by the Council and the WAPC. Subject to the applicant providing suitable justification to the satisfaction of Council, minor variation to the concept plan may be supported.</p>	<p>c) Uphold: Contribution for POS can be used to upgrade the foreshore.</p> <p>d) Dismiss</p> <p>e) Noted: Any current building approvals/developments not illustrated on the plan(s) are to be acknowledged as 'building envelopes'. This point has been clarified in the document (Section 3).</p> <p>f) Noted</p>
23	South Coast Progress Association Kim Stanton	<p>a) The amenity and character of the area is special to the residents and therefore needs to be maintained.</p> <p>b) POS is necessary in principle but should not be 'stamped' on a property as per the concept plan.</p>	<p>a) The concept plan expects to maintain the amenity and character of the area through restricting development outside of the 'non development' areas.</p> <p>b) The areas indicated as POS have been removed from the plan and replaced with principles within the</p>	<p>a) Noted</p> <p>b) Noted</p>

No	Submitter	Submission	Officer Comment	Council Recommendation
		<p>c) The retention of vegetation and a buffer to Frenchman Bay Road should be encouraged.</p> <p>d) Building on ridgelines should be dependent on the vegetation.</p>	<p>documentation.</p> <p>c) The retention of vegetation is being maintained by restricting development out of the 'non-development' areas.</p> <p>d) The concept plan seeks to restrict development that requires the clearing of pristine vegetation or in areas that dominate the landscape, such as the ridge lines.</p>	<p>c) Noted</p> <p>d) Noted</p>
24	Yaran Pty Ltd	<p>a) Support the density coding of R20.</p> <p>b) Subject to the objectives to retain the existing landform, the concept plan should promote and encourage innovative solutions that are site responsive.</p> <p>c) Properties that are constrained with a 'non development area' can be compensated by not having to provide 10% POS.</p> <p>d) For the purpose of a strata subdivision, the 'non development' area be implemented as 'communal open space' in accordance with the WAPC DC Policy 1.3.</p>	<p>a) Nil</p> <p>b) The action of public consultation, the part of the process for the implementation of this document has revealed that the local residents wish to protect the character of the area. One of the objectives of the concept plan is: 'To integrate new residential development in sympathy with existing established areas'. The current lot sizes within the area go down to 700m² and therefore the City will be supportive of lots down to a size of around 700m².</p> <p>c) The provision of POS is to comply with the principles defined in the document (clause 3.2.4). Variations to these principles may be considered at the development stages subject to the applicant providing justification to the satisfaction of the WAPC and the City of Albany.</p> <p>d) For the purpose of a strata subdivision, the 'non development' areas may be utilized as 'communal open space' subject to complying with the objectives of the concept plan and requirements of the Town Planning</p>	<p>a) Noted</p> <p>b) Noted</p> <p>c) Uphold: The document has been modified to include the following: The City may relax the requirement(s) for POS whereby the developer is setting aside land as 'non-development'.</p> <p>d) Uphold: The document has been modified to include the following: The City may support the allocation of a 'non-development' area as 'communal open space' the part of a strata title subdivision.</p>

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		<p>e) Where a 'non development area' is required, the developable portion of the site can then be developed using grouped dwellings in a cluster arrangement at a density determined by the average lot size calculation.</p> <p>f) It is proposed that amalgamation should be permitted under one strata subdivision.</p> <p>g) It is considered appropriate to apply a lesser setback requirement than that prescribed for the R20 coding.</p>	<p>Scheme, WAPC policy and the Residential Design Codes.</p> <p>e) The Town Planning Scheme 3 states at clause 5.5A SPECIAL APPLICATION OF RESIDENTIAL DESIGN CODES In areas where the R20 code is applicable, Council may vary the minimum site area per dwelling and the minimum lot area/rear battleaxe requirements in Columns 3 and 4 of Table 1 of the R Codes by permitting grouped dwellings on any lot with an average area of 450 m² per dwelling or greater but in all other aspects the development shall conform with the requirements of the R20 code. However, as expressed in point b), the action of public consultation, the part of the process for the implementation of this document has revealed that the local residents wish to protect the character of the area and therefore support lot sizes in keeping with the existing (min 700m²).</p> <p>f) Subdivision and amalgamation is dealt with by the WAPC. The City is generally supportive of amalgamations.</p> <p>g) Setbacks are to comply with the provisions of the Town Planning Scheme and the Residential Design Codes.</p>	<p>e) Noted</p> <p>f) Noted</p> <p>g) Dismiss: A policy implemented as an attachment to the scheme may be required as a means to allow for a lesser setback than those already prescribed.</p>

CITY OF ALBANY
TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 162

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 162

RESOLVED THAT Council in pursuance of Part 5 of the Planning and Development Act 2005, amends the CITY OF ALBANY TOWN PLANNING SCHEME NO. 1A by:

- Rezoning Lots 1499 and 1500 Hardie Road, Spencer Park from 'Clubs and Institutions' to 'Residential' and include the notation of S40, as set out in the Amendment Maps;
- Amending Appendix II – Schedule of Special Sites (Under Clause 3.7) to include Special Use No. 40 to allow for Nursing Home, Aged Person Village (R60) and a Medical Centre on Lots 1499 and 1500 Hardie Road, Spencer Park as follows;

	Code No	Land Particulars	Base Zone	Additional Uses	Conditions
S40	40	Lots 1499 and 1500 Hardie Road, Spencer Park	Residential	Nursing Home, Aged Persons Village (R60) and Medical Centre	N/A

- Amending the Scheme Map accordingly.

Dated this _____ day of _____ 200_

.....
Andrew Hammond
CHIEF EXECUTIVE OFFICER

INTRODUCTION

The City of Albany seeks the approval of the Minister for Planning and Infrastructure to amend the City of Albany Town Planning Scheme No. 1A to rezone Lots 1499 and 1500 Hardie Road, Spencer Park from 'Clubs and Institutions' to 'Residential' and including a Special Use Clause to allow for Nursing Home, Aged Persons Village (R60) and Medical Centre on Lots 1499 and 1500 Hardie Road, Spencer Park.

The lot is located on the north western side of Hardie Road. The subject site is currently zoned 'Clubs and Institutions'.

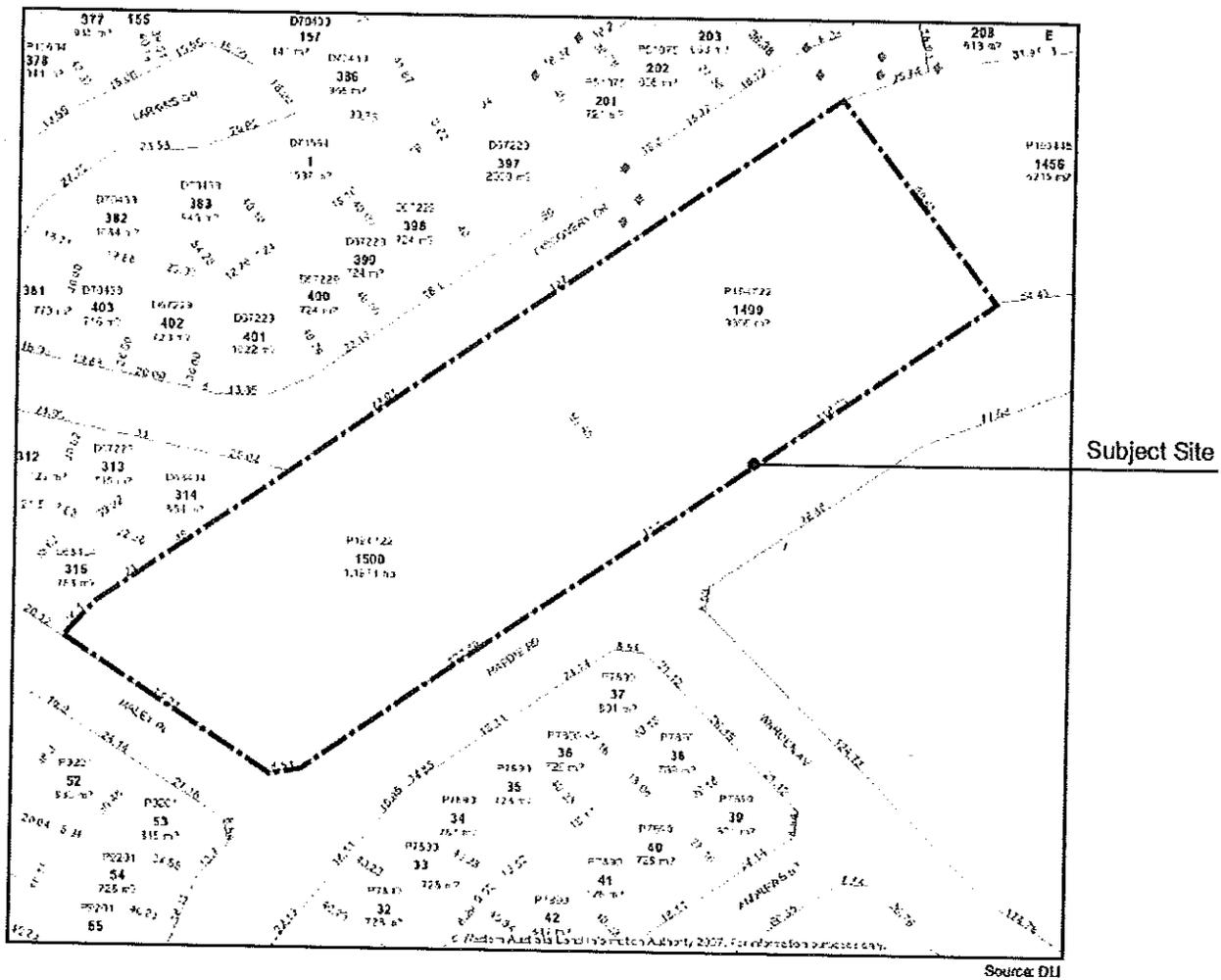


Figure 1 – Site Plan

The purpose of this amendment is to facilitate the existing extension of the Clarence Estate to incorporate an Aged Persons Village and Medical Clinic in addition to the existing Nursing Home, whilst maintaining the opportunity to operate uses permissible under the Residential zoning.

BACKGROUND

HISTORY

The subject site includes the site of the existing Nursing Home on Lot 1500 Hardie Road and vacant Lot 1499 Hardie Road, Spencer Park. The existing Nursing Home was constructed in 2003 and accommodates 70 high care and 16 low care residents.

THE SITES AND SURROUNDINGS

The land the subject of this amendment is Lots 1499 and 1500 Hardie Road, Spencer Park.

The subject land is situated approximately three and a half kilometres north of the Albany City Centre. The site is located directly opposite the Albany Regional Hospital and is located within a primarily residential area.

ZONING

CITY OF ALBANY TOWN PLANNING SCHEME NO. 1A

The site is zoned 'Clubs and Institutions' under the City of Albany Town Planning Scheme No. 1A.

PROPOSED AMENDMENT

The proposed rezoning seeks to rezone Lots 1499 and 1500 Hardie Road, Spencer Park from 'Clubs and Institutions' to 'Residential' and amend Appendix II – Schedule of Special Sites (Under Clause 3.7) to include the land within Special Use No. 40 to allow for Nursing Home, Aged Person Village (R60) and a Medical Centre on Lots 1499 and 1500 Hardie Road, Spencer Park.

The rezoning application intends to facilitate the development of the subject site to create an aged persons residential living environment with a range of dwellings types. It is intended that the future completed development on the entire site will accommodate 120 people. The design will encourage a strong sense of community and harmony, with each resident feeling that they have their own personal space.

The amendment proposes the following modification to Town Planning Scheme No. 1A:

- Rezoning Lots 1499 and 1500 Hardie Road, Spencer Park from 'Clubs and Institutions' to 'Residential' and include the notation of S40, as set out in the Amendment Maps;
- Amending Appendix II – Schedule of Special Sites (Under Clause 3.7) to include Special Use No. 40 to allow for Nursing Home, Aged Person Village (R60) and a Medical Centre on Lots 1499 and 1500 Hardie Road, Spencer Park as follows;

	Code No	Land Particulars	Base Zone	Additional Uses	Conditions
S40	40	Lots 1499 and 1500 Hardie Road, Spencer Park	Residential	Nursing Home, Aged Persons Village (R60) and Medical Centre	N/A

- Amending the Scheme Map accordingly.

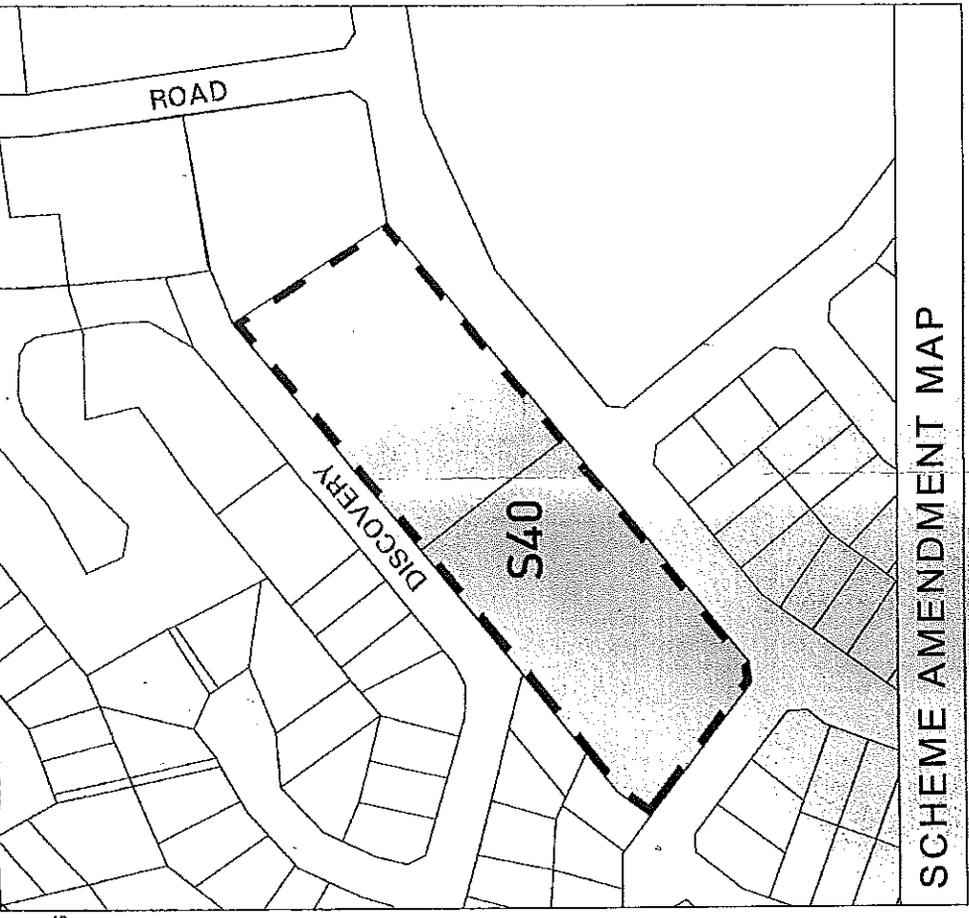
JUSTIFICATION

The proposal will enable the expansion of aged and dependent care facilities in the City of Albany. The subject site is considered to be appropriate for a Nursing Home use for the following reasons:

- (i) Future development will apply conventional residential development and land management requirements so as to enhance landscape quality and visual amenity of the locality, whilst minimising the impact of the development on the physical environment. With particular respect to the positioning of the subject site, future development will be in close proximity to the services and facilities provided by the Albany Central Area.
- (ii) The subject site is located within close proximity to the Albany City Centre and essential services including the hospital and being located adjoining the existing Clarence Estate Nursing Home, the proposal to provide aged persons accommodation is considered appropriate use for the site.
- (iii) Furthermore the proposed rezoning contributes to the realisation of both state and local government policy. In terms of the 1997 State Planning Strategy, the proposal to rezone the subject site will facilitate a higher density coding and promote the availability of diverse residential options in the City of Albany, particularly by providing aged housing close to the city centre and transport opportunities.
- (iv) The proposed rezoning fulfils the need to enhance and protect the precinct by facilitating the provision of 'residential' subdivision and development.



EXISTING ZONING



SCHEME AMENDMENT MAP

LEGEND

LOCAL SCHEME RESERVES
 LOCAL ROADS

ZONES
 CLUBS AND INSTITUTIONS
 RESIDENTIAL

OTHER
 R20 - R CODES
 S40 - SPECIAL ADDITIONAL USES

FINAL APPROVAL

1. ADOPTED FOR FINAL APPROVAL OF THE CITY OF ALBANY AT THE ORDINARY MEETING OF COUNCIL HELD ON THE _____ DAY OF _____ 20____
 THE COMMON SEAL OF THE CITY OF ALBANY WAS HEREUNTO AFFIXED BY AUTHORITY OF A RESOLUTION OF THE COUNCIL IN THE PRESENCE OF:

 MAYOR

 CHIEF EXECUTIVE OFFICER

2. RECOMMENDED / SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION

 DATE

3. FINAL APPROVAL GRANTED

 DATE

 MINISTER FOR PLANNING AND INFRASTRUCTURE

OPTION

BY RESOLUTION OF THE CITY OF _____ AT THE ORDINARY MEETING OF COUNCIL HELD ON THE _____ DAY OF _____ 20____

 CHIEF EXECUTIVE OFFICER

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 162

SEAL

CLARENCE ESTATE, ALBANY

TRAFFIC OVERVIEW



Traffic and Transportation Consultants

EXECUTIVE SUMMARY

The pertinent findings of the assessment of the proposed aged care facility at 55 Hardie Road, Spencer Park, Albany are:

- The proposed development could generate an additional 625 vehicle movements per day on the local road network.
- The forecast traffic generation is expected to have minimal impact on the operation of the local and district road network.
- Appropriate access can be achieved to Hardie Road.

The location of the subject land is shown in Figure 1.

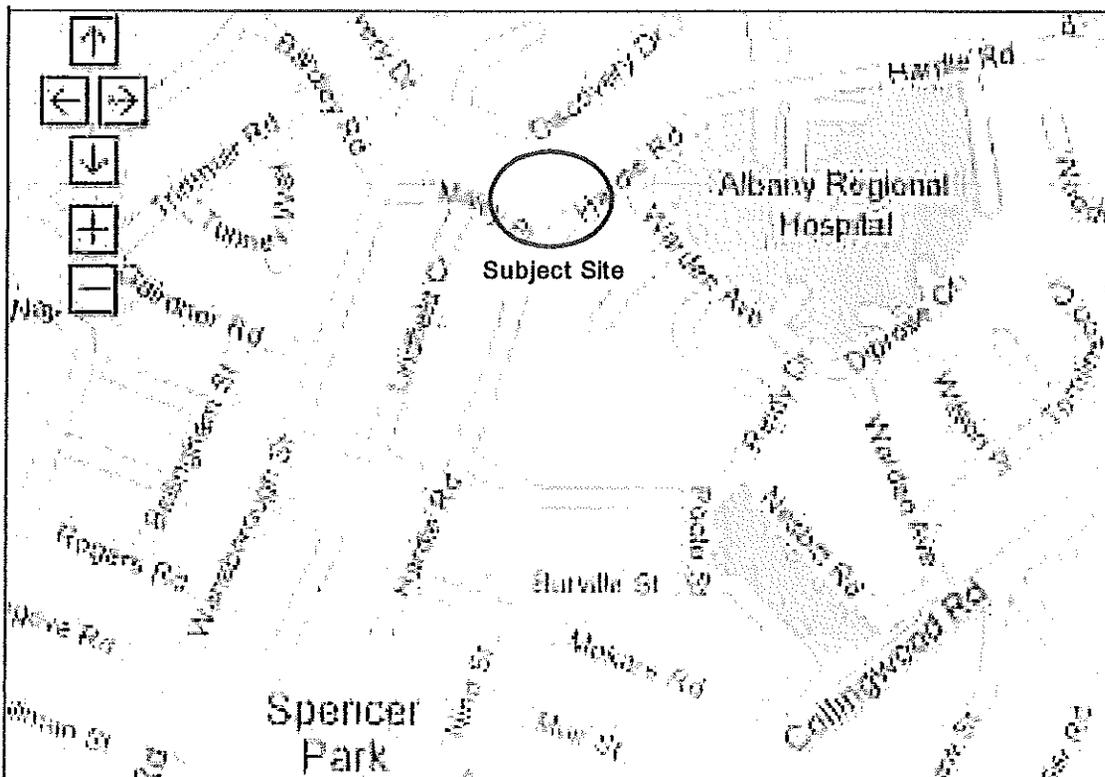


Figure 1 Study Area (Google maps)

PURPOSE

This technical note has been prepared on behalf of Hall and Prior (Danvero Pty Ltd) to consider the proposed development of Clarence Estate, Albany. This technical note considers the potential traffic generation of the proposed development and identifies issues that may need to be addressed at the time the development approval is sought.

BACKGROUND

Clarence Estate is currently a single storey aged care facility that caters for 86 residents including approximately 32 extra service places. The existing facility was constructed in 2003 as Stage 1 of the site redevelopment. The facility is now the premier aged care facility in Albany and the Great Southern region.

Hall and Prior own the adjoining block, a section of which is currently used as a car park for staff with the remainder of the block being vacant.

The landholding will be developed with the construction of:

- 12-20 self-contained independent "serviced" suites;
- 55 - 65 apartments containing 2 – 3 bedrooms, 2 bathrooms, living, dining, kitchen, laundry, and spacious courtyards/balconies;
- A primary health facility of up to 700m² floor area serving both residents and the wider community.

The completed development of the site will accommodate between 90-130 people.

The concept plan of the upper ground floor layout is attached as Appendix A and has been provided as an indicative layout only. Refer to the planner / architect for actual layout plans.

EXISTING ROAD NETWORK

The development site is located adjacent to Hardie Road, a distributor road providing connectivity through the Spencer Park suburb. Hardie Road can be expected to attract district level traffic accessing Albany town centre from outer areas such as Bayonet Head and also regional level traffic attracted to the hospital. It is constructed as a single carriageway road and can be considered as an arterial type B road due to its regional significance. Current planning guidelines indicate a traffic flow up to 15,000 vehicles per day (vpd) is acceptable, although with local schools it would be preferable to limit traffic flows to an upper level of about 7,000vpd.

Traffic data supplied by the City of Albany indicates a typical traffic flow of 2,300vpd.

The development is also shown to access Discovery Drive, a local residential street linking through to Martin Road. Traffic using Discovery Drive can use Maley Crescent / Bardley Drive or Martin Road to reach Ulster Road or Hardie Road. Due to the longer distances involved in reaching the district road network, a significant attraction would not be anticipated.

Traffic data for Discovery Drive has not been sourced, but it a traffic flow of about 200vpd to 300vpd would be expected (based on 27 houses and the new medium density development opposite the subject site).

DEVELOPMENT TRAFFIC GENERATION

Reference to the ITE *Trip Generation* manual provides trip rate data for congregate care facilities, which are described as *independent living developments that provide centralised amenities*. The data suggests a daily trip rate of 2.02 trips per dwelling.

Australian data provided by the RTA – *Land Use Traffic Generation* and the Director General Transport South Australia – *Land Use Traffic Generation Guidelines* indicate trip rates of 1 – 2 trips per dwelling and 1.5 – 3 trips per dwelling respectively. It should be noted that the Australian data is based on retirement homes which often do not provide amenities and therefore will generate a higher daily traffic movement. It can be concluded that the use of 2 trips per dwelling per day will provide a realistic assessment of the potential traffic generation.

Based on the maximum yield indicated, the following traffic generation may mature:

- 20 independent services suites @ 2 per unit = 40 trips per day
- 65 apartments @ 2 per unit = 130 trips per day

The residential land uses could attract 170 trips per day.

The primary health facility is indicated to be similar to a stand-alone medical centre and for the purpose of the traffic analysis, it shall be considered as such.

Data from the UK suggests that a rate of 83 trips per 100m² is appropriate for a medical centre, whereas the Director General Transport South Australia – *Land Use Traffic Generation Guidelines* suggests a rate of 50 trips per 100m². Reference to the RTA *Land Use Traffic Generation* document suggests that the evening peak hour trip rate is in the order of 8.8veh/hr/100m² and the mean morning (9am to 12pm) period trip rate is 10.4veh/hr/100m². This latter guide also indicates a possible trip rate between 50 and 80 trips per day.

For the purpose of this assessment the average rate of 65 trips per 100m² will be used. On the basis of up to 700m² of floor area being provided, the daily traffic attraction could be (7 x 65) 455 vehicle movements per day.

The medical centre could attract 455 trips per day.

In total the development could attract up to (170 + 455) 625 vehicle movements per day.

The development could generate 625 vehicle movements per day.

DISTRIBUTION

The traffic associated with the proposed residential land uses can predominantly be expected to head towards Albany town centre due to the services offered in this location. Some residents may make recreational trips to Bayonet Head and beyond and it would be expected that this would account for perhaps 10% of the daily attraction. It can be expected therefore that 90% of traffic movements will access Hardie Road to the south.

Traffic attracted to the medical centre would be expected to be drawn from the local area, Bayonet Head and Middleton areas, as other medical facilities are located to the east of town. Further, it could be expected that a reasonable level of cross-visitation to the nearby hospitals could occur which would reduce the overall expected increases to local traffic movements. However, this issue is not considered in this assessment. It would be expected that traffic attracted to the medical facilities would be attracted 60% from Hardie Road south and 40% from Hardie Road north.

FORECAST TRAFFIC MOVEMENTS

Using the traffic generation and distribution assumptions outlined above, the forecast traffic movement increases to the local road network can be identified. There are two roads that

can be accessed, Hardie Road and Discovery Drive. It is understood from the concept plans provided that access through the site would be possible for private parking areas. Access to the district road network from Discovery Drive would be quite circuitous and it is not therefore expected to be used significantly. For the purposes of assessment 50% of the car parking adjacent to Discovery Drive will be assigned to Discovery Drive.

Three parking areas are indicated in the concept plan showing 65 private bays and a public car park of 22 bays adjacent to Hardie Road and 40 private bays adjacent to Discovery Drive. Appendix A indicates the car parking on the site used for this assessment¹.

Based on the above assumptions, Figure 2 indicates the possible traffic increases of the proposed development. It should be noted that Figure 2 assumes that all traffic is new to the local road network which may not be the case as there is a significant opportunity for cross-visitation between the existing adjacent land uses.

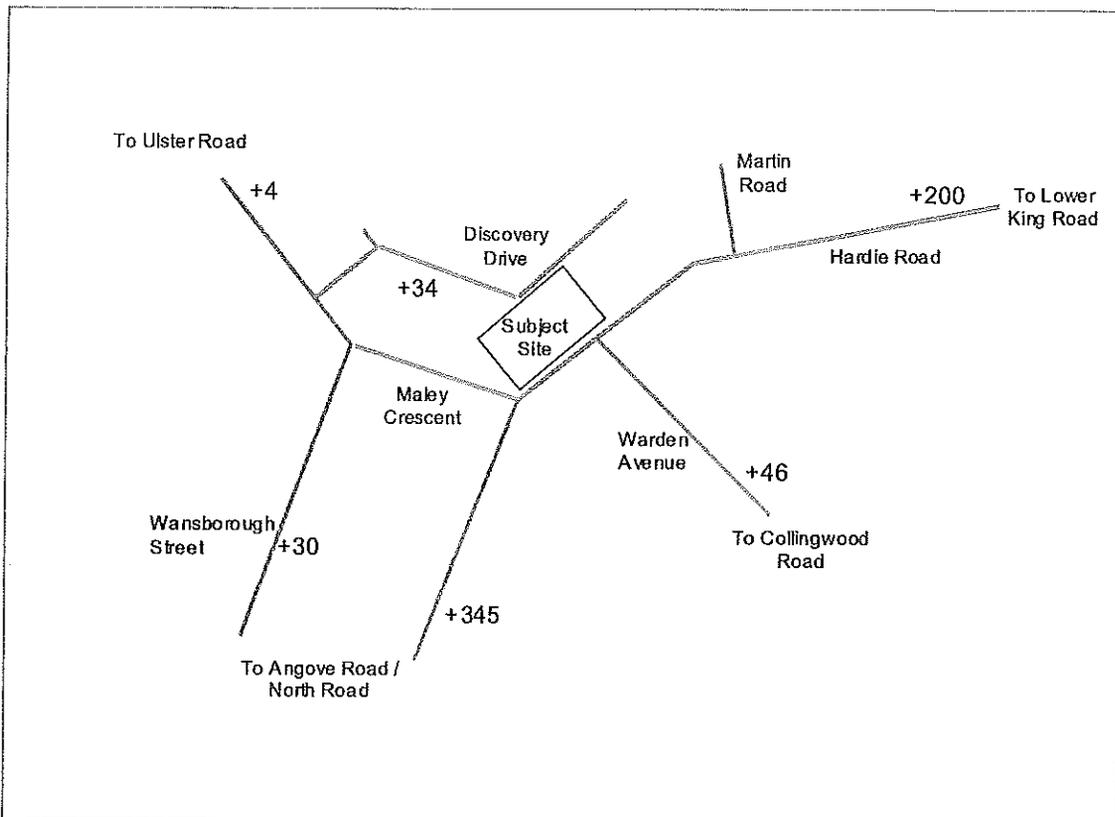


Figure 2 Forecast Traffic Movements

¹ Note that the car parking will be subject to TPS requirements and will be addressed at the time of development.

POTENTIAL TRAFFIC IMPACTS

It can be seen from Figure 2 that the expected increases to local traffic volumes are low and based on a current daily flow, in the order of 2,300 vehicles equating to an increase of 10% to 15%. Numerically the increases can be considered as high, but this is due to the base traffic flows being low. When considering the function of Hardie Road, the development may increase the daily flow to 2,500vpd – 2,650vpd. For the function of Hardie Road this forecast volume is still very low and is within desirable traffic flows for a residential access street. As Hardie Road can be considered as a higher order street (neighbourhood connector – arterial type B) a traffic flow of 7,000vpd or 15,000vpd could be considered reasonable.

With the proposed development the forecast traffic flows are well under that expected for a neighbourhood connector. Hardie Road can be expected to continue to operate well within capacity and with minimal impact to the current amenity.

As indicated, it is not expected that traffic would seek to use Discovery Drive to access the proposed development, particularly as Hardie Road will operate with very low traffic flows. Assuming that 50% of the northern resident's car park takes access via Discovery Drive, an increase of about 34vpd could be expected. Based on the expectation that current traffic flows are about 220vpd, an increase of 34vpd would be considered to have no significant impact. It would also be expected that most residents of the development would not choose to travel during traditional peak periods and it is therefore likely that affected residents would not notice an increase in local traffic movements.

ACCESS

Access to the proposed development site will predominantly be taken from Hardie Road. Visibility to current Austroads standards of 121m (60kph) or 96m (50kph) should be provided. Reference to aerial photography indicates that achieving such distances should not be an issue, although it has been advised that there is a gradient to Hardie Road which may have an impact. The visibility will require checking prior to construction of the proposed accesses.

Reference to Austroads *Guide to Traffic Engineering Practice Part 5 – Intersections at Grade* indicates that on a standard single carriageway road with a peak flow of less than 400 vehicles per hour, uninterrupted flow conditions will be maintained with a side road flow of up to 250 vehicles per hour. Hardie Road has a current peak hour flow of about 265 vehicles (morning peak). The proposed development, assuming a daily traffic generation of 625

vehicles, would be expected to generate a maximum of 10%² of the daily flow during the peak, or 63 vehicles. It can be seen therefore that the proposed accesses to Hardie Road would operate with uninterrupted flow conditions. Austroads states that where uninterrupted flow conditions are expected, further analysis (such as Sidra) is not required.

PEDESTRIANS AND CYCLISTS

The development of aged care facilities would not be expected to generate major pedestrian and cycle movements. However, it can be expected that pedestrian movements may mature between the site and Albany regional hospital. With a peak period flow of less than 300 vehicles, a typical gap in the traffic flow of 12 seconds could be expected. This typical gap would be more than sufficient to allow pedestrians to cross Hardie Road. Reference to WAPC / DPI guidelines suggests that pedestrian facilities are not required until flows of over 800 vehicles per hour occur. However, consideration may be given to the provision of a pedestrian median between the development site and the hospital to identify a safe and appropriate place for vulnerable members of the community to cross. However, this is not considered to be a requirement of development.

CONCLUSIONS

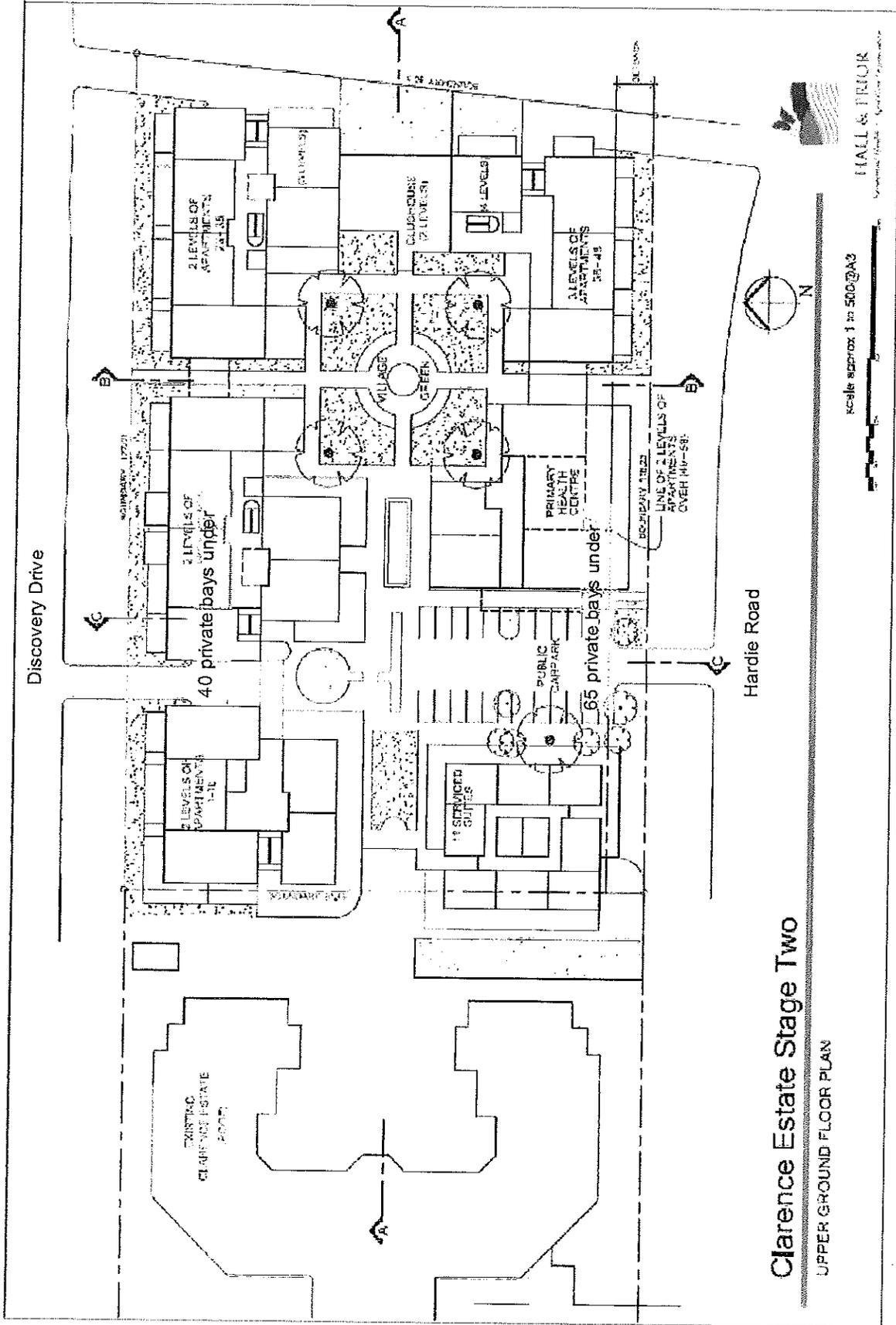
This traffic assessment has been prepared to support the proposed rezoning of the subject land to provide for aged care residential development and the provision of a primary health facility. The following conclusions are made with regard to the development proposal.

- Based on recognised source documents, it would be expected that the residential component of the development could generate up to 170 vehicle movements per day. The health care facility has been considered as a medical centre and could be expected to attract 455 trips per day. Overall the development could generate an additional 625 vehicle movement per day on the local road network.
- The calculation of the forecast traffic increases is based on stand-alone development and does not take into account the potential cross-visitation that could occur between the proposed development and the existing adjacent land uses.
- It is expected that the proposed development would have minimal impact to the operation of Hardie Road.

² As indicated, it is unlikely that residents would travel in the typical road network peak periods.

- It is noted that access is proposed to Discovery Drive and as a residential street this could be considered to be a potential issue. However, it is unlikely that residents of the proposed development would use Discovery Drive due to the longer distances involved in reaching the district road network. It is further expected that residents of the proposed development are unlikely to choose to travel during the traditional peak road network periods and therefore the impact to local residents is likely to be unnoticeable.
- It is expected that all accesses to the site will operate with uninterrupted flow conditions and full analysis would not be warranted. It is expected that appropriate visibility can be achieved at the proposed access points (based on reference to aerial photography).

APPENDIX A



PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

**LOCAL TOWN PLANNING SCHEME No. 3
AMENDMENT No. 259**

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

i) Inserting a new Provision 3.3 as follows and renumbering existing provisions accordingly:

3.3 The following uses are not permitted within Conservation Zone Area No. 1

- Holiday Accommodation
- Tourist Accommodation
- Relocated Dwelling

ii) Replacing existing Provision 3.3 with the following:

3.4 No development within Conservation Zone Area No. 1, including the siting of Development Areas, may proceed without the Special Approval of Council.

iii) Rewording Provision 4.1 the following:

4.1 The Development Area refers to the area within which all development on each lot (including sheds water storage and Building Protection and Low Fuel Zones) must be confined and is not to exceed 1.0 hectare on lots where caretakers accommodation is not approved or 1.5 hectares where caretakers accommodation is approved subject to Provision 3.1.

iv) Replacing provision 4.2 with the following:

4.2 The Development Area may be split to allow the separate development of the main house and caretakers accommodation.

v) Replacing provision 4.4 with the following:

4.4 Prior to the issue of development approval, Council shall require landowners to submit a comprehensive professional assessment of the selected Development Area and proposed access way/driveway to determine the presence of rare, endangered and/or threatened flora or fauna species as well as an archaeological assessment for the presence of potential aboriginal sites. Should such species or sites be identified, Council shall require the selection of an alternative Development Area or the modification of the Development Area so as to protect said sites or rare, endangered and/or threatened species.

vi) Replacing provision 4.5 with the following provisions:

4.5 The location of Development Areas shall be subject to application for and the granting of Planning Consent by the Council.

Such applications shall include building floor plans, indicative elevations and finished floor levels, proposed building materials and colours and a plan or plans of the proposed Development Area showing contours, to not less than 0.5m intervals, the extent of cut and fill proposed. Measures proposed for environmental shelter and/or visual screening may also be identified.

4.6 Applications for the approval of Development Areas shall be accompanied by a photographic assessment demonstrating that the proposed development area and the buildings proposed thereon, will blend in with the visual landscape in terms of height and rooflines, colouring/toning and form and scale and will not dominate a land based view when viewed from Anvil Beach, the Anvil Beach

Lookout, a public roadway, a foreshore node or the foreshore, the coastal walk trail and/or the Ocean Beach Lookout.

Council may request the photographic assessment include photographs covering the views to the proposed development area from surrounding roads and other public use nodes/areas within and adjoining the zone and include the identification, by the positioning of posts, markers and/or scaffolds on or above ground, the proposed height and extent of buildings, structures and site works proposed within the development area.

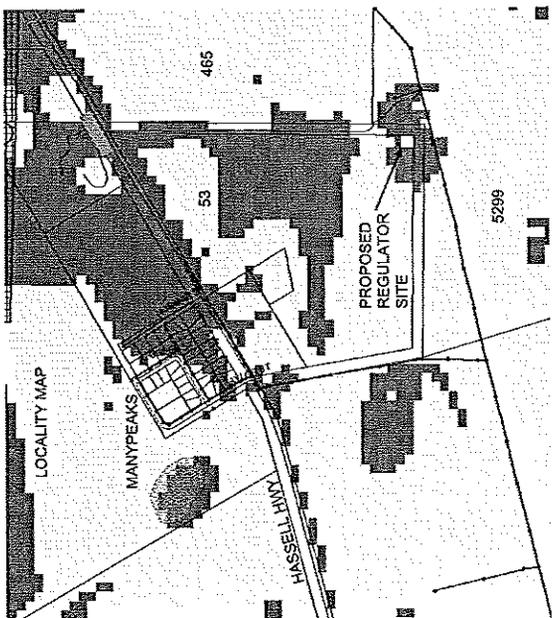
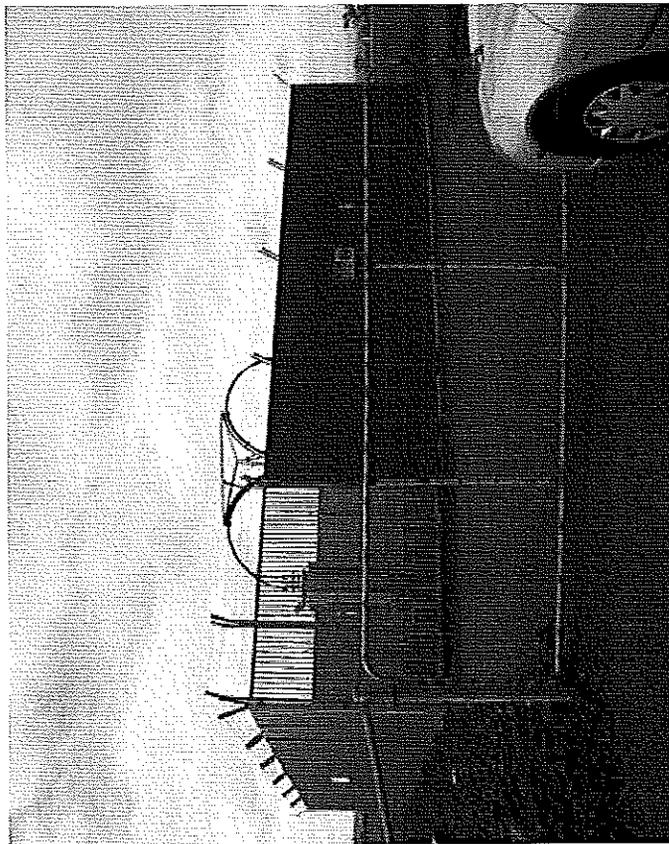
- 4.7 In the case of Lots 101, 103, 105, 111 & 116, as shown on the SGP, the photographic assessment shall also be accompanied by details of the overall horizontal and vertical extents of the buildings proposed.
 - 4.8 In the instance of Lots 102, 104, 106, 107, 108, 109 & 110, where Development Areas are proposed between the Foreshore Reserve and Nullaki Drive, development shall be designed and/or located such that it is not visible from a foreshore node or the Bibbulmun Track.
 - 4.9 With the aim of ensuring any buildings visible from Anvil Beach, the Anvil Beach Lookout, a public roadway, a foreshore node or the foreshore, the coastal walk trail and/or the Ocean Beach Lookout do not dominate the visual landscape, Council may apply conditions to the approval of a Development Area that limit or control building height, colouring and materials and site works and/or require landscaping for visual screening purposes. Notwithstanding the minimum setback specified in Clause 6.3, Council may request a greater setback where, in its opinion, a dwelling would dominate the view from Anvil Beach, or other local vantage.
 - 4.10 Development Areas shall avoid sand blowouts and other areas potentially subject to erosion unless satisfactory management measures are proposed.
- vii) In Provision 6.1 after *within* inserting 'an'.
 - viii) Replacing Provision 6.2 with the following:
 - 6.2 The minimum boundary setback for all buildings and structures shall be 20m.
 - ix) Replacing Provision 7.4 with the following:
 - 7.4 The use of reflective materials and finishes such as zincalume shall not be permitted. Council shall require the use of tonings that blend into the landscape, vegetation and/or the structure's backdrop. Council shall prefer the use of natural materials such as stone, rammed earth and/or timber (where such timber can meet the requirements of AS 3959) and advocate green to brown tonings/natural hues.

- x) In Provision 8.1 (d) adding 'in accordance with the Bush Fires Act.'
- xi) Replacing Provision 9.1 with the following:
 - 9.1 Each dwelling house or caretakers accommodation (approved subject to provision 3.1) is to be provided with a potable domestic water supply with a minimum capacity of 92,000 litres. This may be supplied from underground supplies or a rainwater storage system to the satisfaction of Council. Water for fire fighting purposes shall be provided in accordance with Clause 11.0.
- xii) Replacing Provision 11.2 with the following:
 - 11.2 The clearing of fire breaks other than for slashed low fuel fire break purposes in accord with Provisions 11.1, 11.10, 11.11 & 11.12, is not permitted.
- xiii) Replacing Provision 11.3 with the following:
 - 11.3 Building protection zones in accordance with the Planning for Bushfire protection Policy are to be provided around dwellings and shall be maintained in a low fuel condition by individual landowners.
- xiv) Inserting a new Provision 11.4 as follows and renumbering existing provisions accordingly:
 - 11.4 Where any Development Area is proposed in or adjacent to an area identified as Karri forest on the Subdivision Guide Plan, Council may require the preparation and implementation of a Bush Fire Management Plan as a condition of development approval.
- xv) Adding the following to existing Provision 11.6:
 - 11.7 Applications for the approval of a development shall be accompanied by a sprinkler system plan, which provides details on water supply, sprinkler coverage, materials to be used and the type of generator to be used which shall be independent of the mains power supply.
- xvi) Replacing existing Provision 11.7 with the following:
 - 11.8 Each dwelling shall have a water supply of not less than 30,000 litres available for fire fighting purposes, fitted with a 64mm Female British Instantaneous Coupling and gate valve to Council and Bush Fires Board satisfaction. This may be from underground supplies or roof catchment. Where the fire fighting supply forms part of the domestic supply, the outlet for domestic use shall be located part way up the tank so as to ensure the lower 30,000 litres remains available for fire fighting purposes.
- xvii) Inserting a new Provision 11.13 as follows:
 - 11.13 Prior to Council approving a Development Area, or residential dwelling on a proposed lot, a fire audit is to be submitted detailing the following:
 - Assessment of the site and whether proposed building envelope will cater for the recommended bushfire protection zone around the proposed dwelling.
 - A determination of fire threat classification (either low, medium, high or extreme) in accordance with AS 3959 – Buildings in Bushfire Prone Areas.

- xviii) Replacing Provision 17.1 with the following:
 - 17.1 Within Conservation Zone Area No 1. the siting of Development Areas, the construction of buildings including associated site works and removal of vegetation, shall require Planning Scheme Consent.

- xix) Replacing the Subdivision Guide Plan with the Following Plan:

Typical regulator compound. Refer to drawing L98-0003 sheets 1 and 3 for typical regulator design information.



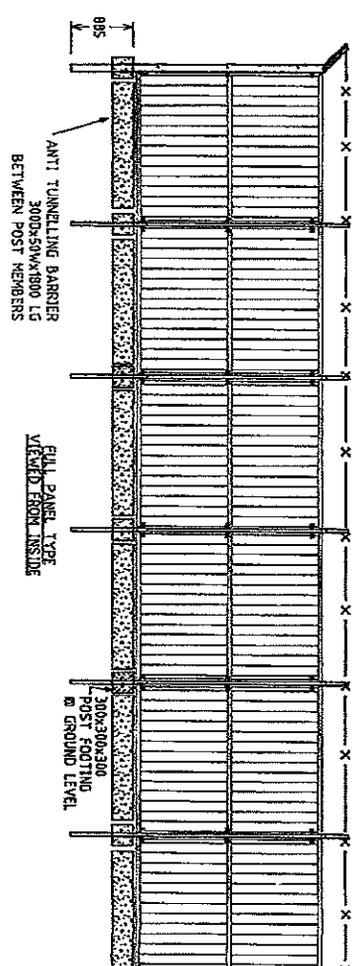
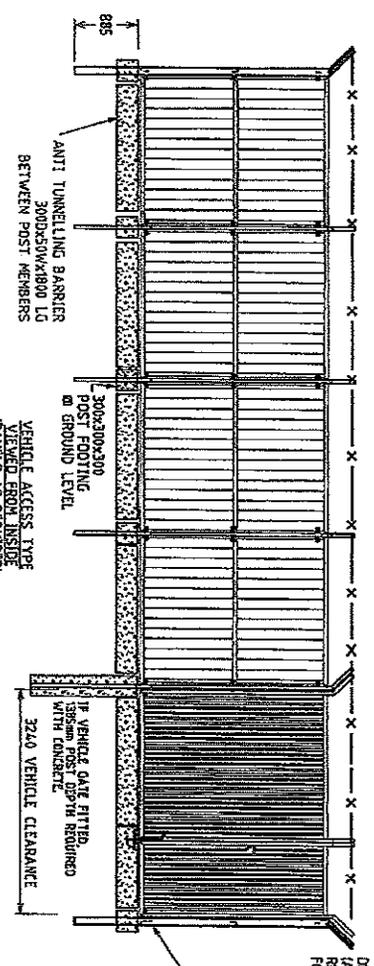
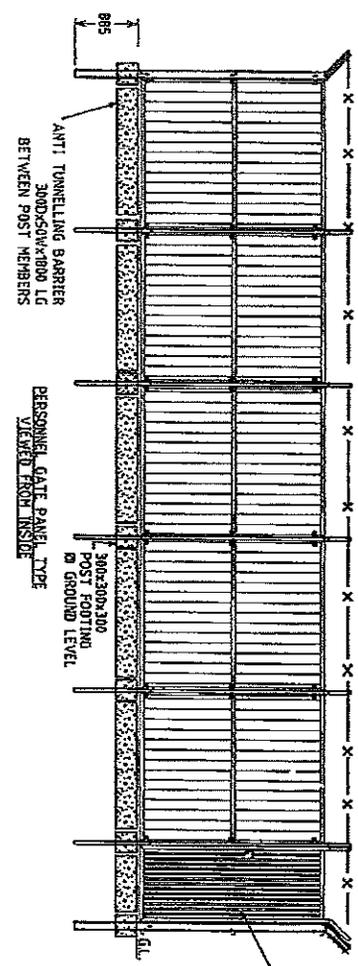
The Manypeaks regulator site is required to increase power distribution supply capacity to the Bremer Bay area. Bremer Bay is currently supplied from the Albany Substation via a 22,000 volt line between the Albany Substation and Green Range and then via a 33,000 volt line between Green Range and Bremer Bay. At Green Range there is a step-up transformer that increases distribution voltage level from 22 kV to 33 kV. It is proposed to relocate this step-up transformer and a regulator to Manypeaks so that the length of the line operated at 33 kV voltage level is increased. This work will provide additional capacity to supply approximately 300 kVA of new load at Bremer Bay.

It is proposed to extend the high voltage supply via four underground cables from the existing line to the proposed site. As these four cables will cost approximately \$400,000/km to install the site is required to be as close as possible to the existing 22.00 volt line. This site was also chosen as it provides the maximum increase in available power at Bremer Bay the site as it is the optimal location along the existing power line.

The site comprises flat ground with a slight slope, covered with low scrub. The unmade section of Howie Road would require extending. Once constructed vehicle movements would comprise of a visit approximately once/ month by a Western Power project officer in a ute or 4WD.

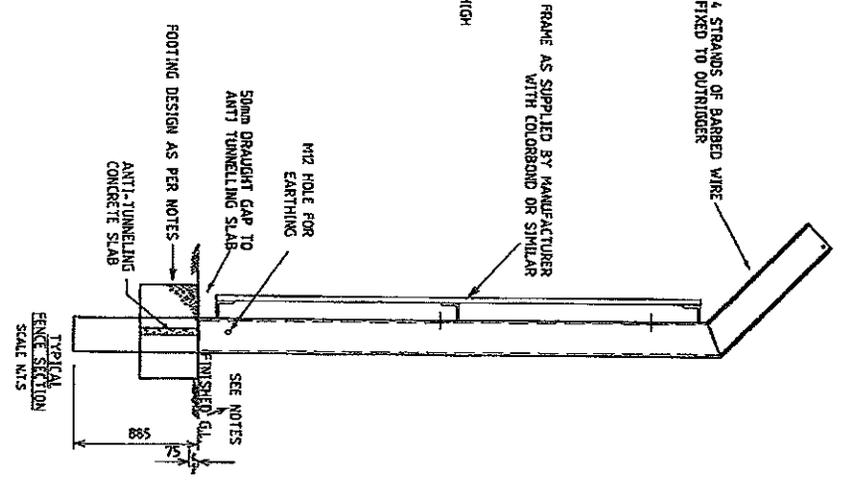
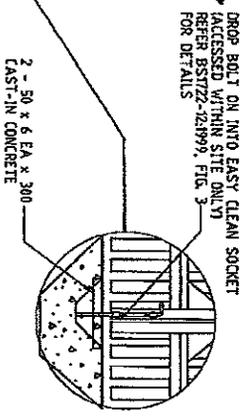
The installation of this project is required to be completed to meet the growing demand for power in the Bremer Bay area. The project is scheduled for completion by as soon as possible, preferably by December 2007.

 WESTERN POWER		DISTRIBUTION DESIGN ENGINEERING	
HASSELL HIGHWAY MANYPEAKS WA 6328		Image No. - GR010133	
O 15/08/2007 REVISIONS		Rev <input type="radio"/>	
Scale : NTS Drawn : MacNish, Graham - Ph: 9780 6316 Date : 15/08/2007		Lat - 34° 50' 39" S Long - 118° 10' 34" E Map Ref - Page -	



HINGE & LOCKING DETAILS TO MANUFACTURERS SPECS
L98-000300R

PERSONNEL ACCESS
ENTRANCE POSITIONS DEPEND ON SITE ASPECTS
FABRICATION AS PER MANUFACTURER DETAILS.
ALL FENCE PANELS O/A 2166 WIDE x 2650 HIGH
PERSONNEL GATE FRAME ONLY - O/A 1090 WIDE x 2650 HIGH



NOTES
ALL POSTS SET 885 DEEP WITH 300x300x300 RAPID SET CONCRETE, RODDED OR VIBRATED TO GROUND LEVEL. - ALL CONCRETE TO BE IN ACCORDANCE WITH BS 3600
PRE-FABRICATED FRAME COMPLETE WITH PANELS - BOLTED TO POSTS WITH 6 SETS OF 5/8 BOLTS/NUTS AND WASHERS AS SUPPLIED BY MANUFACTURER
ANTI TUNNELLING SLAB 1800 LONG x 300 DEEP x 50 WIDE SET CENTRAL UNDER FENCE PERIMETER.
ALL BOLTS NUTS AND WASHERS TO BE STAINLESS STEEL
EARTHING TO LUGS SITUATED ON POSTS USING M10 x 35 LG. SS BOLT/NUT AND WASHER TUNED BLEEDER BRIDGES AND PLATES FOR ATTACHMENT
EARTHING REQUIREMENTS - REFER EARTHING AND DETAILS
BARBED WIRE (4 STRANDS) TIED TO OUTRIGGER ROUND PERIMETER
FINISHED GROUND LEVEL TO INCLUDE 20mm BLUE METAL TO A DEPTH OF 75mm.
BLUE METAL TO EXTEND 100mm AROUND THE OUTSIDE OF THE FENCE LINE.

22kV VOLTAGE REGULATOR
WITH RUNNING EARTH (4 WIRE)
COMPOUND FENCING DETAILS

WESTGATE POWER	
Drawn: J.E.H.	Issue: 10/03/07
Scale: 1:25	Revised: L98-0003
Author: R. LAYTON	Rev: 3
WESTGATE POWER ATTN: ASSET MANAGER@WP.BRANCH	

DRAFT

**COSY CORNER
MANAGEMENT PLAN**

2007



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PART 1: BACKGROUND

1.1 Purpose of the Cosy Corner Management Plan

The Draft Cosy Corner Management Plan was prepared following community concerns regarding the management of the Cosy Corner reserve. Members of the public voiced concerns about:

- conflict between day users and campers during busy times;
- pressure from campers and other visitors on dunes and vegetation;
- insufficient facilities to cater for present and projected use (toilets, car parking);
- lack of uniformity of signage;
- dieback, weed invasion and fire;
- inappropriate vehicle access;
- conflict between boat launching and recreation; and
- need for current parking areas to be delineated.

These concerns emphasised the need to update the first Management Plan prepared in 1999, and adopted by the City of Albany Council in January 2000.

An audit of the first Management Plan was undertaken in 2006, evaluating the action taken on the recommendations listed within the Management Plan adopted in 2000 (Appendix 1). In some cases, the management actions and recommendations have been addressed. However, there are still a number of outstanding actions to be addressed, or have been deemed unachievable by the City of Albany.

1.2 Location and tenure

Cosy Corner is located 25 km drive west of the centre of Albany, accessible via Cosy Corner Road (sealed) as shown in Figure 1.

The Cosy Corner area consists of 188 ha defined by three Reserves defined in Table 1 and Figure 1. Cosy Corner has a designation of "Parks and Recreation" under the Town Planning Scheme (Gazetted, 1980).

Land to the north and northwest of Cosy Corner is mainly agricultural and zoned "Rural" and "Special Rural". There is also an area zoned "Motel", another zoned "Private Clubs and Institutions" and a "Conservation" zone. West Cape Howe National Park is on the southern boundary of the Cosy Corner Reserve. The National Park is vested in the National Parks and Conservation Commission of WA (CCWA) and managed by the Department of Environment and Conservation (DEC). A statutory management plan was finalised for West Cape Howe in 1995 (CALM 1995).

The Cosy Corner Management Plan takes into consideration that Cosy Corner shares many values with the National Park, but has a stronger emphasis on recreational use by the community.

Table 1: Details of reserves at Cosy Corner

RESERVE NUMBER	RESERVE PURPOSE	AREA (HECTARES)	MANAGEMENT AUTHORITY
24548	Camping and Recreation	87.5	City of Albany
37086	Recreation and Bushland Management	12.7	City of Albany
24547	Camping and Recreation	78.6	City of Albany

1.3 Physical Environment

1.3.1 Climate

Cosy Corner experiences mild summers and cool wet winters with an average minimum temperature of 7.1 degrees Centigrade in August and an average maximum temperature of 25.5 degrees Centigrade in January. The average annual rainfall is 1100mm with the majority falling between May and August (Australian Government Bureau of Meteorology, 2007).

1.3.2 Landforms, geology and soils

Cosy Corner is an area of white sandy beaches, granitic headlands, protected coves and islands. The shape and orientation of the Gneiss cliffs and islands have determined the shape and nature of the soft sandy areas in between. Soil types vary from the poorly drained soils of the peaty sumplands, to calcareous sand dunes in the east, to gravely duplex soils in the west. Topography of the area is shown in Figure 2.

The area north of Cosy Corner East Road has been mapped as an area of Potential Acid Sulphate Soils (PASS) Figure 3. The track to Perkins Beach follows the eastern edge of the PASS. Vehicle movement is not considered to be in an issue in relation to the PASS, and there are no plans to disturb the PASS. Therefore, there are no management issues to address at this stage.

1.3.3 Hydrology

Most of the freshwater within the Cosy Corner area is held as groundwater in a series of aquifers under the unconsolidated dune sands and limestone. The aquifers are recharged directly from rainfall.

Three permanent creeks originate from elevated aquifers and there is also a permanent waterhole at the southwestern end of the area. A number of wetlands fed by rainwater and aquifers have been identified as possibly occurring in the area and are shown in

Figure 4. Creek water from the most significant wetland area is currently used to supply the area at Cosy Corner West.

1.3.4 Vegetation

A map of the vegetation of Cosy Corner is shown in Figure 4.

In Table 2, the landforms, soils and vegetation communities have been divided into six types and the dominant species listed for each type along with the management implications. Most of the vegetation in the area is in good to very good condition and many areas, especially wetland areas, have high conservation value. From the Threatened Flora Survey of the Cosy Corner East campsite and fire access tracks that Ellen Hickman completed in 2007, no species of threatened flora were located in these areas of the reserve. In addition there are no known species of Declared Rare Flora in this reserve.

Table 2: Landforms, soils, vegetation and management implications

LANDFORM/ SOIL TYPE	VEGETATION STRUCTURE	DOMINANT SPECIES	MANAGEMENT IMPLICATIONS
Beaches and Foredues. Unstable pale brown calcareous sands.	Colonising species as creeping or in small shrub form.	<i>Spinifex hirsutus</i> , <i>Carpobrotus species</i> , <i>Pelargonium</i> , <i>Arctotheca populifolia</i> , <i>Cakile maritima</i> , <i>Isolepis nodosa</i> , <i>Lepidosperma gladiatum</i>	These areas are very prone to erosion if vegetation is removed and subject to movement due to storms.
Primary dunes. Predominantly siliceous sands with calcareous deposits.	Sparse hummock and bunch grasses giving way to low scrub in sheltered areas.	<i>Agonis flexuosa</i> , <i>Spyridium globulosum</i> , <i>Acacia divergens</i> , <i>Hibbertis cuneiformis</i> , <i>Leucopogon parviflorus</i> , <i>Amophilla arenaria</i> , <i>Helichrysum cordatum</i>	These areas are prone to erosion if vegetation is removed especially on slopes. Very susceptible to fire damage.
Coastal slopes, saddles and swales. Podsoils over calcareous sand. Grey sands, podsoils over granite. Some sand over laterite deposits and karri loam over calcarenite.	Close to the coast: Very open shrub mallee to 3 m. Dense-low heath 0.5 to 1 m. Slopes facing inland: Open scrub and shrub mallee to 4 m. Mid-dense heath 0.5 to 1.5 m.	<i>Agonis flexuosa</i> , <i>Eucalyptus goniantha</i> , <i>E. staeri</i> , <i>E. angulosa</i> , <i>E. calophylla</i> , <i>E. calicola</i> , <i>Hakea occidentale</i> , <i>Acacia divergens</i> , <i>A. coclearis</i> , <i>Adenanthos sericeus</i> , <i>Banksia grandis</i> , <i>B. occidentalis</i> , <i>Dryandra sessilis</i> , <i>Geranium pilosum</i> , <i>Jacksonia horrida</i> , <i>Lepidosperma gladiata</i> , <i>Melaleuca striata</i> , <i>Olax phyllanthii</i> , <i>Bossiaea linophylla</i> , <i>Allocasuarina humilis</i>	Susceptible to erosion and dieback.

Swampy terrain and riparian fringes /Silty sand deposits and yellow Duplex soils.	Mid to dense shrub mallee > 5 m. Mid to dense thicket 1 to 3 m.	<i>Agonis flexuosa</i> , <i>Eucalyptus diversicolor</i> , <i>Kunzea ericifolia</i> , <i>Melaleuca cuticularis</i> , <i>M. raphiopylla</i> , <i>Banksia occidentalis</i> . <i>Callistachys lanceolatum</i> , <i>Allocasuarina fraseriana</i> .	Highly susceptible to dieback. Vehicle access should be minimised.
Hill slopes and gullies facing inland. Transition from sand over laterite deposits to karri loam over calcarenite.	Mid to dense low forest 5 to 2.0 m. Mid-dense heath to 1.5 m.	<i>Eucalyptus calophylla</i> , <i>E. diversicolor</i> , <i>E. marginata</i> , <i>E. cornuta</i> , <i>Hakea oleifolia</i> , <i>Acacia alata</i> , <i>A. pulchella</i> , <i>Agonis flexuosa</i> , <i>Leucopogon obovatus</i> , <i>Pteridium aquilinum</i>	Susceptible to erosion and dieback.
Granite/Gneiss outcrops. Patchy skeletal soils over granite/ gneiss rocks protruding from coastal sands.	Sparse dwarf scrub 0.5 to 1 m. Some open mallee shrub.	<i>Eucalyptus marginata</i> , <i>Acacia coclearis</i> , <i>Andersonia aff. carinata</i> , <i>Agonis flexuosa</i> , <i>Banksia grandis</i> , <i>Dasyopogon bromeliaefolius</i> , <i>Xanthorrhoea</i> species, moss species, <i>Borya</i> species	Highly vulnerable to dieback.

There are some localised areas of weed invasion and disturbance. Weeds can displace native plants, create fire risk and detract from the attractiveness of the area. Three of the main weeds threatening the area are listed in Table 3, along with their priority for eradication.

1.3.5 Fauna

Cosy Corner is as an important corridor between West Cape Howe National Park to the southwest and other coastal reserves to the east, including Muttonbird, Sandpatch and Torndirrup National Park. This link allows the movement of fauna beyond the reserve at Cosy Corner as well as providing an important habitat.

No formal fauna survey has been carried out for Cosy Corner since 2000. The Greencorps team conducted the last survey in 2000; prior to this other surveys were conducted between 1991-1997 by the Woodbury Boston Environment School and Sylvia Leighton (1996). It is however likely that Cosy Corner supports species similar to those found in the nearby reserves such as Mutton Bird and West Cape Howe National Park.

Whilst not formally recorded, the local community makes regular observations of fauna species in the area. Declared rare fauna sighted on or near the reserve that were listed in the cosy Corner Reserve Ecological Report (Leighton, 1996) include, Western Ringtail Possum (*Pseudocheirus occidentalis*) and a rare Trapdoor Spider sighted in the western end of the reserve.

Under State legislation, the habitats of declared rare and threatened fauna must be protected. Any development must therefore be carried out to ensure it does not impact on numbers of these species.

The Quenda or Southern Brown Bandicoot (*Isodoon obesulus*) and the Red Eared Firetail (*Stagonopleura oculata*) have also been sighted within the reserve. These species have recently been taken off the rare and threatened fauna list and remain of great interest under their new classification of "special protection".

Other native animals recorded in this faunal zone, which is more extensive than the boundaries of Cosy Corner itself, include 19 species of mammals, 21 species of amphibians, 26 species of reptiles, 126 species of birds and a number of invertebrate species. Whilst not all species have been identified at Cosy Corner, animals know no boundaries and with the available corridor between other reserves and National Parks it is likely that a range of species move between all these areas along the coast. It is nonetheless important that fauna continues to be monitored to understand the impact of human activity on the population numbers.

Four introduced species have been recorded in the area, including house mouse (*Mus musculus*), fox (*Vulpes vulpes*), cat (*Felis catus*) and rabbit (*Oryctolagus cuniculus*). These animals have a detrimental effect on native animals through predation and destruction of habitat.

1.4 Human Activities

1.4.1 Aboriginal History

Details of Aboriginal history prior to European settlement are unclear and anecdotal. Daisy Bates (1985) records that the Torbay area was known as Warrangain and the family group that lived in the area was known as Minang (Howard 1997).

Aboriginal people most likely used the area as a winter travel route. Some early explorers noted temporary Aboriginal campsites at Cosy Corner, but the focus of the Warrangain run was probably Wilson Inlet (Howard 1997).

Reported findings of shards from tool making by archaeologists, Doohan and Dortsch, indicate the area may have been important for tool making (Howard 1997).

Places associated with, or significant to Aboriginal people are classified as sites, and are protected under the Aboriginal Heritage Act. This applies to all sites whether or not they have been listed.

There is one known Aboriginal site within the area. The northeastern section of the area covered by this Management Plan is listed as an archaeological site on the Department of Indigenous Affairs Sites Register. The site is named "Kitson Farm", and comprises artefacts located by M. Smith and K. Morse in 1980. They found dimpled grindstones located in soil exposed by a fallen tree.

It is also possible that sites may exist that have not yet been entered on the Aboriginal Sites Register. The WA Aboriginal Heritage Act 1972 protects all Aboriginal sites in Western Australia whether they are known to the Department of Indigenous Affairs or not.

Liaison with the Department of Indigenous Affairs and the local Aboriginal community will be required if any works are proposed to be carried out in the Cosy Corner area as it is an offence to disturb or conceal an Aboriginal site.

1.4.2 European History

Many Dutch and American seal and whaling ships visited the Western Australian south coast prior to establishment of a British colony at Albany.

From the 1830s efforts were made with varying success to open up the area for agricultural development. In 1842 a property was established in Torbay by Hugh McDonald, but later failed.

In the 1880s, a timber mill was established by Millars at Torbay to tap the timber resources of the area for railway sleepers. Initially the logs were taken to Albany by sea.

In 1887, a tramway on which sleepers were transported was built to link the area with the Albany to Denmark railway.

Millars closed the mill in 1888, but reopened it in 1889 as the export market for timber expanded. Timber production in Torbay continued until 1905 when all the mills in the area closed as the timber resources had been depleted.

Agricultural production in the area grew steadily in the late 1900s, with market gardening, particularly potato farming becoming widespread in the Grassmere - Torbay area. These activities along with pastoral pursuits are still the main agricultural activities in the area.

Fishing also has a long history in the area. Access was always a problem until an all weather road was built into Cosy Corner area making the area popular ever since for fishing. Commercial fishing operations have occurred at Cosy Corner since the 1920s.

1.4.3 Recreational Uses

The natural environment and spectacular beauty of the Cosy Corner area makes it popular for use by local residents, as well as people from Albany and further a field. It is a popular area for sightseeing, family outings and picnics, camping, swimming, beach fishing, bird watching and walking.

The Bibbulmun Track is a significant feature of the area. The track enters the southern end of Cosy Corner from West Cape Howe National Park and follows the ridge along until it reaches the area above the Cosy Corner West day use area. At that point the walkers descend to the beach via a wooden stairway. The Friends of Cosy Corner and Torbay Hill Residents and Ratepayers Association, funded by Coastwest Coastcare, built the stairway in 1998. The trail then follows the beach to the Torbay Inlet.

Families use the area extensively due to the sheltered nature of the beach and local swimming lessons are held in the most sheltered areas. Exercising of dogs and horses occurs on the beach at Cosy Corner East.

Hartman's Beach is used for boat launching however it is not recommended as the location relies on perfect weather conditions to successfully launch. Vehicle access to Hartman is less than ideal with a steep gravelly slope with a tight corner onto the beach. The ramp itself is the compacted sand of the beach, which can be problematic for inexperienced boaters.

These activities have been largely unmanaged and this has led to a gradual degradation of parts of the reserve. Issues associated with recreational activities include:

- Loss of vegetation through damage and erosion caused largely by vehicle access to the area and campers encroaching on vegetation.
- Littering of dunes, as well as popular day use areas and camping areas.
- Fire – if fires are illegally lit (by campers or the incorrect disposal of cigarette butts), they could potentially escape.
- Conflict between the public wanting to use the reserve for differing purposes.

The area is well used by tourists from overseas and eastern states as well as Western Australians. As the area becomes better known further a field, the recreational pressures will continue to increase.

1.4.4 Recreational Fishing

Cosy Corner is used as a recreational fishing area offering both beach and rock fishing. Fishers come from all over WA and even interstate to catch a variety of species in the Albany region. Almost all fishing access is by vehicle at present with the main site fished being the beach at Cosy Corner. Some of the 4WD tracks to the coast in the reserve are used for access to fishing spots. Many fishermen camp in the reserve or often rest in vehicles during the night.

Recreational fishing is regulated under the Fisheries Act, which is administered by the Fisheries Department. Restrictions on species able to be fished, bag limits etc. are detailed in the regulations and discussed in a publication entitled "*The Future for Recreational Fishing Final Report of the Recreational Fishing Advisory Committee*", released by the Fisheries Department in 1991 after extensive community consultation.

1.4.5 Commercial Fishing

A salmon fishing operation is licensed to fish at Cosy Corner. Between February 15th and April 30th every year the fishermen operate under "Designated Fishing Zone" provisions of the *Fish Resources Management Act (1994)*. This means that during the peak period of the fishing season, legislation provides the commercial fishermen with protection from persons interfering, obstructing or hindering fishing or disturbing fish.

The operation is based on trapping of salmon and herring using seine nets that are pulled into the ocean with boats and then drawn up onto the beach to harvest the fish.

A "Licence to Occupy" is held by Commercial fishermen, WD North, JD North & VW Simpson for an area of 2817 square metres of land at the south end of the Cosy Corner reserve. This area is separate from the day use and camping area at Cosy Corner West. The lease area is used to service the fishing operation including storage

of equipment and camping during the salmon season. The licence to occupy is solely for the purpose of camping as well as cleaning and storage required to successfully carry out fishing operations. Thus the licence to occupy is only for the period of fishing operations, February 15th to April 30th each year.

Clause 9 of the licence agreement states, that "*the licensees do not have the exclusive possession of the land and that the rights of the licensees hereunder do not prejudice or affect the rights of the general public to use and enjoy the land and in the case of any conflict the rights of the public shall prevail*". The area licensed has been cut off from the rest of the Cosy Corner area by bollards giving the impression of exclusive possession and it has been suggested that these should be removed. However, the bollards serve to keep vehicles from using the area when the fishermen are not there, and the area can still be accessed by foot. The public are welcome to use the area outside of the fishing season for day use purposes, however camping is not permitted.

Commercial fishing has occurred at Cosy Corner for over forty years. Input from the community shows that there is general support for the fishing operations and little or no conflict between commercial fishing activities and other activities. Indeed, many people visit the beach during the fishing season to observe and help out in the activities. That said, fishermen operating out of the lease area are subject to the same laws and conditions as everyone else who enters the reserve, such as the prohibition of fires and dogs, which are prohibited at Cosy Corner West.

Commercial fishing is a significant contributor to the economy of the Albany region.

1.4.6 Community Involvement

The role of the community is an important part of the management of Cosy Corner. The Torbay Hill Residents and Ratepayers Association (THRRA) provide valuable local knowledge and experience and currently undertake voluntarily work to improve the health of the reserve and surrounding areas. There is also a small volunteer group of bushcarers at Cosy Corner who work closely with the City of Albany's Bushcare Assistants.

1.5 Environmentally Sensitive Areas

1.5.1 *Phytophthora* Dieback

The City of Albany has obtained some *Phytophthora* dieback information for the Cosy Corner reserve, by Glevan Consultants (2007). Commonly referred to as dieback disease, the type identified as occurring within this reserve is *Phytophthora cinnamomi*.

Phytophthora cinnamomi is transported in infected soil and appears to have been introduced into the reserve due to vehicles using the area. It spreads with the movement of water through the soil and in overland flow, being particularly active in warm, moist conditions but can also be spread in dry material in its dormant state and become active again when conditions are favorable.

The impact of *Phytophthora cinnamomi* on the vegetation varies according to species present, soil type etc. but the disease is known to attack over 900 plant species in many

different families. Fauna dependent on susceptible vegetation can also be severely affected.

The information supplied by Glevan Consultants (2007) is at "Estimated Protectable Area" standard. Importantly it was reported to the City of Albany that there are several areas, which are estimated as protectable, the report also describes strategies and tactics to manage these areas and ensure their protection. The disease however has infected significant areas in both of the reserves at Cosy Corner including the campsite at Cosy Corner East and continues from there to the day use area at Cosy Corner West. All infections located are well established and seem to have been present for a considerable period of time.

PART 2: MANAGEMENT ISSUES AND ACTIONS

A number of management issues have been identified at Cosy Corner. These include increasing pressure from camping and day use, management of vehicle tracks, fire management, management of dieback disease, and boat launching.

2.1 Tenure and Purpose of reserves

Reserve 24548 will maintain its purpose of "Camping and Recreation". This reserve known as Cosy Corner East requires re-designing, to be used correctly for this purpose.

Reserve 24547 also has the designated purpose of "Camping and Recreation". There is significant vegetation of good quality in this reserve and a large area of this is uninfected from dieback disease. Reducing the potential for soil to transfer across from the infected area to the uninfected area could help protect the native vegetation. It is recommended that the purpose be amended to "Recreation and Bushland Management" as this best reflects the reserves environmental and recreational values.

The Department for Planning and Infrastructure (DPI) has changed the purpose of Reserve 37086 from "Holiday Chalets" to "Recreation and Bushland Management". The City of Albany should manage this area accordingly.

Action:

- **Seek for a change of purpose of Reserve 24547 from "Camping and Recreation" to "Recreation and Bushland Management" from the Department for Planning and Infrastructure.**

2.2 Recreation

Cosy Corner's natural features allow for a broad spectrum of recreational uses. In addition to traditional recreation uses such as bushwalking, camping and picnicking, the Reserve is of special value for fishing and sightseeing. These uses are increasing pressure on the Reserve and a number have resulted in significant detrimental environmental impact. Management solutions to these problems will have to be determined within the context of available staff and funds.

2.3 Camping Activities

Camping occurs regularly at two locations at Cosy Corner. The most popular camping area is at Cosy Corner West (Reserve 24548), which was the original campsite for the area dating back to the 1950's. Walkers, fishers and other visitors to the Cosy Corner also use this reserve. Another location for camping is at Cosy Corner East. Campfires are prohibited in all of the reserves due to the risk of wildfire, and also damage to native vegetation, which occurs during firewood gathering.

Overcrowding of the area at Cosy Corner West occurs, particularly on long weekends and in the permissible time outside of the restricted period on camping. The restriction of camping between December 1st and April 22nd was installed in 1995 to avoid overcrowding in the day use area during the peak season. However this has been difficult to enforce with the limited number of available staff to monitor the site. To deal with the continuing demand to camp in the area, Cosy Corner East was opened for camping all year round. In both reserves camping is allowed for a maximum of seven days and is monitored by the City of Albany Rangers who check the area once a week.

Over time, the increasing pressure of camping at Cosy Corner has lead to environmental damage and user conflict. Damage to vegetation has occurred through firewood gathering, tree branch damage and root compaction from vehicles, and also through the indiscriminate clearing of vegetation to create new campsites. Cosy Corner West has suffered a large amount of erosion and degradation of the site. Overcrowding in Cosy Corner East is also becoming a problem with overflow camping pushing their way into the vegetation, resulting in new vehicle tracks and direct clearing for camping.

Particular concern has been raised with regard to caravans and buses in such a small site. However, the recent installation of bollards to delineate camping areas away from trees has helped to address some of these problems. The new landscape layout plan for Cosy Corner West as seen in figure 5, shows further delineation proposed for Cosy Corner.

Continuous records of numbers camping in the reserves have not been maintained, however Cosy Corner has become a well-known location to camp for free. Camping use fluctuates, and given the small size of the site at Cosy Corner West, it doesn't take many campers and day users to cause overcrowding of the area.

To cope with this increasing pressure from camping and day use, improved facilities and delineation is required. The City of Albany understands that the development of these facilities and delineators will need to take into account the erosion capabilities of storms with regard to setbacks from the beach.

Working with the local community who would like to see the increasing pressures resolved through correct management the following recommendations and actions are:

Recommendation:
Given the high day use of Cosy Corner West, it is too busy to permit camping in conjunction with day use. Prevent camping at Cosy Corner West, rather than restricting camping to certain times of the year.

Action:

- Seek for a change of purpose of Reserve 24547 from "Camping and Recreation" to "Recreation and Bushland Management" from the Department for Planning and Infrastructure (City of Albany, Development Services).

Action:

- Continue to permit use of the Cosy Corner West site for the commercial fishing camp lease subject to strict conditions as indicated in "Commercial Fishing" (City of Albany, Rangers).

Action:

- Using the layout design prepared for Cosy Corner West, delineate areas to be used for day use and parking at Cosy Corner West using suitable bollards (City of Albany, Works and Services).

Action:

- Erect signage indicating "Day Use Only" at Cosy Corner West (City of Albany).

Recommendation:

Considering that the rangers can only visit Cosy Corner weekly and this is not enough to adequately monitor the area, two options for managing the area include:

Option 1

Lease out the Cosy Corner East area. This may include extending the size of the camping ground to make it more economically viable, and will need to go through appropriate approval procedures.

This option would have many advantages in terms of providing delineated camping at Cosy Corner East. It would also allow for protection and management of the area. Whilst this is the preferred option of many, it is dependent on someone taking on the lease.

Option 2

If no proponents want to lease the area, then the area should also become a day use only area and camping phased out over a three (3) year period.

Action:

- Camping at Cosy Corner East will be permitted until either Option 1 or Option 2 are implemented, but with strict adherence to a seven day limit (City of Albany, Rangers).

Action:

- Prepare a Landscape Design that delineates the camping area at Cosy Corner East (This will be worked through with the lessee).

Action:

- Maintain signage-informing users of the total fire ban at Cosy Corner and to provide their own camp stoves or use the barbecues provided.

2.4 Facilities

Cosy Corner is a popular destination for day use activities such as sightseeing, photography and picnicking.

Facilities at Cosy Corner West are located on a level, shaded area with a bitumen access road. They include, four picnic tables, four gas barbecues, six rubbish bins and a toilet block. Day users as well as campers heavily use all these facilities. The existing picnic tables and barbecues at Cosy Corner West are popular, well used, and generally well regarded. An Eco Toilet is provided at Cosy Corner East, however potable water is not available in either area. Water for the toilets at Cosy Corner West is piped from a soak that is located up slope from this area. This soak is often problematic becoming blocked requiring it to be cleaned out.

Whilst there is the provision of one toilet at Cosy Corner East other facilities are limited and are currently restricted to one rubbish bin. This situation may need to be reconsidered and the addition of facilities may be required if the area is leased for camping purposes.

The existing ablation block at the Cosy Corner West site does not meet current standards in terms of setback from the ocean and the method of effluent treatment, i.e. septic tank. It was actioned in the last management plan as of high importance to be replaced. Recently the Landscape Designer at the City of Albany won an award for his design of a Dehydrating Eco Toilet. This design should be used to replace the existing toilets at Cosy Corner West, and as the design allows water to be collected from the roof the soak should no longer be required.

The landscape design plan for Cosy Corner West delineates the area to allow for sufficient parking of cars and also realigns the location of the roundabout. This relocation results in the BBQ and Picnic table facilities to be moved to the south so that they are no longer located in the middle of the round about. This will be safer for day users who will no longer need to dodge cars to cross over from the picnic area to the beach and toilet facilities.

Recommendation:

If leased, upgrade facilities at Cosy Corner East in consultation with the leaseholder to provide sufficient waste disposal facilities to cope with the increasing number of people using the area. Improvements could include:

- **The installation of a second dehydrating eco toilet at Cosy Corner East (City of Albany).**
- **The installation of a second rubbish bin at Cosy Corner East (City of Albany & Clean Away).**

Action:

- **Replace the existing ablation block at Cosy Corner West with the new Dehydrating Eco Toilet to meet current standards.**

Action:

- **Reposition picnic tables and BBQ facilities to the beach side of the road so that they are no longer in the middle of the roundabout (City of Albany, Works and Services).**

2.5 Access

Roads and tracks at Cosy Corner are shown in Figure 6. The main access to Cosy Corner is via Cosy Corner Road, a sealed road that turns into gravel once it enters the day use area at Cosy Corner West. There is a steep curve at the end of Cosy Corner Road this track then continues to the fishermen's lease. Another track leads off the road to the Cosy Corner East site. Four-wheel drives are prohibited on the beach although it is noted that they sometimes use the beach. The prohibition of vehicles needs to be policed by the City of Albany rangers. The commercial fishermen are permitted to use vehicles on the beach. Use of unlicensed motorbikes in the reserve is prohibited.

The rest of the access routes in the reserve have been developed on an unplanned basis and have led to an uncoordinated network of tracks over many years. Unregulated access by 4WD vehicles in the dune area to the east of Cosy Corner East has caused severe erosion problems and the spread of *Phytophthora Dieback*. While some tracks are required for access or strategic firebreaks, others are not necessary and have been formed through inappropriate vehicle use in the area. Track closures are necessary due to factors such as the risk of *Phytophthora dieback* spread, unnecessary duplication of tracks and severe erosion damage in some areas.

The track between Cosy Corner East and Perkins Beach is very sandy and becomes boggy and difficult to navigate when dry. Because the tracks become too difficult to traverse vehicles make an alternative track, usually beside the existing track.

To the east of Cosy Corner East a track leads up to a lookout used by commercial fishermen to spot salmon approaching the fishing area. This track has become severely eroded due to vehicle use and needs attention.

In the past many options have been put forward on how to manage the use of 4WD vehicles in the reserve. The most viable option is to close the tracks to general access while still allowing them to be used as a strategic fire breaks. However, some flexibility with this option could be retained pending an application to lease the campsite at Cosy Corner East.

The area between Cosy Corner Rd and Coombes Rd contains several sandy tracks as shown in Figure 6. The main trail that follows the road reserve is severely eroded in sections. The other tracks are creating a risk for dieback spread.

Sand dunes are held together by vegetation that, if disturbed, is difficult to replace. Once the vegetation is lost, the unstable sands are easily blown or washed away making rehabilitation difficult and costly. Activities such as vehicle driving tend to create bare areas of sand that become difficult to stabilise. In extreme conditions, blowouts can form large areas of mobile sand.

Between Hartman Beach car park and the southern lookout, there is a track. The end of the track at the lookout often becomes boggy. This part of the track needs to be improved or hardened with limestone. The parking area at the southern lookout is not well defined. The use of bollards would keep vehicles from damaging vegetation.

The issue of off road vehicles was raised in 2007 after a number of incidents were reported to Council rangers. Following this the City of Albany Councillors required active policing of unregistered vehicles operating off road in City Reserves.

DEC is responsible for the Bibblumun track, which goes through the area. Cosy Corner provides a unique experience to visitors.

It is essential that adequate access to Cosy Corner West be maintained in ways, which protect areas of ecological importance. Car parks should be properly constructed and delineated to prevent the movement of vehicles on to recreation and bush land. Planting of local native species to provide shade could be undertaken near the parking areas and where users have damaged or removed native vegetation previously.

Use of the car parks instead of kerbed parking or parking on grassed areas should be enforced by regulation and the erection of barriers such as pine log railing along Cosy Corner Road.

Action:

- Close off and rehabilitate unnecessary vehicle tracks as shown in Figure 6 by constructing a barrier to discourage vehicles from going around them. (City of Albany, Works and Services)

Action:

- Allow closed tracks, where there are no signs of dieback disease, to be used as walking tracks. Place signs up at barrier with the message "Please stick to tracks - Dieback risk area". (City of Albany, Works and Services)

Action:

- Install locked gates on closed tracks for emergency or maintenance access. The gates should be signposted with the message "No vehicles please - Dieback infected area". (City of Albany, Works and Services)

Action:

- Rehabilitate and stabilise the track to fishermen's lookout to prevent further erosion and degradation. This should be done in cooperation with the fishermen. (City of Albany, Works and Services)

Action:

- Upgrade the end of the track at the southern lookout and upgrade the lookout to cater for up to five vehicles using bollards to delineate the area. (City of Albany, Works and Services)

Action:

- Delineate Cosy Corner West as detailed in the layout design in figure 5 to allow adequate access and parking for vehicles. (City of Albany)

2.6 Boat Launching

In 1988, as a result of community demand for boat launching sites outside the Albany urban area the Department of Transport commenced a study to identify suitable sites for boat launching on the south coast.

Some community members suggested in the past that Hartman beach would be suitable as a boat-launching site to be developed installing a concrete ramp and finger jetty.

Discussions with community groups, local fishers and the Department of Transport regarding the improvement of boat launching facilities at Hartman Beach suggest that the site is not inherently suitable for general access. This is especially the case for trailers, due to the steepness and narrowness of the track to the beach. It is likely that if a solid launching ramp was installed, that there would be negative consequences in sand and water movement at the beach.

While the beach has firm sand for launching of boats, the site is vulnerable to onshore winds, bogging of vehicles and lack of space for the manoeuvring of more than one or two people at once.

According to locals, considerable experience is required to launch boats at this site, even in good weather conditions. Local fishermen and other locals have reported that they have had to tow many people out of the area due to poor judgement, or inability of the visitors to get back up the hill.

Recommendation:

- **The City of Albany will not endorse the use of Hartman Beach as a gazetted boat-launching site due to its inherent poor access, inadequate parking, safety risk and potential to cause environmental damage.**

Action:

- **The City of Albany will maintain the sign at the top of the Hartman's Beach track warning of the risks of using this area.**

2.7 Commercial Fishing

Licensed commercial fishing for salmon began from Cosy Corner in the 1960s and continues today through one licensee who operates from within the Reserve, fishing for both salmon and herring. The existing fishing operation is concentrated at the Western end of Cosy Corner and the area is a Proclaimed Fishing Zone under the Fisheries Act. The fishermen also access other areas outside of the leased area to spot fish coming along the coast.

Commercial fishing is a priority use at Cosy Corner West from 15 February to 30 April during the peak of the salmon migration under the Fisheries Act. The main fishing period coincides with much of the peak visitor use of the Park. A fisher's camp consisting of a number of caravans are located at the Cosy Corner lease site during the season. Although considerable improvements have been made in recent years to the

lease area, the presence of the fishermen contribute to the overcrowding of the site on occasions, detracting from the aesthetics of the Cosy Corner area.

Fish are transported along the beach and loaded into trucks at the northern end for transport to the processors and vehicle access onto and along the Beach at Cosy Corner is therefore required.

The Department of Fisheries is responsible for the administration of fishing licenses to individuals and the Fishermen who lease Cosy Corner are required to show proof that they hold a fishing licence.

As the fishing operation is located at the most popular recreation site in the reserve, it is important to minimize the potential for conflict between commercial fishers and other reserve uses. The commercial fishing operation at Cosy Corner is, however, an operation of interest to visitors.

Action:

- **Enforce the conditions of the lease upon the lessee.**

2.8 Phytophthora Dieback

Phytophthora (dieback disease) is an introduced fungus that lives in the soil. It requires moisture to survive and reproduce and the conditions along the south coast are favourable for it's for most of the year. It produces spores in wet, warm, soil that infect plant roots and destroy the root tissues, thereby cutting off the supply of water and nutrients.

The fungus spreads naturally in water and by root-to-root contact but can be rapidly and extensively spread through the movement of infected soil by vehicles and earth moving machinery and to a lesser extent by pedestrian traffic.

The objectives are:

- To control the spread and intensification of *Phytophthora* dieback disease where it is already present.
- To prevent the introduction of *Phytophthora* dieback and other plant diseases into disease-free areas.

Strict dieback disease hygiene measures (such as the conducting of management activities under dry conditions when soil does not adhere to vehicle tyres), coupled with potential track realignments and closures will be essential to stop the transport of infected material and therefore to reduce the spread of the disease. In addition, recent research into the use of phosphate suggests that it may be possible to control small *Phytophthora cinnamomi* infections.

The issue of spreading Dieback disease by 4WD vehicles occurs in the reserve from vehicles entering with infected soil attached to the tyres and under body of the vehicle. A dieback survey has been carried out by Glevan Consulting (2007) to determine the extent of infection in Reserve 24547 and 24548 in part. Around 48 hectares of the Cosy Corner reserve are estimated to be protectable from *Phytophthora* dieback disease (figure 7).

Standardised signage symbolising dieback has been adopted by the State Dieback Consultative Council (2007), who report their recommendations to the Minister for the Environment. This standard signage will be available for use in areas where dieback has been identified as occurring to assist in protecting areas that are free from dieback. This signage will also be an important education tool for people who use the reserve.

Action:

- Close off and rehabilitate unnecessary vehicle tracks, erecting the standardised signage to indicate areas of dieback control and that there is to be no soil movement in this area (City of Albany, Works and Services).

Action:

- Install signage along walking tracks to provide interpretive information on the management of *Phytophthora* dieback in the area.

2.9 Introduced Animals

The extent of declared pests within the reserve is not known. Foxes (*Vulpes vulpes*), domestic and wild cats (*Felis catus*), occur and although the impact of their predation on native fauna populations in this reserve has not been determined, they are known to have a significant impact elsewhere. Rabbits (*Oryctolagus cuniculus*) are common throughout the reserve and the impacts of their grazing are visible, particularly at some recreation sites. European rats and house mice are also known to occur. There are no known insect infestations in the reserve and no systematic control of declared and non-declared pests is taking place in Cosy Corner at present (2007).

In large numbers these introduced animals have a harmful effect on native flora and fauna through predation, competition, destruction of habitat and the introduction of disease. The impact of these animals should be monitored (through observation) and action taken to reduce numbers where possible.

Domestic dogs are the main animals that are taken into Cosy Corner Reserve. Access restrictions stop dogs being exercised at Cosy Corner West, which has prevented further impacts to native flora and fauna.

Dogs can cause damage by chasing, frightening and killing native fauna. They can make other users of the reserve insecure and cause safety concerns for young children. Animal manure is an issue as dog manure can carry disease and can be unpleasant for other visitors. Owners should have their animals under control at all times and be encouraged to remove dog waste from all areas.

Actions relating to introduced animals

Action:

- Monitor the impact of all declared and non-declared pests in the reserve as resources allow.

Action:

- Take action where possible and as resources allow to, reduce numbers of declared and non-declared pests by working with the Department of Environment and Conservation as well as the Agriculture Protection Board and adjacent landholders.

Action:

- Encourage research into the requirements of key fauna species in the reserve and make necessary changes to management practices.

Action:

- Encourage dog owners to keep a close eye on their dog while visiting Cosy Corner East. Dogs should be under control at all times in all parts of the reserve.

Action:

- The City of Albany continue to enforce the ban on dogs at Cosy Corner West.

2.10 Environmental Weeds

Although weeds are not a major problem in Cosy Corner, an assortment of species has been recorded in the reserve. The more serious of these include: Victorian Tea Tree, Sydney Golden Wattle, Taylorina, and Pine Trees. Two declared weeds that have also been found at Cosy Corner include: Arum Lily and Blackberry. Declared weeds fall under the Agriculture and Related Resources Protection Act, 1976 and must, by law, be controlled. The majority of infestations found in the reserve have established around the boundaries of the reserve and in high use areas such as the camping site and along fire access tracks. Weed species may compete with and can eventually replace native flora, having a significant adverse impact on conservation values. Control methods must be chosen to ensure minimal impact on native species and safety for visitors and staff.

In 2004 and 2005 weeds were mapped in the reserves at Cosy Corner, as seen in Figure 8. The largest infestations at the time of mapping were of Sydney Golden Wattle, Taylorina, Victorian Tea Tree and Pine Trees. In Table 3 the weeds that have been identified as having a higher priority for removal are listed. Some of these such as Sydney Wattle and Victorian Tea Tree spread very quickly and dominate native species of the reserve because they grow faster and reproduced at a greater rate.

Table 3: Weeds at Cosy Corner and priority for removal

Weed	Threat	Area found	Priority for removal
Victorian Tea tree (Leptospermum laevigatum)	Profuse seeders which can out-compete local natives in disturbed areas.	Spreading along road verges from north to south.	High priority for eradication. The Torbay Hill Residents Association, in consultation with the City of Albany, have a program for removal of this species from the road reserves. Residents also

			obtained funding from SCRIPT for removal on private property.
Arum Lily (<i>Zantedeschia aethiopica</i>)	Found in damp or wetland areas.	Common at Cosy Corner East.	Medium priority for eradication.
Dolichos Pea (<i>Dipogon lignosis</i>)	This plant is a rampant, twining perennial. White, pink or purple pea flowers. Spreads by seeds and rhizomes.	Has been reported at Cosy Corner.	Medium priority for eradication. Need to determine extend of infestation.
Watsonia spp.	Plant grows from corms and has orange, white or pink. Crowds out other plants.	Has been reported close to Cosy Corner.	High priority to ensure that this plant does not become established in Cosy Corner.
Sydney Golden Wattle (<i>Acacia longifolia</i>)	Profuse seeders which can out-compete local natives in disturbed areas.	Cosy Corner Camp ground and surrounds.	High priority for eradication. The Torbay Hill Residents and Ratepayers Association, in consultation with the City of Albany, have started a program for removal of this species from the road reserves.

The reserve at Cosy Corner is listed fourth for the priority of weed removal in the City of Albany's Environmental Weeds Strategy. An Environmental weed is defined as "plants that establish themselves in natural ecosystems and proceed to modify natural processes, usually adversely, resulting in the decline of the communities they invade" (CALM, 1999). Reasons why Cosy Corner was listed so highly as a priority reserve for weed removal include; the excellent condition of the bushland, the presence of an active community group, that the reserve is adjacent to a conservation estate and because it links part of the Coastal Macro Corridor to other continuous areas of bushland vested with the City of Albany area (*Environmental Weeds Strategy for the City of Albany Reserves*, 2005). The City of Albany's Bushcare Assistants work on the identified priority areas using the Bradley Method of weed removal as described in Appendix 2.

The potential for weed invasion is often greatest after fire and therefore must be take into consideration in any post fire management activities.

Actions relating to weeds and weed management

Action:

- **Encourage early detection of weeds by educating local community groups and users on the impacts of weeds and promote the removal and control of weeds by the public. Holding a local weeds workshop can do this or**

distributing the pamphlet of Albany's most unwanted environmental weeds could assist this.

Action:

- Continue to monitor and map weed species in the Cosy Corner reserve. Encourage community participation through the Cosy Corner Bushcarers and Torbay Hill Residents and Ratepayers Association.

Action:

- Organise for the ongoing removal of weeds using a coordinated approach involving all relevant neighbours and stakeholders to optimise the control of boundary weeds. (Reserves Supervisor, in consultation with community groups)

Action:

- Assess the efficiency of control on target species and any adverse affects on non-target species by the weed control programs and if necessary modify methods and chemicals used to ensure protection of susceptible species.

Action:

- Allocate number of days per year for bush care assistants to work with community groups on tasks that are too big to undertake on their own.

Action:

- Conduct weed control programs in conjunction with rehabilitation operations and post fire management activities.

2.11 Rehabilitation Areas

The objective is to restore degraded areas of Cosy Corner to a stable condition resembling the natural environment as closely as possible.

Environmental degradation is a major management issue at Cosy Corner. Although considerable work has been done, vehicle tracks and footpaths within the reserves are in need of further rehabilitation. The combination of coastal dune sands and low heath vegetation has led to serious erosion problems throughout the eastern section of the reserve, particularly caused by 4WD vehicles being used to access various destinations on the coast.

All vehicle tracks and footpaths that are to be closed may require rehabilitation and should be assessed on a site-by-site basis. In some parts of the reserves, simply removing the "traffic" from degraded access routes is sufficient, as the native vegetation will seed on its own in bare areas. However, in other areas where native vegetation has been removed, the effects of wind and water erosion need to be overcome before rehabilitation is successful. Wherever possible, seeds and/or brushing material from native species in the immediate locality should be used in any rehabilitation operations and landforms should be recreated to resemble as closely as possible the natural landforms in the vicinity.

Actions relating to Rehabilitation

Action:

- **Assess on a site-by-site basis whether active rehabilitation will be required or whether the site will rehabilitate naturally to a satisfactory standard.**

Action:

- **Carry out rehabilitation of closed tracks and paths, which have been severely degraded and are in threat of erosion and or/ weed introduction, according to the following guidelines:**

- **Recreate natural landforms to the greatest possible extent, bearing in mind the need to control water and wind erosion.**
- **Rehabilitate areas of vegetation that have been severely degraded and are in threat of erosion and or/ weed introduction.**
- **Cover the surface with fibre matting and/or brush collected from sites as near as is practicable to the site being rehabilitated.**

Action:

- **Conduct weed control programs in conjunction with rehabilitation operations.**

Action:

- **Continue to encourage community groups to participate in rehabilitation operations at Cosy Corner.**

Action:

- **Monitor the effectiveness of rehabilitation measures and carry out additional works in any area, which is not stabilising satisfactorily.**

2.12 Signage

Interpretative signs are necessary to increase public awareness of Cosy Corner's unique character. Uniform signage needs to be installed in the reserve to advise visitors of appropriate behaviour and inform on safety issues.

Providing identification of fauna and flora could also encourage interest in the reserve, which frequent the area. Other signs should direct people to keep clear of areas that are being conserved or rehabilitated and advising people not to feed the animals.

Signage should be used to explain:

- Where tracks go;
- Restricted access tracks;
- *Phytophthora* Dieback risk area;
- Visitor risk areas;
- Appropriate use of the reserve;
- Prohibition of fires, dogs and unregistered vehicles; and
- For Education.

Actions relating to Signage

Action:

- **That all signs installed in the reserve be designed uniformly and placed in prominent places as decided by the City of Albany.**

Action:

- **That the City of Albany installs interpretive signs at the car park area relating to the fauna and flora of the area, and management issues such as camping, access, and *Phytophthora* Dieback. (City of Albany, Bush and Coastal Reserves Officer and Works and Services)**

2.13 Fire Management

Fire will always be a threat to coastal reserves and has caused extensive damage over the years. Once fire has moved through a coastal area and removed its protective covering of native vegetation, erosion will often readily occur.

Fires may originate through the following sources: cigarette butts dropped on the ground during high fire hazard periods, from illegal lighting of campfires, lightening strikes or can be deliberately lit. The minimisation of wild fires within the reserve is important for maintaining the natural flora/fauna residing in the reserve. Many residents live near or adjoin the reserves and as most of the reserve is well vegetated the risk of property destruction is a concern.

Cosy Corner Reserve is within the area covered by the Bornholm Volunteer Bush Fire Brigade and the brigade's role is not only fire response but also fire prevention planning (Bush Fires Act, 1954). Currently there is no fire management plan for the reserve, however strategic access points are adequate in the event of a fire.

Local Government is the Hazard Management Agency for bushfires, in areas other than Gazetted Fire Districts and DEC estate. As such, Council is required to ensure that emergency management activities pertaining to the prevention of, preparedness for, response to, and recovery from bushfires is undertaken in its area.

Apart from the floristic values of the Reserve, remnant vegetation has a significant value as habitat and corridors for wildlife. It should therefore be noted that fire management cannot be undertaken in isolation from nature conservation values, if biodiversity is to be maintained.

In the City of Albany *Fire Prevention Plan* (Braun, 2002), a fire risk assessment was undertaken throughout the Albany region. Cosy Corner Reserve was listed as having a generally high to extreme level of risk from wildfire and is declared as a bush fire prone area. Whilst fires within the reserve pose some risk to the community, the most serious risk is due to large fuel loads on private property. The majority of this vegetation is also located on a steep slope, which could increase the rate of spread and intensity of fires. It is everyone's responsibility to undertake activities to prevent fire as well as being prepared in the event of a wildfire.

Action:

- **Undertake hazard reduction burns where required taking into account conservation values and protection of life and property. All burns planned to be undertaken will be in consultation with the Bornholm Volunteer Bush Fire Brigade and the Torbay Hill Residents and Ratepayers Association.**

PART 3 IMPLEMENTATION

It is expected that the final document will be implemented in the following ways:

- The City of Albany formally endorse the management plan and implement its recommendations and actions;
- The Torbay Hill Residents and Ratepayers Association be involved in the implementation where practical;
- Other relevant agencies to be advised of the management plan and the need to comply with its recommendations through their endorsement;
- Funds to be provided over a 5 year period for implementation of the management plan from the City of Albany and relevant external funding to be sought to assist in the implementation of the plan;
- Wider community involvement to be encouraged in the implementation of the management plan;
- A programme of implementation to be established each year by the City of Albany based on priorities in the plan;
- A formal review of the Plan to take place in 5-7 years.

3.1 Cost Estimates

This table summarises all the actions recommended in the Management Plan. It also provides guidance for expenditure for each action to be implemented. These cost estimates will be assimilated into the City of Albany Reserves Master plan and be prioritised for implementation according to that plan.

LAND TENURE/VESTING ACTION PLAN

Strategic Recommendation	Action	Cost
To have purpose of reserve 24547 changed	COA To change the purpose of the reserve to "Recreation & Bushland Management"	COA officer time

CAMPING ACTION PLAN

Strategic Recommendation	Action	Cost
Discontinue the use of Reserve 24547 for camping.	COA Change the purpose of the	COA Officer time

	reserve to " Recreation and Bushland Management" Rangers to police the area enforcing the restriction on camping.	Officer time
Delineate Cosy Corner West for parking and day use only.	COA Using the Layout Design (fig 5) install bollards to outline specific parking spaces and road edges.	<i>Cost Estimate;</i> \$7620.00
Educate reserve users that Cosy Corner West is now a day use only area.	Install signage indicating the change of purpose of the reserve: "Day use Only No Camping"	<i>Cost Estimate;</i> \$800.00
Seek an external source to monitor the camping at Cosy Corner East	Lease out Cosy Corner East, negotiating conditions with the lessee	COA Officer time
Continue to Allow camping at Cosy Corner East until an agreement is made to lease the area. A strict 7 day maximum will apply to all campers	COA Rangers to continue monitoring Cosy Corner East enforcing the 7-day limit on campers.	COA Officer Time
Delineate the Cosy Corner East camping area	COA Prepare a Layout Design for Cosy Corner East in association with the lessee	COA Officer Time
Educate reserve users of the total fire ban.	COA Maintain signage warning of the fines for lighting fires in the reserve. Rangers to enforce the total fire ban by fining members of the public who break the law.	<i>Cost Estimate;</i> \$500.00 <i>(if vandalised or missing)</i>

FACILITIES ACTION PLAN

Strategic Recommendation	Action	Cost
Replace the ablution block at Cosy Corner West with a toilet that meets current standards.	COA Replace the existing ablution block at Cosy Corner West with the new Dehydrating Eco Toilet to meet current standards.	<i>Cost Estimate;</i> \$46,886.00

Relocate picnic tables & BBQ facilities, currently in the middle of the roundabout at Cosy Corner West.	COA Have a landscape design prepared for Cosy Corner West to reposition facilities which require moving. According to the landscape design move picnic tables and BBQ's to their new locations	COA Officer Time <i>Cost Estimate;</i> <i>\$2000.00</i>
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ACCESS ACTION PLAN

Strategic Recommendation	Action	Cost
Close unnecessary vehicle tracks in the reserve	COA Construct barriers to close off tracks such as large rocks, fences, bollards or gates.	COA Officer Time <i>Cost Estimate;</i> <i>\$2,400</i>
Allow closed vehicle tracks to be used as for emergency access tracks if needed	COA Install locked gates on closed tracks for emergency use and maintenance access. The gates should be signposted with the message "No vehicles please - Dieback infected area".	COA <i>Cost Estimate;</i> <i>\$1,500.00</i> <i>Cost Estimate;</i> <i>\$660.00 each</i>
Allow closed tracks where there is no sign of Phytophthora dieback to be used as walking tracks.	COA Install approved dieback interpretive signs on closed tracks informing "Please stick to tracks - Dieback risk area"	 <i>Cost Estimate;</i> <i>\$2,800.00</i>
Maintain the track to the fisher's lookout	COA Rehabilitate and stabilise the track to fishermen's lookout to prevent further erosion and degradation. This should be done in cooperation with the fishermen.	 <i>Cost Estimate;</i> <i>\$500.00 per</i> <i>100m sq</i>
Upgrade the end of the southern lookout track.	COA Upgrade the end of the track at the southern lookout and upgrade the lookout to cater for up to five vehicles using bollards to delineate the area.	 <i>Cost Estimate;</i> <i>\$8,000.00</i>
Realign the Cosy Corner West area to protect the native vegetation and allow for safe	COA Relocate roundabout and install	COA <i>Cost Estimate;</i>

vegetation and allow for safe day use areas.	bollards as mentioned previously.	\$2,358.00
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BOAT LAUNCHING ACTION PLAN

Strategic Recommendation	Action	Cost
The COA will not encourage boat users to launch from Hartman's Beach.	COA To maintain sign at the top of the track to Hartman's warning of the dangers of this area.	Cost Estimate; \$500.00 <i>(if vandalised or missing)</i>

DIEBACK ACTION PLAN

Strategic Recommendation	Action	Cost
Apply management tactics to prevent identified protectable areas from being infested by dieback.	COA Close off unnecessary vehicle tracks appropriately. Erect signs in these areas indicating that this is a dieback risk area and that no soil movement is to occur.	<i>As mentioned previously in;</i> Access \$2,160.00
Educate reserve users of the risk of spreading dieback.	COA Install approved dieback interpretive signs in the reserve to indicate the importance of sticking to tracks and not walking through areas, which could be at risk.	Cost Estimate; \$3,800.00

INTRODUCED ANIMALS ACTION PLAN

Strategic Recommendation	Action	Cost
Monitor the impact of Introduced Animals in the reserve	COA As resources Allow & working with DEC to learn more about controlling introduced animals.	COA Officer Time
Raise community awareness	COA could develop a pamphlet to educate the local community	Cost Estimate; \$500.00
Allow dogs at Cosy Corner East only	COA Rangers to monitor the presence of dogs in the reserve and issue infringements where Dogs are in inappropriate areas of the reserve.	COA Officer Time

ENVIRONMENTAL WEED ACTION PLAN

Strategic Recommendation	Action	Cost
Continue targeting problematic environmental weeds in the area.	<ul style="list-style-type: none"> Community to assist with on-ground work Chemicals assistance & advice provided by Bushcare Assistants 	<i>Two days of Bushcare Assistant time, plus \$276.00 for chemicals.</i>
Education of local users re-weed species and their control	<ul style="list-style-type: none"> Provide weed pamphlets to Torbay Hill Residents and Ratepayers Association for distribution at meetings 	<i>City of Albany Environmental Weed Strategy brochure; Cost Estimate; \$500.00</i>
On-going monitoring of weed species	<ul style="list-style-type: none"> Local community to undertake monitoring COA staff to continue mapping weeds. 	COA Officer Time

REHABILITATION ACTION PLAN

Strategic Recommendation	Action	Cost
Assess whether parts of Cosy Corner needs rehabilitation on a site-by-site basis.	<ul style="list-style-type: none"> COA staff to work with community groups experimenting with brushing and/or direct seeding. 	COA Officer time, Brushing to be obtained on site.
Rehabilitate areas of vegetation severely eroded	<p>COA Reserves Officer</p> <ul style="list-style-type: none"> Grant (e.g. Coastwest) to provide seedlings Community & Green Corps or similar to implement 	<i>Cost Estimate; \$8,000.00 for plants and plant guards (grant)</i> 2 days of Bushcare Coordinator time
On the commencement of rehabilitation works, continue to monitor these susceptible areas for weed invasion.	<ul style="list-style-type: none"> COA staffs to monitor rehabilitation sites for weeds & come up with an action plan for any invasions found. 	COA Officer time, <i>Chemicals if needed \$276.00</i>
Monitor Rehabilitation works for success.	<ul style="list-style-type: none"> Local community to be involved in monitoring COA staff to take action to stabilise areas which are not rehabilitating successfully by looking at other options such as revegetation works, further brushing or seed matting. 	COA Officer Time <i>Cost Estimate; Revegetation works; \$2,318.40</i>
Continue flora surveys	Community to use as educational tool. Green Corps and other	

	tool. Green Corp and other educational/training programs available to be involved.	
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SIGNAGE ACTION PLAN

All signs installed in the reserve be designed uniformly and placed in prominent places as decided by the City of Albany. Any signs relating to Dieback should be obtained from the WA Dieback Working Group, to be uniform throughout WA.

Strategic Recommendation	Action	Cost
Ensure all signage in the reserve is uniform & easy to read. Address old signage which is currently causing confusion	<ul style="list-style-type: none"> Remove unnecessary signs at the entrance to Cosy Corner West. Install new signs at the entrance to Cosy Corner West indicating: picnic tables; BBQ facilities; day use only area – no camping; & dieback risk area. Redesign an existing sign at the entrance to Cosy Corner West to say fuel stoves only instead of no fires. 	COA Officer time <i>Cost Estimate;</i> \$2,000.00 \$500.00
Interpretive Signage	<ul style="list-style-type: none"> Seek Coastcare or similar funding to install a large undercover structure where interpretive signage could be installed along with reserve management issues. 	<i>Cost Estimate;</i> \$4,500.00
Provide signage with guidelines about access in regards to dieback management	<ul style="list-style-type: none"> Install interpretative signage in regards to dieback management including; "please stick to walk trail dieback risk area" & "vehicle track closed due to are infected with dieback, emergency and fire access only." 	<i>Cost Estimate as above;</i> \$3,800.00

ANIMAL EXERCISE ACTION PLAN

Strategic Recommendation	Action	Cost
Maintain Signage regarding appropriate dog usage.	<ul style="list-style-type: none"> COA to maintain signage at Cosy Corner East allowing dogs COA to maintain signage at Cosy Corner West banning dogs from this area. 	<i>Cost Estimate;</i> \$500.00 (if in need of replacing) \$500.00 (if in need

	<ul style="list-style-type: none"> Rangers to enforce the ban of dogs at Cosy Corner West. 	<i>of replacing)</i> Officer Time
Enforce the ban of horses at Cosy Corner West	<ul style="list-style-type: none"> Rangers to enforce the ban to any horse users in the western end of the reserve. COA maintain signage at the entrance to Cosy Corner West indicating "NO HORSES" 	Officer Time <i>Cost Estimate;</i> \$500 <i>(if in need of replacing)</i>

FIRE MANAGEMENT ACTION PLAN

Strategic Recommendation	Action	Cost
Undertake hazard reduction burns	Local fire Brigade/ COA and community group to plan the burn together	COA officer, brigade members and community time

TOTAL ESTIMATED COST	\$97,034.40
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REFERENCES

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**APPENDIX 1
AUDIT OF COSY CORNER MANAGEMENT PLAN (2000)
UNDERTAKEN JULY – DECEMBER 2006**

MANAGEMENT ISSUE	ACTIONS	WHO	ACTIONS TAKEN
Commercial Fishing	That the City of Albany check the structural integrity of the building in the fishermen's lease to determine its acceptability. If it is not sound, the building should be removed or upgraded. Regard will also be given to the visual quality of the structure. The City of Albany will liaise with the holders of the lease to determine that all health standards for effluent and wastewater disposal are being met.	Building Team Health Team	This structure is no longer there. Temporary structures are erected each year, and dismantled at the end of the Salmon season. The Health Team are not concerned about this issue, given the area is only used for a couple of months a year. Long drops are most likely used, or the facilities in the camping ground.
Tenure & Purpose of Reserve	Clarify the tenure and purpose of the unallocated crown land adjacent to reserve 24548. Seek a change of purpose of reserve 37086 from 'Holiday Chalets' to 'Recreation and Bushland Management' from the Department of Land Administration. The City of Albany will discuss the proposal to change the boundary of the Cosy Corner reserve No. 24547 with CALM.	Corporate Services, Strategic Planning Corporate Services Strategic Planning	Clarified by DPI as "Camping and Recreation". Currently being investigated by DPI.
Camping & Day Use	Provide potable water at Cosy Corner West by filtering water from the toilet soak. Water could also be collected from the roof surface of the toilet and change rooms. Clearly define a specific number of campsites at Cosy Corner East by bollards. Install signs indicating individual campsites and areas for day use only, at both Cosy Corner West and Cosy Corner East. Install signage to provide interpretive information on the management of the area including a map of the numbered camping sites and the historical and environmental significance of the area, including information on dieback, flora and fauna. Delineate areas to be used for day parking at Cosy Corner West using bollards and signs (subject to on-site investigation). Install water tank and water filtration or purification system at Cosy	Building Team Parks and Reserves Team Leader Parks and Reserves Team Leader Environmental Planner and Parks and Reserves Team Leader Parks and Reserves Team Leader Parks and Reserves Team	Apparently, CALM/DEC are not interested in changing the boundary. No action taken.
			No action taken.

	<p>Corner West to provide potable water from the soak currently used.</p> <p>Upgrade facilities at both sites to provide basic levels for waste disposal.</p> <p>Improvements will include:</p> <p>A Replacement of the existing ablution block at Cosy Corner West with a new facility to meet current standards before 2004,</p> <p>B Replacement of existing change rooms with colourbond before July 2001,</p> <p>C Installation of a composting toilet at Cosy Corner East before July 2000.</p>	<p>Leader</p> <p>City of Albany, Parks and Reserves Team Leader</p>	<p>A No action taken.</p> <p>B Change rooms have been pulled down, but have not been replaced.</p> <p>C Composting toilet installed at Cosy Corner.</p>
	<p>Enforce a total fire ban at Cosy Corner. Gas barbecues will be provided. There are currently four at Cosy Corner West and two proposed for Cosy Corner East. Fire rings will be removed and a sign put up informing users to provide their own camp stoves.</p> <p>Appoint a local campsite manager to collect camping fees, take bookings for campsites and report on any problems at the sites. Fees would be used to pay the campsite manager and provide a fund for maintenance of the area. The campsite manager would have limited powers to police activities at the camp in consultation with the City rangers.</p>	<p>Environmental Planner, Parks and Reserves Team Leader, Rangers</p>	<p>Rangers are patrolling as per rangers duties.</p>
	<p>Close off and rehabilitate unnecessary vehicle tracks as shown in Figure 7. Allow closed tracks, where there are no signs of dieback disease, to be used as walking tracks. Construct barriers to discourage vehicles from going around them. Post barriers with a movable rail for emergency or maintenance access may be the most appropriate. The barriers should be signposted with the message 'No vehicles please- Dieback risk area'.</p>	<p>Human Resources, Rangers</p>	<p>Robert Fenn has indicated that this will not happen.</p>
Roads & Vehicle Access	<p>Close through access between Perkins Beach and Camp Kennedy and erect signs to this effect. Track will be kept as a strategic firebreak. This option is flexible and there may be an option to upgrade the track, pending an application to create a campground on nearby private land.</p> <p>Use roadside posts to mark the tight curve at the end of Cosy Corner Road.</p> <p>Rehabilitate and stabilise the track to the fishermen's lookout to prevent further erosion and degradation. This should be done in</p>	<p>Works and Services</p> <p>Works and Services</p> <p>Works and Services</p> <p>Works and Services</p>	<p>Signs erected.</p>

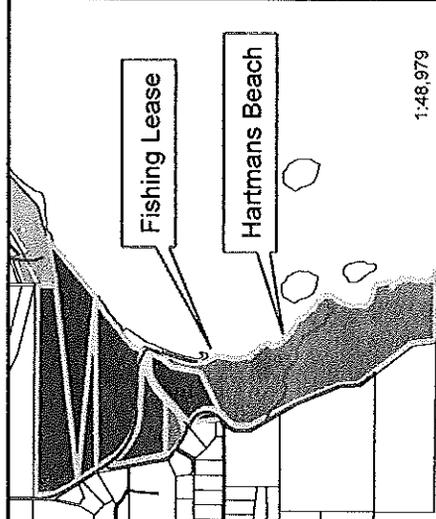
	cooperation with the fishermen.		
	Upgrade the track between Hartman Beach car park and the southern lookout and develop the southern look out to cater for up to five vehicles using bollards to delineate the area.	Works and Services	
Disease & Pests	Close off and rehabilitate unnecessary vehicle tracks with signs for 'Dieback control area'.	Works and Services	
	Monitor the broad impacts of rabbits by counting the number of rabbits seen at any one time and any damage noticed (eg warrens or diggings).	Community	
	The City will request CALM to include Cosy Corner in the 1080 fox-baiting program.	Strategic Planning	
Weeds & Weed Management	Monitor the spread of weeds and organise for eradication as resources allow. Encourage community participation through Friends of Cosy Corner and Torbay Hill Residents and Ratepayers Association.	Parks and Reserves Team Leader in consultation with community groups	
Fire Management	Provide clear signage to indicate that campfires are not permitted.	Parks and Reserves Team Leader	Signage erected, but often ignored.
	Prohibition of fires and other matters of compliance will be checked by rangers during visits (recommended at least twice a week and when there are queries or complaints from the community).	Rangers	Not checked regularly due to ranger requirements elsewhere.
	The City of Albany will prepare a fire management plan for Cosy Corner that caters for the protection of flora and fauna. Prescribed burns will occur on a 10-year minimum rotation. Small mosaic burns will be used rather than burning large cells. Prescribed burn will not be carried out unless follow up weed control is part of the program.	Rangers	No action taken
Boat Launching	The City of Albany will not endorse the use of Hartman Beach as a gazetted boat-launching site due to its inherent poor access, inadequate parking, safety risk and potential to cause environmental damage.	Council	No action required.
	The City of Albany will erect a sign to inform people of the difficulties of boat launching at Hartman Beach.	Rangers	"Coast Risk Area" sign and "4WD Only" sign erected.

APPENDIX 2

THE “BRADLEY” PRINCIPLES

Many individuals involved in weed control apply the Bradley Principle in their work. Using Integrated Weed Management, the City of Albany aims to adopt the principles below whilst carrying out weed control work (City of Albany Environmental Weed Strategy, 2001).

- Work from good areas towards bad.
- Make minimum disturbance where possible.
- Allow regeneration of native plants to dictate rate of weed removal.
- Don't start on large weed infestation unless you are sure you will get back to do the follow-up work (removing parent plants may create light space for hundreds of new weeds).
- Many plants require 3 years or more of control.
- Plan to prevent the least weed-infestation bush from becoming degraded.
- Aim for control, not eradication, and tipping the balance in favour of the local native plants.



1:48,979

Figure 1 Cosy Corner Management Plan Area

Legend

- Roads
- CoA Reserves
- R 24547-Cosy Corner West
- R 24548-Cosy Corner East
- R 37086-Cosy Corner
- Lot Boundaries

Purpose

- 4547 Camping and Recreation
- 4548 Camping and Recreation
- 7086 Recreation and Bushland Management



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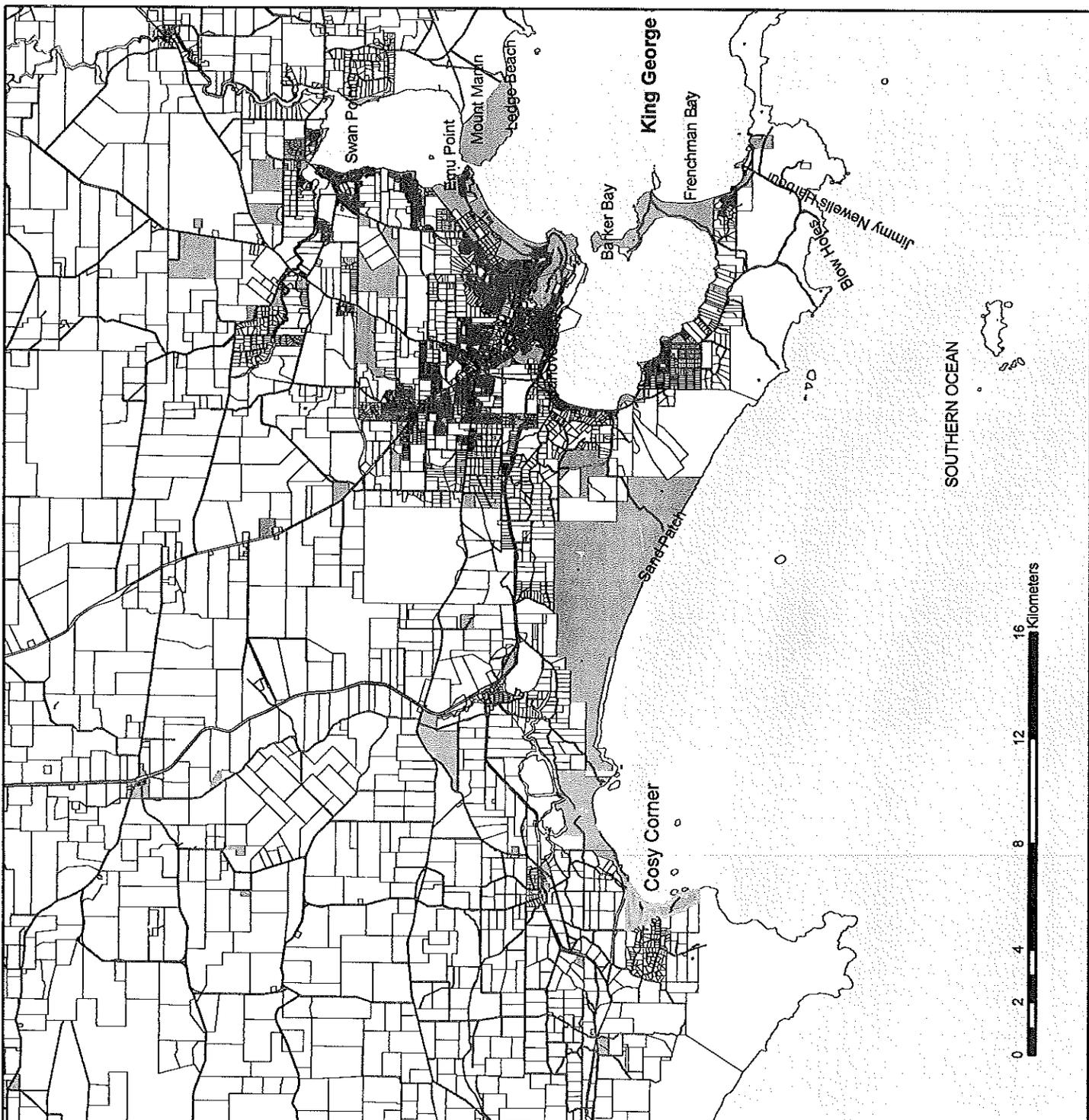


Figure 2 Topography of Cosy Corner

Legend

contours_25000

HEIGHT

— 0.00 - 30.00

— 30.01 - 65.00

— 65.01 - 100.00

— 100.01 - 135.00

— 135.01 - 165.00

— 165.01 - 200.00

— 200.01 - 270.00

□ National Parks

▨ CoA Reserves

▩ R 24547-Cosy Corner West

▪ R 24548-Cosy Corner East

▫ R 37086-Cosy Corner

□ Lot Boundaries

Purpose

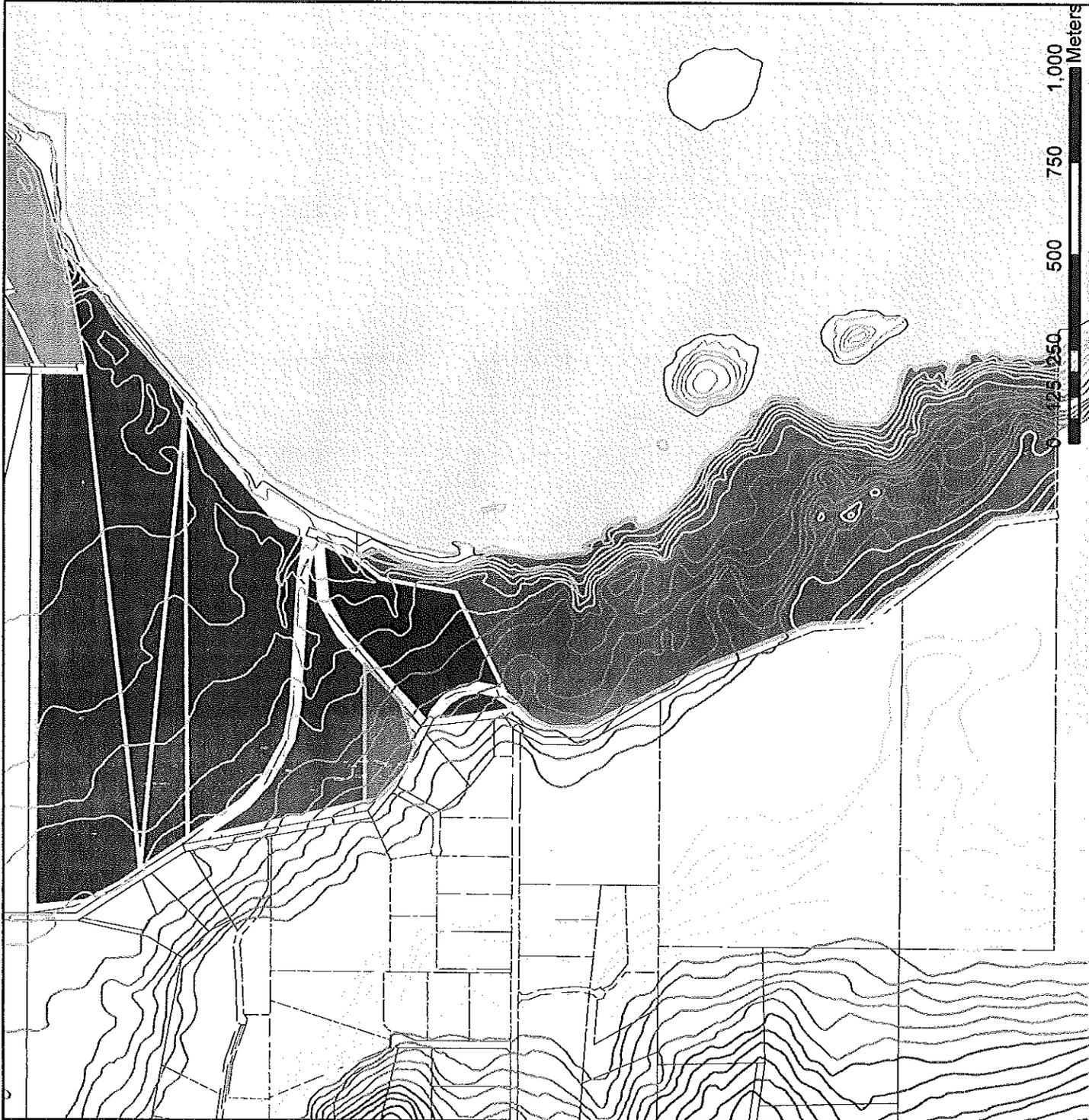
4547 Camping and Recreation

4548 Camping and Recreation

7086 Recreation and Bushland Management



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**Figure 3
Cosy Corner
Reserve Details**

Legend

— Roads

— PE

— Fire Access

★ BBQ

○ Toilet

— Fire Gate

— Foot Bridge

— Picnic Table

— Stand Pipe

— Waterways

— Aboriginal_Sites

— sulphate_soils

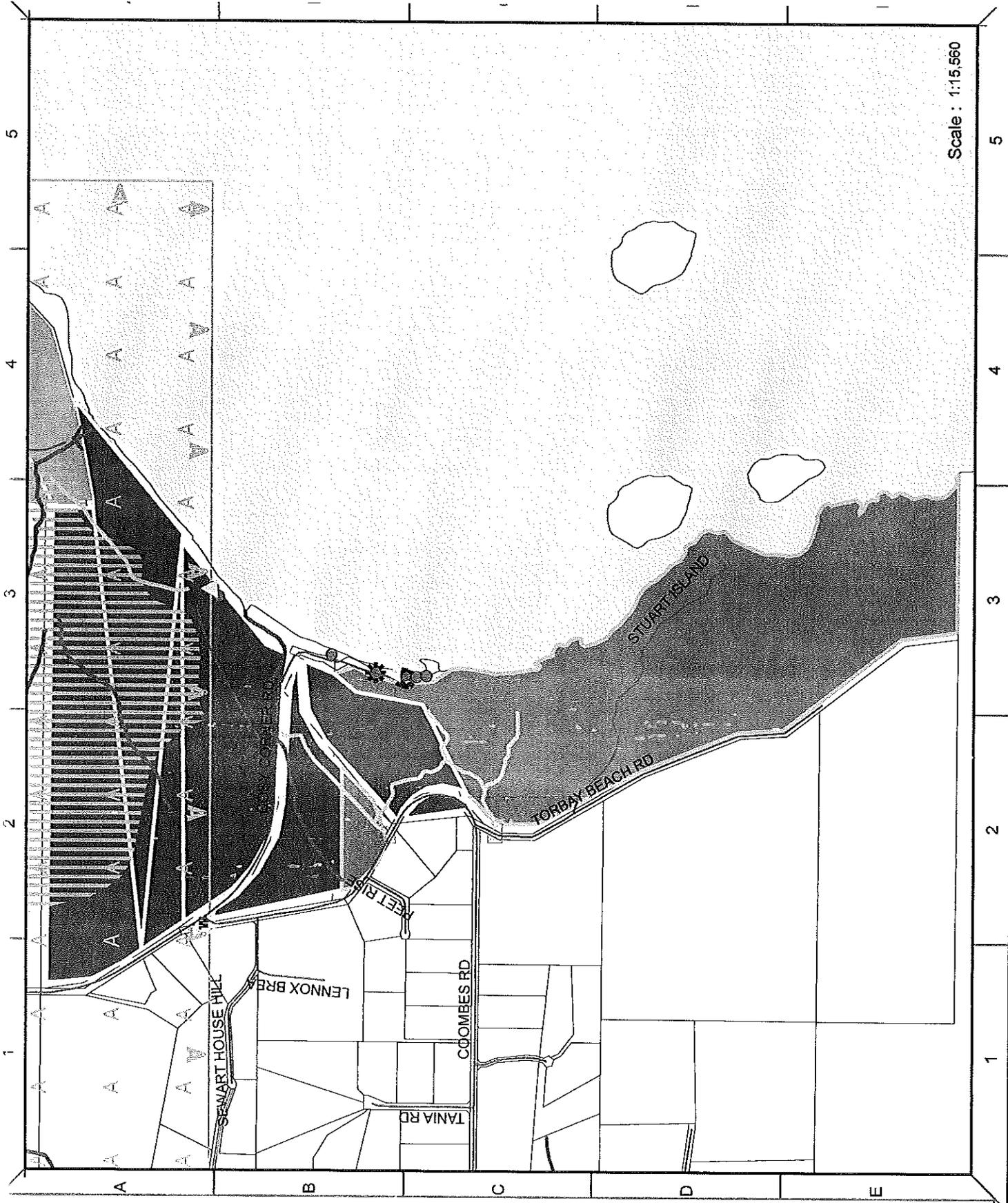
— CoA Reserves

■ R 24547-Cosy Corner West

■ R 24548-Cosy Corner East

■ R 37086-Cosy Corner

— Lot Boundaries



Albany
Department of Planning
and Infrastructure

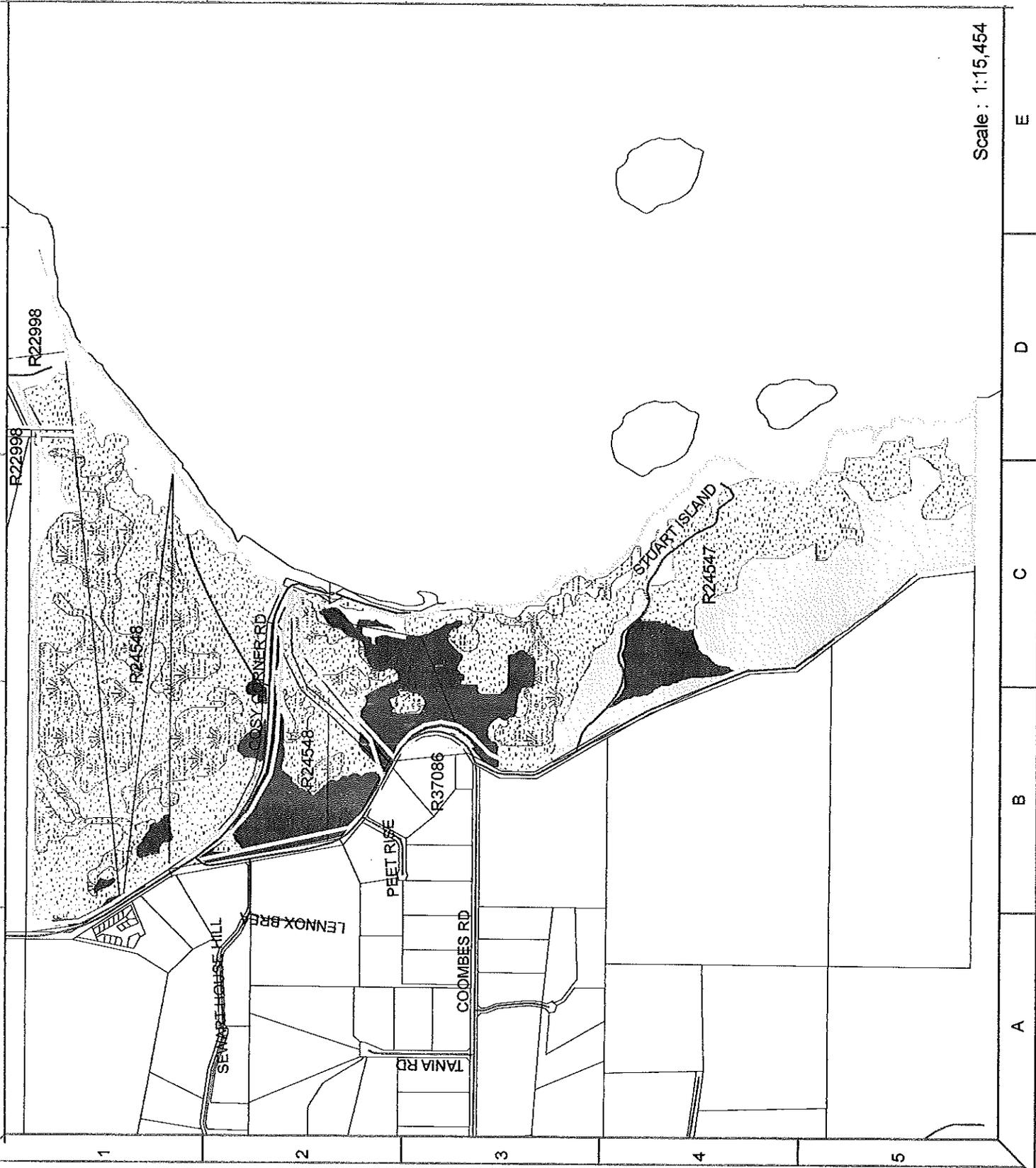
Scale : 1:15,560

**Figure 4
Cosy Corner
 indicative Vegetation
Wetland Mapping**

- Legend**
- Roads
 - Reserves
 - Lot Boundaries
 - Wetland_Features
 - Vegetation Types**
 - Jarah \ Sheoak
 - Karri
 - Peppermint
 - Sedgeland



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Scale : 1:15,454

A B C D E
1 2 3 4 5

Figure 6
Access Tracks
at Cosy Corner

- Legend**
- 4WD Tracks
 - Roads
 - national parks
 - CoA Reserves
 - R 24547-Cosy Corner West
 - R 24548-Cosy Corner East
 - R 37086-Cosy Corner
 - Lot Boundaries
 - Fire Gate
 - Proposed Track Closure

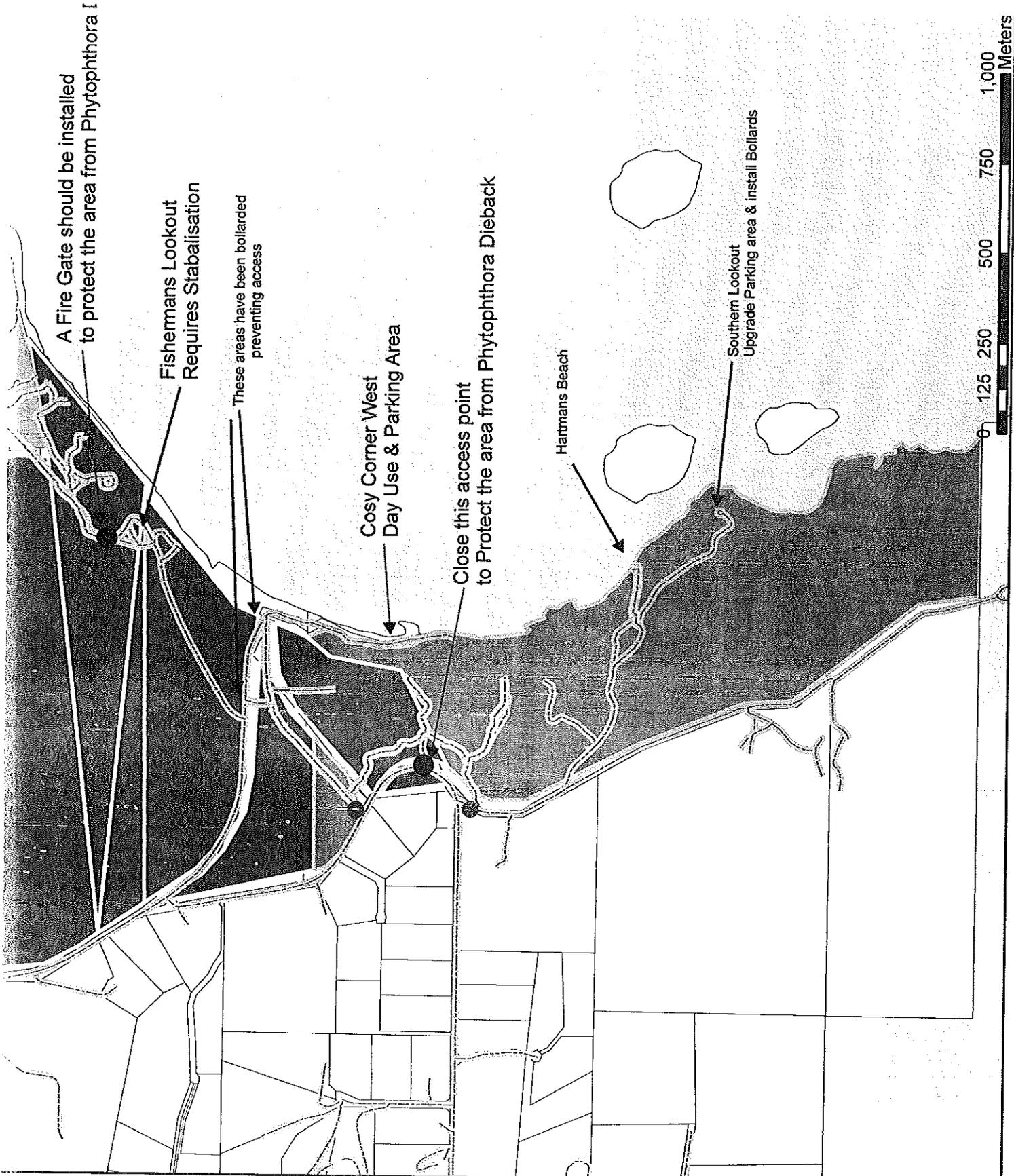


Figure 7

Reback Interpretation of Cosy Corner

Legend

- 4WD Tracks
- Roads
- Estimated Unprotectable Area
- Estimated Protectable Area
- National Parks

870



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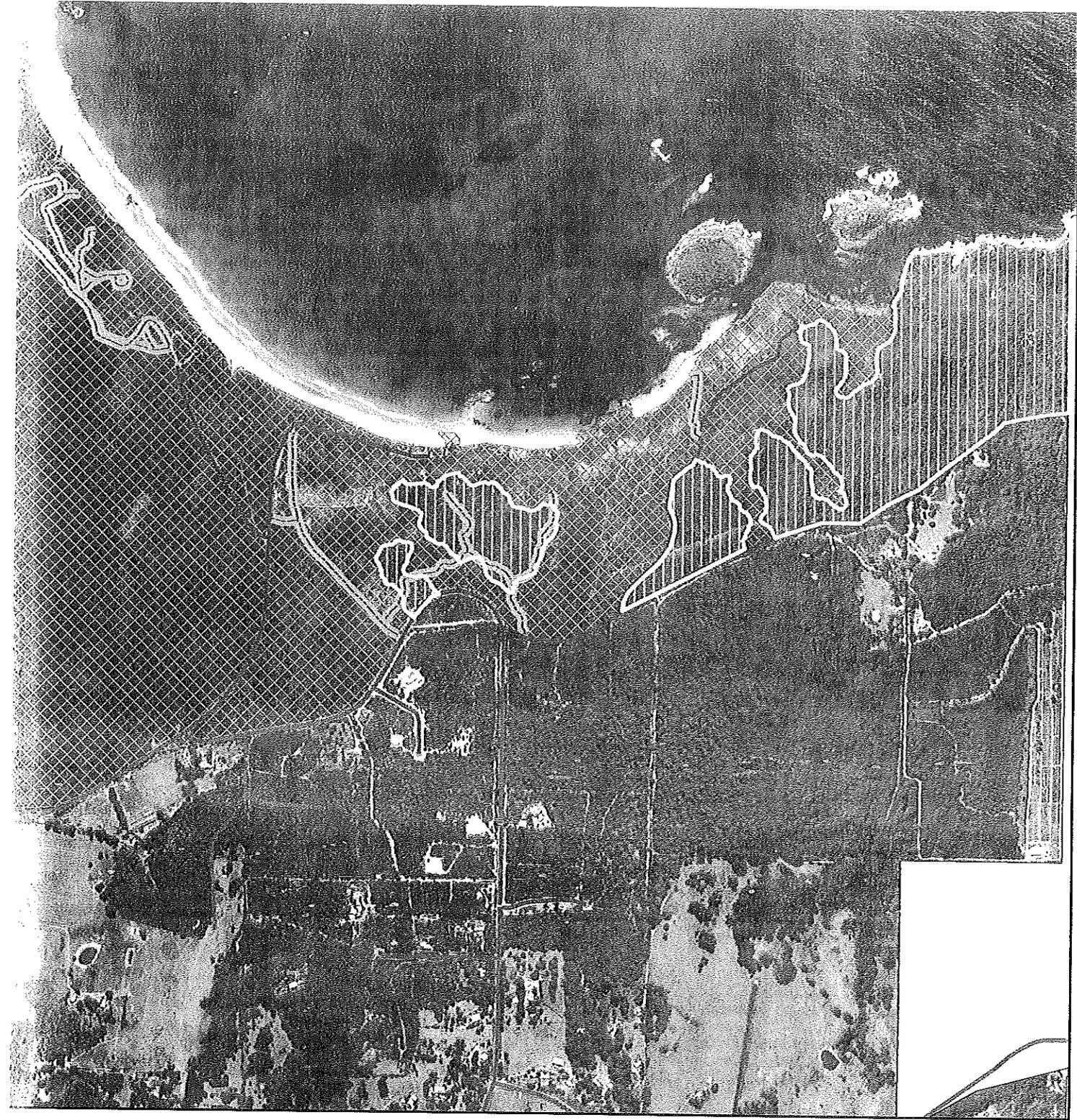


Figure 8 Seed Mapping Cosy Corner

Legend and Species

- Anum Lily
- Blackberry
- Grasses
- Inkweed
- Kangaroo Apple
- Kikuyu
- Pelargonium
- Pine
- Polygala
- Sydney Golden Wattle
- Taylorina
- Victorian Tea Tree
- Watsonia
- Roads
- National Parks
- CoA Reserves
- R 24547-Cosy Corner West
- R 24548-Cosy Corner East
- R 37086-Cosy Corner
- Lot Boundaries



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Agenda Item Attachments

CORPORATE & COMMUNITY SERVICES SECTION

CHEQUES DATE	CREDITOR	PARTICULARS	AMOUNT
23381	09/08/2007	ANDERSON, J.K.	
		Royalty payment on grave	5,984.00
23382	09/08/2007	DEPARTMENT FOR PLANNING AND	
		VEHICLE REGISTRATION	388.20
23383	09/08/2007	ALAC	
		UMPIRE PAYMENTS/FEES	1,046.50
23384	09/08/2007	LOWER GREAT SOUTHERN FAMILY SUPPORT	
		ASSOCIATION	200.00
23385	09/08/2007	OUT OF THE ASYLUM INDIGO ACCOUNT	
		2 YEAR SUBSCRIPTION TO INDIGO JOURNAL	90.00
23386	09/08/2007	PREMIER HOTEL	
		BAR SUPPLIES	136.97
23387	09/08/2007	DIANE SHEEHAN	
		5 DAYS WORK ON EXHIB CURTIN	750.00
23388	09/08/2007	WA STATE MASTERS GAMES	
		07/08 COMMUNITY EVENT FINANCIAL ASSISTANCE PROGRAM	1,000.00
23389	09/08/2007	THE C.Y. O'CONNOR ERADE VILLAGE	
		FOUNDATION	6,000.00
23390	09/08/2007	TRI-SERVICE MESS DINNER COMMITTEE	
		PAYMENT FOR MAYOR AND GERRY GREGSON TO ATTEND TRI-SERVICE	80.00
		DINNER ON SATURDAY 13/10/07. \$40PP x 2	
23391	09/08/2007	WORKSAFE WESTERN AUSTRALIA	
		APPLICATION FEE FOR CERTIFICATE OF COMPETENCY FOR G. AYRES	142.00
23392	09/08/2007	IAN MOSS	
		REFUND	119.60
23393	09/08/2007	NEW HORIZON HOMES (WA) PTY LTD	
		CROSSOVER	188.00
23394	09/08/2007	P & S KOLAR	
		CROSSOVER	149.71
23395	09/08/2007	D A LOMAS	
		CROSSOVER	261.62
23396	09/08/2007	ADVENTURES IN WOOD INC	
		SUNDRY DONATION TO HELP WITH COSTS INVOLVED IN PARTICIPATING	200.00
		IN THE GREAT SOUTHERN CRAFT TRAIL INC IN OCT 07	
23397	10/08/2007	COMMISSIONER OF STATE REVENUE	
		STAMP DUTY FOR PURCHASE OF 4 WHIDBY STREET	12,200.00
23398	16/08/2007	AMITY ELECTRICS	
		ELECTRICAL REPAIRS/PARTS	404.64
23399	16/08/2007	LANDGATE	
		REGISTRATION FOR LEASE FEE FOR REDMOND PROGRESS ASSN.	85.00
23400	16/08/2007	EDITH COWAN UNIVERSITY	
		TAYLOR BRADLEY GUNN COMSUPPORT FEES SEMESTER 2	711.20
23401	16/08/2007	FACET	
		FACET'S 2007 REGIONAL TOURISM CONFERENCE: INNOVATIVE	10,000.00
		PARTNERSHIPS - A GREAT ADVENTURE! 31 OCT TO 2 NOV 2007"	
23402	16/08/2007	HESPERIAN PRESS	
		History of the Whalers on the South Coast of New Holland from 1800 to 1888	129.00
23403	16/08/2007	WASTE & RECYCLE 2007 CONFERENCE	
		CONFERENCE REGISTRATION FULL CONFERENCE SESSION & TOUR	1,900.00
		REGISTRATION	
23404	16/08/2007	PETTY CASH - ALBANY AQUATIC & LEISURE	
		PETTY CASH - ALAC	184.50
23405	16/08/2007	PETTY CASH - CITY OF ALBANY	
		PETTY CASH NORTH ROAD	437.60
23406	16/08/2007	TELSTRA CORPORATION LIMITED	
		TELEPHONE CHARGES	3,398.78
23407	16/08/2007	TOWN OF VINCENT	
		UNRETURNED BOOK - THE MERCHANT OF DEATH / D.J. MACHALE	8.30
23408	16/08/2007	VARIETY CLUB OF WA - CAR 68	
		DONATION TO CAR 68 AB FAB - VARIETY CLUB BASH	200.00
23409	16/08/2007	WATER CORPORATION	
		WATER CONSUMPTION	7,199.35
23410	16/08/2007	TRAVIS DOUGLAS	
		REFUND	26.00

[Agenda Item 12.2.1 refers]
[Bulletin Item 1.2.1 refers]

CHEQUES DATE	CREDITOR	PARTICULARS	AMOUNT
23411	16/08/2007	VENERIA MARSHALL	40.00
23412	16/08/2007	J & W BRADE	194.00
23413	17/08/2007	COMMONWEALTH BANK OF AUSTRALIA	329,653.85
23415	17/08/2007	K-MART	225.00
23416	23/08/2007	DEPARTMENT FOR PLANNING AND	126.20
23418	23/08/2007	ARDROSS ESTATES PTY LTD	1,730.00
23419	23/08/2007	GREG DAYMAN	3,500.00
23420	23/08/2007	DEPARTMENT FOR PLANNING &	1,215.00
23421	23/08/2007	MEDAL SPECIALISTS	200.00
23422	23/08/2007	PATRICK ELMS & CO	70.00
23423	23/08/2007	PEACOCK SETTLEMENTS	470.20
23424	23/08/2007	PETTY CASH - ALBANY REGIONAL DAY CARE	196.60
23425	23/08/2007	PETTY CASH - ALBANY PUBLIC LIBRARY	140.25
23426	23/08/2007	PHM SURVEY EQUIPMENT	198.00
23427	23/08/2007	SOUTHERN SOUND	89.79
23428	23/08/2007	SUBWAY ALBANY	204.84
23429	23/08/2007	TELSTRA CORPORATION LIMITED	13,034.20
23430	23/08/2007	WATER CORPORATION	8,042.75
23431	23/08/2007	WILLDIGG (FORTS CAFE)	231.00
23432	23/08/2007	KATHRYN SLATTERY	200.00
23433	23/08/2007	ASHLEIGH EVANS	200.00
23434	23/08/2007	JOHN NELSON	296.95
23435	30/08/2007	AMP FLEXIBLE LIFETIME SUPER PLAN	327.82
23436	30/08/2007	COMMONWEALTH BANK RSA	278.38
23437	30/08/2007	HOSTPLUS PTY LTD	245.02
23438	30/08/2007	IIML ACF LIFETRACK APPLICATION TRUST	522.44
23439	30/08/2007	ACCOMMODATION WHOLESALERS AUSTRALIA in Perth.	1,080.00
23440	30/08/2007	BATTERY WORLD	18.00
23441	30/08/2007	DEPARTMENT OF INDUSTRY AND RESOURCES	100.00
23442	30/08/2007	EMU POINT SPORTING CLUB INC	11,000.00
23443	30/08/2007	R & A GLIOSCA	242.00
23444	30/08/2007	GREAT SOUTHERN GRAMMAR	1,259.05
23445	30/08/2007	INFOXCHANGE AUSTRALIA	125.00
23446	30/08/2007	KAIZEN WESTERN AUSTRALIA INCORPORATED ASSISTANCE WITH THE RUNNING OF THE GREAT GARDENS - FREE PUBLIC WORKSHOP ON 1/09/07	1,100.00

CHEQUES DATE	CREDITOR	PARTICULARS	AMOUNT
23447	30/08/2007	DEPARTMENT OF SPORT AND RECREATION	968.00
23448	30/08/2007	PATRICIA DABORN	319.00
23450	30/08/2007	TELSTRA CORPORATION LIMITED	110.63
23451	30/08/2007	TELSTRA-NETWORK INTEGRITY SERVICES	2,079.00
23452	30/08/2007	UNIVERSITY OF WESTERN AUSTRALIA	2,310.59
23453	30/08/2007	VICKI PHILIPPOFF SETTLEMENTS	581.29
23454	30/08/2007	WATER CORPORATION	1,887.30
23455	30/08/2007	WESTERN AUSTRALIAN POLICE LEGACY INC	200.00
23456	30/08/2007	YELLOW BANANA CONCERT PROMOTIONS	3,879.50
23457	30/08/2007	ZURICH AUST INSURANCE CO LTD	300.00
23458	30/08/2007	ALB. CHRISTIAN BUSINESS MEN'S	30.00
23459	30/08/2007	LOIS DRYGAN	50.00
23460	30/08/2007	MELISSA EASTOUGH	48.00
23461	30/08/2007	TIM DALWOOD	140.00
23462	30/08/2007	K M & A MCCRACKAN	50.00
23463	30/08/2007	J L & R J PARRE	50.00
23464	31/08/2007	TELSTRA CORPORATION LIMITED	105.94
23465	31/08/2007	DEPARTMENT FOR PLANNING AND	174.40
		2 X FULL REGISTRATIONS: ACTIVE 07 INDUSTRY CONFERENCE	
		Restoration and Conservation work on 3 watercolours	
		TELEPHONE CHARGES	
		Cable Locations Accreditation Course 10 July 2007 - Ian Flett	
		CONSULTANCY FEES FOR YORK STREET MASTERPLAN	
		Rates refund for assessment A176633 80 GREGORY DRIVE MCKAIL	
		WATER CONSUMPTION	
		DONATION TO THE BIG RAINBOW BIKE RIDE TO RAISE FUNDS FOR THE	
		WA POLICE LEGACY AND ALBANY HOSPITAL ON SAT 20/10/2007	
		BOX OFFICE TAKINGS - CHRIS MURPHY	
		CLAIM NO - 016997 REGO A53537	
		ENTRY FEE	
		REFUND	
		TELEPHONE CHARGES	
		VEHICLE REGISTRATION	
		TOTAL	443,460.96
		TOTAL PAYROLL	673,180.00

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39047	06/08/2007	SPECTRUM THEATRE INC	GROSS TICKET INCOME - WHEN THE CAT'S AWAY	3,359.37
EFT39048	09/08/2007	AAPT LIMITED	TELEPHONE CHARGES	99.41
EFT39049	09/08/2007	ABA SECURITY	SECURITY SERVICES	82.50
EFT39050	09/08/2007	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	35.00
EFT39051	09/08/2007	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	1,029.60
EFT39052	09/08/2007	ADVERTISER PRINT	PRINT, FOLD & COLLATE PAMPHLETS FOR ALBANY ENTERTAINMENT CENTRE	2,310.00
EFT39053	09/08/2007	ALBANY SECURITY SUPPLIES	LOCK HARDWARE	196.96
EFT39054	09/08/2007	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	144.80
EFT39055	09/08/2007	ALBANY INDUSTRIAL SERVICES PTY LTD	Hire of Multi Roller on the 12th June 2007 for use on Fish Track Road	9,442.40
EFT39056	09/08/2007	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	447.12
EFT39057	09/08/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	216.55
EFT39058	09/08/2007	ALBANY MOTORCYCLES	ENGINE OIL & FILTER	68.95
EFT39059	09/08/2007	COASTAL CRANES ALBANY	Hire of 18 Tonne Franna Mobile Crane Hire on the 20th July 2007	214.50
EFT39060	09/08/2007	ALBANY CAR STEREO	HANDS FREE KIT INSTALLATION A56359	169.95
EFT39061	09/08/2007	ALBANY REFRIGERATION	QUARTERLY MAINTENANCE AS QUOTED: JULY 2007	1,232.00
EFT39062	09/08/2007	ALBANY RACING CLUB INC	07/08 COMMUNITY EVENT FINANCIAL ASSISTANCE	1,100.00
EFT39063	09/08/2007	ALBOX AUSTRALIA PTY LTD	ARCHIVAL STATIONERY FOR THE PRINCESS ROYAL FORTS	45.06
EFT39064	09/08/2007	ALBANY SUMMER SCHOOL INC	COMMUNITY FINANCIAL ASSISTANCE GRANT	2,300.00
EFT39065	09/08/2007	ALBANY PSYCHOLOGICAL SERVICES	1HR CONSULTATION	110.00
EFT39066	09/08/2007	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	1,872.32
EFT39067	09/08/2007	ALBANY AMCAL CHEMIST	PLEASE SUPPLY ONE C433 KODAK CAMERA FOR GM TEAM	169.00
EFT39068	09/08/2007	ARTSOUTHWA INC	COMMUNITY EVENT FINANCIAL ASSISTANCE	3,000.00
EFT39069	09/08/2007	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	735.08
EFT39070	09/08/2007	AUSTRALIAN INSTITUTE OF MANAGEMENT	STAFF TRAINING	4,212.50
EFT39071	09/08/2007	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	1,085.50
EFT39072	08/08/2007	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	4,926.28
EFT39073	09/08/2007	BAY MERCHANTS	celebration cake (Jon Berry - \$720k)	50.00
EFT39074	09/08/2007	BERTOLA HIRE SERVICES ALBANY PTY LTD	EQUIPMENT HIRE	219.78
EFT39075	09/08/2007	BLISS BALLOONS	Balloons for Mocktail Ball as advised by Zoe Southworth	330.00
EFT39076	09/08/2007	BLOKTEK PTY LTD	reconstituted gravel blocks	330.00
EFT39077	09/08/2007	BUILDING AND CONSTRUCTION IND TRAINING FUND	TRAINING LEVY	6,974.01
EFT39078	09/08/2007	BUILDERS REGISTRATION BOARD	BRB LEVY	2,455.00
EFT39079	09/08/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	102.64
EFT39080	09/08/2007	BUTLER AT YOUR SERVICE	Supply & install gates to Hunwick Road Gravel Pit (S034)	704.00
EFT39081	09/08/2007	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	592.35
EFT39082	09/08/2007	CABTRANS PTY LTD	Transport items from Young's General Store to Albany Public Library	396.00
EFT39083	09/08/2007	CAMPBELL CONTRACTORS	ALTERATIONS AND HEIGHT ADJUSTMENT OF DISABLED RAMP TO SUIT NEW PATH AS PER INVOICE 001209	1,898.00

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39084	09/08/2007	CARERS ASSOCIATION OF WESTERN AUSTRALIA INC.	SHORT BREAK WEEKEND FOR MERLE SANDELS CARERS GROUP	220.00
EFT39085	09/08/2007	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	505.98
EFT39086	09/08/2007	SYNERGY GRAPHICS	Design services for budget and rates brochures.	693.00
EFT39087	09/08/2007	CHESTERS CONSTRUCTIONS	BUILDING LICENCE 270797 BCITF FEE CHARGED WHEN NOT APPLICABLE	40.00
EFT39088	09/08/2007	CITY OF ALBANY BAND INC	GENERAL OPERATING ACCOUNT FOR THE BAND	6,500.00
EFT39089	09/08/2007	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	487.98
EFT39090	09/08/2007	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	1,170.25
EFT39091	09/08/2007	COFFEY ENVIRONMENTS PTY LTD	CONSULTANCY SERVICES FOR 1/06/07 TO 30/06/07	1,291.77
EFT39092	09/08/2007	COLES SUPERMARKETS AUST PTY LTD	CATERING SUPPLIES	181.09
EFT39093	09/08/2007	CORPORATE HEALTH PROFESSIONALS	NOISE SURVEY	2,136.75
EFT39094	09/08/2007	COVENTRYS	VEHICLE PARTS	914.13
EFT39095	09/08/2007	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	302.23
EFT39096	09/08/2007	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	404.30
EFT39097	09/08/2007	DATATRAX PTY.LTD	FULL MOTION VIDEO ADVERTISEMENT QUARTERLY PAYMENT 7/08/07 TO 7/11/07	275.00
EFT39098	09/08/2007	VERONICA DAYMAN	CATERING SUPPLIES	197.44
EFT39099	09/08/2007	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	125.00
EFT39100	09/08/2007	DELMEDIA & DESIGN	ALBANY A GO GO MOTOR RACING IN ALBANY IN THE 1950'S AND 60'S BOOK ARTWORK & SETUP	1,800.00
EFT39101	09/08/2007	LANDGATE	TITLE SEARCHES	3,648.93
EFT39102	09/08/2007	DEPARTMENT OF HOUSING & WORKS	Rates refund for assessment A140711 10-12 BLUFF STREET MIRA MAR	3,340.04
EFT39103	09/08/2007	DIRECT COMMUNICATIONS	2 x TAIT TM8250 radios (FESA type. VHF mid-band)	1,996.50
EFT39104	09/08/2007	EARLYBIRD LANDSCAPING	to install block wall at the skate park	2,156.00
EFT39105	09/08/2007	EATCHA HEART OUT CAFE	CIVIC RECEPTION TO ACKNOWLEDGE STAFF	3,957.80
EFT39106	09/08/2007	ECO HEALTH HOLDINGS	ENVIRONMENTAL HEALTH SERVICES	3,808.75
EFT39107	09/08/2007	ELLEKER GENERAL STORE	FUEL PURCHASES	59.00
EFT39108	09/08/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	4,057.96
EFT39109	09/08/2007	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	506.10
EFT39110	09/08/2007	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	34.10
EFT39111	09/08/2007	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	163.55
EFT39112	09/08/2007	FRANEY & THOMPSON	TIMBER SUPPLIES	20.08
EFT39113	09/08/2007	FREDERICKSTOWN MOTEL	ACCOMMODATION - ALLY WOOD METAPHOR	410.00
EFT39114	09/08/2007	ESPLANADE HOTEL FREMANTLE	PROVIDE THREE NIGHTS ACCOMMODATION FOR KEITH BARNETT	642.50
EFT39115	09/08/2007	GIARDINIS DELI	CATERING SUPPLIES	53.60
EFT39116	09/08/2007	ALISON GOODE	MAYORAL ALLOWANCE	455.42
EFT39117	09/08/2007	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	11,788.90
EFT39118	09/08/2007	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	56.00

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39119	09/08/2007	HARLEY SURVEY GROUP PTY LTD	Survey of area occupied by Emu Point Marine Services marked D on map provided	2,662.69
EFT39120	09/08/2007	HARVEY NORMAN ELECTRICAL ALBANY	Sunbeam Kettle KE7500B	89.00
EFT39121	09/08/2007	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	1,601.73
EFT39122	09/08/2007	IBM AUSTRALIA LTD	MONTHLY SCHEDULE FOR IBM EXPRESS MANAGED SECURITY SERVICES FOR EMAIL SECURITY FOR THE PERIOD 25/07/07 TO 24/08/07.	686.40
EFT39123	09/08/2007	INFOVISION TECHNOLOGY PTY LTD	AMLIB LIBRARY MANAGEMENT SYSTEM TRAINING ATTENDED BY BILLY WELLSTEAD 25/07/07	110.00
EFT39124	09/08/2007	INTERNATIONAL MOWERS PTY LTD	MOWER PARTS	1,483.90
EFT39125	09/08/2007	INTEGRATED RECORDS & INFORMATION SOLUTIONS	Keywords for Council Meeting on 5 July 2007	242.00
EFT39126	09/08/2007	J & M ELECTRONICS	GOODS - TOWN HALL	132.00
EFT39127	09/08/2007	JACK THE CHIPPER	western power pruning	7,078.50
EFT39128	09/08/2007	JUST SEW EMBROIDERY	EMBROIDERY SERVICES	111.10
EFT39129	09/08/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	417.15
EFT39130	09/08/2007	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	2,460.30
EFT39131	09/08/2007	LABOR BUSINESS ROUNDTABLE	PAYMENT FOR MAYOR TO ATTEND LABOUR BUSINESS ROUNDTABLE BREAKFAST BRIEFING WITH HON. ERIC RIPPER	55.00
EFT39132	09/08/2007	LEIGH-MARDON BARCODE UNIT	3,000 Photocomposition bar code labels with over laminate as per previous orders, with the addition of Albany Public Library" over or under the bar code. Start Code AL3010041001CB"	221.10
EFT39133	09/08/2007	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	3,300.00
EFT39134	09/08/2007	ALBANY LIQUID WASTE	TOWN JETTY PUMP OUT SEPTICS	408.10
EFT39135	09/08/2007	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	731.70
EFT39136	09/08/2007	THE MAJOR LOCKYER PROCLAMATION SOCIETY LTD	07/08 FINANCIAL ASSISTANCE PROGRAM. RE-ENACTMENT OF PROCLAMATION OF MAJOR EDMUND LOCKYER TO BE HELD 21/01/08	1,000.00
EFT39137	09/08/2007	ENZO MANERA	'HC' LEARNERS PERMIT	154.30
EFT39138	09/08/2007	MATT GOODWIN PLUMBING & GAS	REPAIRS/SERVICING ALAC	3,818.00
EFT39139	09/08/2007	AIR COMMUNICATIONS	REPAIR/REPLACEMENT TO BASE RADIO MT CLARENCE	9,048.60
EFT39140	09/08/2007	METROOF ALBANY	BUILDING MATERIALS	1,004.37
EFT39141	09/08/2007	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	10.99
EFT39142	09/08/2007	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	138.70
EFT39143	09/08/2007	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	492.80
EFT39144	09/08/2007	STAR TRACK EXPRESS PTY LTD	COURIER/FREIGHT SERVICE	12.04
EFT39145	09/08/2007	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	203.93
EFT39146	09/08/2007	OMNITECH SERVICES PTY. LTD.	bomac nylon trak ride wheel (external)	364.10
EFT39147	09/08/2007	OPUS INTERNATIONAL CONSULTANTS LTD	PROFESSIONAL SERVICES FORM 16/07/07 TO 13/07/07	3,887.40
EFT39148	09/08/2007	PARK AVENUE HOLIDAY UNITS	Accommodation costs: 30 July to 31 August 07	2,032.37
EFT39149	09/08/2007	PROTECTOR ALSAFE	SAFETY MATERIAL/EQUIPMENT	219.78

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EFT39150	09/08/2007	PROCFIC CORPORATION PTY LTD	15kg bags of EZ STREET cold asphalt pothole patch (1 pallet) for various road patching	1,931.00
EFT39151	09/08/2007	RAECO INTERNATIONAL PTY LTD	Water Based Permanent Acrylic adhesive Printed Spine Labels 19mmx19mm Overnight Loan Only 12332	54.80
EFT39152	09/08/2007	RAVENHILL DAIRY	MILK SUPPLIES	226.38
EFT39153	09/08/2007	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	13.50
EFT39154	09/08/2007	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	465.76
EFT39155	09/08/2007	ROYAL LIFE SAVING SOCIETY AUSTRALIA	VARIOUS SWIMMING CERTIFIACETES/MANUALS	604.90
EFT39156	09/08/2007	G & L SHEETMETAL	SHEETMETAL SUPPLIES	632.23
EFT39157	09/08/2007	SIGNS PLUS	VARIOUS NAME BADGES	149.60
EFT39158	09/08/2007	SKILL HIRE	CASUAL STAFF	1,075.25
EFT39159	09/08/2007	SLATER-GARTRELL SPORTS	SPORTING EQUIPMENT	528.00
EFT39160	09/08/2007	SOUTHERN STATIONERY	STATIONERY SUPPLIES	24.05
EFT39161	09/08/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	1,124.25
EFT39162	09/08/2007	SOUTHCOST SECURITY SERVICE	SECURITY SERVICES	600.16
EFT39163	09/08/2007	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	2,081.45
EFT39164	09/08/2007	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	80.85
EFT39165	09/08/2007	STATEWIDE BEARINGS	VEHICLE PARTS	21.47
EFT39166	09/08/2007	STAR AUTOMOTIVE PARTS CENTRE	VEHICLE PARTS	60.50
EFT39167	09/08/2007	STEWART & HEATON CLOTHING PYT LTD	PROTECTIVE CLOTHING	6.62
EFT39168	09/08/2007	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	1,685.94
EFT39169	09/08/2007	SUNNY SIGN COMPANY	SIGN PURCHASES	1,223.75
EFT39170	09/08/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	8.95
EFT39171	09/08/2007	SUSSEX INDUSTRIES	50 x 50 x 300 Standard Jarrah Stakes (500)	716.02
EFT39172	09/08/2007	SYNERGY	ELECTRICITY SUPPLIES	1,012.36
EFT39173	09/08/2007	SYRINX ENVIRONMENTAL PTY LTD	Stormwater sampling and interpretation for Albany Peace Park	1,249.60
EFT39174	09/08/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	667.81
EFT39175	09/08/2007	TOTAL EDEN	GARDEN SUPPLIES	2.66
EFT39176	09/08/2007	TRAILBLAZERS	SAFETY CLOTHING	923.85
EFT39177	09/08/2007	TRUCKLINE	VEHICLE PARTS	98.10
EFT39178	09/08/2007	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	205.00
EFT39179	09/08/2007	UPTOWN MUSIC	GIFT VOUCHERS X 15	300.00
EFT39180	09/08/2007	UWA PERTH INTERNATIONAL ARTS FESTIVAL	07/08 FESTIVAL SPONSORSHIP FUNDING	8,800.00
EFT39181	09/08/2007	VISITOR CENTRE ASSOCIATION OF WA	07/08 MEMBERSHIP & MARKETING LEVY	735.00
EFT39182	09/08/2007	WRITING WA INC	MEMBERSHIP FEES - VAC	110.00
EFT39183	09/08/2007	MARK WELER	REIMBURSEMENT OF COURSE FEES ON SUCCESSFUL COMPLETION OF ECONOMICS FOR MANAGERS	1,719.20
EFT39184	09/08/2007	WESTERBERG PANEL BEATERS	COLLECT GOLD SIGMA SEDAN FROM BARNESBY RD	66.60
EFT39185	09/08/2007	WEST. AUST. LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	23,926.44.

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EFT39186	09/08/2007	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	42.50
EFT39187	09/08/2007	YAKKA PTY LTD	UNIFORMS	21.27
EFT39188	16/08/2007	ABA SECURITY	SECURITY SERVICES	402.60
EFT39189	16/08/2007	ADAMS TOTAL TREE SERVICE	tree lopping 9 luffline st CS7032979	670.45
EFT39190	16/08/2007	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	693.00
EFT39191	16/08/2007	ADVERTISER PRINT	BUSINESS CARDS	110.00
EFT39192	16/08/2007	AEC SYSTEMS PTY LTD	AEC SYSTEMS CIVIL 3D INTRODUCTION, TRAINING FOR JOSH PEARSON AND VICKI DUNCAN. 21-22 AUGUST 2007.	2,134.00
EFT39193	16/08/2007	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	755.24
EFT39194	16/08/2007	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	60.96
EFT39195	16/08/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	161.10
EFT39196	16/08/2007	ALBANY POWDER COATERS	aluminium tubing eyre park	88.00
EFT39197	16/08/2007	ALBANY CAR STEREO	PHONE MOUNT BRACKET AND HANDS FREE KIT INSTALLATION - A57239	124.95
EFT39198	16/08/2007	ALBANY REFRIGERATION	AIR CONDITIONER REPLACEMENT TO AC6 COUNCILLORS LOUNGE	1,343.30
EFT39199	16/08/2007	ALBANY DRIVE-IN MART PTY LTD	PANTRY & DELIVERY	190.00
EFT39200	16/08/2007	ALBANY CITY CLEANERS	WINDOW CLEANING	1,387.63
EFT39201	16/08/2007	ALBANY CITY TOURS	TOUR OF LOCAL AREA (4 HOURS)	264.00
EFT39202	16/08/2007	ALI PRODUCTIONS PTY LTD	METAPHOR SHOW 31/07/07	4,000.00
EFT39203	16/08/2007	ALL EVENTS PROSOUND HIRE	TECH DUTIES - MESSIAH	127.60
EFT39204	16/08/2007	ALLAMBIE PARK CEMETERY & CREMATORIUM	RESERVE ACCOUNT CEMETERY CAPITAL WORKS - 2007/2008 ALLOCATION	55,000.00
EFT39205	16/08/2007	ANNETTE DAVIS	PROGRESS PAYMENT - COORDINATION OF ALBANY ART PRIZE TO 31/07/07	2,000.00
EFT39206	16/08/2007	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	1,211.34
EFT39207	16/08/2007	AUSTRALIAN TAXATION OFFICE	Payroll deductions	90,574.49
EFT39208	16/08/2007	AUSTENITIC STEEL PRODUCTS	REPAIRS TO STREET SWEEPER TRUCK	123.86
EFT39209	16/08/2007	BT EQUIPMENT PTY LTD	VEHICLE PARTS	7.52
EFT39210	16/08/2007	ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	1,583.10
EFT39211	16/08/2007	BERTOLA HIRE SERVICES ALBANY PTY LTD	EQUIPMENT HIRE	115.50
EFT39212	16/08/2007	WENDY BERGSMAN	MOBILE REIMBURSEMENT	20.00
EFT39213	16/08/2007	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	6,266.22
EFT39214	16/08/2007	BLACKWOODS ATKINS	Roll of General Purpose Yellow/Black adhesive line marking tape 03440977	19.42
EFT39215	16/08/2007	ALBANY BOBCAT SERVICES	tree grabs 16.25hrs alb/fhway , eco park , lawley park , abercorn st , william st	1,340.00
EFT39216	16/08/2007	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	25.65
EFT39217	16/08/2007	BRAINSTORM TECHNOLOGY	INK CARTRIDGES	154.00
EFT39218	16/08/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	303.93
EFT39219	16/08/2007	ALBANY BUSINESS TELEPHONES	REPAIRS/SERVICING TELEPHONES ALAC	165.00
EFT39220	16/08/2007	CHADSON ENGINEERING PTY LTD	CHEMICAL SUPPLIES - ALAC	262.90
EFT39221	16/08/2007	CHRIS HARROP FAMILY TRUST	MATERIAL & LABOUR FOR BORNHOLM FIRE STATION	379.50
EFT39222	16/08/2007	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	166.78

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39223	16/08/2007	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	1,269.30
EFT39224	16/08/2007	COFFEY PROJECTS (AUSTRALIA) PTY LTD	CULL ROAD FOR PROFESSIONAL SERVICES 26/06/07 TO 25/07/07	9,900.00
EFT39225	16/08/2007	COLRAY EXHAUST & TOWBAR	VEHICLE PARTS	52.00
EFT39226	16/08/2007	COLES SUPERMARKETS AUST PTY LTD	CATERING - DAY CARE	675.92
EFT39227	16/08/2007	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	237.56
EFT39228	16/08/2007	COURIER AUSTRALIA	FREIGHT FEES	462.65
EFT39229	16/08/2007	COVENTRYS	VEHICLE PARTS	33.47
EFT39230	16/08/2007	DOWNER EDI WORKS PTY LTD	SUPPLY COLDMIX	847.57
EFT39231	16/08/2007	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	1,785.30
EFT39232	16/08/2007	CUMMINS SOUTH PACIFIC PTY LTD	VEHICLE PARTS	115.52
EFT39234	16/08/2007	DORALANE PASTRIES	Youth Interagency Catering	114.44
EFT39235	16/08/2007	EARL OF SPENCER PTY LTD	CATERING	73.45
EFT39236	16/08/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	4,359.23
EFT39237	16/08/2007	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	132.00
EFT39238	16/08/2007	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	154.30
EFT39239	16/08/2007	FLIPS ELECTRICS	investigate noise in pump at sanford rd	66.00
EFT39240	16/08/2007	FOCUS CAPITAL GROUP	RICOH PHOTOCOPIERS	2,211.37
EFT39241	16/08/2007	FORPARK AUSTRALIA	Double A-Frame Swing set (sw20) each with one senior and one toddler seat	1,326.60
EFT39242	16/08/2007	FRANEY & THOMPSON	TIMBER SUPPLIES	805.71
EFT39243	16/08/2007	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	541.22
EFT39244	16/08/2007	GREAT SOUTHERN PERSONNEL	GARDENING/GROUND SERVICES - LOTTERIES HOUSE - JULY 2007	92.40
EFT39245	16/08/2007	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	3,527.87
EFT39246	16/08/2007	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	157.00
EFT39247	16/08/2007	HACHETTE LIVRE AUSTRALIA PTY LTD	HALF THE TOTAL AMOUNT OF \$558.00 FOR GABRIELLE LORDS RETURN - SYDNEY/PERTH AIRFARE ON VIRGIN	279.00
EFT39248	16/08/2007	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	1,554.15
EFT39249	16/08/2007	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	99.00
EFT39250	16/08/2007	HIMAC INDUSTRIES	2 X 5 LITRE FLORAGEN	109.00
EFT39252	16/08/2007	HOOFBEAT PUBLICATIONS	HOOFBEATS 1 YEAR SUBSCRIPTION	37.90
EFT39254	16/08/2007	ALBANY WORKLINK INC.	CASUAL STAFF	192.36
EFT39255	16/08/2007	J & M ELECTRONICS	ELECTRONIC SUPPLIES	119.80
EFT39256	16/08/2007	JACK THE CHIPPER	PRUNING	6,789.75
EFT39257	16/08/2007	JOHN KINNEAR & ASSOCIATES	Volume Survey carried out May 2007 on Hunwick Rd gravel pit	2,131.25
EFT39258	16/08/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	406.98
EFT39259	16/08/2007	KING RIVER HORSE AND PONY CLUB	INSTALLATION OF HORSE YARDS - FINANCIAL ASSISTANCE	8,763.00
EFT39260	16/08/2007	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	2,633.55
EFT39261	16/08/2007	KRYSTA GUILLE	REIMBURSEMENT OF EXPENSES - MEETINGS	91.37
EFT39262	16/08/2007	LANDMARK ENGINEERING & DESIGN	Landmark 'SEA SIDE' Aluminium shelter (silver) and custom orbRoof	8,657.00

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39263	16/08/2007	LAWRENCE & HANSON	HARDWARE SUPPLIES/MATERIAL	464.49
EFT39264	16/08/2007	LINK ENERGY PTY LTD	FUEL PURCHASES	57,671.55
EFT39265	16/08/2007	BELLS LIQUOR MERCHANTS	SUPPLIES - VAC	28.98
EFT39266	16/08/2007	LOWER KING LIQUOR & GENERAL STORE	FUEL SUPPLIES BRIGADE	80.94
EFT39267	16/08/2007	M2 TECHNOLOGY PTY LTD	MESSAGES ON HOLD - VISITOR CENTRE	377.01
EFT39268	16/08/2007	PETER MADIGAN	REIMBURSEMENT - PETROL EXPENSES	69.67
EFT39269	16/08/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	52.25
EFT39270	16/08/2007	MERLE ANNE FLORIST	BOUQUET TO STAFF MEMBER	50.00
EFT39271	16/08/2007	DR MERYL BROUGHTON	7 X VACCINATIONS	219.45
EFT39272	16/08/2007	MIR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	229.78
EFT39274	16/08/2007	N & S ELECTRONICS SHOP	SERVICE OF AMPLIFIER	220.00
EFT39275	16/08/2007	NEVILLE'S HARDWARE & BUILDING	HARDWARE SUPPLIES	490.65
EFT39276	16/08/2007	PN & ER NEWMAN	CONCRETE SUPPLIES	209.00
EFT39277	16/08/2007	PEVAMIKI PTY LTD	BATTERY PURCHASES	420.00
EFT39278	16/08/2007	PHOTORAMA KODAK EXPRESS	FILMS D & P/PURCHASES	342.00
EFT39279	16/08/2007	PICKET RESOURCES	MODIFICATION OF ALBANY LOCAL PLANNING STRATEGY MAPS	1,417.52
EFT39280	16/08/2007	PLASTICS PLUS	Recycling Bin - Yellow Lid	140.07
EFT39281	16/08/2007	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	35.54
EFT39282	16/08/2007	REECE PTY LTD	STORMWATER PIPE	99.88
EFT39283	16/08/2007	REGAL PANELBEATERS & PAINT SPRAYERS	EXCESS ON CLAIM 632870892 - TOYOTA HILUX DUAL CAB A56935.	300.00
EFT39284	16/08/2007	ALBANY ALUMINIUM FABRICATION	CONSTRUCTION MATERIALS	192.00
EFT39285	16/08/2007	LISA SCANLON (CARLYLES)	CATERING	1,720.00
EFT39286	16/08/2007	SHEILAH RYAN	GARDENING MAINTENANCE - VAC	176.00
EFT39287	16/08/2007	SIGNS PLUS	VARIOUS NAME BADGES	30.25
EFT39288	16/08/2007	SKILL HIRE	CASUAL STAFF	988.19
EFT39289	16/08/2007	SKYWEST AIRLINES PTY LTD	FLIGHT FOR ANDREW HAMMOND (SSS TASKFORCE)	461.40
EFT39290	16/08/2007	SLATER-GARTRELL SPORTS	SPORTING EQUIPMENT	207.90
EFT39291	16/08/2007	SMITHS ALUMINIUM & 4WD CENTRE	VEHICLE MAINTENANCE/PARTS	514.00
EFT39292	16/08/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	298.19
EFT39293	16/08/2007	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	124.59
EFT39294	16/08/2007	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	5,806.93
EFT39295	16/08/2007	STATEWIDE BEARINGS	VEHICLE PARTS	32.51
EFT39296	16/08/2007	STAGECRAFT PTY LTD	ROSCO SUPERGEL - HAMBURG FROST	90.00
EFT39297	16/08/2007	STIRLING FREIGHT EXPRESS	FREIGHT CHARGES	104.72
EFT39298	16/08/2007	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	50.98
EFT39299	16/08/2007	SUNNY BRUSHWARE SUPPLIES PTY LTD	MAIN ROAD BROOMS (GREEN)	785.40
EFT39300	16/08/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	515.70
EFT39301	16/08/2007	ALBANY IGA	GROCERIES	15.41
EFT39302	16/08/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	736.78
EFT39303	16/08/2007	JTAGZ PTY LTD	DOG TAGS	495.00

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39304	16/08/2007	TELSTRA LICENSED SHOP ALBANY	PLEASE SUPPLY A CAR KIT FOR I-MATE JASJAM (CEO OFFICE)	699.00
EFT39305	16/08/2007	ISS FACILITY SERVICES AUSTRALIA LTD	MONTHLY CLEANING CHARGE	13,458.70
EFT39306	16/08/2007	THRIFTY CAR RENTAL	VEHICLE HIRE	415.53
EFT39307	16/08/2007	TIMELESS MARKETING	EMBROIDERY SERVICES	2,005.08
EFT39308	16/08/2007	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	527.00
EFT39310	16/08/2007	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	726.24
EFT39311	16/08/2007	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	265,706.15
EFT39312	16/08/2007	WESTERN WORK WEAR	UNIFORMS	31.70
EFT39313	16/08/2007	WURTH AUSTRALIA PTY LTD	PARTS	41.37
EFT39314	16/08/2007	YAKKA PTY LTD	UNIFORMS	1,079.54
EFT39315	16/08/2007	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	76.77
EFT39318	23/08/2007	ABA SECURITY	SECURITY SERVICES	170.50
EFT39319	23/08/2007	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	22,903.00
EFT39320	23/08/2007	ADVERTISER PRINT	PRINTING OF SPRUNG FESTIVAL BROCHURES	1,085.00
EFT39321	23/08/2007	ALBANY ADVERTISER LTD	ADVERTISING	1,996.44
EFT39322	23/08/2007	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	15,986.16
EFT39323	23/08/2007	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	109.71
EFT39324	23/08/2007	ALBANY INDUSTRIAL SERVICES PTY LTD	VEHICLE HIRE	5,294.30
EFT39325	23/08/2007	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	539.69
EFT39326	23/08/2007	ALBANY SWEEP CLEAN	Sweep Frenchman Bay cycleway on the 6th July 2007	595.00
EFT39327	23/08/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	120.70
EFT39328	23/08/2007	ALBANY STOCK FEEDS	DOG FOOD	139.20
EFT39329	23/08/2007	ALBANY QUALITY KERBING	KERBING	3,520.00
EFT39330	23/08/2007	ALBANY AGRICULTURAL SOCIETY INC	2007 ALBANY AGRICULTURAL SHOW & TRADE EXHIBITION	8,800.00
EFT39331	23/08/2007	ALBANY CAR STEREO	INSTALLATION OF CAR KIT (I-MATE JASJAM) \$132.50	132.50
EFT39332	23/08/2007	ALBANY MOBILE WELDING	WELDING SERVICES	132.00
EFT39333	23/08/2007	HOME TIMBER & HARDWARE	HARDWARE MATERIALS	62.50
EFT39334	23/08/2007	ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	1,490.30
EFT39335	23/08/2007	ALINTA	GAS USAGE CHARGES	5,033.90
EFT39336	23/08/2007	ALL EVENTS PROSOUND HIRE	SOUND EQUIPMENT HIRE	130.90
EFT39337	23/08/2007	ALMOS SYSTEMS PTY LTD	ANNUAL FIRE ALARM MONITRING FEE 07/08	1,848.00
EFT39338	23/08/2007	AMITY MOTORS SUZUKI	VEHICLE HIRE	2,170.00
EFT39339	23/08/2007	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	818.23
EFT39340	23/08/2007	ARDESS NURSERY	ASSORTED PLANTS	915.90
EFT39341	23/08/2007	ARRB GROUP	WALKING & CYCLING WORKSHOP 13/14 SEPTEMBER 2007 AT CHIFLEY HOTEL FOR ROBBIE MONCK	1,153.90
EFT39342	23/08/2007	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	735.08
EFT39343	23/08/2007	AUSSIE DRAWCARDS PTY LTD	FORTS - SOUTH WEST CAPE SERVICE FEES SEPT TO NOVEMBER 2007	780.00
EFT39344	23/08/2007	AUSTRALIA POST	POSTAGE/AGENCY FEES	5,483.96
EFT39345	23/08/2007	AUSTRALIAN TAXATION OFFICE	Payroll deductions	945.91
EFT39346	23/08/2007	AUSTRAL MERCANTILE COLLECTIONS PTY LTD	DEBT RECOVERY - RATES	755.54

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39347	23/08/2007	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	732.00
EFT39348	23/08/2007	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	25,477.95
EFT39349	23/08/2007	BAY MERCHANTS	CATERING SUPPLIES	100.00
EFT39350	23/08/2007	BCA ON-SITE PTY LTD	REGISTRATION FOR ALBANY 5-STAR PLUS WORKSHOP	150.00
EFT39351	23/08/2007	BEECREATIVE MARKETING	CHRISTMAS WORKSHOPS ELECTRONIC NEWSLETTER FOR EMAIL	330.00
EFT39352	23/08/2007	BERTOLA HIRE SERVICES ALBANY PTY LTD	EQUIPMENT HIRE	115.50
EFT39353	23/08/2007	WENDY BERGSMA	REIMBURSE EXPENSES - ALAC REDEVELOPMENT/CULL ROAD	157.20
EFT39354	23/08/2007	BEVANS (WA) PTY LTD	BAG ICE	8.00
EFT39355	23/08/2007	BLACK SWAN THEATRE COMPANY	INCOME FROM BOX OFFICE - THE MESSIAH	7,369.88
EFT39356	23/08/2007	BLOOMIN FLOWERS	VARIOUS FLOWER ARRANGEMENTS	160.00
EFT39357	23/08/2007	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	139.02
EFT39358	23/08/2007	P & F BOCCAMAZZO PTY LTD	SUPPLY OF TOP SOIL FOR VARIOUS JOBS	25,676.00
EFT39359	23/08/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	340.51
EFT39360	23/08/2007	C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	288.31
EFT39361	23/08/2007	CAMLIN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	583.00
EFT39362	23/08/2007	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	277.20
EFT39363	23/08/2007	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	2,185.18
EFT39364	23/08/2007	CHAMBER OF COMMERCE & INDUSTRY WA	Managing Conflict Resolution & Difficult People Training	5,260.17
EFT39365	23/08/2007	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	490.60
EFT39366	23/08/2007	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	169,126.01
EFT39367	23/08/2007	SUE CODEE	RETROSPECTIVE EXHIBITION: VAC	1,900.00
EFT39368	23/08/2007	COLES SUPERMARKETS AUST PTY LTD	GROCERIES - DCC	537.84
EFT39369	23/08/2007	COMMANDER AUSTRALIA LIMITED	CONTRACT - TOWN HALL	150.02
EFT39370	23/08/2007	COMMANDER INTEGRATED NETWORKS PTY LTD	SYMC ANTIVIRUS ENTERPRISE EDITION 10.2 NODE ESSENTIAL- 12 MONTHS GOV BAND A	3,660.80
EFT39371	23/08/2007	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	212.48
EFT39372	23/08/2007	ADAM COOK	TOWN HALL BOX OFFICE - ADAM COOK IN RECITAL	3,424.69
EFT39373	23/08/2007	COURIER AUSTRALIA	FREIGHT FEES	227.77
EFT39374	23/08/2007	COVENTRYS	VEHICLE PARTS	80.33
EFT39375	23/08/2007	CROWNE PLAZA PERTH	ACCOMODATION FOR ANDREW HAMMOND (LOCAL GOVERNMENT WEEK 07)	1,384.75
EFT39376	23/08/2007	DOWNER EDI WORKS PTY LTD	SUPPLY COLDMIX	748.69
EFT39377	23/08/2007	CYNERGIC COMMUNICATIONS	RU RACKSPACE RENTAL MANAGED SERVER	493.90
EFT39378	23/08/2007	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	1,600.00
EFT39379	23/08/2007	35 DEGREES SOUTH	FEATURE AND CONTOUR SURVEY OF THE AMITY PRECINCT	5,060.00
EFT39380	23/08/2007	LANDGATE	TITLE SEARCHES	220,818.50
EFT39381	23/08/2007	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	ANNUAL JETTY LICENCE COMMENCING 1/0707 ALBANY TOWN JETTY (COMMERCIAL) PRINCESS ROYAL HARBOUR FILE REF: LM1715	1,062.00
EFT39382	23/08/2007	G & M DETERGENTS & HYGIENE SERVICES ALBANY	HYGIENE CONTRACT	1,355.83

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39383	23/08/2007	EATCHA HEART OUT CAFE	CATERING SUPPLIES	2,678.80
EFT39384	23/08/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	1,095.54
EFT39385	23/08/2007	ESRI AUSTRALIA PTY LTD	Annual Esri Maintenance for Arc View - Secondary Single Use	5,984.00
EFT39386	23/08/2007	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	2,823.70
EFT39387	23/08/2007	JENNIFER FLOTTMANN	REIMBURSE MEAL EXPENSES - STATE LIBRARY VISIT AND MEETINGS	175.00
EFT39388	23/08/2007	GEOFABRICS AUSTRALASIA PTY LTD	MEGAFLO DRAINAGE MATERIALS	15,257.24
EFT39389	23/08/2007	STAN GOODMAN	REIMBURSEMENT FINANCE LUNCH	172.00
EFT39390	23/08/2007	SOUTHERN BRAKE & SERVICES	VEHICLE PARTS/SERVICE	15.90
EFT39391	23/08/2007	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	11,657.29
EFT39392	23/08/2007	GREAT SOUTHERN TAPE	TRAINING COURSES	3,110.00
EFT39393	23/08/2007	GREAT SOUTHERN PERSONNEL	LIBRARY ASSISTANT	125.40
EFT39394	23/08/2007	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	GREEN WASTE COLLECTIONS	9,747.20
EFT39395	23/08/2007	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	130.35
EFT39396	23/08/2007	GSM AUTOMOTIVE ELECTRICAL	VEHICLE PARTS/MAINTENANCE	334.10
EFT39397	23/08/2007	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	85.00
EFT39398	23/08/2007	HAYNES ROBINSON	LEGAL FEES	550.00
EFT39399	23/08/2007	LES HEWER	REIMBURSEMENT TRAINING FEES	1,210.00
EFT39400	23/08/2007	HK CABINETS	CUPBOARDS & BENCHES FOR ALAC	2,200.00
EFT39401	23/08/2007	HOLIDAY INN CITY CENTRE	ACCOMMODATION ANDREW HAMMOND	573.46
EFT39402	23/08/2007	DAVID HUGHES	REIMBURSEMENT OF SYNERGY SOFT USER GROUP MEETING ATTENDANCE	317.85
EFT39403	23/08/2007	ICKY FINKS WAREHOUSE SALES	CANVAS FOR VAC	96.50
EFT39404	23/08/2007	J & M ELECTRONICS	GOODS - TOWN HALL	3.75
EFT39405	23/08/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	436.28
EFT39406	23/08/2007	KEY2DESIGN	EMPLOYER OF CHOICE UPDATES - 3D CORPORATE PLAN IT EQUIPMENT	242.00
EFT39407	23/08/2007	KLB SYSTEMS	IT EQUIPMENT	550.00
EFT39408	23/08/2007	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	890.52
EFT39409	23/08/2007	LAWRENCE & HANSON	HARDWARE SUPPLIES/MATERIAL	832.88
EFT39410	23/08/2007	LEO BAKX	SPRUNG Website	1,100.00
EFT39411	23/08/2007	LOCK N STORE SELF STORAGE - ALBANY	3 MONTHS RENTAL UNIT 041 - STORAGE OF ART PRIZE	408.00
EFT39412	23/08/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	3,122.47
EFT39413	23/08/2007	MERLE ANNE FLORIST	FLORAL ARRANGEMENT	125.00
EFT39414	23/08/2007	METROOF ALBANY	BUILDING MATERIAL	268.24
EFT39415	23/08/2007	MICROELECTRONIC TECHNICAL SERVICES	SITE SERVICE CALL - INSTALL UHF & VHF RADIO	856.00
EFT39416	23/08/2007	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	5,133.86
EFT39417	23/08/2007	MINTER ELLISON LAWYERS	LEGAL COSTS	4,367.47
EFT39418	23/08/2007	MODERN TEACHING AIDS PTY LTD	GOODS - DCC	19.58
EFT39419	23/08/2007	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	1,948.10
EFT39420	23/08/2007	BROADCAST AUSTRALIA	POWER RECOVERY	158.07

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39421	23/08/2007	PN & ER NEWMAN	CONCRETE SUPPLIES	891.00
EFT39422	23/08/2007	STAR TRACK EXPRESS PTY LTD	COURIER/FREIGHT SERVICE	136.10
EFT39423	23/08/2007	NORTH ROAD PHARMACY	FIRST AID SUPPLIES/VACCINE	798.55
EFT39424	23/08/2007	OKEEFES PAINTS	PAINT & PAINTING SUPPLIES	60.16
EFT39425	23/08/2007	OMNITECH SERVICES PTY. LTD.	trolley guide assembly type 1 OTH019	376.64
EFT39426	23/08/2007	PERTH FM RADIO PTY LTD	July Advertising Campaign	6,430.60
EFT39427	23/08/2007	PEVAMIKI PTY LTD	BATTERY PURCHASES	310.00
EFT39428	23/08/2007	PARSONS BRINCKERHOFF AUSTRALIA PTY LIMITED	Engagement of Parsons/Brinckerhoff to monitor old administration site for contamination	19,264.70
EFT39429	23/08/2007	REDMOND PROGRESS ASSOCIATION	APPROVED COMMUNITY GRANT TO REDMOND PROGRESS ASSOCIATION	3,000.00
EFT39430	23/08/2007	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	37.00
EFT39431	23/08/2007	LUCY SADLER	STAFF TRAVEL EXPENSES = 7-10/08/07 WATE 07 (TRADE SHOW)	667.58
EFT39432	23/08/2007	SERENITY PARK	DISPOSAL OF DOGS	300.00
EFT39433	23/08/2007	G & L SHEETMETAL	SHEETMETAL SUPPLIES	223.30
EFT39434	23/08/2007	SHIRE OF DENMARK	2007 4TH STAE COASTAL CONFERENCE SPONSORSHIP	2,750.00
EFT39435	23/08/2007	SKILL HIRE	CASUAL STAFF	999.45
EFT39436	23/08/2007	SKYWEST AIRLINES PTY LTD	FLIGHT FOR DENNIS WELLINGTON (SEACHANGE AUGUST 2007)	461.40
EFT39437	23/08/2007	SMITHS ALUMINIUM & 4WD CENTRE	Supply and fit aluminium ramps to trailer	1,308.00
EFT39438	23/08/2007	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	7,489.58
EFT39439	23/08/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	491.36
EFT39440	23/08/2007	SPECTRUM THEATRE INC	GROSS TICKET INCOME - WHEN THE CATS AWAY	3,817.44
EFT39441	23/08/2007	SQUIRES RESOURCES PTY LTD	FREIGHT FEES	588.50
EFT39442	23/08/2007	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	656.38
EFT39443	23/08/2007	STATEWIDE BEARINGS	VEHICLE PARTS	32.23
EFT39444	23/08/2007	ST JOHN AMBULANCE AUSTRALIA	REPLACEMENT OXY SOC COVER FOR ALAC	248.00
EFT39445	23/08/2007	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	193.91
EFT39446	23/08/2007	SUNNY SIGN COMPANY	SIGN PURCHASES	391.38
EFT39447	23/08/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	120.85
EFT39448	23/08/2007	ALBANY IGA	GROCERIES	58.66
EFT39449	23/08/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	1,723.95
EFT39450	23/08/2007	T-QUIP	PARTS	100.00
EFT39451	23/08/2007	TECTONICS CONSTRUCTION GROUP P/L	REFUND OF BUILDING LICENCE 270842 - DECREASED OVERPAID FEES	148.41
EFT39452	23/08/2007	ISS FACILITY SERVICES AUSTRALIA LTD	MONTHLY CLEANING CHARGE	246.77
EFT39453	23/08/2007	TICKETS.COM	DATABOX SUPPORT	97.46
EFT39454	23/08/2007	TOTAL EDEN	GARDEN SUPPLIES	171.31
EFT39455	23/08/2007	TRAILBLAZERS	SAFETY CLOTHING	804.60
EFT39456	23/08/2007	ALBANY TYREPOWVER	TYRE PURCHASES/MAINTENANCE	1,015.00
EFT39457	23/08/2007	URBANIZMA	ALBANY LOCAL PLANNING STRATEGY: PEER REVIEW	1,100.00
EFT39458	23/08/2007	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	362.60
EFT39459	23/08/2007	G.P. WALKER	VAC - SITE VISIT WITH JOHN MITCHELL	75.00
EFT39460	23/08/2007	WAUTERS ENTERPRISES	PROGRESS CLAIM NO 6 FOR WORK COMPLETED TO DATE - ALAC REDEVELOPMENT	1,332,198.00

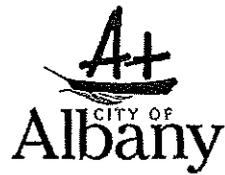
EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39461	23/08/2007	WESTERBERG PANEL BEATERS	PLEASE REMOVE FALCON UTE REGO NO 1BAE071 FROM THE EMU POINT - BOAT PENS AND IMPOUND AT THE MERCER ROAD FACILITY	66.00
EFT39462	23/08/2007	WEST. AUST. LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	649.00
EFT39463	23/08/2007	WESTSHRED DOCUMENT DISPOSAL	SECURITY BIN - DEPOT	160.60
EFT39464	23/08/2007	WESTERN WORK WEAR	UNIFORMS	93.94
EFT39465	23/08/2007	WIZID PTY LTD	GOODS - ALAC	176.00
EFT39466	23/08/2007	WOLFER	OFFICEWORK FOR SPRUNG 2007 (11HRS @ \$30/HR)	330.00
EFT39467	23/08/2007	WOOD & GRIEVE PTY LTD	PROPOSED CIVIL ENGINEERING SERVICES FOR SUBDIVISION LOT 9001 LANCASTER ROAD UPGRADE - AS PER PROPOSAL - PROJECT BDA; OUR REF: ICR606742	847.00
EFT39468	23/08/2007	YAKKA PTY LTD	UNIFORMS	815.78
EFT39469	23/08/2007	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	26.27
EFT39470	30/08/2007	ALBANY COMMUNITY HOSPICE	EMPLOYEE DEDUCTIONS	32.00
EFT39471	30/08/2007	AMP SUPERLEADER	Superannuation contributions	322.66
EFT39472	30/08/2007	AUSTRALIAN MANUFACTURING WORKERS UNION	Payroll deductions	34.60
EFT39473	30/08/2007	AUSTRALIAN TAXATION OFFICE	Payroll deductions	77,806.50
EFT39474	30/08/2007	AUSTRALIAN SERVICES UNION WA BRANCH	EMPLOYEE DEDUCTIONS	2,219.10
EFT39475	30/08/2007	AUSTRALIAN PRIMARY SUPERANNUATION FUND	Superannuation contributions	362.55
EFT39476	30/08/2007	AUSTRALIAN SUPER	Superannuation contributions	290.38
EFT39477	30/08/2007	SKANDIA GLOBAL SUPER SOLUTION	Payroll deductions	3,660.62
EFT39478	30/08/2007	BEACON INVESTMENT MANAGEMENT SERVICES	Superannuation contributions	391.90
EFT39479	30/08/2007	CHILD SUPPORT AGENCY	EMPLOYEE DEDUCTIONS	928.50
EFT39480	30/08/2007	COLONIAL FIRST STATE ROLLOVER & SUPER FUND	Superannuation contributions	120.62
EFT39481	30/08/2007	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation contributions	322.66
EFT39482	30/08/2007	HBF OF WA	EMPLOYEE DEDUCTIONS	1,009.20
EFT39483	30/08/2007	ING LIFE LIMITED	Superannuation contributions	88.55
EFT39484	30/08/2007	ING LIFE LIMITED	Superannuation contributions	126.66
EFT39485	30/08/2007	LIFETIME SUPERANNUATION FUND	Superannuation contributions	313.78
EFT39486	30/08/2007	MLC NOMINEES PTY LTD	Superannuation contributions	245.02
EFT39487	30/08/2007	REST SUPERANNUATION	Superannuation contributions	590.88
EFT39488	30/08/2007	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	139.18
EFT39489	30/08/2007	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	252.96
EFT39490	30/08/2007	TWU SUPER	Superannuation contributions	343.56
EFT39491	30/08/2007	WESTSCHEME	Superannuation contributions	1,250.66
EFT39492	30/08/2007	ABA SECURITY	SECURITY SERVICES	82.50

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39493	30/08/2007	ACTV FOUNDATION INC	CLEANING RAGS	39.60
EFT39494	30/08/2007	ADAMS TOTAL TREE SERVICE	TREE REMOVAL	605.81
EFT39495	30/08/2007	ADSHL STREET FURNITURE PTY LTD	Bus Shelter Advertising Campaign for 4 weeks	10,725.00
EFT39496	30/08/2007	ALBANY ADVERTISER LTD	ADVERTISING	3,456.59
EFT39497	30/08/2007	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	926.47
EFT39498	30/08/2007	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	148.47
EFT39499	30/08/2007	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	440.00
EFT39500	30/08/2007	ALBANY PRINTERS	PRINTING SERVICES	3,800.00
EFT39501	30/08/2007	ALBANY TRUCK HIRE	HIRE OF TOYOTA TARAGO FOR MARGARET GIUNTOLI	207.50
EFT39502	30/08/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	931.65
EFT39503	30/08/2007	ALBANY PEST & WEED CONTROL	Beehive removal and disposal Bluff Rock	90.00
EFT39504	30/08/2007	ALBANY INDOOR PLANT HIRE & SALES	INDOOR PLANT HIRE	596.90
EFT39505	30/08/2007	ALBANY INJURY PREVENTION	COMMUNITY GRANT FOR ALBANY BICYCLE TREASURE HUNT	1,000.00
EFT39506	30/08/2007	ALBANY HISTORICAL SOCIETY	MANNING/CLEANING THE BRIG AMITY FOR AUGUST	600.00
EFT39507	30/08/2007	ALBOX AUSTRALIA PTY LTD	Photo Box & File Tray - Grey	178.06
EFT39508	30/08/2007	ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	43.25
EFT39509	30/08/2007	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	105.60
EFT39510	30/08/2007	ALBANY VINTAGE & CLASSIC MOTORCYCLE CLUB	GRANT FOR ALBANY VINTAGE & CLASSIC MOTORCYCLE WEEKEND 3RD & RTH NOVEMBER 2007	2,000.00
EFT39511	30/08/2007	ALBANY DRY HIRE	day hire of mini excavator	292.60
EFT39512	30/08/2007	ALBANY QUALITY LAWNMOWING	LAWN MOWING AT LOTTERIES HOUSE	96.00
EFT39513	30/08/2007	ALL EVENTS PROSOUND HIRE	SOUND EQUIPMENT HIRE	370.70
EFT39514	30/08/2007	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	2,214.58
EFT39515	30/08/2007	AUSSIE DRAWCARDS PTY LTD	Amazing Albany Aussie Drawcards - Premier Metropolitan Service - Quarterly Service Fees for September, October & November 2007	1,680.00
EFT39516	30/08/2007	AUSTENITIC STEEL PRODUCTS	STEEL SUPPLIES	228.77
EFT39517	30/08/2007	AUSTRALIA'S SOUTH WEST	SILVER MEMBERSHIP FOR 2007/2008	440.00
EFT39518	30/08/2007	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	3,344.00
EFT39519	30/08/2007	BANKSIA GARDENS RESORT MOTEL	Accommodation booking for Sandra Krempf	110.00
EFT39520	30/08/2007	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	137.50
EFT39521	30/08/2007	BEVANS (WA) PTY LTD	3 X BAGS OF ICE	24.00
EFT39522	30/08/2007	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	86.83
EFT39523	30/08/2007	BRYAN WOLTJEN THEATRICAL DESIGN	christmas pageant float concept 2 - promoting events	1,000.00
EFT39524	30/08/2007	CARDNO BSD PTY LTD	Waste consultancy service for Hanrahan landfill site as per brief Job No. 424101	8,967.75
EFT39525	30/08/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	62.17
EFT39526	30/08/2007	CAPE BYRON IMPORTS	SWIMMING EQUIPMENT	821.72
EFT39527	30/08/2007	SYNERGY GRAPHICS	SPRUNG WRITERS FESTIVAL - BROCHURE/POSTER DESIGN	1,188.00
EFT39528	30/08/2007	COFFEY ENVIRONMENTS PTY LTD	CONSULTANCY SERVICES - YAKAMIA ENVIRONMENTAL REVIEW	1,092.20
EFT39529	30/08/2007	COLES SUPERMARKETS AUST PTY LTD	GROCERIES - DAY CARE CENTRE	621.51
EFT39530	30/08/2007	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	462.00
EFT39531	30/08/2007	COURIER AUSTRALIA	FREIGHT FEES	350.18

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39532	30/08/2007	COUNTRY CARRIERS	FREIGHT CHARGES	55.88
EFT39533	30/08/2007	COVENTRYS	VEHICLE PARTS	231.98
EFT39534	30/08/2007	MICHAEL CUDDIHY	LIWA CONFERENCE 19/08/07 TO 21/08/07 - MICHAEL CUDDIHY	119.22
EFT39535	30/08/2007	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	170.50
EFT39536	30/08/2007	DAVID MOSS & CO	DEEDS OF EASEMENT - 66-70 CARBINE STREET, ORANA	2,724.78
EFT39537	30/08/2007	DARREN HUTCHENS - DAZART GRAPHICS	DESIGN OF BROCHURE	710.00
EFT39538	30/08/2007	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	675.00
EFT39539	30/08/2007	DENMARK ARTS COUNCIL INC	HYPERTHEATRE CHILDREN'S BOOK WEEK PERFORMANCES	2,970.00
EFT39540	30/08/2007	LANDGATE	TITLE SEARCHES	60.00
EFT39541	30/08/2007	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	VEHICLE SEARCHES QUARTER APRIL - JUNE 2007	7.80
EFT39542	30/08/2007	EATCHA HEART OUT CAFE	CATERING SUPPLIES	887.70
EFT39543	30/08/2007	ELDERS LIMITED	SOLFAC PRO BAYER 200ML BETAC	86.60
EFT39544	30/08/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	728.55
EFT39545	30/08/2007	ESRI AUSTRALIA PTY LTD	Attendee: Adrian Nicoll, ArcGIS training, ESRI Australia, 06-07 Aug 2007.	1,188.00
EFT39546	30/08/2007	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	1,042.70
EFT39547	30/08/2007	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	89.00
EFT39548	30/08/2007	MATTHEW GOULDTHORP	LIWA CONFERENCE 20/08/07 TO 21/08/07 - MATTHEW GOULDTHORP	172.65
EFT39549	30/08/2007	GRAY & LEWIS	CONTRACT - PLANNING SERVICES - CONSULTING SERVICES FROM 1/07/07 TO 31/07/07	1,691.25
EFT39550	30/08/2007	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	1,600.63
EFT39551	30/08/2007	GREAT SOUTHERN TAFF	TRAINING COURSES	4,985.00
EFT39552	30/08/2007	GREAT SOUTHERN REGION MARKETING ASSOCIATION INC.	COMMUNITY EVENT FINANCIAL ASSISTANCE PROGRAMME - TASTE GREAT SOUTHERN 2008	2,200.00
EFT39553	30/08/2007	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	347.33
EFT39554	30/08/2007	HALLMARK EDITIONS PTY LTD	ANNUAL SUBSCRIPTION TO COUNCILLOR MAGAZINE FOR PERIOD MARCH 2008 TO DECEMBER 2008	330.00
EFT39555	30/08/2007	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	222.20
EFT39556	30/08/2007	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	1,779.25
EFT39557	30/08/2007	HAYNES ROBINSON	LEGAL FEES	617.90
EFT39558	30/08/2007	HOWARD & HEAVER ARCHITECTS	CENTENNIAL PARK MULTI SPORTS FACILITY - PRELIMINARY PLANNING STRATEGY MEETING	660.00
EFT39559	30/08/2007	JACK THE CHIPPER	VEGETATION PRUNING & CHIPPING FOR CULL ROAD	9,702.00
EFT39560	30/08/2007	JUST A CALL DELIVERIES	INTERNAL MAIL SERVICE	847.00
EFT39561	30/08/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	478.20
EFT39562	30/08/2007	KLB SYSTEMS	IT EQUIPMENT	165.00
EFT39563	30/08/2007	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	188.73
EFT39564	30/08/2007	LAL PTY LTD	RATES REFUND FOR ASSESSMENT A171417 28-32 ADELAIDE CRESCENT MIDDLETON BEACH	535.68
EFT39565	30/08/2007	LAMP REPLACEMENTS AUSTRALIA PTY LTD	LAMP REPLACEMENTS AUSTRALIA PTY LTD FILTERS - TOWN HALL	272.80
EFT39566	30/08/2007	LAMB PRINT PTY LTD	Print 15,000 each of four brochures for rates mail-out	2,777.50

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39567	30/08/2007	LAWRENCE & HANSON	SPECTACLE ARCTIC SMOKE LENS	112.20
EFT39568	30/08/2007	LO-GO APPOINTMENTS	Labour Hire 30 July to 31 August	5,843.60
EFT39569	30/08/2007	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	93.00
EFT39570	30/08/2007	LOST ART MEDIA PRODUCTIONS	VISUALIZATION & MULTIMEDIA PRESENTATION FOR PROJECT ECO-TOILET	3,380.00
EFT39571	30/08/2007	M2 TECHNOLOGY PTY LTD	MESSAGE ON HOLD	377.00
EFT39572	30/08/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	4,337.30
EFT39573	30/08/2007	MEN'S RESOURCE CENTRE (INC)	GRANT FUNDING FUN RUN AND FAMILY WALK 30/9/07	550.00
EFT39574	30/08/2007	METROOF ALBANY	BUILDING MATERIAL	92.33
EFT39575	30/08/2007	MICROELECTRONIC TECHNICAL SERVICES	ROUTINE MAINTENANCE - FIRE TENDER PL9237	264.00
EFT39576	30/08/2007	MIDDLETON BEACH HOLIDAY PARK	accommodation for workshop staff	1,140.00
EFT39577	30/08/2007	WA RANGERS ASSOCIATION INC	REGISTRATION FOR 2007 CONFERENCE	390.00
EFT39578	30/08/2007	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	2,354.00
EFT39579	30/08/2007	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	120.00
EFT39580	30/08/2007	PN & ER NEWMAN	CONCRETE SUPPLIES	627.00
EFT39581	30/08/2007	NOVOTEL LANGLEY PERTH HOTEL	ACCOMMODATION FOR COUNCILLORS/STAFF	4,139.10
EFT39582	30/08/2007	SANDRA O'DOHERTY	SETUP EXHIBITION MINE OWN EXECUTIONER - VAC	300.00
EFT39583	30/08/2007	ORICA AUSTRALIA P/L	CHLORINE GAS SUPPLIES - ALAC	551.08
EFT39584	30/08/2007	OTIS ELEVATOR COMPANY P/L	LIFT MAINTENANCE	2,509.43
EFT39585	30/08/2007	PALMER & RAYNER EARTHMOVING PTY LTD	GRAVEL SUPPLIES	19,323.98
EFT39586	30/08/2007	PARK AVENUE HOLIDAY UNITS	Accommodation costs: 1 September to 30 September 07	1,906.66
EFT39587	30/08/2007	PEVAMIKI PTY LTD	BATTERY PURCHASES	616.00
EFT39588	30/08/2007	PLANT SUPPLY COMPANY	GARDEN SUPPLIES	3,766.59
EFT39589	30/08/2007	ALBANY POLICE & CITIZENS YOUTH CLUB	FUNDING FOR MOCK CAR CRASH AT PCYC ON 12/9/2007	500.00
EFT39590	30/08/2007	RECHARGE-IT	CLEAN, REFILL & TEST INKJET CARTRIDGES	63.00
EFT39591	30/08/2007	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	229.00
EFT39592	30/08/2007	WP REID	prepare area for paving, clean and relay brick paving crn of York St and Grey St West 22m2	770.00
EFT39593	30/08/2007	SAVILLE PARK SUITES	ACCOMMODATION - STEVE CHAPLAIN	551.00
EFT39594	30/08/2007	G & L SHEETMETAL	COLORBOND FLASHING FOR ALAC ROOF	99.00
EFT39595	30/08/2007	SKILL HIRE	CASUAL STAFF	5,257.97
EFT39596	30/08/2007	SKYWEST AIRLINES PTY LTD	FLIGHT FOR ANDREW HAMMOND (RETURN FROM LOCAL GOVERNMENT WEEK)	233.26
EFT39597	30/08/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	171.02
EFT39598	30/08/2007	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	60.50
EFT39599	30/08/2007	SPEEDO AUSTRALIA PTY LTD	SWIMMING EQUIPMENT - GOGGLES ETC	1,701.70
EFT39600	30/08/2007	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	139.55
EFT39601	30/08/2007	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	57.75
EFT39602	30/08/2007	STATEWIDE BEARINGS	VEHICLE PARTS	268.69
EFT39603	30/08/2007	SMORGON STEEL	STEEL SUPPLIES	53.90
EFT39604	30/08/2007	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	6,484.25

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39605	30/08/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	466.20
EFT39606	30/08/2007	ALBANY IGA	GROCERIES	5.45
EFT39607	30/08/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	255.11
EFT39608	30/08/2007	TEMPLAR DISTRIBUTION	MARKETING SUPPLIES	225.73
EFT39609	30/08/2007	THE KERWIN FAMILY TRUST	CHILDERN'S BOOK: "THE DUSTY DEVIL" DVD: "SOMETHING TO SIGN ABOUT"	80.00
EFT39610	30/08/2007	TOTAL EDEN	GARDEN SUPPLIES	979.67
EFT39611	30/08/2007	TRU-BLU GROUP PTY LTD	Dry Hire of Kanga on the 7th August 2007	189.99
EFT39612	30/08/2007	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	242.00
EFT39613	30/08/2007	WA LOCAL GOVT SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	84,061.84
EFT39614	30/08/2007	LANDMARK LIMITED	3 METRE BROOKER GATE (PAIR)	493.06
EFT39615	30/08/2007	WESTERN WORK WEAR	UNIFORMS	281.38
EFT39616	30/08/2007	WILSON MACHINERY	VEHICLE PARTS	1,080.20
EFT39617	30/08/2007	WURTH AUSTRALIA PTY LTD	VEHICLE PARTS	189.75
EFT39618	30/08/2007	YAKKA PTY LTD	UNIFORMS	745.81
EFT39619	30/08/2007	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	40.02
EFT39620	30/08/2007	ZETTA FLORENCE AUST PTY LTD	ARCHIVAL STATIONERY AS PER ATTACHED SHEET	138.51
EFT39621	30/08/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	2,876.19
EFT39622	31/08/2007	ZIPFORM	STATIONERY - RATES NOTICES 2007/2008	13,626.95
			TOTAL	3,193,295.94



Council Strategy

Information Technology Strategy

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Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

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Executive Summary

The overall purpose of this document is to provide guidance for the next three to five years with regard to the development and application of Information Technology at the City of Albany.

Information Technology encompasses all forms of technology that facilitates the transmission and storage of data in a digital format. In addition to physical devices such as computers, ancillary equipment, software and firmware, information technology includes procedures, services (including support services) and related resources that allow technology to permeate business processes.

This document addresses organisation wide informational needs and requirements for information architecture, with reference to strategic direction, which will:

- Improve manageability
- Increase utilisation of resources
- Determine the best system configurations to support the City's applications
- To develop a long-range, strategic IT plan to support the City to consolidate computing resources
- To understand the economic and performance benefits of migrating from the current environment to next-generation architecture
- To decrease support and overhead costs in the City's PC environment
- To integrate internal applications with systems from external suppliers
- To design mobility solutions to provide real-time access to data and improve employee efficiency
- To integrate radio-frequency identification technology into the current infrastructure

Definitions

IT	Acronym for Information technology
ICT	Acronym for Information and Communication Technology - common abbreviation relating to the hardware and software that provide both Information and Communication services. ICT is generally considered to be interchangeable with the term IT.
ISO	Acronym for the International Standards Organisation.
WAN	Acronym for Wide Area Network - a group of computer networks connected together over long distances.
DHCP	Acronym for Dynamic Host Configuration Protocol - specified through RFC 2131, the protocol allows a network administrator to plan and distribute IP addresses from a central point. An IP address is issued on a 'lease' basis when an IP device is connected to the network and negates problems associated with duplicated addresses.
IP	Acronym for Internet Protocol - a string of four numbers separated by periods (such as 111.22.3.444) used to represent a computer or other device on the Internet.

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ITIL	Acronym for the IT Infrastructure Library - best practice framework for managing ICT. Also forms the basis for the ISO and AS standard 20000.
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Strategic Context

Within the corporate hierarchy of strategy development and implementation, this strategic document is positioned at the strategic business unit or SBU level. This document is aligned to the City's corporate strategy and relates to the following elements from the 3D Corporate Plan:

City of Albany Mission Statement

What do we do?

The City of Albany is committed to...

- *Delivering excellent community services*

What we are renowned for?

The City of Albany will always be renowned for...

- *Our customer focus*

How do we do this?

At all times we will...

- *Actively keep abreast of best practice;*
- *Seek innovative approaches*

Strategic Focus Areas

IT Vision Alliance

IT Vision provides the City of Albany with a suite of corporate software products that assist in facilitating the many services that the City provides.

The City has invested a significant amount of financial and intellectual capital into the development of not only this software but also supporting systems, procedures and staff training. Based on this investment and the software's close ties to productivity, it is essential that the City and IT Vision form a strategic alliance that will ensure this relationship continues to provide mutually beneficial outcomes.

Web Based Services

The City currently provides limited web based services both internally and externally, which confines the City's distribution methods and provides customers with limited flexibility.

The shifting nature of the purchasing landscape and changing customer expectations will result in the need to rapidly increase and expand the City's online presence. A number of local government services are compatible with the Internet and therefore should be offered online. This availability will offer the City's customers greater access to services, more efficient service delivery and greater overall convenience.

Infrastructure

The City aims for the provision of first class IT infrastructure to all staff. However, the continually changing IT landscape has resulted in some purchases becoming redundant or no longer meeting customer expectations.

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Future infrastructure purchases will need to be based on consolidation and standardisation in light of the changing IT landscape and customer expectations.

Specialist Systems

In addition to the City's corporate application software a number of other specialist systems are required to assist in facilitating the many services that the City provides.

The purchase, implementation and development of these specialist systems has not occurred in a collaborative fashion and has therefore resulted in incompatibility, duplication, waste and inefficiency.

Key Action Plan

Strategic Focus Area 1: IT Vision Alliance

1. Develop a memorandum of understanding between the City of Albany and IT Vision.	
Timeframe	December 2007
Resources	
Officer	EDCCS
References	

2. To actively develop and expand the application of the City's corporate software to permeate a broader range of business processes.	
Timeframe	Ongoing
Resources	All Managers
Officer	ITA
References	

3. Align the City's ICT platforms to those recommended by software suppliers, provided that they are in line with market trends and have readily available ICT skill sets.	
Timeframe	Ongoing
Resources	IT Team
Officer	EDCCS
References	

Strategic Focus Area 2: Web Based Services

4. To develop a suite of web services which are available to our customers 24 hours a day, 7 days a week, 365 days a year.	
Timeframe	External services – July 2007 Internal Services – March 2008
Resources	External provider
Officer	MCS, MES, ITA & All Managers
References	

5. To develop a set of web-based policies that fully document onsite practices, communicate the expectations of management and provide a means of assessing organisational compliance against the current ISO standard.	
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Timeframe	December 2007
Resources	External provider
Officer	ITA
References	

Strategic Focus Area 3: Infrastructure

6. To maintain a consistent and common infrastructure comprising a reliable and effective desktop architecture to enable city staff to optimise their service delivery, productivity and efficiency.	
Timeframe	Ongoing
Resources	IT Team
Officer	ITA
References	

7. To provide a fast, reliable, mobile and accessible wide area network (WAN) structure to optimise service delivery for the City's customers.	
Timeframe	Ongoing
Resources	IT Team
Officer	ITA
References	

8. Remove static IP address configurations from device interfaces (other than the DHCP server, servers and printers) and allocate a DHCP address.	
Timeframe	March 2008
Resources	IT Team
Officer	ITA
References	

9. To catalogue, rationalise, prioritise and ensure that back up procedures and disaster recovery plans are in place for all corporate databases.	
Timeframe	January 2008
Resources	External provider & IT Team
Officer	ITA
References	

10. To provide a multi server infrastructure that is robust, efficient and capable of expansion to capitalise on market opportunities.	
Timeframe	Ongoing
Resources	External provider & IT Team
Officer	ITA
References	

11. To introduce an integrated communication network, comprising voice, video and data communications, available to all and accessible online.	
Timeframe	January 2008
Resources	External provider & IT Team
Officer	ITA
References	

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12. To formalise disaster recovery and contingency plans for all IT equipment, applications and data.	
Timeframe	Ongoing
Resources	External provider
Officer	ITA
References	

13. To reduce the risk of failure/data corruption through the application of new software/hardware.	
Timeframe	Ongoing
Resources	All Managers
Officer	ITA
References	

14. To provide a customer focused, single point of contact to manage information technology operational and development related requests.	
Timeframe	December 2007
Resources	External provider & IT Team
Officer	ITA
References	

15. To ensure that users of the City's IT systems have sufficient skills in the use of the operating environment and the applications that they utilise.	
Timeframe	Ongoing
Resources	External provider
Officer	MES & All Managers
References	

16. To facilitate the deployment of information technology to the elected group to optimise their overall efficiency, communication and accessibility.	
Timeframe	December 2008
Resources	IT Team
Officer	ITA & MES
References	

17. Perform a cost benefit analysis (after the first service pack is released) on the implementation of all new releases of Microsoft operating systems and desktop applications.	
Timeframe	Ongoing
Resources	IT Team
Officer	ITA
References	

18. Review the level of ITC resources to ensure that proactive aspects of infrastructure management are undertaken including the reintroduction of module champions.	
Timeframe	October 2008
Resources	
Officer	EDCCS
References	

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18. Review the level of ITC resources to ensure that proactive aspects of infrastructure management are undertaken including the reintroduction of module champions.	
Timeframe	October 2008

19. Consider the adoption of ITIL processes to provide closer alignment of ICT and business areas.	
Timeframe	Ongoing
Resources	IT Team
Officer	ITA
References	

Strategic Focus Area 4: Specialist Systems

20. To provide City staff with a suite of specialist systems that are accurate, accessible, secure and available across multiple platforms to increase efficiency and improve service delivery across the organisation.	
Timeframe	Ongoing
Resources	External provider & EDMT
Officer	ITA
References	

Performance Measurement

IT Vision Alliance

- Total number of modules implemented
- Application speed
- Application downtime

Web Based Services

- Total number of services available on the internet/intranet
- Satisfaction surveys (both internal and external)

Infrastructure

- Annual cost of ownership
- Annual turnover percentage
- IT Team response timeframes
- Infrastructure downtime

Specialist Systems

- Annual cost to purchase specialist systems
- Annual cost to maintain specialist systems
- Integration with current and existing systems
- Staff satisfaction surveys

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Review

Executive Director Corporate and Community Services to review on or before
30/6/2008

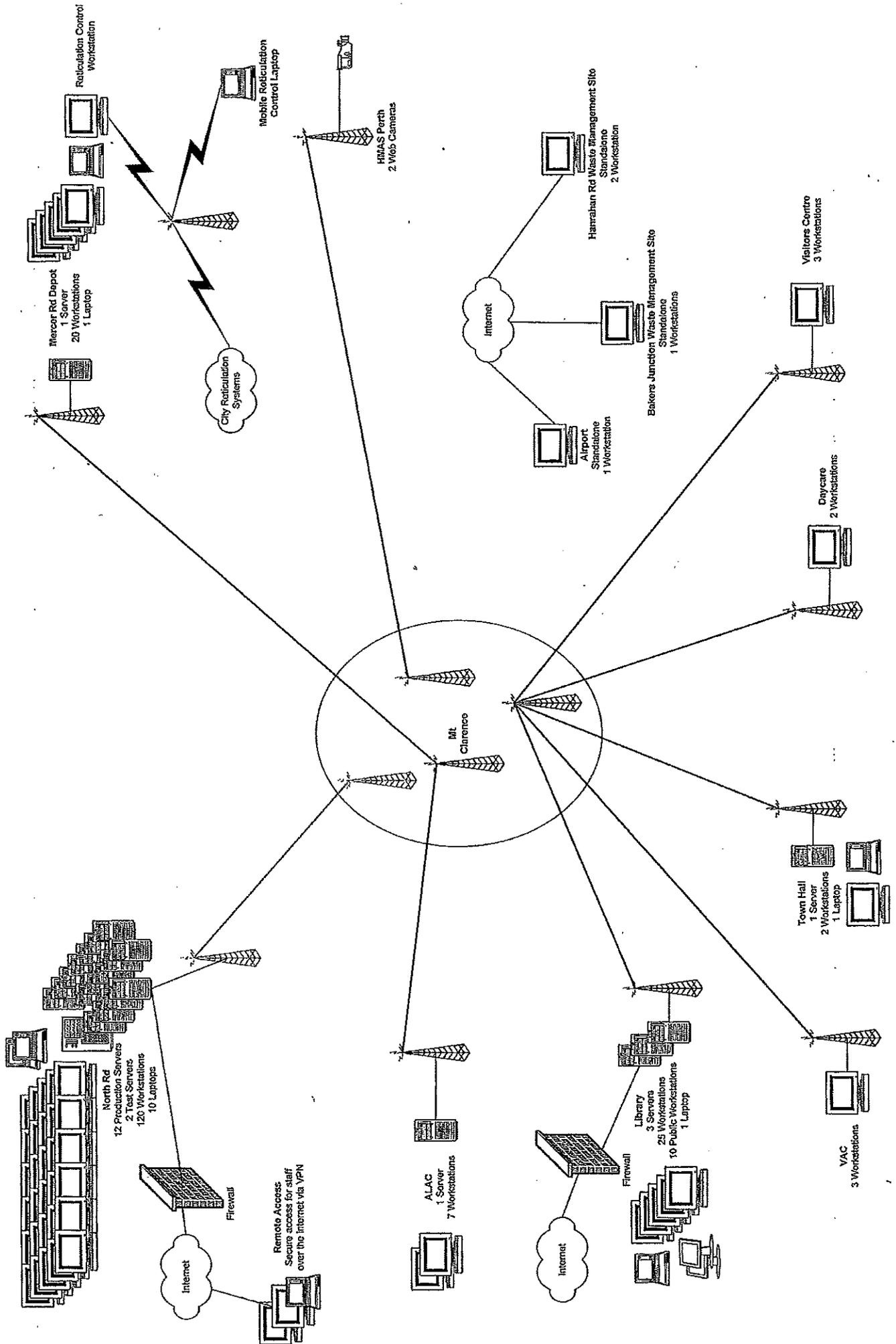
Associated Documents

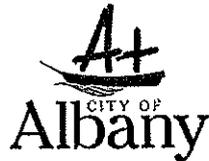
List related policies, procedures, references, guidelines or other documents that have a bearing on this strategy and that may be useful reference material for users of this strategy.

- City of Albany 3D Corporate Plan
- IT Policy

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

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COPY

MINUTES

OF THE MEETING OF THE ALBANY ARTS ADVISORY COMMITTEE HELD AT THE VANCOUVER ARTS CENTRE ON Wednesday 8th August 2007, AT 4.00PM

1. ATTENDANCE

Present. Geoff Waldeck
J. Campbell (Temp. Chair)
J. Crisp
A. Copeman
R. Mordy

Council Officers: T. Colby – A/APO

2. APOLOGIES

J. Waterman
P. Madigan – ED/CCS

3. GUEST VISIT

4pm - Patricia House from Mungart Boodja will address the committee about the possibility of basing an Arts Development Officer at the VAC, possibly at the Mary Thomson House. Committee discussed this at great length, considering all options.
Conclusion – the Committee expressed support for the concept, but the practicalities do not seem workable. Proposal was therefore, not accepted.

FOLLOW UP Mungart Boodja to be informed that their proposal was not accepted, due to the practicalities involved and infrastructure requirements.

4. DISCLOSURE OF INTEREST

NIL

5. CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

THAT the minutes of the Albany Arts Advisory Committee meeting held on the Wednesday 11th July 2007 be confirmed as true and accurate.

MOVED: J. Crisp
SECONDED: R. Mordy
CARRIED

6. MATTERS ARISING FROM PREVIOUS MINUTES

NIL

ALBANY ARTS ADVISORY COMMITTEE MINUTES
Wednesday 8th August 2007

7. CORRESPONDENCE RECEIVED
NIL

8. BUSINESS ITEMS

8.1 Proposed Programs

8.1.1 Paperartzi: Summary and Recommendation.

Held over from last meeting - copies of the above proposals and recommendations are attached for consideration by the Committee.

RECOMMENDATION - THAT the recommendations be accepted in principle, with further discussion and clarification required on points including finances and the appointment of coordinators.

MOVED: A. Copeman
SECONDED: G. Waldeck
CARRIED

8.1.2 "Arty Farty"

Rachel reported that she reconsidered the evening classes and decided that classes to be run Saturday afternoons beginning in October.

RECOMMENDATION - THAT R. Mordy and the Acting APO develop a plan for the classes.

MOVED: J. Crisp
SECONDED: A. Copeman
CARRIED

8.1.3 PIAF Proposal 2008

The Committee supported the project, and requested further detail be developed. Rachel reported that this is a project intended for 2009, not 2008 as stated in the agenda. The project requires a lot of further development and will not need to be considered by the committee in the near future.

8.2 Nominations for Albany Entertainment Centre Public Art Component

Sue Codee was appointed by The City of Albany and Annette Davis was appointed by GSDC. This item was presented for the information of the Committee.

8.3 Project Submission – "A Taste Of Dance"

RECOMMENDATION
THAT this proposal be supported.

MOVED: G. Waldeck
SECONDED: J. Campbell
CARRIED

ALBANY ARTS ADVISORY COMMITTEE MINUTES
Wednesday 8th August 2007

8.4 2008 Multi Events Program

Acting Arts Project Officer presented the 2008 Multi Events Program for the committee to discuss. The committee commented that it was a very diverse and comprehensive program.

RECOMMENDATION

THAT the program be accepted.

MOVED: A. Copeman
SECONDED: J. Crisp
CARRIED

9. REPORTS

9.1 Arts Project Officer's Report – August 07

The Arts Project Officer's Report for August 2007 was received.

9.2 Final Busking Report – Michael O'Doherty

Report was received

FOLLOW UP – Michael to be sent an official thank you letter to finalise this item.

10. OUTSTANDING ITEMS

NIL

11. MEETING CLOSED

5.25pm

12. NEXT MEETING

12th September 2007

Notes from the Albany Aboriginal Accord Community Meeting

15/8/2007

Start at 10:05am

Finish: 12:00pm

Attendees:

Peter Madigan (City of Albany), Alma Woods, Nellie Roberts, Jenny Woods, Cheryl James-Wallace, Anthony Galante (DIA), Bradley Farmer, Carol Petterson, Eliza Woods, Kenneth Dean (Senior), Ken Dean (Junior), Jshett Coyne, Graeme Minitier (Senior), Graeme Minitier (Junior), Eugene Eades, Jay Cook (DIA), Adam Wolfe (GP Network), Bertrum Williams, Rivah Coyne, Kerin Penny, Victor Woods, Harley Coyne (DIA), Leonie Dean, Bianka Williams, Lyn Knapp, Jason James-Wallace, Hazel Brown, Freda Ogilive (EDWA), Maureen Farmer, Kim Gray, Johnno Woods and Merion (Bucho) Roberts.

(The following notes reflect community input at the workshop and agency initiatives that have been previously discussed under the umbrella of the Accord. Both have been included here for feedback to the community at the next meeting.)

Albany Aboriginal Accord

- **Review**
 - Content – Objectives, strategies
 - Advisory Committee membership – open to all
 - Promotion, Communication & transparency
 - Monthly Forums to be considered by DIA
 - Address issues that need to be resolved outside of Accord.
 - Promotion of existing Accord policy before deciding on changes
 - The review be treated as a planning cycle that extends and does not replace the existing Accord.

Cultural Heritage

- **AAHRG**
 - Committee membership, custodial and historical relationships: claims to membership in writing to the Committee.
Know the boundaries and don't operate beyond them. Currently the City of Albany is the Boundary for the AAHRG.
 - Support the Albany Heritage Reference Group Aboriginal Corporation in its endeavours including exploring joint management opportunities at Lake Pleasant View and Koichercup.
 - Develop Albany Entry Statement – “Welcome to Kinjarling”
 - Explore joint naming.
 - Engage Noongar people in the development of parks and reserves with Aboriginal themes.
 - Develop interpretive trails on Mt Melville and Kinjarling (Forehsore, Project led by Adam Wolfe).
 - Develop a Noongar botanical garden.
 - Aboriginal Noongar Arts Prize.

Cross Cultural Awareness

- Welcome to Country
- Adopt a statement for public occasions that acknowledge current position and seeks a response from Noongar Representative/Elder. Resolve through Review.
- Name change Welcome to Country/ Historical meaning/ contradiction.
- Cultural Awareness
 - Promotion of Accord
 - Empowerment
 - Role of corporation eg AAC to be promoted and supported
 - Community unity essential to the Corporations being functional
 - It is vital that the Accord does not promote a culture of dependency
 - Local Government Elections in October will result in new Councillors. As part of the induction package, councillors should receive Indigenous cultural awareness.
 - Sponsor and support NAIDOC week and Harmony Day.
 - Continue oral histories recording
 - Further develop war histories.
- Cultural Heritage and Language
 - Kenjarling Report (SWLASC?) Available publicly
 - Entry Statement to Albany in Noongar Language
 - Plank of recognition of Traditional Land owners at Reserve
 - Heritage Committee (Group) – 1 person from each family come to meeting – the 1 person represents the family
 - Mark the land at Reserve sites – to know what is ours?
 - Reserve Maxwell Street > Survey

Economic Development

- Development of formal Council policy statement and target on Indigenous employment – eg Target
 - Strategy Approach
 - City – All Departments
 - Broader Employment Real employment – Culture of Leadership
 - Job Criteria
 - Community Based
 - Formal Support of Accord
 - Position to Commence soon
- Support from Bringing Them Home, they are funded by the Great Southern General Practice Network by agencies.
- Role of Agencies
- Explore developing Indigenous tourism branding as part of the Amazing Albany strategy.
- Work with Tourism WA to develop Noongar tourism product
- Examine opportunities for preferential tendering contracts for Indigenous business
- Formalised traineeship program linked entry level employment.

- Work with the Albany Chamber of Commerce and Industry to support employment of Indigenous people in the City.

Social

- Youth Programs
 - Ensure appropriate recreation programs for Indigenous youth
 - GAP Analysis – Education Department & Training done
 - Agencies Department
 - Aboriginal Demographics
 - profile, research knowing our community
 - Promote Noongar traineeship, scholarships – Profiling people
 - Support for Men’s Health (gender program)
 - Elder Support Program
- Housing Issues
 - The Noongar Flats are not suitable for the Elders.
 - Physical Access
 - Location
 - Design
 - Should be for the Younger Generation
 - DHW is selling Aboriginal Housing
 - Coordination – Housing (DHW) liaison & facilitation support case Federation & Private
 - Planning
 - Home ownership Rate
 - Payee ship
 - Committee to help noongar people to buy home
 - Officer Outreach

Action: Need volunteers for the Panel to pick a worker for the City of Albany position

Next Meeting: 29th August 2007 10am – 2pm

Meeting Closed at 11:50am

File: MAN131
Our Ref: LT701177



Minutes Seniors Advisory Committee
William Finlay Civic Room, 102 North Road, Albany
Thursday August 16, 2007. 10-12noon

1.0 Meeting commences at 10am.

Attendance:

Mayor Alison Goode: Chairperson
Samantha Richardson-Newton (COA)
Janet St Jack (AIR)
Ray Crocker (Over 50's Rec Ass.)
Digger Cleak (RSL)
Seniors Interest Group
Margaret James (National Seniors Assn)
Middy Dumper (Community Rep)

John Beamon (Community Rep)
Nancy Millard (Seniors Citizens Assn)
Heather Gillmore (Breaksea Ladies Probuss)
Margaret Piper (Port of Albany Ladies
Probuss)

Leave of Absence: Jennie Grieve (Clarence
Estate)

2.0 APOLOGIES

3.0 DISCLOSURE OF INTEREST

4.0 CONFIRMATION OF MINUTES

Minutes of the meeting held in June 2007 are to be confirmed as a true and accurate record of proceedings.

5.0 BUSINESS ARISING

1. Albany Older Drivers Re-assessment Project with guest Carolyn Mitchell (Lions Community Care)
2. Active Ageing at the Local Level Funding
3. Community Development Strategy – Seniors Project Prioritization Feedback

6.0 CORRESPONDENCE

1. Seniors Week Grant
2. Aged and Community Care Website
3. Population Characteristics and Trends
4. Review of Seniors Week
5. Get to Know Your Medicine
6. MAN Conference
7. Positive Representation of People with a Mental Illness
8. On Parade,
9. Anti Poverty Week 2007 and Asthma Week
10. Visiting Volunteer Program

7.0 GENERAL BUSINESS

1. Older Pedestrians Research Project – Guest Kathy Irwin
2. Seniors Week Update (October 28 - November 4) – John, Ray and Sam
3. Community Leadership Conference Report – Ray
4. Community Services Industry Awards 2007

8.0 NEXT MEETING

9.0 CLOSURE - 12.00noon



FINANCE STRATEGY ADVISORY COMMITTEE

Minutes of a meeting held in the Margaret Coates Boardroom,
City of Albany Administration Building on Monday 13th August 2007

MINUTES

1.0 MEETING COMMENCEMENT 1400

Committee: Mayor Alison Goode,
Clr Paul Lionetti
Clr Des Wolfe

Council Staff:

Mr Peter Madigan
Mr Stan Goodman

2.0 APOLOGIES

Clr Steve Marshall
Clr Bob Emery
Clr Judith Williams

3.0 APPOINTMENT OF CHAIRPERSON

In the absence of the Committee Chairperson and Deputy Chairperson, Clr Des Wolfe was elected Chairperson for the meeting.

4.0 DISCLOSURE OF INTEREST

There were no disclosures of interest.

5.0 MINUTES OF PREVIOUS MEETINGS

ADOPTED

That the minutes of the meeting held on the 31st January 2007 be accepted as a true and correct record of that meeting.

5.0 REVIEW OF CITY INVESTMENTS

Confidential Item under separate cover.

6.0 ITEMS FOR FUTURE DISCUSSION

There were no items for future discussion

7.0 NEXT MEETING

The next meeting is proposed to be held in the Margaret Coates Boardroom on a date to be advised.

8.0 CLOSURE

The meeting was adjourned at 2:55pm.

CONFIDENTIAL ITEM

7.0 REVIEW OF CITY INVESTMENTS

A presentation on the City's current investment of surplus reserve funds was given by Mr Goodman. A copy is attached.

It was noted that the book value of the City's investment portfolio had dropped by \$ 872,000 between 30th June 2007 and 31st July 2007. Securities which had experienced only minor capital movements in the history of the funds had experienced significant falls as part of the global correction in July. It was also noted that in May 2007, the City's investment brokers, Grange Securities had purchased a sub prime security for the portfolio. Although the security is rated AAA, and is therefore technically in accordance with the City of Albany policy on investment of surplus funds, the US sub prime mortgage market is much more volatile than general securities markets, and the US mortgage markets have been very soft for some time. Mr Goodman stressed that in the next twelve months the City is not required to sell any of the securities, which are currently showing book losses and can wait until the market rebounds as all economists are predicting. The volatility in the market was caused by the actions of highly geared hedge funds which were required to cover margin calls in a softening market.

A telephone conference was held with Mr Rod O'Dea, Senior Vice President of Grange Securities Limited. Mr O'Dea commented on the interconnectedness of all markets, and stated that in accordance with the City's policy, all investments have been defensive in nature using the highest possible ratings from Standard and Poors. Most of the City securities are floating rate notes paying interest every 90 days. These provide excellent interest and low risk. The portfolio is diversified between bank and non-bank securities. Despite the current capital values, the securities are expected to continue to make all interest payments and a full payout at maturity. It is normal for the book value of securities to have minor fluctuations through their life, but Grange and their owners, Lehman Brothers, had never before experienced such huge fluctuations

Mr O'Dea stated that the entrance into the sub prime market in May was the first time for Grange, but banks and other fund managers had been using them for some time. Lehman Brothers had put together securities and restricted the exposure of Councils to the top range - those rated AAA. Grange expects the sub prime market to self-correct but it could be 3, 6, or 12 months before reasonable values are restored. He noted that the Federation note consists of mortgage-backed securities and the top rank consists of 280,000 mortgages on properties. He noted that the media tended to concentrate on the bad news but economists tended to have a more balanced view of the situation.

Following the telephone conference, Councillor Lionetti stated that he was very concerned the public funds were exposed to capital risk, and stated that investment of all Council funds should be restricted to bank fixed term deposits.

Mr Goodman noted that other Councils, which have a much larger exposure to the sub prime investment, are considering legal action. The possible bases for such action could be the movement by Grange into a totally new level of risk exposure, the sub prime market, without prior consultation, and a possible conflict of interest by Grange in using a security marketed by their new owners, Lehman Brothers. It may also be alleged that Grange research should have been aware of the softening conditions in the US housing market in May 2007 when the securities were purchased, and acted accordingly.

CONFIDENTIAL ITEM (CONT)

6.0 REVIEW OF CITY INVESTMENTS (cont)

It is recommended that the City seek independent advice on the viability of taking legal action against Grange.

RECOMMENDATIONS:

- 1. That no immediate change be made to the City's investment policy, but that a review be carried out in six months.**
- 2. That pending the policy review, future investment of surplus City funds be restricted to bank fixed term deposits by Council Officers.**
- 3. That the existing reserve fund investments be sold by Grange Securities when mutually agreed.**
- 4. That the City obtain legal advice on the viability of taking legal action against Grange Securities.**

General Report Items

DEVELOPMENT SERVICES SECTION

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – August 2007
Date : 3 September 2007

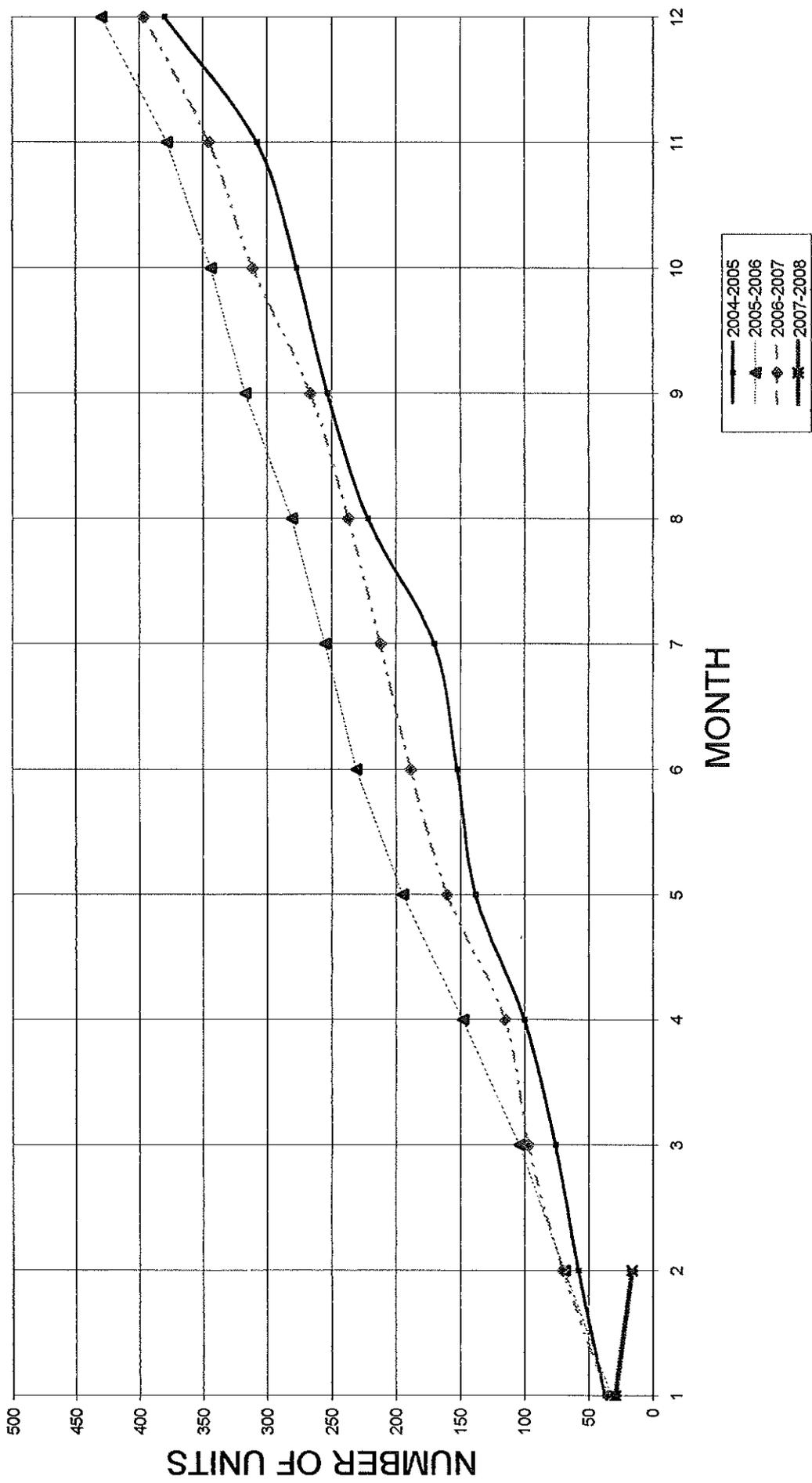
1. In August 2007, ninety five (95) building licences were issued for building activity worth \$8,183,557, six (6) demolition licences and three (3) sign licences. It is brought to Council's attention that this figure included building licence 270021 for the fit out of the old Farm Fresh shops for the value of \$1,320,000.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for August 2007, the 2nd month of activity in the City of Albany for the financial year 2007/2008.



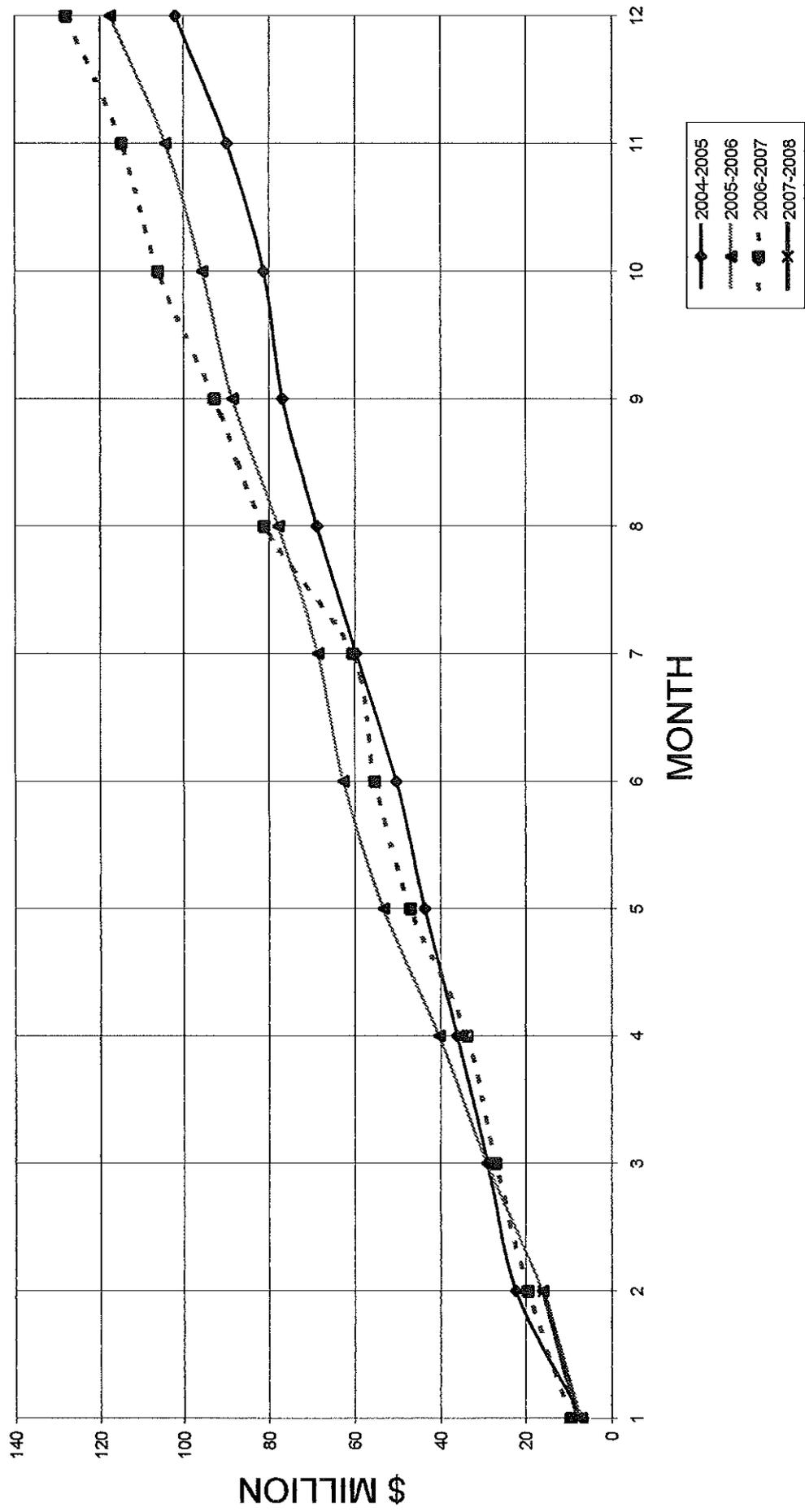
Olia Hewer
Administration Officer – Development

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DWELLING UNITS



BUILDING ACTIVITY \$M Value



CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2007-2008

2007/2008	SINGLE DWELLING		GROUP DWELLING		No	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	17	3,477,674	12	1,885,008	29	17	199,307	31	844,672	0	0	0	0	10	1,140,000	10	217,968	7,764,629
AUGUST	15	4,602,681	1	180,000	16	23	401,258	35	690,443	1	30,000	19	220,000	12	1,948,500	12	110,675	8,183,557
SEPTEMBER					0													
OCTOBER					0													
NOVEMBER					0													
DECEMBER					0													
2008					0													
JANUARY					0													
FEBRUARY					0													
MARCH					0													
APRIL					0													
MAY					0													
JUNE					0													0
TOTALS TO DATE	32	8,080,355	13	2,065,008	45	40	600,565	66	1,535,115	0	30,000	19	220,000	10	3,088,500	22	328,643	15,948,186

BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for August 2007

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270801	OWNER BUILDER	G J MANSFIELD & S A BRANDENBURG	UNAPPROVED STRUCTURE RETAINING	58	PARADE STREET	Location SL 118 Lot 12	ALBANY
270869	MA BOCCAMAZZO	Owners Name & Address not shown at their request	ALTERATION TO EXISTING SHOP	159-197	STIRLING TERRACE	Location ALB TOWN	ALBANY
270809	OWNER BUILDER	Owners Name & Address not shown at their request	GAZEBO	25	EARL STREET	Location ATL 336 Lot 302	ALBANY
270548	G & A LEEDER	Owners Name & Address not shown at their request	COMMERCIAL SHOWROOM	97	COCKBURN ROAD	Location SL129 Lot 35	ALBANY
270478	D MCLEAN	Owners Name & Address not shown at their request	UNAPPROVED STRUCTURE COOL ROOM	244-248	YORK STREET	Location TS108 Lot 18 1	ALBANY
270479	D MCLEAN	Owners Name & Address not shown at their request	ROOF TO COOL ROOM	244-248	YORK STREET	Location TS108 Lot 18 1	ALBANY
270796	OWNER BUILDER	C A & C J DAYMAN	PATIO	42	WARLOCK ROAD	Location 283 Lot 856	BAYONET HEAD
270800	TURPS STEEL FABRICATIONS	T E & D M JASPER	RETAINING WALL	3	WESTALL STREET	Location 1196 Lot 142	BAYONET HEAD
270824	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owners Name & Address not shown at their request	CARPORT	4	JANDOO COURT	Location 283 Lot 711	BAYONET HEAD
270700	NP RYDE	Owners Name & Address not shown at their request	GARAGE AND WORKSHOP	13	LOUND STREET	Location 1196 Lot 208	BAYONET HEAD
270827	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIOS X 2	8	ALBATROSS DRIVE	Location 284 Lot 57	BAYONET HEAD
270834	TURPS STEEL FABRICATIONS	A G GRESSWELL & J S SCOTT	PATIO	8	PAUL TERRY DRIVE	Location 3040 Lot 437	BAYONET HEAD
270826	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	DISPLAY SIGN		FLYNN WAY	Location 4790 Lot 623	BAYONET HEAD
270878	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	63	BAYONET HEAD ROAD	Location 1196 Lot 34	BAYONET HEAD

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270724	M FRANCE & J WILLIAMS	M L FRANCE & J A WILLIAMS	DWELLING ADDITIONS ART STUDIO TO CHALET	2826	LOWER DENMARK ROAD	Location TAA Lot 190	BORNHOLM
270753	OWNER BUILDER	K J & V M SCAMOZZI	PYLON SIGN X 1	32-34	GRAHAM STREET	Location ASL 14 Lot 2	CENTENNIAL PARK
270752	TECTONICS CONSTRUCTIONS GROUP PTY LTD	RUSTANA PTY LTD	SHOP ADDITIONS AND 1 ILLUMINATED FASCIA SIGNS	78-82	LOCKYER AVENUE	Location SL67 Lot 94	CENTENNIAL PARK
270780	SIGN SELECTION	<i>Owners Name & Address not shown at their request</i>	ILLUMINATED SIGNS X 2	302-324	MIDDLETON ROAD	Location ASL 66/66 Lot 200	CENTENNIAL PARK
270784	GW DAVIES	KNIGHTS PARKS & PROPERTIES PTY LTD	PARK HOME	Site 16/ 40	WELLINGTON STREET	Location ALB TOWN Lot 733	CENTENNIAL PARK
270658	KOSTERS STEEL CONSTRUCTIONS PTY LTD	<i>Owners Name & Address not shown at their request</i>	FACTORY ADDITIONS AND RETAINING WALL	109	STEAD ROAD	Location ASL 23 Lot 55	CENTENNIAL PARK
270849	GW DAVIES	KNIGHTS PARKS & PROPERTIES PTY LTD	PARK HOME SITE 18	Site 18 /	WELLINGTON 40 STREET	Location ALB TOWN Lot 733	CENTENNIAL PARK
270845	PULS PATIOS	<i>Owners Name & Address not shown at their request</i>	PATIOS	34	ECLIPSE DRIVE	Location 43 Lot 60	COLLINGWOOD HEIGHTS
270805	OUTDOOR WORLD	<i>Owners Name & Address not shown at their request</i>	SHED	40	MOORTOWN ROAD	Location 288 Lot 1	GLEDHOW
270815	OWNER BUILDER	<i>Owners Name & Address not shown at their request</i>	UNAPPROVED STRUCTURE PATIO	9	BOTTLEBRUSH ROAD	Location 288 Lot 27	GLEDHOW
270775	OWNER BUILDER	<i>Owners Name & Address not shown at their request</i>	ALTERATION TO EXISTING WORKSHOP & RETAININGWALL	25	ST GEORGE'S CRESCENT	Location 2471 Lot 6	GOODE BEACH
270372	R & E SCHLAGER	<i>Owners Name & Address not shown at their request</i>	DWELLING AND GARAGE	36	LA PEROUSE COURT	Location 2104 Lot 652	GOODE BEACH
270864	OWNER BUILDER	L J & L J WAHLSTEN	VERANDAH DRYING AREA	77	MCBRIDE ROAD	Location 2471 Lot 1	GOODE BEACH
270757	OWNER BUILDER	<i>Owners Name & Address not shown at their request</i>	RELOCATED SHED	264	MILLBROOK ROAD	Location 5752 Lot 2	GREEN VALLEY
270021	SILENT VECTOR PTY LTD	<i>Owners Name & Address not shown at their request</i>	FIT OUT OF EXISTING SHOPS AND FENCE	162	CHESTER PASS ROAD	Location 293 Lot 9000	LANGE
270702	WARREN BENNETT HOMES PTY LTD	<i>Owners Name & Address not shown at their request</i>	DWELLING ALTERATION AND ADDITIONS	44	BARRASS ROAD	Location 24 Lot 32	LITTLE GROVE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270640	V & J HANBURY	Owners Name & Address <i>not shown at their request</i>	WORKSHOP ADDITION TO EXISTING DWELLING	8	GROVE ST WEST	Location 24 Lot 142	LITTLE GROVE
270812	R & E SCHLAGER	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE AND VERANDAH	2	SHORE TERRACE	Location 24 Lot 30	LITTLE GROVE
270755	M & A STEEL FABRICATION	Owners Name & Address <i>not shown at their request</i>	1 X SEMI ENCLOSED 1 X PATIO	35	LESCHENAULT STREET	Location 226 Lot 108	LOCKYER
270846	PULS PATIOS	Owners Name & Address <i>not shown at their request</i>	PATIO	1	BANKS STREET	Location 236 Lot 469	LOCKYER
270848	BRETT WOLFE	Owners Name & Address <i>not shown at their request</i>	PATIO	25	HUMPHREYS STREET	Location 228 Lot 314	LOCKYER
270762	MD PHILIP	Owners Name & Address <i>not shown at their request</i>	SHED AND CARPORT	495A	LOWER KING ROAD	Location 520 Lot 205	LOWER KING
270795	METROOF ALBANY	Owners Name & Address <i>not shown at their request</i>	PATIO	26	MILNE CLOSE	Location 1077 Lot 99	LOWER KING
270802	CONSTRUCTALL METAL FABRICATION	Owners Name & Address <i>not shown at their request</i>	CARPORT	11	WINDERMERE ROAD	Location 7 Lot 44	LOWER KING
270839	METROOF ALBANY	Owners Name & Address <i>not shown at their request</i>	GABLE & FLAT ROOF PATIOS	88	KING RIVER DRIVE	Location 520 Lot 38	LOWER KING
270844	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	RETAINING WALLS	34	SLATER STREET	Location 520 Lot 295	LOWER KING
270785	OWNER BUILDER	JB & S LIDDELOW	VERANDAH AND DECK	18	RUTHERFORD STREET	Location 520 Lot 284	LOWER KING
270493	AJ CASELLA	WR REID & CARONITE PTY LTD & CASELL NOMI	DWELLING GARAGE AND VERANDAH		LOWER KING ROAD	Location 7 Lot	LOWER KING
270806	GS & LA IRONMONGER	Owners Name & Address <i>not shown at their request</i>	DWELLING ADDITIONS BEDROOM LOUNGE	4	ANDREW WAY	Location 7 Lot 53	LOWER KING
270873	OWNER BUILDER	G M & D P TOMPKINS	SHED	246	BUSHBY ROAD	Location 50 New Lot B	LOWER KING
270787	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	RETAINING WALLS	71	TENNESSEE RD NORTH	Location TAA 184 Lot 2	LOWLANDS
270781	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	SHED	23	KEMPTON CLOSE	Location 527 Lot 8	MARBELUP
270763	OWNER BUILDER	A R & J S TURNOR	SHED EXTENSION	34	PARMELIA WAY	Location 488 Lot 125	MCKAIL

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270792	CONSTRUCTALL METAL FABRICATION	K & T-J ROBINSON	PATIO	2	ETHEREAL DRIVE	Location 492 Lot 78	MCKAIL
270797	CHESTERS CONSTRUCTIONS	MR J H FLOYD	SHED	46	EDINBURGH ROAD	Location 381 Lot 11	MCKAIL
270789	SKYLINE CONSTRUCTION WA PTY LTD	R D & B L WADDINGTON	DWELLING GARAGE AND VERANDAH	28	LAKESIDE DRIVE	Location 80 Lot 625	MCKAIL
270790	OWNER BUILDER	Owners Name & Address not shown at their request	DEMOLITION OF CARPORT	17	LANCASTER ROAD	Location 381 Lot 13	MCKAIL
270799	SKYLINE CONSTRUCTION WA	B B POUNTNEY & TK ROMANIUK	DWELLING	9	STODDART CORNER	Location 399 Lot 732	MCKAIL
270721	SCOTT PARK HOMES PTY LTD	Owners Name & Address not shown at their request	DWELLING GARAGE AND ALFRESCO	3	ETHEREAL DRIVE	Location 492 Lot 44	MCKAIL
270722	SCOTT PARK HOMES PTY LTD	Owners Name & Address not shown at their request	RETAINING WALL	3	ETHEREAL DRIVE	Location 492 Lot 44	MCKAIL
270823	OWNER BUILDER	M J & L R SWARBRICK	RETAINING WALL	55	CENTAURUS TERRACE	Location 492 Lot 162	MCKAIL
270766	PULS PATIOS	Owners Name & Address not shown at their request	PATIO	98A	GREGORY DRIVE	Location 399 Lot 1	MCKAIL
270830	RYDE BUILDING COMPANY PTY LTD	RYDE BUILDING COMPANY PTY LTD	RETAINING WALL	14	MOON PARADE	Location 492 Lot 179	MCKAIL
270751	S TICHELAAR	MS S A TICHELAAR	PATIO	33	PEGASUS BOULEVARD	Location 492 Lot 43	MCKAIL
270840	OWNER BUILDER	Owners Name & Address not shown at their request	GARAGE	19	SALISBURY ROAD	Location 386 Lot 35	MCKAIL
270862	SCOTT PARK HOMES PTY LTD	Owners Name & Address not shown at their request	RETAINING WALL	15	STODDART CORNER	Location 399 Lot 729	MCKAIL
270880	OWNER BUILDER	C L ORGAN & J I REEVES	PATIO	5	AURORA RISE	Location 492 Lot 66	MCKAIL
270730	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED AND PATIO	33	CENTAURUS TERRACE	Location 492 Lot 151	MCKAIL
270777	AIKEN PTY LTD	P L & P H LOCKE	DWELLING	17	FLINDERS PARADE	Location TM08 Lot 1	MIDDLETON BEACH

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270841	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	VERANDAH	1340	MILLBROOK ROAD	Location 397 Lot 274	MILLBROOK
270515	PLANTAGANET SHEDS & STEEL PTY LTD	Owners Name & Address <i>not shown at their request</i>	ADDITIONS TO EXISTING FACTORYWAREHOUSE	177	CHESTER PASS ROAD	Location 869	MILPARA
270770	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owners Name & Address <i>not shown at their request</i>	PATIO	65	ADELAIDE STREET	Location 368 Lot 201	MILPARA
270607	M & A STEEL FABRICATION	JS & SA TURNER	ADDITIONS TO EXISTING SHOWROOM	127	CHESTER PASS ROAD	Location 384 Lot 114	MILPARA
270875	PULS PATIOS	Owners Name & Address <i>not shown at their request</i>	CARPORT TO PARKHOME SITE 103	550	ALBANY HIGHWAY	Location 418 Lot 4	MILPARA
270771	G SUTTON	IMPALA CAPITAL MANAGEMENT PTY LTD	DEMOLITION DWELLING	15	SHORTS PLACE	Location SB02 Lot 206	MIRA MAR
270768	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owners Name & Address <i>not shown at their request</i>	PATIO	31A	BERESFORD STREET	Location PL44 Lot 202	MIRA MAR
270488	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owners Name & Address <i>not shown at their request</i>	SHED EXTENSION	10	SYMERS STREET	Location AT542 Lot 20	MIRA MAR
270851	RA POMERY & CO	Owners Name & Address <i>not shown at their request</i>	DEMOLITION OF DWELLING	14	BLUFF STREET	Location PL44 Lot 8	MIRA MAR
270857	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	VERANDAH AND DECKING	15	SEYMOUR STREET	Location 44 Lot 201	MIRA MAR
270829	WREN (WA) PTY LTD	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE AND VERANDAH	14	BURT STREET	Location ASL 143 Lot 103	MT CLARENCE
270788	GS & LA IRONMONGER	Owners Name & Address <i>not shown at their request</i>	DOCTORS SURGERY ADDITIONS	187-189	MIDDLETON ROAD	Location AT290 Lot 25	MT CLARENCE
270760	RYDE BUILDING COMPANY PTY LTD	D M & L M PRIOR	DECK CARPORT AND RETAININGWALL	5	BOURKE STREET	Location ASL 57 Lot 18	MT MELVILLE
270811	SJ MCKINVEN PTY LTD	S J & R PA MCKINVEN	DWELLING GARAGE AND VERANDAH	142	BENNETT ROAD	Location 3834 4931 Lot	NAPIER
270794	METROOF ALBANY	Owners Name & Address <i>not shown at their request</i>	PATIOS X 3	31	CARBINE STREET	Location 355 Lot 1	ORANA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270813	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	DEMOLITION DWELLING	258	FRENCHMAN BAY ROAD	Location 33 Lot 11	ROBINSON
270814	OWNER BUILDER	CW & V RICHARDS	GARAGE	15	HARDING ROAD	Location 33 Lot 7	ROBINSON
270740	KOSTERS STEEL CONSTRUCTIONS PTY LTD	LJ & J A ESKETT	PATIO	82	RANDELL CRESCENT	Location 44/19/4/18 Lot 156	RRENUP
270767	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owners Name & Address <i>not shown at their request</i>	PATIO	103	DAVID STREET	Location PL42 Lot 2	SPENCER PARK
270783	SJ MCKINVEN PTY LTD	MR I M ATTWELL	RETAINING WALL	129	ANGOVE ROAD	Location PL42 Lot 7	SPENCER PARK
270791	CONSTRUCTALL METAL FABRICATION PROJECT	M & D BOOTH	PATIO	11	TRIMMER ROAD	Location PL42 Lot 235	SPENCER PARK
270808	MANAGEMENT AUSTRALIA PTY LTD	Owners Name & Address <i>not shown at their request</i>	DEMOLITION DWELLING	80-82	DAVID STREET	Location PL42 Lot 25	SPENCER PARK
270807	MANAGEMENT AUSTRALIA PTY LTD	Owners Name & Address <i>not shown at their request</i>	DEMOLITION DWELLING	69	ANGOVE ROAD	Location PL42 Lot 36	SPENCER PARK
270828	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	PATIO	20	MCWHAIE DRIVE	Location 42 Lot 641	SPENCER PARK
270842	TECTONICS CONSTRUCTIONS GROUP PTY LTD	Owners Name & Address <i>not shown at their request</i>	CARPORT X 2	85	CAMPBELL ROAD	Location 42 Lot 54	SPENCER PARK
270773	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	EXTENSION TO EXISTING SHED	39	PULS ROAD	Location TORBAY Lot 12	TORBAY
270778	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	SHED		HUNWICK SOUTH ROAD	Location 693 Lot 56	TORBAY
270651	WL TICHELAAR	Owners Name & Address <i>not shown at their request</i>	GARAGE AND ENCLOSED	189	RUTHERWOOD ROAD	Location 6823	TORBAY
270772	C & N BLACK	Owners Name & Address <i>not shown at their request</i>	PATIO ALTERATIONS AND ADDITIONS TO EXISTING DWELLING	39	PULS ROAD	Location TORBAY Lot 12	TORBAY
270871	WALSON (WA) PTY LTD	Owners Name & Address <i>not shown at their request</i>	SHED	71	HUNWICK NORTH ROAD	Location 6633	TORBAY
270825	KOSTERS STEEL	ALBANY RACING CLUB	SHED RACECOURSE	261	ROBERTS ROAD	Location RES29094 Lot	TORNDRIRUP
270874	RH ESKETT	MR M V TOOVEY	SHED	40	DELORAINE DRIVE	Location 41/19 Lot 153	WARRENUJ
270709	A LOCK	MR A R LOCK	GROUPED DWELLING	950	CAPE RICHE ROAD	Location 6961	WELLSTEAD

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270817	ST JACK STEEL CONSTRUCTION	J F & N A FORRESTER	SHED	35	KELTY VIEW	Location 618 Lot 417	WILLYUNG
270852	OWNER BUILDER	A C & C C GLIOSCA	SHED	48	WILLOW PLACE	Location 441 Lot 314	WILLYUNG
270765	TURPS STEEL FABRICATIONS	C J & J H BAIRSTOW	SHED		HAYWARD CREST	Location 356 Lot 154	YAKAMIA
270820	SCOTT PARK HOMES PTY LTD	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE AND ALFRESCO	13	CALLISTEMON VIEW	Location 243 Lot 653	YAKAMIA
270843	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address <i>not shown at their request</i>	DWELLING AND GARAGE		HUME CORNER	Location 356 Lot 162	YAKAMIA
270831	SCOTT PARK HOMES PTY LTD	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE AND VERANDAH		HUME CORNER	Location 356 Lot 102	YAKAMIA
270821	SCOTT PARK HOMES PTY LTD	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE AND ALFRESCO	8	GREVILLE WAY	Location 243 Lot 646	YAKAMIA
270872	RJ TWEDDLE	H L & B J SHAPLAND	HAY SHED	74	BELMORE ROAD	Location 775 988 Lot 12 288	YOUNGS SIDING

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – August 2007
Date : 3 September 2007

1. The attached report shows what Planning Scheme Consents have been issued under delegation by a planning officer for the month of August 2007.
2. Within the period there was a total of twenty three (23) decisions made on active Planning Scheme Consents these being:
 - Twenty two (22) Planning Scheme Consents were approved under delegated authority;
 - One (1) Planning Scheme Consent was refused under delegated authority;



Gayle Sargeant
Administration Officer – Planning

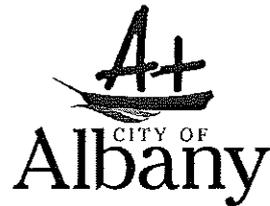
PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for August 2007

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
275215	5/07/2007	P Lionetti	Stirling Toe	Albany	Change of Use - Consulting Rooms	Delegate Approved	13/08/2007	Graeme Bride
275236	23/07/2007	S Price	Serpentine Rd	Albany	Single House (Additions) - Design Code Relaxation - walls overheight overlooking	Delegate Approved	21/08/2007	Kevin Hughes
275245	30/07/2007	C Trichilo	York St	Albany	Shop - Additions (Verandah)	Delegate Approved	24/08/2007	Ian Humphrey
275171	6/06/2007	B Kidman	Middleton Rd	Centennial Park	Shop	Delegate Approved	14/08/2007	Ian Humphrey
275223	11/07/2007	K & J Hilliam	Bary Court	Collingwood Park	Holiday Accommodation (Extensions)	Delegate Approved	14/08/2007	Kevin Hughes
275277	20/08/2007	J Mitchell	Lower Denmark Rd	Elleker	Storage Shed (Lawnmowing Equipment)	Delegate Approved	23/08/2007	Kevin Hughes
275235	23/07/2007	B Ward	Hassell St	Elleker	Home Occupation - Engineering Workshop	Delegate Approved	30/08/2007	Kevin Hughes
275177	11/06/2007	J Maher	Regent St	Gledhow	Home Occupation (Storage only of vehicle used for chemical spraying)	Delegate Approved	17/08/2007	Ian Humphrey
275243	30/07/2007	P Mead	Walmsley Rd	Gledhow	Home Occupation - Hypnotherapy	Delegate Approved	21/08/2007	Kevin Hughes
275239	24/07/2007	Great Southern Mgrs	Millbrook Rd	Green Valley	Silviculture	Delegate Approved	24/08/2007	Ian Humphrey
275185	15/06/2007	G Burkin	Meanwood Rd	Kronkup	Change of Use - Grouped Dwelling to Chalet (x1)	Delegate Approved	1/08/2007	Kevin Hughes
275240	25/07/2007	WR Tweedie	Chester Pass Rd	Imsley	Horticulture (Strawberry Farm Tunnels)	Delegate Approved	13/08/2007	Ian Humphrey
275261	13/08/2007	M & A Steel Fabrication	Leschenault St	Lockyer	Single House - Design Code Relaxation - Additions - (Patio) Secondary Street Setback Relaxation	Delegate Approved	24/08/2007	Kevin Hughes
275262	13/08/2007	J Liddelow	Rutherford St	Lower King	Single House - Design Code Relaxation - Additions	Delegate Approved	24/08/2007	Kevin Hughes

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
275260	10/08/2007	S Tichelaar	Pegasus Blvd	Mckail	Single House - Design Code Relaxation - Additions (Patio) - Side Setback/Front Setback Relaxation	Delegate Approved	22/08/2007	Ian Humphrey
275251	6/08/2007	P Edwards	Wylie Cres	Middleton Beach	Single House - Design Code Relaxation - Additions Overlooking Overheight	Delegate Approved	21/08/2007	Ian Humphrey
275159	29/05/2007	F Flavel	Millbrook Rd	Millbrook	Private Recreation (Paint Ball)	Delegate Approved	14/08/2007	Ian Humphrey
275237	24/07/2007	TJ Baird	Chester Pass Rd	Milpara	Single House - Outbuilding - Design Code Relaxation - overheight oversize	Approved	21/08/2007	Kevin Hughes
275264	13/08/2007	G Ironmonger	Middleton Rd	Mt Clarence	Consulting Rooms - Additions	Delegate Approved	22/08/2007	Ian Humphrey
275258	8/08/2007	Ryde Building	Bourke St	Mt Melville	Single House - Design Code Relaxation - Front Setback Relaxation- Overlooking	Delegate Approved	16/08/2007	Ian Humphrey
275220	9/07/2007	A Micallef	South Coast Hwy	Orana	Extend non conforming use to include 'shop'	Refused	28/08/2007	Kevin Hughes
275253	7/08/2007	J Dijkstra	Allerton St	Robinson	Warehouse	Delegate Approved	24/08/2007	Ian Humphrey
275263	13/08/2007	C Gilbert	Hunswick Sth Rd	Torbay	Single House - Relocated Dwelling	Delegate Approved	28/08/2007	Ian Humphrey

**Minutes of Advisory
And Other Committees
Of Council**



MAN121

**BUSHCARERS ADVISORY COMMITTEE
- MINUTES -**

**Meeting held at the City of Albany Office, North Road
Friday, 25th May, 2007**

Meeting opened at 10:10 am.

1.0 PRESENT

Alli Bishop, Lawrie Anderson, Kay Stehn, Monika Jolly, Graheme Blacklock, John Moore and John Jamieson.

2.0 CONFIRMATION OF MINUTES

Amendment:

6.6 Breaksea Island
3rd line, change "Cottaleden" to "Cotyledon orbiculare"
4th line, change "Arum Lilly" to "Arum Lily"

6.7 Weed Eradication on Council Reserves
2nd paragraph lines 3 and 4, change "Tomasia" to "Thomasia"

That the minutes of the Bushcarers Advisory Committee meeting held on the 23rd March 2007 be confirmed as a true and accurate record of the proceedings.

**MOVED: LAWRIE ANDERSON
SECONDED: KAY STEHN
CARRIED**

3.0 CORRESPONDENCE

None to Report

4.0 BUSINESS ARISING

4.1 Bushcarers Advisory Committee Terms of Reference

There have been several editions of the committee's Terms of Reference since 2001. It was agreed that a collection of all relevant documents be dispersed to members of the committee.

4.2 Sydney Golden Wattle at Bayonet Head

Kay raised concerns over the presence of Sydney Golden Wattle on Council managed land south of Bayonet Head Road at the last meeting. She reported that a past City of Albany officer had taken time with machinery to remove the wattle from this Reserve. Alli informed that Mark Ford (Reserves Supervisor) explained that this area is not listed as having a high priority for removal in the Environmental Weed Strategy for the City of Albany (adopted by council 2005). He also explained that they have limited staff to control all infestations, which is why they work in accordance with the strategy.

Kay stressed that the weeds here need removing as there are contended vegetation associations occurring in the area and that it also contains a priority ecological community.

It was emphasised that the Bushcarers Advisory Committee supported the Environmental Code of Conduct adopted by the City of Albany and that the code highlights how the City of Albany has progressed. However it is felt that the City needs to use the code to set an example to developers and the greater public. If the City of Albany is seen as not removing weeds within this reserve then what encouragement do others have?

4.3 Dieback Mapping

Alli reported that Dieback Mapping has begun in cooperation with Joanna Young from SCNRM (formally SCRIPT). So far Bonaccord Reserve and the Hooper Rd Reserve have been mapped. The next locations for mapping will be at Wignalls West Reserve and the Vancouver Peninsula Reserve.

4.4 Victorian Tea Tree Removal at Ellen Cove Boardwalk

City of Albany employees were reported to have thrown the Tea Trees that had been cut down into the adjacent Reserve. Alli reported issue to Mike Richardson (Manager City Works) who said the issue was being dealt with.

5.0 GENERAL BUSINESS

5.1 Gorse Infestation

John Moore attended a Gorse Taskforce Meeting in Albany this month and explained that Gorse is an important issue as Albany is the only place in Western Australia that contains it. John explained that one of the most important issues is the seed banks, as these can sit in the soil for around 20 yrs or more. Spraying seedlings or digging up seed banks can help to eliminate Gorse, however there is currently no method for treating dormant seeds, which is an issue.

Sites that have under gone development often disturb old seed banks spreading seeds across the sites, and as a result infestations have occurred. The main concern raised was that development plans need to follow a code of practice

where by the developers are required to deal with all the environmental weeds on their land.

It was suggested that developers should have all land surveyed prior to the commencement of development in order to understand what environmental weeds require removal and if any native species should be protected. Bushcare assistants would benefit from this, as they wont have the added pressure of needing to deal with the problem inadvertently created by land being developed. Currently this isn't done and once developers have finished their project any weeds become councils responsibility. The development of Brooks Garden on the corner of Chesterpass and Mercer Road where the new Woolworth's shopping centre is located illustrates how environmental weeds can become a problem when areas undergo development.

MOTION:

Developers should be required to undertake flora surveys, which include information about both native species and environmental weeds on the site. This information should then be used to prepare a management plan for the eradication and control of all the environmental weeds found.

Reasons why: the committee carried this motion relate to an example of past infestations of Gorse and Blackberry at a development near Lake Seppings. This site had soil dug out of it and housed a large gravel pit, which was spread across the site as in order to rehabilitate it. However when the gravel pit was spread so were dormant seed banks of Gorse and Blackberry (Weeds of National Significance). These two species are now infested on the site and are a serious problem.

MOVED: JOHN JAMEISON

SECONDED: LAURIE ANDERSON

CARRIED

5.2 Wind farm Coastal Reserve

Laurie Anderson advised that the Department Of Water has a proposal for a bore field in the Sandpatch Coastal Reserve vested with the City of Albany. It was emphasised that there needs to be some control of weeds infestations in this reserve from the prison boundary and beyond. There are linear infestations of Victorian Tea Tree, which travel along tracks that need removing.

Aside from the City of Albany other agencies such as Western Power, the Department of Water and the Department of Environment and Conservation all utilise the area to access their facilities located within the reserve. Because the removal of the Tea Tree will require extensive man power and external resources the best approach would be for all parties to commit to a joint management of weeds.

It is understood that the City of Albany has agreed to lease another 7 turbines (for \$400,000) and is assumed that easements would need to be made to allow this. Suggestions were made that the easements should have the management of weeds written into it and that the leasing proponent takes on board the weed issue. The money that the City of Albany obtains from the lease could be directed at the joint management of weeds. The Esperance wind farm is a good example of how weeds can be managed. In this case Western Power paid the local bushcarers group to manage their weed infestations, adding value to the area, creating awareness about weeds and building the potential for a comprehensive maintenance plan.

MOTION:

Mark Ford and Alli Bishop are to look at the area and at the situation and give a statement of what's appropriate for the removal of Victorian Tea Tree to the Bushcare Advisory Committee's next meeting.

Reason for Motion: The City of Albany has jurisdiction and responsibility to undertake an appraisal of the area with a view of mapping the Victorian Tea Tree with the aspirations for eradication. South coast Natural Resource Management has money available for funding as long as a commitment is made to match their funds. We see that money generated from leaseholders within this reserve be used directly back into this reserve.

**MOVED: LAURIE ANDERSON
SECONDED: GRAEME BLACKLOCK
CARRIED**

A second motion has been written based on Lawrie's discussion of the Wind farms Coastal Reserve

MOTION:

Alli Bishop to talk to Ryan Munroe from South Coast Natural Resource Management (SCNRM) to half fund a position with the City of Albany for a new member of the bushcare team.

Reason for Motion: New opportunities have arisen in the Sandpatch reserve and without extra hands, this job will not be completed.

5.3 Biodiversity Conservation Initiative

Lawrie gave information regarding the spring campaign with the Biodiversity Conservation weed control and management projects.

These are a list of the working projects:

- Eradication and Control of *Senecio glastifolius* along the South Coast of Western Australia.
- Control and Eradication of *Cotyledon orbiculare* and *Zantedeschia aethiopica* on Breaksea Island.

- Eradication and Control of *Asparagus scandens* along the South Coast of Western Australia.
- Eradication and Control of Succulent Weed species in the Shires of Ravensthorpe and Jerramungup

* Copies of the Project Outlines can be obtained from the minute taker

5.4 Sale of known weed species

Kay Stehn explained that 3 varieties of Acacia were being sold through one specific nursery. This is a concern as the species has the potential to escape backyards and infest other areas. Kay showed the group a book named "Southern Plants" by Dorothy Redreau (2004, ISBN 0-9579085-2-0), which lists species that are suitable to plant in the Albany.

MOTION:

That the City of Albany endorse the use of the book "Southern Plants" for all revegetation work carried out before during and after development, and that the City of Albany also endorse the list of species not to be planted or used in developments.

MOVED: KAY STEHN

SECONDED: MONIKA JOLLY

CARRIED

5.5 Lot 74, Francis St, Lower King

Kay spoke on behalf of community member Karen McKeogh to express her view that the freehold lands on lot 74 Francis St become a City of Albany reserve. Alli reported that the land is already zoned for future development and that council will make a decision in the fullness of time. Karen's other concerns are that if the Lot is developed that the 10% selected for public open space will be the most degraded section of the land and not the better bush in other parts of Lot 74.

5.5 Albany Port Precinct Weed Strategy

Alli reported that in the upcoming months the City of Albany would be involved with the Port Authority's workshop for creating their Weed Strategy. Both Mark Ford (Reserves Supervisor) and Alli will be attending.

5.6 APA Southbound Mining Vegetation Survey

Lawrie informed the committee that he had been given a copy of the vegetation survey from Ecologia Environmental consultants and that weeds were included in this. Lawrie will comment on the weed side of the survey.

5.7 Main Roads Weed Management

Graheme reported that Main Roads have been spending some money to get rid of weeds on their land and are keen to work with the City of Albany, including the airport to do some revegetation work as a joint effort. They would also like to be involved with the removal of weeds and replacing them with native vegetation to

the area once again as a joint effort with the City of Albany. Their goal is to work on the strip that runs from the airport right through to town. Graheme adds it would be a positive outcome.

5.8 Website

Alli informed committee she is working on the Reserves page for the website. The committee gave feedback that it would be beneficial for a list of reserves to be put on the website to complement this page.

5.9 Weedy species near Tennis Courts

Near the Tennis Courts in town on the Road reserve is a Eucalyptus Species commonly known as the Bald Island Marlock. It is a round headed tree that seeds chronically, whilst it is a Western Australian species it is not indigenous to Albany and shouldn't be planted here. Bushcare team should be alerted of this. Arum Lily is also growing near the Tennis Courts.

5.10 Water Wise Ways – Garden Tips

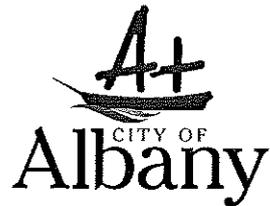
The brochure 'Water wise ways' produced by the Water Corporation was brought to the attention of the committee. Concerns were raised about some of the species listed as suitable to plant in the Great Southern. Lawrie took a copy with him to look into further. Findings will be presented to the committee in the next meeting.

6.0 NEXT MEETING:

Meetings should be held the last Friday of the month bi or tri monthly.
Friday 10th August 2007 at 10:00 – 12:00 at the Margaret Coates Boardroom at the City of Albany Offices on North Road, with provision to be able to change it.

7.0 CLOSURE:

The meeting was closed at 12:15 pm.



MAN121

**BUSHCARERS ADVISORY COMMITTEE
- MINUTES -**

**Meeting held at the City of Albany Office, North Road
Friday, 10th August 2007**

Meeting opened at 10:54 am.

1.0 PRESENT

Alli Bishop, Kay Stehn, Monika Jolly, and John Jamieson.

2.0 ABSENT

Lawrie Anderson, Graheme Blacklock, John Moore

2.0 CONFIRMATION OF MINUTES

Amendment:

5.2 Wind Farm Coastal Reserve
1st line, change "has a proposal" to "has another proposal"

5.7 Main Roads Weed Management
6th line, change "Graheme adds ti" to "Graheme adds it"

That the minutes of the Bushcarers Advisory Committee meeting held on the 10th August 2007 be confirmed as a true and accurate record of the proceedings.

**MOVED: KAY STEHN
SECONDED: MONIKA JOLLY
CARRIED**

3.0 CORRESPONDENCE

None to Report

4.0 BUSINESS ARISING

4.1 Sydney Golden Wattle at Bayonet Head
Kay Stehn raised concerns relating to the right time to get onto this issue, recommending now as a very appropriate time as the Sydney Golden Wattle are

in flower. Reference was made to a past meeting where Robert Fenn the Executive Director of Development Services had attended and declared that the Sydney Golden Wattle in this area needed to be put onto the priority list. Kay encouraged that taking photos of the area notating the date and time would be advantageous in preparing a timeline for its removal. Kay also proposed that there be a site visit to educate the committee, councillors and City of Albany (COA) staff about this issue and how the area acts as a sedimentation trap. Documentation about the area should be brought to this meeting for reference.

Kay encouraged that these two reserves located in the Bayonet Head area need to be declared as a wetland, as they are now an intangible amenity of the area. These weeds aren't going to stop at these reserves, they are going to feed down and work their way to the foreshore area of Bayonet head. John Jamieson looked at the strategic implications for future drainage control and he informed that the COA is now looking at purchasing land in the future for this purpose. John Also added that the Works and Services team at the COA should look at this from an engineering viewpoint and how it could be used as a catchment of sediments.

4.2 Wind farm Coastal Reserve

Alli Bishop reported to the committee that the area of weed infestation that was in question is not on a COA Reserve and is Unclaimed Crown Land. Alli informed Lawrie Anderson prior to this meeting, as he raised the initial concerns, however as Victorian Tea Tree is not a Declared Weed the Department of Environment and Conservation have no priority for removing it. Monika Jolly would like us to keep the idea of a combined effort with other stakeholders in the area working together to resolve this problem going, as it's a shame to let these great ideas go.

Kay wanted to inform everyone that under the direction of a member of the prison staff, prisoners had been working on removing Sydney Golden Wattle and Tea Tree infestations surrounding the prison and in other reserve areas. Whilst this work has been done over the last five years, due to a change of staff this work will potentially discontinue, leaving the area prone to spreading infestations.

4.3 Lot 74 Francis Street, Lower King

In the May meeting John Jamieson discussed that adjoining landholders to this lot at lower king could purchase COA land as an offset, Kay wants to keep our attention on this topic and ask the City how any development on this site might be progressing. Kay sees it as a strategic recreation area containing good quality bushland in comparison with other areas.

John suggested that the Albany Local Planning Strategy (ALPS) should be looked at which has areas locked in identifying areas for future development however this is a flexible document, allowing negotiations to occur with the Development Services team regarding planning for the future. John added that it is advantageous to have this document in place prior to the new council being elected in October, as it gives them a good basis to move forward from.

4.4 Possible Funding for a new Bushcare Assistant Position

The committee was informed that South Coast Natural Resource Management (SCNRM) had no more funding available until 2008 to half fund a Bushcare Assistant at the COA. John added that whilst he had not had time to discuss this matter with the Executive Director of Works and Services we should review this Motion made in May at the next meeting.

4.5 Native Plant List

An updated list of appropriate native plants for planting in the area was worked on by Alli and the Herbarium staff and is now available on the website. Kay still encouraged the COA to use the book Southern Plants, as it is a definitive safe list. Alli agreed that whilst this book is a fantastic resource we couldn't expect people to buy it and suggested that we make reference to the book at the bottom of our list so that developers and the greater public had much more information available to them.

4.6 Water Corporation brochure – Water Wise Ways

It was agreed that Alli would send an email to her contacts at the Water Corporation alerting them of our concerns with weeds listed as suitable garden plants in the brochure 'Water Wise Ways' that has been published.

5.0 GENERAL BUSINESS

5.1 Gravel Pit Extraction

The latest application for an extractive industry was raised in regards to restrictions, which should be placed upon industries moving gravel concerning the spread of weeds and dieback from one site to another.

The committee is interested in what relevance the COA's Environmental Code of Conduct to private industries such as the extraction one mentioned above.

5.2 Bushcarers Group Report – Presented by Kay Stehn

The Bushcarers Group supports and commends the COA on the proposed local Cat Ownership Local Law 2007.

The Bushcarers Group is in agreement with a statewide trend to use labour from the Department of Corrective Services on bushcare activities where the COA can put this in place.

Bushcares group would like Alli Bishop to supply follow up information at the next Bushcares Group Meeting about: news paper articles on environmental weeds, the plan for surveying bushland within the COA and the policy now adopted by the City on maintenance of bushland along the Marine Drive shoulders in Mt. Clarence.

- 5.3 Terms of Reference**
Reviewed as of 2007, please see attached.

MOTION:

That the reviewed Terms of Reference for the Bushcarers Advisory Committee be acknowledged and accepted.

MOVED: MONIKA JOLLY

SECONDED: JOHN JAMIESON

CARRIED

6.0 NEXT MEETING:

Meetings should be held the last Friday of the month tri monthly.

Friday 5th October 2007 at 10:00 – 12:00 at the Margaret Coates Boardroom at the City of Albany Offices on North Road, with provision to be able to change it.

7.0 CLOSURE:

The meeting was closed at 12:16 pm.

(5.3 Cont.)

TERMS OF REFERENCE

BUSHCARERS ADVISORY COMMITTEE

A. PURPOSE AND TERMS OF REFERENCE OF THE BUSHCARERS ADVISORY COMMITTEE

The purpose of the Committee shall be to:

1. Act as a liaison and consultation forum between council, community groups, adjacent regions, Government and other agencies with regard to bush care issues and activities within the Albany municipality, and make appropriate recommendations to council.
2. Co-ordinate and prioritise external assistance and resources to community bush care groups within the Albany municipality and promote the implementation of the Environmental Weeds Strategy.
3. Promote increased community involvement in the management of bushland areas in partnership with the City of Albany, Agriculture Western Australia, Department of Conservation and Land Management and other relevant agencies.
4. Investigate and seek funding to implement bush land management and the Environmental Weeds Strategy.
5. Promote an education and awareness-raising program to ensure bush land management activities have the resources to manage bushland.

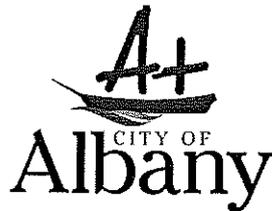
B. MEMBERSHIP

6. Council in accordance with Section 5.8 of the Local Government Act 1995 shall establish the Committee.
7. The committee shall comprise of the following:
 - One Council officer
 - One Councillor
 - Two representatives from the Department of Agriculture Western Australia
 - Representative from Department of Environment and Conservation
 - Representative from South Coast Natural Resource Management
 - Two community representatives
8. Each member present at a meeting shall be entitled to one vote.
9. The Bushcarers Group shall nominate every year the two community representatives for the Committee at an annual meeting.

10. The Committee shall operate as a Committee of Council and shall be bound by the requirements of the *Local Government Act*.

C. MEETINGS

11. The Committee shall meet on a 3-monthly basis, or as required.
12. The Committee will elect the Chairperson, Deputy Chairperson and Secretary for an annual term.
13. The Chairperson shall take the chair at all meetings of the Committee. In the Chairperson's absence the Deputy Chairperson shall take the Chair at all meetings of the Committee.
14. The Secretary shall keep detailed minutes of all business transacted at its meeting. These minutes will be distributed to the Committee and Community groups who have not been able to be represented on the Committee.
15. Should any member of the Committee be unable to attend a meeting, they may nominate a proxy to attend who shall have voting rights of the member.
17. The Committee shall meet at large and all present shall have a vote.
18. The Committee shall immediately ratify items agreed to.
19. In the event of a majority of the Committee members disagreeing with the decision of the meeting at large, the decision shall be deferred and reported to Council.



**Mt Martin Botanic Park Committee
- MINUTES -**

**Meeting held at the City of Albany Office, North Road
Thursday, 23rd August 2007**

Meeting opened at 10:16 AM.

1.0 PRESENT

Hazel Mitchell, Pat Johns, Ray Garstone, Joan Garstone and Alli Bishop, Dennis Greeve and Merrin Bojcun.

2.0 APOLOGIES

Teresa Greeve.

3.0 GENERAL BUSINESS

3.1 Dennis felt that it would be worthwhile giving the committee an overview of the history of Mt Martin.

It was known that there was grant money available for use by community groups wanting to improve areas of native bushland, however none of the grant applications, which the group placed, were approved due to their not being a management plan to drive these processes. A consultant would be needed to survey the area and write the plan, which was estimated to cost around \$42000, which the group could not afford.

Dennis Greeve met botanist John Baird whilst he was guest speaking at one of the Wildflower Society's meetings and spoke to him about needing a consultant to write a plan for the Mt Martin reserve in order to get any work done. John Baird offered fly to Albany and write the plan so long as he and his wife's airfares and accommodation were paid for. As this would be a far less cost than to get any other consultant the Mt. Martin group took Mr Baird up on his offer.

Prior to Mr Baird's arrival in Albany Dennis purchased aerial photographs from the council of the area and issued them to Mr Baird. Dennis showed Mr Baird around the reserve and Phil Dunkley the Shire Ranger assisted by arranging a two day helicopter flight over Mt Martin, which the Shire paid for. John Baird's report of Mt Martin included plans for tracks and their assembly.

After the report was done a member of the Perth Wildflower Society to assess if Mt Martin could receive some funding, Dennis reported that the visit resulted in receiving \$5000.

Slowly the plan began to get carried out initially with 1010 tonnes of gravel being delivered for use in the reserve. This gravel was never used as the Department for Environment and Conservation found it to be infected with Phytophthora dieback. Phil Dunkley and Dennis worked together once a week

for three hours marking out the track and pegging out paths in preparation for machinery to come through and cut the paths out.

The State Government contributed money to build a series of whale lookouts, one of which was built at Mt Martin. Local Government also contributed by coordinating a group of Aborigines who wanted to do some volunteer work. They arranged for the Mt Martin group to pay for the materials and assuring them the volunteers would get the work done. Unfortunately this arrangement fell through.

Through the greenskills and work for the dole programs toilets, seats, drains stonework and paths were made. To adequately perform these duties they needed a four-wheel motorbike that the shire donated money for. The Mt Martin committee purchased a trailer for the motorbike, which was incorrectly returned to the City of Albany, provided extra support. The toilets cost \$12,000 to build and TAFE volunteered the workman. Vandalism was done to one of the toilets, name posts, drains and paths.

The Mt. Martin committee tried to build a positive relationship with the Aboriginal people in the area by inviting them to come along and show them what plant species were food sources, as well as inviting them to have a representative on the committee but their offer was never accepted. A gentleman named Martin Carl Von Bernstein wrote a book on the people of the area and found that the Aboriginal name for Mt Martin was pronounced Karl Burn Arp.

Respected members of the community Spike Daniels and Dick Redshaw (Mt Martin Committee President) passed away and the committee decided they wanted to respect them in some way. The Daniels family was written to and as a result they donated around \$3000 to contribute to commemorating his efforts.

Although the paths had already been built, it was decided further funds were needed to carry out all the work needed in the reserve. Money was raised through a raffle for which prizes were donated resulting in \$4500 being raised. From these funds paths, seats and plaque was installed in the reserve. Everything was done except for the building of the Jetty, as it needed to be designed by a qualified professional to be covered by insurance.

As the Jetty was not supported the idea of dredging the channel was considered to allow for people to get easier access to Mt Martin. This option was expensive and the City of Albany put a stop to it, as they were concerned with the environmental impact of depositing the spoil. The money to build the jetty and to dredge the channel was rescinded.

Nothing was ever done with the money left in the high interest rate bank account, which is why the committee has reformed to decide where to allocate the funds (about \$11,000 now), as the reserve is no longer in the City of Albany's management.

3.2 Individual Committee member's thoughts on where the left over funds should be distributed.

- Dennis suggests that the money should be divided up amongst the committee members sitting around the table, and then each individual member could do what they wanted with it.

- Hazel feels that the money should stay in the park to build a seat or memorial plaque/wall and that some money should be given to the printing of Dennis's book on Mt Martin named "205 years of history", with the rest donated to the Wildflower Society's flora fund committee to create a book of the wildflowers of Albany. Hazel also assured that John Watson from DEC said money donated to build any structure in the park would only ever be used for that purpose and would go through the DEC Mt Martin committee.
- Pat feels that the money should go to the Wildflower Society's flora fund committee to assist in the publishing of the wildflowers of Albany book. Pat also added that it was something that Eileen Crocksford had been working on before she passed away and as she was an active member of the Mt Martin committee sees it as a very appropriate place to transfer the funds to.
- Ray would really like to see Dennis's book "205 years of history" printed and some money given to the printing of the wildflowers of Albany book. Ray had done some research and informed that it would cost \$3.33 per copy if The Advertiser printed Dennis's book with four coloured photos in it, therefore costing \$3400 for around 1000 copies. It should be noted that money would come back from the sales of the book and it would need to be decided what would be done with the profits.
- Merryn – to sum up there is a rough total of \$11,000. Dennis book would cost \$2500-\$3500 book to print 500 copies, and it is possible proceeds of the book could go to something else. As the flora fund committee already has around \$5000 and it will cost a lot more than this to publish the book we should give flora fund \$3500 as long as we are acknowledged for assisting with publishing the book, seat needs further research by someone, Merryn doesn't necessarily support Johnson Cove as the best location for a seat or memorial plaque as most people cant walk that far therefore it wouldn't be as valued.

The Committee made a decision to divide the available money between a few different options. Firstly we would like to see at least 500 copies of Dennis's book to be published and sold, secondly see a donation made to flora fund committee for the publishing of their book the wildflowers of Albany and thirdly donate money to a memorial seat to physically represent and commemorate the people involved in conserving the park.

MOTION

That the money be distributed in these three ways:

1. Allocation of \$3500 to publish, print at least 500 copies of Dennis "205 years of history" book, with 4 or more colour templates for distribution.
2. Allocation of \$5000 towards the Wildflower Society's flora fund committee to assist with publishing the "Wildflowers of Albany" book.
3. Install a seat with a plaque to commemorate all committee members who have contributed to Mt Martin, the cost to be confirmed.
4. Any money left over after these three options have been addressed should be used to promote the book "205 years of history" and for the unveiling of the commemorative seat.

**MOVED MERRYN
SECONDED HAZEL
MOTION CARRIED**

4.0 CONCLUSION

The committee agreed that contributions made to the flora fund committee for the printing of the wildflowers of Albany book, need to be recognised within the book.

Hazel is pursuing to research the cost of a seat and the plaque – bearing in mind that they need to be in an easily accessible location to the public. Will need to keep in mind what will be required to install the seat. Hazel suggests Mt Martin trust fund set up with DEC and the intent of that seat to represent the people.

Alli and Ray will meet with Malcolm Trail from the history collection in the library to prepare Dennis's book ready for printing. They will also find out about the copyright procedure.

MOTION

Any proceeds from the sale of Dennis book "205 years of history", are to be donated to the flora fund committee for the Wildflowers of Albany book.

MOVED RAY

SECONDED PAT

MOTION

When "205 Years of History" is first published, 1 copy is to be given to every member of the Committee; 1 copy to the Local History Collection and The Public Library. Four extra copies are to be issued to Dennis so he has 5 copies in total as requested,

MOVED RAY

SECONDED HAZEL

Before the next meeting we need to seek how we will be able to transfer funds across to the four different options. We also need to know exactly how much is in the bank, could someone please get a statement and confirm that the three signatures are needed to withdraw any money.

Next Meeting on Wednesday 11th October 10:30 AM
Margaret Coates Boardroom – City of Albany Offices, North Road.

Meeting Closed 11:40 AM