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# ATTACHMENTS

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## **Ordinary Meeting of Council**

**Wednesday 26 April 2017**

6.00pm

City of Albany Council Chambers

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**City of Albany**  
**MONTHLY FINANCIAL REPORT**  
**For the Period Ended 28th February 2017**

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City of Albany  
Compilation Report  
For the Period Ended 28th February 2017

**Report Purpose**

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulation 34 .

**Overview**

No matters of significance are noted.

**Statement of Financial Activity by reporting nature or type**

Is presented on page 3 and shows a surplus For the Period Ended 28th February 2017 of \$26,459,578.

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary.

**Preparation**

Prepared by: P Martin  
Reviewed by: D Olde  
Date prepared: 16/03/2017



**City of Albany**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Nature or Type)**  
**For the Period Ended 28th February 2017**

	Note	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(b)	
<b>Operating Revenues</b>								
Rate Revenue		\$ 34,118,692	\$ 34,118,692	\$ 33,911,897	\$ 34,024,153	\$ 112,256	0.3%	▲
Grants & Subsidies	8	4,559,247	4,683,216	3,428,168	3,717,975	289,807	7.8%	▲
Contributions, Donations & Reimbursements		504,935	504,935	375,166	998,943	623,777	62.4%	▲
Profit on Asset Disposal	10	108,584	108,584	63,672	49,113	(14,559)	(29.6%)	▲
Fees and Charges		16,401,086	16,401,086	12,980,965	13,741,311	760,346	5.5%	▲
Service Charges		0	0	0	0	0		
Interest Earnings		1,042,690	1,042,690	766,315	876,510	110,195	12.6%	▲
Other Revenue		370,960	1,049,001	921,849	878,036	(43,813)	(5.0%)	▲
<b>Total</b>		<b>57,106,194</b>	<b>57,908,204</b>	<b>52,448,032</b>	<b>54,286,041</b>	<b>1,725,753</b>		
<b>Operating Expense</b>								
Employee Costs		(25,036,655)	(25,046,655)	(15,974,335)	(15,714,378)	259,957	1.7%	▼
Materials and Contracts		(18,193,633)	(18,940,565)	(10,980,035)	(10,175,671)	804,364	7.9%	▼
Utilities Charges		(1,791,020)	(1,791,020)	(1,128,188)	(1,061,277)	66,911	6.3%	▼
Depreciation (Non-Current Assets)		(15,912,428)	(15,912,428)	(10,605,664)	(10,996,893)	(391,229)	(3.6%)	▲
Interest Expenses		(938,708)	(938,708)	(476,222)	(453,119)	23,103	5.1%	▼
Insurance Expenses		(820,550)	(820,550)	(816,417)	(751,115)	65,302	8.7%	▼
Loss on Asset Disposal	10	(48,372)	(48,372)	0	(849,901)	(849,901)	(100.0%)	▲
Other Expenditure		(2,494,649)	(2,644,649)	(1,872,609)	(1,826,448)	46,161	2.5%	▼
Less Allocated to Infrastructure		809,491	809,491	540,136	928,372	388,236	41.8%	▲
<b>Total</b>		<b>(64,426,524)</b>	<b>(65,333,456)</b>	<b>(41,313,334)</b>	<b>(40,900,430)</b>	<b>412,904</b>		
<b>Contributions for the Development of Assets</b>								
Grants & Subsidies	8	21,040,875	20,341,115	13,281,292	13,017,211	(264,081)	(2.0%)	▼
Contributions, Donations & Reimbursements		620,000	570,000	19,992	537,993	518,001	96.3%	▲
<b>Net Operating Result</b>		<b>14,340,545</b>	<b>13,485,863</b>	<b>24,435,982</b>	<b>26,940,816</b>	<b>1,874,576</b>		
<b>Funding Balance Adjustment</b>								
Add Back Depreciation		15,912,428	15,912,428	10,605,664	10,996,893	391,229	3.6%	▲
Adjust (Profit)/Loss on Asset Disposal	10	(60,212)	(60,212)	(63,672)	800,788	(864,460)	108.0%	▲
Movement From Current to Non-Current		0	0	0	0	0		
Add back Carrying Value of Investment Land		0	0	0	0	0		
<b>Funds Demanded From Operations</b>		<b>30,192,761</b>	<b>29,338,079</b>	<b>34,977,974</b>	<b>38,738,496</b>	<b>3,760,522</b>		
<b>Capital Revenues</b>								
Proceeds from Disposal of Assets	10	544,219	544,219	402,664	690,278	287,614	41.7%	▲
<b>Total</b>		<b>544,219</b>	<b>544,219</b>	<b>402,664</b>	<b>690,278</b>	<b>287,614</b>		
<b>Acquisition of Fixed Assets</b>								
Land and Buildings	5	(14,273,125)	(14,119,377)	(8,774,499)	(6,225,868)	2,548,631	40.9%	▼
Plant and Equipment	5	(2,858,500)	(2,877,500)	(2,020,834)	(1,572,953)	447,881	28.5%	▼
Furniture and Equipment	5	(647,028)	(647,028)	(441,798)	(80,173)	361,625	451.1%	▼
Infrastructure Assets - Roads	5	(7,434,182)	(6,994,750)	(3,037,576)	(1,835,821)	1,201,755	65.5%	▼
Infrastructure Assets - Other	5	(12,181,788)	(11,921,007)	(8,440,346)	(4,299,234)	4,141,112	96.3%	▼
<b>Total</b>		<b>(37,394,623)</b>	<b>(36,559,662)</b>	<b>(22,715,053)</b>	<b>(14,014,049)</b>	<b>8,701,004</b>		
<b>Financing/Borrowing</b>								
Debt Redemption		(2,018,571)	(2,018,571)	(1,030,704)	(1,033,256)	(2,552)	(0.2%)	
Loan Drawn Down		1,500,000	1,500,000	0	0	0		
Profit on Sale of Investments		0	0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0	0		
Self Supporting Loan Issued		0	0	0	0	0		
<b>Total</b>		<b>(518,571)</b>	<b>(518,571)</b>	<b>(1,030,704)</b>	<b>(1,033,256)</b>	<b>(2,552)</b>		
<b>Demand for Resources</b>		<b>(7,176,214)</b>	<b>(7,195,935)</b>	<b>11,634,881</b>	<b>24,381,470</b>	<b>12,746,589</b>		
<b>Restricted Funding Movements</b>								
Opening Funding Surplus(Deficit)		1,725,566	2,078,542	2,078,542	2,078,108	(434)	(0.0%)	
Transfer to Reserves	9	(11,501,252)	(11,920,433)	0	0	0		
Transfer from Reserves	9	16,951,900	17,085,429	0	0	0		
<b>Closing Funding Surplus(Deficit)</b>	2	<b>0</b>	<b>47,604</b>	<b>13,713,423</b>	<b>26,459,578</b>	<b>12,746,155</b>		

City of Albany  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 28th February 2017

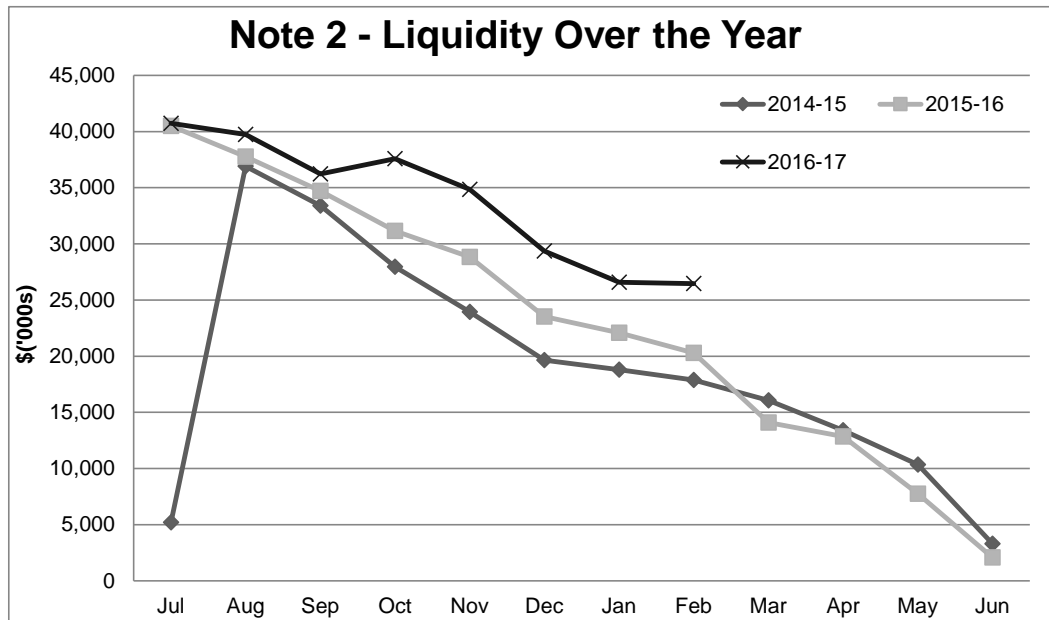
**Note 1: EXPLANATION OF MATERIAL VARIANCES IN EXCESS OF \$50,000**

	Var.	Var.	Timing/ Permanent	Explanation of Variance
<b>1.1 Operating Revenues</b>	\$			
Rate Revenue	112,256	▲	Permanent	Interim rates over budget. Interim rates are raised when the valuation for a specific property changes during the year, generally after a significant change or improvement. Variance taken up in budget review.
Grants & Subsidies	289,807	▲	Timing	Number of smaller grants. Australia Day, New Years Eve, Events, and bushfire grants. Most of the variance taken up in budget review.
Contributions, Donations & Reimbursements	623,777	▲	Permanent	Invoices raised for NAC/Heritage Park maintenance. Proceeds to be placed in reserve. Most of the variance taken up in budget review.
Profit on Asset Disposal	(14,559)			No material variance.
Fees and Charges	760,346	▲	Timing	A number of areas performing well, primarily planning and waste collection fees. Most of the variance taken up in budget review.
Interest Earnings	110,195	▲	Timing	No one interest class. Small amounts over budget for instalment, penalty and investment interest. Interest on investment is budgeted conservatively due to the predicted low interest rates for the next year.
Other Revenue	(43,813)			No material variance.
<b>1.2 Operating Expense</b>				
Employee Costs	259,957	▼	Timing	Expect to be to budget over the full year.
Materials and Contracts	804,364	▼	Timing	Landfill and waste contracts under budget year to date. Fuel, oil and vehicle repairs under budget. Otherwise, a number of small budget items under budget - no one item.
Utilities Charges	66,911	▼	Timing	Timing of receipt of invoices. Expect to be to budget over the year.
Depreciation (Non-Current Assets)	(391,229)	▲	Permanent	Depreciation over year to date budget due to Fair Value revaluation at 30th June of plant and equipment. Taken up in budget review. Non-cash item.
Interest Expenses	23,103		Timing	No material variance.
Insurance Expenses	65,302	▼	Timing	Insurance invoice received for 2016/17. Under budget, however, expect to be close to budget over the year as minor updates to insurance schedule are undertaken.
Loss on Asset Disposal	(849,901)	▲	Timing	A budgeted amount is allowed for loss on sale of assets, however not allocated on a year-to-date basis.
Other Expenditure	46,161			No material variance.
Less Allocated to Infrastructure	388,236	▲	Timing	Reflects the recent focus on capital projects, and costing of employees to those projects.
<b>1.3 Contributions for the Development of Assets</b>				
Grants & Subsidies	(264,081)	▼	Timing	Primarily timing of budgeted receipt of roads and bridge grants, offset by actual receipt of DSR pool grant and CCTV grant, and other smaller capital grants. Some of the variance will be taken up in the budget review.
Contributions, Donations & Reimbursements	518,001	▲	Permanent	Receipt of developer contribution, budgeted later in the year. Receipt of contributed fire brigade truck from DFES in February.
<b>1.4 Funding Balance Adjustment</b>				
Add Back Depreciation	391,229	▲	Permanent	Depreciation over year to date budget due to Fair Value revaluation at 30th June of plant and equipment. Taken up in budget review. Non-cash item.
Adjust (Profit)/Loss on Asset Disposal	(864,460)			A budgeted amount is allowed for loss on sale of assets, however not allocated on a year-to-date basis.
<b>1.5 Capital Revenues</b>				
Proceeds from Disposal of Assets	287,614	▲	Permanent	Sale of a block of land in the Cull Road subdivision, plus minor plant and equipment. Part of variance taken up in budget review.
<b>1.6 Acquisition of Fixed Assets</b>				
Land and Buildings	2,548,631	▼	Timing	Awaiting completion and invoicing for new Stadium. Expect a timing difference until April.
Plant and Equipment	447,881	▼	Timing	Primarily timing on the changeover of cars and utes, and heavy plant.
Furniture and Equipment	361,625	▼	Timing	Timing of invoicing for VOIP telephone upgrade. Work has been undertaken, final invoice yet to be received.
Infrastructure Assets - Roads	1,201,755	▼	Timing	Timing in the commencement of road projects.
Infrastructure Assets - Other	4,141,112	▼	Timing	Timing difference between the projected completion of various Centennial Park projects and the actual completion.
<b>1.7 Financing/Borrowing</b>				
Debt Redemption	(2,552)			No material variance.
Loan Drawn Down	0			No material variance.
<b>1.8 Restricted Funding Movements</b>				
Opening Funding Surplus(Deficit)	(434)			To be adjusted in September Budget Review.
Transfer to Reserves	0			No material variance.
Transfer from Reserves	0			No material variance.

**City of Albany**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 28th February 2017**

**Note 2: NET CURRENT FUNDING POSITION**

Positive=Surplus (Negative=Deficit)			
2016-17			
Note	This Period	Last Period	Same Period Last Year
	\$	\$	\$
<b>Current Assets</b>			
Cash Unrestricted	21,418,254	23,411,212	17,921,709
Cash Restricted	18,852,153	18,849,885	16,957,488
Receivable - Rates and Rubbish	4,666,727	5,681,395	4,579,349
Receivables - Other	5,141,285	1,737,342	1,902,209
Investments - LG Unit Trust Shares	205,605	205,605	205,605
Accrued Income	369,057	487,290	193,771
Prepaid Expenses	75,525	75,525	21,895
Investment Land	229,609	229,609	303,950
Stock on Hand	842,266	861,827	790,960
	51,800,481	51,539,689	42,876,935
<b>Less: Current Liabilities</b>			
Payables	(3,516,564)	(3,121,135)	(2,282,384)
Accrued Expenses	0	0	0
Income in advance	(14,669)	(20,309)	(79,359)
Provisions	(3,967,831)	(3,974,173)	(3,764,103)
Retentions	(208,157)	(208,157)	(191,576)
	(7,707,221)	(7,323,774)	(6,317,423)
<b>Add Back: Loans</b>	1,014,621	1,014,621	920,037
<b>Less: Cash Restricted</b>	(18,213,089)	(18,215,807)	(16,670,358)
Unutilised - Loan	0	0	0
Investment land	(229,609)	(229,609)	(303,950)
Investments - LG Unit Trust Shares	(205,605)	(205,605)	(205,605)
<b>Net Current Funding Position</b>	26,459,578	26,579,514	20,299,635



**Comments - Net Current Funding Position**

**City of Albany**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 28th February 2017**

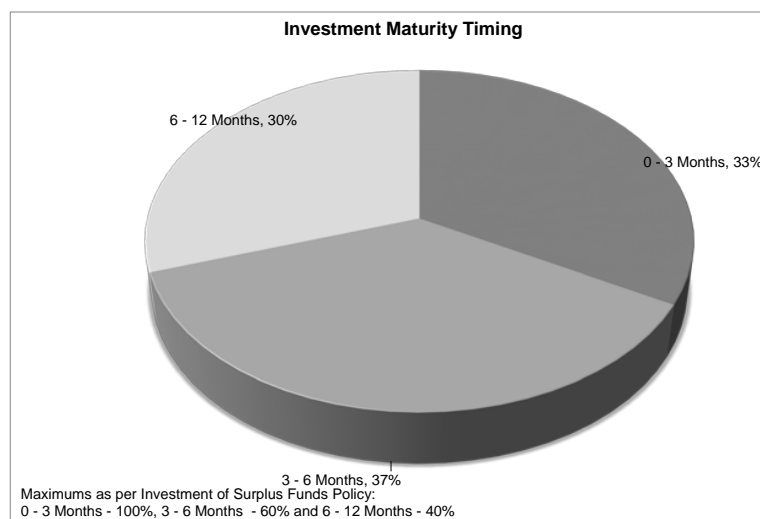
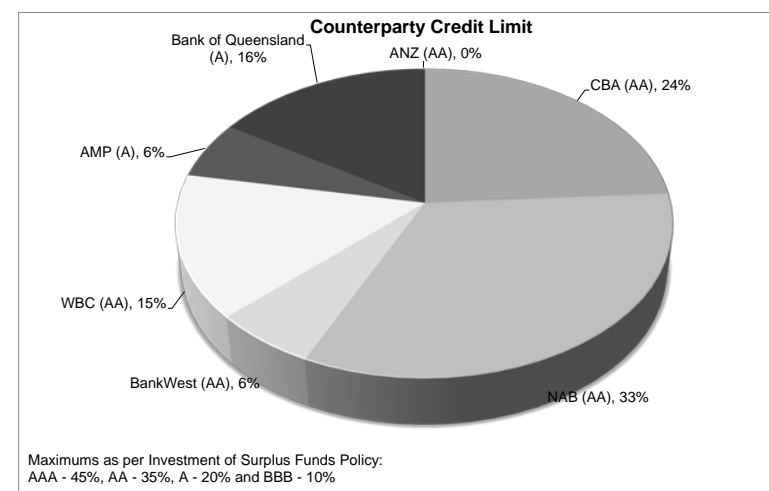
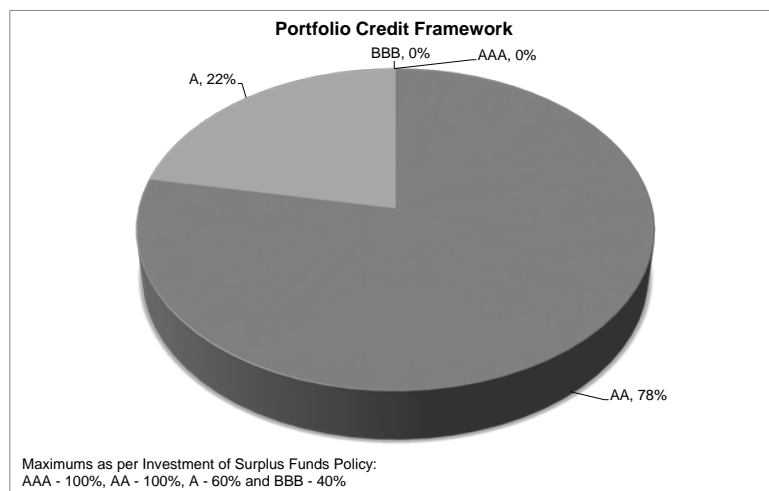
**Note 3: CASH INVESTMENTS**

Deposit Ref	Institution	Rating	Deposit Date	Term (Days)	Invested Interest rates	Amount Invested	Expected Interest	Amount Invested (Days)			Comparative rate		Budget v Actual			
								0 - 3 Months	3 - 6 Months	6 - 12 Months	Prior Month Interest Rate	Interest Rate at time of Report	Year to Date Budget	Year to Date Actual	Var.\$	
General Municipal																
TD852192731-404088	AMP	A	7/12/2016	90	2.50%	2,000,000.00	12,329	2,000,000.00			2.75%	2.50%				
419304	Bank of Queensland	AA	8/09/2016	180	2.70%	2,000,000.00	26,630			2,000,000.00	0.00%	2.70%				
777483822	NAB	AA	14/10/2016	180	2.70%	2,500,000.00	33,288		2,500,000.00		0%	2.70%				
423914	Bank of Queensland	A	14/10/2016	181	2.75%	2,500,000.00	34,092		2,500,000.00		0%	2.75%				
292412989	NAB	AA	20/01/2017	90	2.60%	2,000,000.00	12,822	2,000,000.00			3%	2.60%				
406973	Westpac	AA	21/12/2016	121	2.70%	2,000,000.00	17,901		2,000,000.00		2.75%	2.70%				
10420949	NAB	AA	21/02/2017	62	2.32%	2,000,000.00	7,882	2,000,000.00			2.72%	2.32%				
33822504	CBA	AA	16/02/2017	90	2.31%	2,000,000.00	11,392	2,000,000.00			2.58%	2.31%				
Subtotal						17,000,000	156,336	8,000,000	7,000,000	2,000,000			216,576	279,419	62,843	
Restricted																
10392410	NAB	AA	1/11/2016	120	2.70%	2,000,000	17,753		2,000,000		2.77%	2.70%				
10399164	NAB	AA	21/11/2016	120	2.72%	2,500,000	22,356		2,500,000		2.62%	2.72%				
406578	Westpac	AA	9/01/2017	91	2.60%	3,000,000	19,447	3,000,000			2.75%	2.60%				
33822504	CBA	AA	24/11/2016	151	2.50%	3,000,000	31,027		3,000,000		2.50%	2.50%				
33822504	CBA	AA	29/12/2016	120	2.58%	3,000,000	25,447		3,000,000		2.55%	2.58%				
4524027	Bankwest	AA	31/10/2016	182	2.55%	2,000,000	25,430		2,000,000		2.55%	2.55%				
430127	Bank of Queensland	A	28/11/2016	182	2.80%	1,000,000	13,962		1,000,000		3.00%	2.80%				
Subtotal						16,500,000	155,422	3,000,000	13,500,000	0			-	-	0	
Total Funds Invested						33,500,000	311,758	11,000,000	20,500,000	2,000,000			216,576	279,419	62,843	

Comments/Notes - Cash Investments

City of Albany  
Monthly Investment Report  
For the Period Ended 28th February 2017

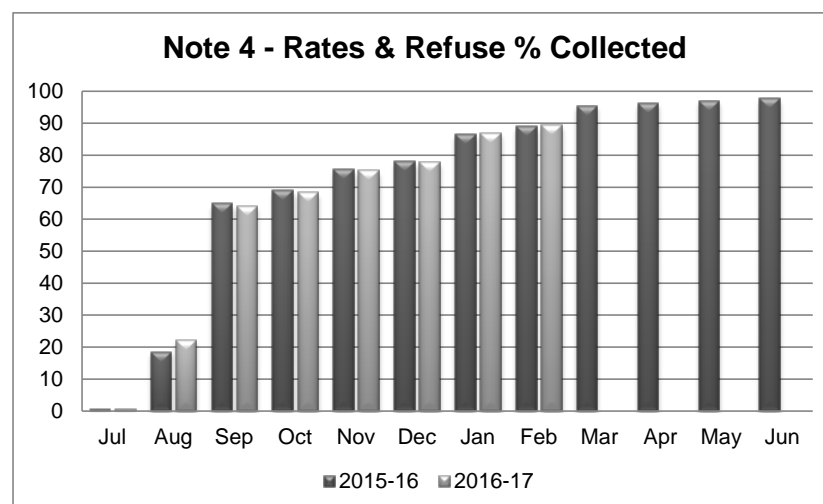
**Note 3A: GRAPHICAL REPRESENTATION - CASH INVESTMENTS**



City of Albany  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
For the Period Ended 28th February 2017

**Note 4: RECEIVABLES****Receivables - Rates and Refuse**

	Current 2016-17	Previous 2015-16	Total
	\$	\$	\$
Opening Arrears Previous Years		892,621	892,621
Rates Levied this year	34,024,153		34,024,153
Refuse Levied	5,866,786		5,866,786
ESL Levied	2,675,174		2,675,174
Other Charges Levied	399,321		399,321
<u>Less Collections to date</u>	<u>(38,574,556)</u>	<u>(616,771)</u>	<u>(39,191,327)</u>
<b>Equals Current Outstanding</b>	<b>4,390,877</b>	<b>275,850</b>	<b>4,666,727</b>
<b>Total Rates &amp; Charges Collectable</b>			<b>4,666,727</b>
% Collected			89.36%

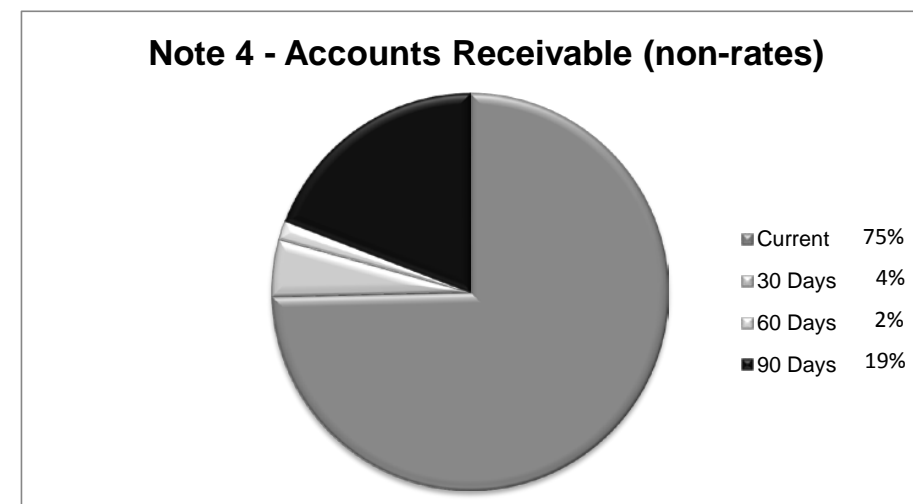


Comments/Notes - Receivables Rates and Refuse

**Receivables - General**

	Current	30 Days	60 Days	90 Days
	\$	\$	\$	\$
	3,558,248	218,899	75,968	914,422
<b>Total Outstanding</b>				<b>4,767,536</b>

Amounts shown above include GST (where applicable)



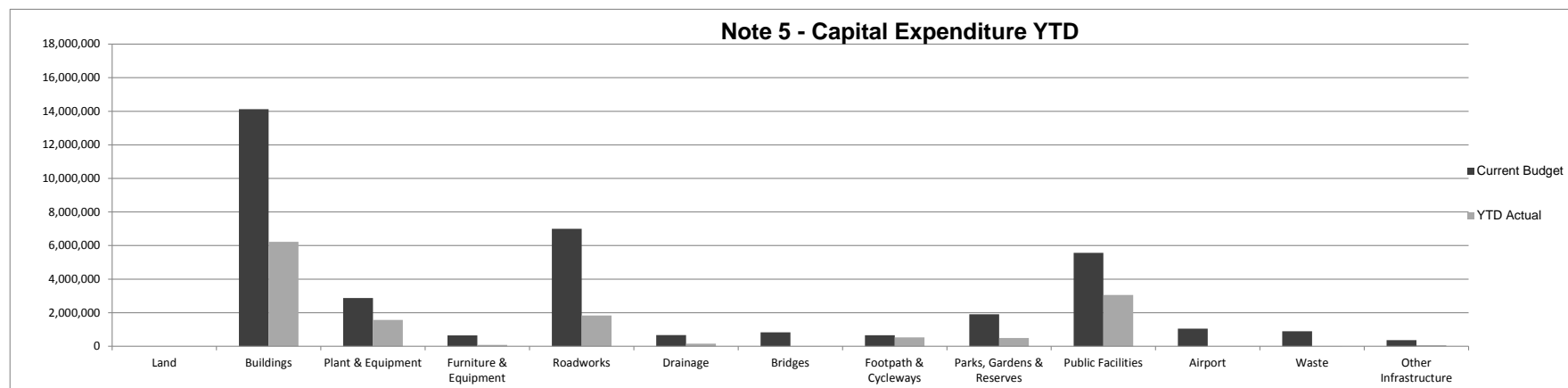
Comments/Notes - Receivables General

City of Albany  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 28th February 2017

**Note 5: CAPITAL ACQUISITIONS**

Contributions Information					Summary Acquisitions					
Grants	Reserves	Borrowing	Restricted	Total		Original Budget	Current Budget	YTD Budget	Actual	Variance
\$	\$	\$		\$		\$			\$	\$
0	0	0	0	0	<b>Property, Plant &amp; Equipment</b>	0	0	0	0	0
1,327,500	770,000	1,000,000	0	3,097,500	Land	14,273,125	14,119,377	8,774,499	6,225,868	(2,548,631) ▼
50,000	0	0	0	50,000	Buildings	2,858,500	2,877,500	2,020,834	1,572,953	(447,881) ▼
0	0	0	0	0	Plant & Equipment	647,028	647,028	441,798	80,173	(361,625) ▼
					Furniture & Equipment					
					<b>Infrastructure</b>					
5,212,583	200,000	0	0	5,412,583	Roadworks	7,434,182	6,994,750	3,037,576	1,835,821	(1,201,755) ▼
0	175,000	0	0	175,000	Drainage	669,155	669,155	613,299	150,996	(462,303) ▼
825,000	0	0	0	825,000	Bridges	825,000	825,000	0	266	266 ▲
20,000	0	0	0	20,000	Footpath & Cycleways	664,932	652,474	489,515	527,768	38,253 ▲
605,700	483,300	0	0	1,089,000	Parks, Gardens & Reserves	1,904,042	1,906,408	911,206	496,153	(415,053) ▼
13,035,092	467,820	500,000	0	14,002,912	Public Facilities	5,793,664	5,563,965	5,563,972	3,060,246	(2,503,726) ▼
0	0	0	0	0	Airport	1,070,000	1,049,010	366,172	0	(366,172) ▼
0	890,000	0	0	890,000	Waste	890,000	890,000	295,364	1,826	(293,538) ▼
0	0	0	0	0	Other Infrastructure	364,995	364,995	200,818	61,981	(138,837) ▼
<b>21,075,875</b>	<b>2,986,120</b>	<b>1,500,000</b>	<b>0</b>	<b>25,561,995</b>	<b>Totals</b>	<b>37,394,623</b>	<b>36,559,662</b>	<b>22,715,053</b>	<b>14,014,048.60</b>	<b>(8,701,004)</b>

Comments - Capital Acquisitions



# REPORT ITEM CCCS 019 REFERS

## TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

EFT/CHQ	Date	Name	Description	Amount
EFT114785	23/02/2017	DAVID VINCENT ATKINSON	Refund	\$ 8,890.31
31522	02/03/2017	SHIRE OF JERRAMUNGUP	Camping Development Grant Instalment 2 40% Final Progress Payment	\$ 52,800.00
<b>Total</b>				<b>\$ 61,690.31</b>

## MASTERCARD TRANSACTIONS - FEBRUARY 2017

Date	Payee	Description	Amount
30/01/2017	FPA Australia	Training - Bush Fire Attack Assessment - J Van Der Mescht & A Nicoll	\$ 5,000.00
31/01/2017	Metro Hotel Perth	Accommodation - J Van Der Mescht & A Nicoll - Training	\$ 779.20
14/02/2017	Regional Express Airlines	Flights - Albany to Perth Return - S Reitsema - Public Health Meeting	\$ 489.81
17/02/2017	Regional Express Airlines	Flights - Albany to Perth Return - P Camins - Landcorp Meeting	\$ 264.97
09/02/2017	RLSSWA	Royal Lifesaving Swimming Manuals x 12	\$ 1,090.40
23/02/2017	Regional Express Airlines	Flights - Perth to Albany Return - Consultant - Site Test	\$ 419.91
02/02/2017	Regional Express Airlines	Flights - Albany to Perth Return - Women's Leadership Conference - L Stone, G Brownhill, JA Grey & S Stevens	\$ 1,589.70
09/02/2017	Regional Express Airlines	Flights - Albany to Perth Return - D Olde - Training	\$ 397.43
14/02/2017	Regional Express Airlines	Flights - Albany to Perth Return - Employee Health Test	\$ 444.85
14/02/2017	Contract Central	Contracts Training - K Sutherland	\$ 1,320.00
28/01/2017	Regional Express Airlines	Flights - Albany to Perth Return - A Sharpe & D Wellington - Rural Fire Service Meeting	\$ 399.14
28/01/2017	Regional Express Airlines	Flights - Albany to Perth Return - P Camins - Rural Fire Service Meeting	\$ 487.37
31/01/2017	Regional Express Airlines	Flights - Albany to Perth Return - D Wellington & A Sharpe - Regional Centres Meeting	\$ 929.76
31/01/2017	Regional Express Airlines	Flights - Albany to Perth Return - SE Shaw - Regional Centres Meeting	\$ 442.39
03/02/2017	AIRBNB	Accommodation - A McEwan - Meetings in Perth	\$ 246.00
07/02/2017	Regional Express Airlines	Flights - Albany to Perth Return - A Sharpe - WARCA Meeting	\$ 487.37
10/02/2017	Regional Express Airlines	Flights - Albany to Perth Return - A McEwan - Meeting	\$ 221.20
10/02/2017	Regional Express Airlines	Flights - Albany to Perth Return - E Evans - Meeting	\$ 442.39
13/02/2017	Albany Dog Rock Motel	A Sharpe - Dinner with the Shire of Esperance	\$ 362.75
17/02/2017	Regional Express Airlines	Flights - Albany to Perth Return - A McEwan - Meeting	\$ 262.53
21/02/2017	Hootsuite Media Inc.	Social Media Monitoring	\$ 791.68
01/02/2017	Regional Express Airlines	Flights - Albany to Perth Return - P Nielsen - Library Meeting	\$ 442.39
10/02/2017	Regional Express Airlines	Flights - Albany to Perth - A Cousins - Meetings	\$ 221.20
	SUNDRY < \$ 200.00		\$ 2,709.91
<b>Total</b>			<b>\$ 20,242.35</b>

## PAYROLL 17/02/2017 - 16/03/2017

Date	Description	Amount
21/02/2017	COA - Salaries	\$ 1,782.22
21/02/2017	COA - Salaries	\$ 869.86
21/02/2017	COA - Salaries	\$ 943.41
02/03/2017	COA - Salaries	\$ 607,715.90
02/03/2017	COA - Salaries	\$ 204.78
16/03/2017	COA - Salaries	\$ 610,169.07
<b>Total</b>		<b>\$ 1,221,685.24</b>

**Total**



Chq	Date	Name	Description	Amount
31505	16/02/2017	JUDITH ESKETT	Refund	\$ 77.50
31506	16/02/2017	DEPARTMENT OF TRANSPORT	Vehicle Registration	\$ 384.30
31507	16/02/2017	PETTY CASH	Petty Cash Reimbursement	\$ 195.75
31508	16/02/2017	PIVOTEL SATELLITE PTY LIMITED	Satellite Phone Charges	\$ 250.00
31509	16/02/2017	TELSTRA CORPORATION LIMITED	Telephone Charges - January 2017	\$ 7,838.58
31510	16/02/2017	WATER CORPORATION	Water Charges - Various Locations	\$ 14,627.32
31511	23/02/2017	LINDA THIELE	Crossover Subsidy	\$ 90.16
31513	23/02/2017	ANNE LUDLOW	Reimbursement	\$ 302.95
31514	23/02/2017	DEPARTMENT OF TRANSPORT	Amazing Albany Plates	\$ 200.00
31515	23/02/2017	DEPARTMENT OF TRANSPORT	Vehicle Registration	\$ 358.40
31516	23/02/2017	KOTT GUNNING LAWYERS	Professional Services	\$ 2,034.45
31517	23/02/2017	PETTY CASH	Petty Cash Reimbursements	\$ 369.90
31518	23/02/2017	TELSTRA CORPORATION LIMITED	Telephone Charges	\$ 14,973.28
31519	23/02/2017	WATER CORPORATION	Water Usage - Various Locations	\$ 2,695.77
31520	23/02/2017	THE WEST AUSTRALIAN	News Paper Deliveries	\$ 320.37
31521	24/02/2017	ER & SM ATKINSON	Reimbursement	\$ 428.78
31523	02/03/2017	DAVICA PTY LTD	Crossover Subsidy	\$ 93.82
31524	02/03/2017	GEOFFREY CRAMER	Crossover Subsidy	\$ 464.81
31525	02/03/2017	JOHN MCCONIGLEY	Crossover Subsidy	\$ 232.17
31526	02/03/2017	HEARING & AUDIOLOGY	Depot Workers Hearing Assessments	\$ 255.00
31527	02/03/2017	DEPARTMENT OF TRANSPORT	Vehicle Registration	\$ 358.40
31528	02/03/2017	DEPARTMENT OF TRANSPORT	Jetty Renewal Fee	\$ 39.10
31529	02/03/2017	JO-JOES PIZZA AND KEBAB	Catering For Fire Meeting	\$ 168.00
31530	02/03/2017	PETTY CASH	Petty Cash Reimbursements	\$ 333.95
31531	02/03/2017	PIVOTEL SATELLITE PTY LIMITED	Trak Charges For 15 February To 14 March 2017	\$ 124.00
31532	02/03/2017	WATER CORPORATION	Water Charges - Assorted Locations	\$ 3,336.40
31533	09/03/2017	SUNDANCE COMPANY PTY LTD	Material Supply - Banner	\$ 2,750.00
31534	09/03/2017	CAMERON CARAVANS	Material Supply - Support Legs	\$ 198.00
31535	09/03/2017	DEPARTMENT OF TRANSPORT	Amazing Albany Number Plates	\$ 200.00
31536	09/03/2017	PETTY CASH	Petty Cash Reimbursements	\$ 193.85
31537	09/03/2017	PETTY CASH	Petty Cash Reimbursements	\$ 193.50
31538	09/03/2017	TELSTRA CORPORATION LIMITED	Telephone Charges	\$ 13,233.31
<b>Total</b>				<b>\$ 67,321.82</b>

EFT	Date	Name	Description	Amount
EFT114629	16/02/2017	ACME DRYCLEANER & LAUNDRY SERVICES	Banner Dry Cleaning	\$ 15.00
EFT114630	16/02/2017	ACORN TREES AND STUMPS	Tree Pruning - Mercer Rd	\$ 3,616.25
EFT114631	16/02/2017	AD CONTRACTORS PTY LTD	Equipment Hire	\$ 11,113.28
EFT114632	16/02/2017	ADVERTISER PRINT	Advertising - Bushfire Information Booklets	\$ 328.00
EFT114633	16/02/2017	AIRSERVICES AUSTRALIA	Performance Inspection & Maintenance	\$ 49,713.29
EFT114634	16/02/2017	ALBANY V-BELT AND RUBBER	Material Supply - Automotive Components	\$ 2,068.38
EFT114635	16/02/2017	TRICOAST CIVIL	Progress Certificate - C16022	\$ 248,390.80
EFT114636	16/02/2017	ALBANY REFRIGERATION	Quarterly Air Conditioning Maintenance	\$ 899.91
EFT114637	16/02/2017	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	\$ 552.51
EFT114638	16/02/2017	ALBANY CITY CABS AND TRANSPORT	Taxi Fares - Youth	\$ 16.60
EFT114639	16/02/2017	ALBANY MILK DISTRIBUTORS	Milk Deliveries January 2017	\$ 54.24
EFT114640	16/02/2017	ALBANY RECORDS MANAGEMENT	Archive Box Storage February 2017	\$ 194.86
EFT114641	16/02/2017	ALBANY DOMESTIC SERVICES	Cleaning Services	\$ 175.00
EFT114642	16/02/2017	ALBANY AERIAL IMAGING	Australia Day Drone Photography	\$ 550.00
EFT114643	16/02/2017	ALL EVENTS HIRE AND PRODUCTION	Equipment Hire - Centennial Oval Ministers Opening	\$ 761.00
EFT114644	16/02/2017	AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs/Maintenance	\$ 8,104.72
EFT114645	16/02/2017	APPRENTICE & TRAINEESHIP COMPANY	Casual Staff/Apprentice Fees	\$ 1,063.59
EFT114646	16/02/2017	ARCHIVAL SURVIVAL PTY LTD	Material Supply - Archive Components	\$ 4,286.19
EFT114647	16/02/2017	ATC WORK SMART	Casual Staff/Apprentice Fees	\$ 5,651.86
EFT114648	16/02/2017	AUSTRALIA POST	Postal Charges - January 2017	\$ 2,635.52
EFT114649	16/02/2017	AUSTRALIAN TAXATION OFFICE	Payroll Deductions	\$ 1,750.41
EFT114650	16/02/2017	BADGEMATE	Staff Name Badges	\$ 43.45
EFT114651	16/02/2017	BAKERS FOOD & FUEL	Food Provisions - Volunteer Bush Fire Brigades Marbelup Fire	\$ 930.28
EFT114652	16/02/2017	AE BALL AND COMPANY	Repairs And Maintenance - Replace Beacons On Roof Of Vehicle	\$ 245.10
EFT114653	16/02/2017	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control Services	\$ 6,371.45
EFT114654	16/02/2017	BERTOLA HIRE SERVICES ALBANY PTY LTD	Equipment Hire - Mini Excavator	\$ 514.80
EFT114655	16/02/2017	BEWITCHED CLEANING SERVICES	Cleaning Services	\$ 70.00
EFT114656	16/02/2017	BMT OCEANICA PTY LTD	Professional Services	\$ 12,485.00
EFT114657	16/02/2017	ALBANY BOBCAT SERVICES	Equipment Hire	\$ 1,870.00
EFT114658	16/02/2017	BOC GASES AUSTRALIA LIMITED	Container Service Rental	\$ 129.90
EFT114659	16/02/2017	BOOEASY AUSTRALIA PTY LTD	Booking Returns/Commissions January 2017	\$ 4,411.61
EFT114660	16/02/2017	AIR BP	Aviation Gas Purchases	\$ 410.21
EFT114661	16/02/2017	BUNNINGS GROUP LIMITED	Material Supply - Multiple Invoices - Hardware, Tools & Supplies	\$ 28,755.55
EFT114662	16/02/2017	THE BUSH FAIRY	Australia Day Ceremony 2017 Balloons	\$ 149.00
EFT114663	16/02/2017	CABCHARGE AUSTRALIA LIMITED	Account Keeping Fee	\$ 6.00
EFT114664	16/02/2017	CALTEX AUSTRALIA PETROLEUM PTY LTD	Star Card Fuel Purchases	\$ 7,032.88
EFT114665	16/02/2017	CALTEX AUSTRALIA PETROLEUM PTY LTD	Diesel Fuel For Depot	\$ 17,222.32
EFT114666	16/02/2017	PAUL CAMINS	Community Leadership Grant 2016/17 - Child	\$ 500.00
EFT114667	16/02/2017	CAPE AGENCIES	Material Supply - Gas Bottle And Hose Clamps	\$ 284.30
EFT114668	16/02/2017	J & S CASTLEHOW ELECTRICAL SERVICES	C16006 - Sports Field Lighting And Power Installation	\$ 179,472.25
EFT114669	16/02/2017	CENTIGRADE SERVICES	Repairs & Maintenance - Air Conditioning/HVAC	\$ 1,316.70
EFT114670	16/02/2017	CLEANAWAY PTY LIMITED	Rubbish Removal Contract	\$ 208,291.76
EFT114671	16/02/2017	COATES HIRE OPERATIONS PTY LIMITED	Equipment Hire - Mini Excavator	\$ 568.96
EFT114672	16/02/2017	SUE CODEE (THIS PAPER CUT LIFE)	Forts Store Merchandise	\$ 459.97
EFT114673	16/02/2017	COLES SUPERMARKETS AUSTRALIA PTY LTD	Cooking Demonstration - Health And Wellbeing Week	\$ 130.72
EFT114674	16/02/2017	GREAT SOUTHERN COMMUNITY SUPPORT NETWORK INC	Redemption Of Ride To The Australia Day Breakfast Vouchers	\$ 525.00
EFT114675	16/02/2017	COURIER AUSTRALIA	Freight Charges	\$ 776.13
EFT114676	16/02/2017	ALBANY SIGNS	Signage	\$ 22.00
EFT114677	16/02/2017	HOLCIM (AUSTRALIA) PTY LTD	Material Supply - Concrete Footpath Mix	\$ 12,953.60
EFT114678	16/02/2017	AL CURNOW HYDRAULICS	Repairs And Maintenance - Oil Leaks	\$ 690.01
EFT114679	16/02/2017	DATA #3 LIMITED	Red Hat Enterprise Linux Server - Standard Subscription	\$ 2,419.23
EFT114680	16/02/2017	DE JONGE MECHANICAL REPAIRS	Motor Vehicle Servicing	\$ 2,805.00

# REPORT ITEM CCCS 019 REFERS

EFT114681	16/02/2017 LANDGATE - PROPERTY & VALUATIONS	GRV Interim Valuations	\$	2,448.95
EFT114682	16/02/2017 G & M DETERGENTS & HYGIENE SERVICES ALBANY	Monthly Sanitary Services January 2017	\$	1,791.00
EFT114683	16/02/2017 DRAEGER SAFETY PACIFIC PTY LTD	Annual Service And Testing Of ALAC SCBA Equipment	\$	998.14
EFT114684	16/02/2017 ELLEKER GENERAL STORE	Fuel Purchases - Emergency Services	\$	2,196.61
EFT114685	16/02/2017 EXISLE PUBLISHING	Forts Store Merchandise	\$	839.80
EFT114686	16/02/2017 EYERITE SIGNS - WP & KA WATSON FAMILY TRUST	Update, Creation And Modifying Of Door Signs For City Of Albany	\$	372.90
EFT114687	16/02/2017 FRONTLINE FIRE & RESCUE EQUIPMENT	Staff Uniforms - Protective Boots	\$	208.89
EFT114688	16/02/2017 GALLERY 500	Art Material Supply	\$	76.95
EFT114689	16/02/2017 JEFFREY ALLAN GIBB	Forts Store Merchandise	\$	504.00
EFT114690	16/02/2017 SOUTH REGIONAL TAFE	Material Supply - Native Seedlings	\$	314.00
EFT114691	16/02/2017 GREAT SOUTHERN SUPPLIES	Cleaning Supplies	\$	3,145.99
EFT114692	16/02/2017 GREAT SOUTHERN BOUNDARIES	Repairs And Maintenance - Chain Wire Gate	\$	1,485.00
EFT114693	16/02/2017 GSM AUTO ELECTRICAL	Material Supply - Rocker And Limit Switch	\$	160.50
EFT114694	16/02/2017 HAVOC BUILDERS PTY LTD	Repairs And Maintenance - Lockyer Kindergarten	\$	2,200.00
EFT114695	16/02/2017 YOGASUN STUDIO - HELEN LEEDER-CARLSON	Art Classes - Term 1 Week 1	\$	240.00
EFT114696	16/02/2017 HIGHWAY WRECKERS	Car Removal - Windfarm	\$	110.00
EFT114697	16/02/2017 HIMAC ATTACHMENTS	Material Supply	\$	384.56
EFT114698	16/02/2017 HOLLY HIRD	Staff Reimbursement	\$	83.00
EFT114699	16/02/2017 HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD	Supply And Installation Of Irrigation For CPSP Eastern Precinct	\$	11,275.00
EFT114700	16/02/2017 RATTEN AND SLATER MACHINERY	Material Supply - Automotive Components	\$	455.14
EFT114701	16/02/2017 ICKY FINKS WAREHOUSE SALES	Art Material Supply	\$	64.48
EFT114702	16/02/2017 ITOMIC WEB SPECIALISTS	Professional Services - Amazing Albany Site	\$	44,400.02
EFT114703	16/02/2017 JCB CONSTRUCTION EQUIPMENT AUSTRALIA	Material Supply - Parts	\$	16.38
EFT114704	16/02/2017 JOHN KINNEAR AND ASSOCIATES	Professional Services	\$	4,924.60
EFT114705	16/02/2017 BOOKS AND GIFTS DIRECT - JONKERLYN	Library Local Book Stocks	\$	20.00
EFT114706	16/02/2017 LA FREEGARD	Tree Services - Stump Grinding	\$	2,800.00
EFT114707	16/02/2017 ALBANY WORLD OF CARS	Vehicle Parts	\$	229.04
EFT114708	16/02/2017 CAMERON LANGRIDGE	Forts Store Merchandise	\$	88.50
EFT114709	16/02/2017 LEASE CHOICE	Photocopier Equipment Operating Lease	\$	1,246.83
EFT114710	16/02/2017 LORLAINE DISTRIBUTORS PTY LTD	Cleaning Supplies	\$	34.95
EFT114711	16/02/2017 M AND B SALES PTY LTD	Timber Supplies	\$	26.95
EFT114712	16/02/2017 BUCHER MUNICIPAL PTY LTD	Vehicle Parts	\$	71.56
EFT114713	16/02/2017 ALBANY EVENT HIRE	Hire Of Equipment For The Official Opening Of Centennial Park	\$	980.80
EFT114714	16/02/2017 MALCOLM HEBERLE PHOTOGRAPHY	Photography - Centennial Park Stadium Official Opening	\$	198.00
EFT114715	16/02/2017 ALBANY CITY MOTORS	Material Supply - Vehicle Parts	\$	348.26
EFT114716	16/02/2017 METROOF ALBANY	Material Supply - Screws	\$	5.37
EFT114717	16/02/2017 METROCOUNT PTY LTD	Material Supply - Road Tube Cleat Road Tape	\$	726.00
EFT114718	16/02/2017 K MITCHELL	Rates Refund	\$	230.75
EFT114719	16/02/2017 MODERN MOULDINGS	Material Supply - White Aerodrome Gable Markers	\$	2,665.00
EFT114720	16/02/2017 NURRUNGA COMMUNICATIONS	Repairs - Intercom Fault at BFB Shed	\$	197.05
EFT114721	16/02/2017 MULE CREATIVE	Design Services	\$	470.00
EFT114722	16/02/2017 HEART FOUNDATION	Staff Training	\$	70.00
EFT114723	16/02/2017 NEVILLES HARDWARE & BUILDING SUPPLIES	Hardware Supplies/Tools	\$	1,734.80
EFT114724	16/02/2017 PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	Material Supply - Concrete Supplies	\$	1,999.25
EFT114725	16/02/2017 OFFICEWORKS SUPERSTORES PTY LTD	Computer Speakers	\$	38.00
EFT114726	16/02/2017 OKEEFE'S PAINTS	Paint/Painting Supplies	\$	28.74
EFT114727	16/02/2017 WESLEY JOHN OLSON	Forts Store Merchandise	\$	936.00
EFT114728	16/02/2017 ORIGIN ENERGY	Bulk Gas Supplies	\$	19,601.75
EFT114729	16/02/2017 PENROSE PROFESSIONAL LAWN CARE	Mowing Services	\$	308.00
EFT114730	16/02/2017 PERTH SAFETY PRODUCTS PTY LTD	Assorted Signage	\$	2,952.40
EFT114731	16/02/2017 PFD FOOD SERVICES PTY LTD	Assorted Catering Supplies	\$	684.50
EFT114732	16/02/2017 PHILLIP BEST PLUMBING PTY LTD	Plumbing Repairs - Steam Generators	\$	1,563.20
EFT114733	16/02/2017 PLASTICS PLUS	Disposable Gloves	\$	77.40
EFT114734	16/02/2017 ALBANY POLICE AND CITIZENS YOUTH CLUB	Hire Of Venue For Colour Dash Event	\$	843.00

# REPORT ITEM CCCS 019 REFERS

EFT114735	16/02/2017 PORTNER PRESS PTY LTD	Employment Law Update 1 2017	\$	97.00
EFT114736	16/02/2017 PRINTSYNC BUSINESS SOLUTIONS	Photocopier Charges - Lotteries House	\$	3.66
EFT114737	16/02/2017 RAECO INTERNATIONAL PTY LTD	Rolls Of Duraseal For Library	\$	557.90
EFT114738	16/02/2017 RAMPED TECHNOLOGY	Materials - Mounting Brackets	\$	176.00
EFT114739	16/02/2017 RAYS SPORTS POWER	Ammunition For Rangers	\$	167.75
EFT114740	16/02/2017 AUSTRALIAN RED CROSS	Red Cross Emergency Document	\$	1,043.45
EFT114741	16/02/2017 REECE PTY LTD	Material Supply - Cement Solvent And Plain Mould	\$	83.11
EFT114742	16/02/2017 WR PAVING - WP REID	Installation of Paving	\$	14,564.50
EFT114743	16/02/2017 REPLICA MEDALS & RIBBONS PTY LTD	Forts Store Merchandise	\$	512.44
EFT114744	16/02/2017 REXEL AUSTRALIA	Material Supply - Tube	\$	12.22
EFT114745	16/02/2017 RICOH	Photocopier Charges - B & W - Colour	\$	10,046.52
EFT114746	16/02/2017 HASKONING AUSTRALIA PTY LTD - ROYAL HASKONING	Extension Of AWAC At Middleton Beach	\$	15,911.50
EFT114747	16/02/2017 JAMIE SHANE SCALLY	Services For Summer Reading Club Party	\$	200.00
EFT114748	16/02/2017 SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	\$	5,596.75
EFT114749	16/02/2017 SKIPPER TRANSPORT PARTS	Material Supply - Parts	\$	422.07
EFT114750	16/02/2017 SMITHS ALUMINIUM AND 4WD CENTRE	Repairs And Maintenance	\$	44.00
EFT114751	16/02/2017 SOUTHERN TOOL AND FASTENER CO	Hardware Supplies/Tools	\$	213.47
EFT114752	16/02/2017 SOUTH COAST ENVIRONMENTAL	Fence Repairs To Beach Access	\$	331.00
EFT114753	16/02/2017 DEPARTMENT OF THE PREMIER & CABINET - STATE LAW	Advertising Land Rating Changes	\$	86.40
EFT114754	16/02/2017 STEWART AND HEATON CLOTHING PTY LTD	Volunteer Bush Fire Brigade Uniforms	\$	209.48
EFT114755	16/02/2017 ALBANY LOCK SERVICE	Material Supply - Hold Open Device	\$	75.50
EFT114756	16/02/2017 ALBANY IGA	Milk And Consumables - Visitors Centre	\$	28.76
EFT114757	16/02/2017 SUPERCHEAP AUTOS	Material Supply - Car Accessories	\$	486.58
EFT114758	16/02/2017 SYNERGY	Electricity Charges - Streetlights/Grouped Accounts	\$	234,007.84
EFT114759	16/02/2017 T & C SUPPLIES	Hardware Supplies/Tools	\$	2,109.86
EFT114760	16/02/2017 T-QUIP	Material Supply - Bolts	\$	4.15
EFT114761	16/02/2017 TELFORD INDUSTRIES	Material Supply - Hydraulic Acid	\$	283.80
EFT114762	16/02/2017 THE 12 VOLT WORLD	Supply Starter Motor To Suit Road Sweeper	\$	633.00
EFT114763	16/02/2017 THE TOFFEE FACTORY	Forts Store Merchandise	\$	968.55
EFT114764	16/02/2017 ROBIN RUSSELL - TOLA WELLBEING	Sunset Yoga Class - Australia Day Festival	\$	50.00
EFT114765	16/02/2017 THE TROPHY SHOP	Engraving Of Australia Day Award Winner's Medallions	\$	60.00
EFT114766	16/02/2017 TROJAN CLEAN ENERGY - TROY IDLE	Supply And Install Solar Array	\$	6,131.93
EFT114767	16/02/2017 TRUCKLINE	Material Supply - Valve Extension	\$	26.36
EFT114768	16/02/2017 ALBANY TYREPOWER	Tyre Repairs/Maintenance	\$	607.35
EFT114769	16/02/2017 MOORE STEPHENS PTY LTD	WALGA Tax FBT Workshop 2017	\$	660.00
EFT114770	16/02/2017 WA HARDWOOD FLOORS	Repairs And Maintenance - Marking On Courts	\$	880.00
EFT114771	16/02/2017 ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	\$	1,519.10
EFT114772	16/02/2017 WELLSTEAD COMMUNITY RESOURCE CENTRE INC	Telephone Calls And Calendar	\$	58.00
EFT114773	16/02/2017 WESTRAC EQUIPMENT PTY LTD	Material Supply - Extender	\$	30.91
EFT114774	16/02/2017 LANDMARK LIMITED	Material Supply - Strainer Assay Tubular	\$	632.12
EFT114775	16/02/2017 WEST COAST ANALYTICAL SERVICES	Waste Facility Water Monitoring Services Claim 6	\$	13,257.00
EFT114776	16/02/2017 HOLIDAY GUIDE PTY LTD	Booking Marketing Fees - January 2017	\$	2,363.82
EFT114777	16/02/2017 WHITFIELD ESTATE & PAWPRINT CHOCOLATE	Forts Store Merchandise	\$	864.98
EFT114778	16/02/2017 TEENA-LOUISE WILLIAMS	Cleaning Services - Wellstead Toilets	\$	1,065.00
EFT114779	16/02/2017 WOODISM CREATIONS	Visitors Centre Merchandise	\$	60.00
EFT114780	16/02/2017 WORKPLACE TRAINING ADVISORY AUSTRALIA	Australian Women's Leadership Symposium	\$	3,980.00
EFT114781	16/02/2017 WREN OIL	Filter & Hydrocarbon Drum/Admin Fees	\$	451.00
EFT114782	16/02/2017 YOUNGS SIDING GENERAL STORE	Catering For Bushfire	\$	735.00
EFT114783	16/02/2017 ZENITH LAUNDRY	Laundry Services/Hire	\$	155.47
EFT114784	17/02/2017 KINJARLING INDIGENOUS CORPORATION	Australia Day 2017 Performances	\$	600.00
EFT114786	23/02/2017 JADES @ 14 PEELS PLACE	Catering - Public Utilities Network Group	\$	117.50
EFT114787	23/02/2017 AD CONTRACTORS PTY LTD	Progress Certificate C16017	\$	107,561.51
EFT114788	23/02/2017 AFL SPORTSREADY LTD	Traineeship Fees	\$	2,411.55
EFT114789	23/02/2017 ALBANY INDUSTRIAL SERVICES PTY LTD	Heavy Equipment Hire	\$	9,987.45

# REPORT ITEM CCCS 019 REFERS

EFT114790	23/02/2017 ALBANY PRINTERS	NYE And Australia Day Posters	\$	990.00
EFT114791	23/02/2017 ALBANY SOIL AND CONCRETE TESTING	Site Classification	\$	817.30
EFT114792	23/02/2017 ALBANY SWEEP CLEAN	Sweeping Services - Various	\$	2,455.00
EFT114793	23/02/2017 ALBANY ATHLETICS GROUP INCORPORATED	Sub-Lease Rent For March 2017	\$	1,000.00
EFT114794	23/02/2017 ALBANY REFRIGERATION	Quarterly Air-Conditioning Maintenance	\$	194.43
EFT114795	23/02/2017 ALBANY SKIPS AND WASTE SERVICES PTY LTD	Skip Bin Hire Mercer Road January 2017	\$	222.50
EFT114796	23/02/2017 ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	\$	1,475.54
EFT114797	23/02/2017 ALBANY WALLCUTTING SERVICES	Concrete Cutting Services	\$	1,377.75
EFT114798	23/02/2017 ALBANY MILK DISTRIBUTORS	Milk Deliveries	\$	36.60
EFT114799	23/02/2017 ALBANY LEGAL PTY LTD	Professional Services	\$	620.65
EFT114800	23/02/2017 ALBANY DOMESTIC SERVICES	Collection Of Animal Waste/Refill Animal Waste Bags	\$	350.00
EFT114801	23/02/2017 ALBANY FORD & CHRYSLER JEEP	Material Supply - Ford Ranger	\$	42,673.75
EFT114802	23/02/2017 ALINTA	Gas Supply Charge	\$	9.95
EFT114803	23/02/2017 AMITY PAINTING AND DECORATING	Painting Services	\$	3,432.00
EFT114804	23/02/2017 AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs And Maintenance	\$	1,989.90
EFT114805	23/02/2017 APPRENTICE & TRAINEESHIP COMPANY	Casual Staff/Apprentice Fees	\$	837.98
EFT114806	23/02/2017 ARDESS NURSERY	Material Supply - Native Seedlings	\$	150.00
EFT114807	23/02/2017 S ARMUGAM	Refund	\$	125.10
EFT114808	23/02/2017 ATC WORK SMART	Casual Staff/Apprentice Fees	\$	19,013.49
EFT114809	23/02/2017 AUSTRALIAN INSTITUTE OF MANAGEMENT EDUCATION &	Staff Training	\$	7,700.00
EFT114810	23/02/2017 BADGEMATE	Staff Name Badges	\$	87.89
EFT114811	23/02/2017 BENNETTS BATTERIES	Material Supply	\$	1,496.00
EFT114812	23/02/2017 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control Services	\$	6,063.46
EFT114813	23/02/2017 BERTOLA HIRE SERVICES ALBANY PTY LTD	Equipment Hire - Mini Excavator	\$	795.30
EFT114814	23/02/2017 J. BLACKWOOD & SON PTY LTD	Material Supply - Spray Bottles, Gloves And Coveralls	\$	478.61
EFT114815	23/02/2017 ALBANY BOBCAT SERVICES	Equipment Hire - Truck And Bobcat	\$	1,215.50
EFT114816	23/02/2017 COLIN BRINHAM FENCING & RETAINING WALLS	North Road Cricket Field - Fencing	\$	20,691.00
EFT114817	23/02/2017 BUNNINGS GROUP LIMITED	Material Supply - Hardware Supplies/Tools	\$	45.10
EFT114818	23/02/2017 CALTEX AUSTRALIA PETROLEUM PTY LTD	Litres Diesel Fuel For Depot	\$	11,331.33
EFT114819	23/02/2017 CAMLYN SPRINGS	Water Container Refills	\$	1,908.00
EFT114820	23/02/2017 J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Services/Repairs/Maintenance	\$	2,081.22
EFT114821	23/02/2017 THE CENTRE OF SUSTAINABLE TOURISM	Big Draw Festival Evaluation Costs	\$	500.00
EFT114822	23/02/2017 CENTIGRADE SERVICES	Electrical Services/Repairs/Maintenance	\$	627.00
EFT114823	23/02/2017 CLEANAWAY PTY LIMITED	Rubbish Removal Contract	\$	25.30
EFT114824	23/02/2017 CMM TECHNOLOGY	Calibration Of Breathalysers Units	\$	357.50
EFT114825	23/02/2017 COATES HIRE OPERATIONS PTY LIMITED	Equipment Hire - Australia Day	\$	74.92
EFT114826	23/02/2017 COLES SUPERMARKETS AUSTRALIA PTY LTD	Grocery Supplies	\$	99.19
EFT114827	23/02/2017 CONSTRUCTION EQUIPMENT AUSTRALIA	Material Supply	\$	144.47
EFT114828	23/02/2017 CREATIVE LANDSCAPES	Horticultural Services - Tree Planting At ALAC Car Park	\$	4,985.20
EFT114829	23/02/2017 CUBIC PROMOTE ZOOMSTIX	Stress Balls And Pedometers	\$	2,150.50
EFT114830	23/02/2017 D & K ENGINEERING	Services - Door Lock At Tip	\$	121.00
EFT114831	23/02/2017 DE JONGE MECHANICAL REPAIRS	Motor Vehicle Servicing	\$	296.00
EFT114832	23/02/2017 CGS QUALITY CLEANING	Cleaning Services	\$	453.75
EFT114833	23/02/2017 DE LAGE LANDEN PTY LIMITED	Monthly Rental Master Lease Agreement	\$	6,319.50
EFT114834	23/02/2017 LANDGATE - PROPERTY & VALUATIONS	Title Searches	\$	99.40
EFT114835	23/02/2017 DEPARTMENT OF PARKS AND WILDLIFE	Annual Local Park Passes	\$	990.00
EFT114836	23/02/2017 DEPARTMENT OF TRANSPORT	Vehicle Search Fees - January 2017	\$	102.30
EFT114837	23/02/2017 G & M DETERGENTS & HYGIENE SERVICES ALBANY	Cleaning Supplies	\$	2,643.05
EFT114838	23/02/2017 DISTINCTLY TRAVEL MANAGEMENT PTY LTD	Professional Services	\$	3,806.00
EFT114839	23/02/2017 CAROLYN DOWLING	Councillor Allowance And Sitting Fees 01/02/2017 - 28/02/2017	\$	2,909.50
EFT114840	23/02/2017 DYLANSON THE TERRACE	Catering - Multiple Events	\$	2,621.50
EFT114841	23/02/2017 ENVISION WARE PTY LTD	Firmware Upgrade	\$	71.50
EFT114842	23/02/2017 ENVIRO PIPES PTY LTD	Material Supply - Corrugated Pipe	\$	5,253.85
EFT114843	23/02/2017 EYERITE SIGNS - WP & KA WATSON FAMILY TRUST	Assorted Signage	\$	1,227.38

# REPORT ITEM CCCS 019 REFERS

EFT114844	23/02/2017 FELTERS IN THE GREAT SOUTHERN (FIGS)	The Story Of Wool Project - Vancouver Street Festival 2017	\$	300.00
EFT114845	23/02/2017 THE FIXUPPERY	Window Cleaning North Road January 2017	\$	1,091.50
EFT114846	23/02/2017 ALL TRUCK REPAIRS	Repairs And Maintenance - Water Pump And Water Fitting	\$	242.00
EFT114847	23/02/2017 FORPARK AUSTRALIA	Material Supply - Hang And Glide Buffer	\$	55.00
EFT114848	23/02/2017 FOXTEL MANAGEMENT PTY LTD	Subscription - Business Package 20/01-19/02	\$	420.00
EFT114849	23/02/2017 ISAAC GAFFNEY	Performance At Colour Dash 2017	\$	200.00
EFT114850	23/02/2017 GEOFF WALDECK	Performance - Opening Of Centennial Sports Clubrooms	\$	300.00
EFT114851	23/02/2017 SANDRA GILFILLAN	Consultancy Services - Nest Boxes On Melville Reserve	\$	402.50
EFT114852	23/02/2017 GOLD MX & FLY FM	Radio Advertising Australia Day 2017	\$	940.50
EFT114853	23/02/2017 ALISON GOODE	Councillor Allowance And Sitting Fees 01/02/2017 - 28/02/2017	\$	2,909.50
EFT114854	23/02/2017 ALBANY ASPHALT SERVICES	Asphalt Supplies	\$	2,775.00
EFT114855	23/02/2017 ALBANY GOSPEL TRUST	Rates Refund	\$	322.50
EFT114856	23/02/2017 MATTHEW GOULDTHORP	Community Leadership Grant	\$	500.00
EFT114857	23/02/2017 GREAT SOUTHERN GROUP TRAINING INC	Casual Staff/Apprentice Fees	\$	2,204.02
EFT114858	23/02/2017 GREEN SKILLS INCORPORATED	Parks Trail Maintenance	\$	4,167.33
EFT114859	23/02/2017 GREAT SOUTHERN PEST & WEED CONTROL/ALBANY PEST &	Removal And Treatment Of Feral Bees On Verge/Walkway	\$	110.00
EFT114860	23/02/2017 SOUTHERN SHARPENING SERVICES	Security Services - Installation Of Replacement Back Up Batteries	\$	1,995.50
EFT114861	23/02/2017 GSP WORKFORCE	Gardening Services - Lotteries House	\$	235.51
EFT114862	23/02/2017 GREAT SOUTHERN SUPPLIES	Cleaning Supplies	\$	1,254.86
EFT114863	23/02/2017 GHD PTY LTD	Preparation Of Industrial Land Strategy - P16013	\$	2,200.00
EFT114864	23/02/2017 GEORGE WESTON FOODS LTD	Rates Refund	\$	434.33
EFT114865	23/02/2017 HAEFELI-LYSNAR	Software Maintenance Trimble Business Centre	\$	181.50
EFT114866	23/02/2017 RAY HAMMOND	Councillor Allowance And Sitting Fees 01/02/2017 - 28/02/2017	\$	2,909.50
EFT114867	23/02/2017 PROTECTOR FIRE SERVICES PTY LTD	Fire Equipment Maintenance	\$	22.00
EFT114868	23/02/2017 HB DISPLAYS	Comment Boxes For Community Engagement	\$	220.79
EFT114869	23/02/2017 BILL HOLLINGWORTH	Councillor Allowance And Sitting Fees 01/02/2017 - 28/02/2017	\$	2,909.50
EFT114870	23/02/2017 HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD	Landscaping Materials CPSP	\$	457.60
EFT114871	23/02/2017 RATTEN AND SLATER MACHINERY	Material Supply - Oil Filter And Axle	\$	179.22
EFT114872	23/02/2017 H AND H ARCHITECTS	Albany Tourism And Information Hub - Design Services	\$	14,162.50
EFT114873	23/02/2017 QUBE LOGISTICS (WA2) PTY LTD	Freight Charges	\$	317.02
EFT114874	23/02/2017 INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA -	Corporate Membership Subscription 2017	\$	990.00
EFT114875	23/02/2017 IPAR REHABILITATION PTY LTD	Workplace Assessment & Report	\$	1,150.00
EFT114876	23/02/2017 JACK THE CHIPPER	Equipment Hire	\$	275.00
EFT114877	23/02/2017 JOHN KINNEAR AND ASSOCIATES	Professional Services - Constructed Survey For CPSP	\$	18,365.42
EFT114878	23/02/2017 KESTON TECHNOLOGIES PTY LTD	Professional Services - Business Case	\$	3,866.50
EFT114879	23/02/2017 KLB SYSTEMS	Material Supply - Electronic Biometric Fingerprint Reader	\$	462.00
EFT114880	23/02/2017 THE LAKE HOUSE DENMARK	Forts Store Merchandise	\$	609.00
EFT114881	23/02/2017 LATRO LAWYERS	Professional Fees	\$	8,319.20
EFT114882	23/02/2017 LIBBY SHEPPARD DESIGN	Visitors Centre Merchandise	\$	332.86
EFT114883	23/02/2017 CARLA GENEVE (LOCUST)	Performance At Colour Dash 2017	\$	300.00
EFT114884	23/02/2017 M2 TECHNOLOGY PTY LTD	M2 Custom On Hold Program - Biannual Invoice - North Road Location	\$	754.01
EFT114885	23/02/2017 P MARTIN	Staff Reimbursement	\$	1,395.00
EFT114886	23/02/2017 A MCEWAN	Staff Reimbursement	\$	689.83
EFT114887	23/02/2017 JAMES MCLEAN - SCULPTURAL TIMBER CREATIONS	Log Trail Play Equipment	\$	4,091.72
EFT114888	23/02/2017 MERRIFIELD REAL ESTATE	Storage Unit Rental	\$	200.00
EFT114889	23/02/2017 MICROCHIPS AUSTRALIA	Material Supply - Trovan Microchips	\$	1,400.00
EFT114890	23/02/2017 ANTHONY MOIR	Councillor Allowance And Sitting Fees 01/02/2017 - 28/02/2017	\$	2,909.50
EFT114891	23/02/2017 MULE CREATIVE	Design Services	\$	1,540.00
EFT114892	23/02/2017 NEC IT SOLUTIONS AUSTRALIA PTY LTD	EHS Cables For Plantronics Headsets	\$	3,432.00
EFT114893	23/02/2017 NIKANA CONTRACTING PTY LTD	Waste Collection Services	\$	2,343.00
EFT114894	23/02/2017 NLC PTY LTD	Novated Lease And Associated Costs	\$	1,351.30
EFT114895	23/02/2017 OCS SERVICES PTY LTD	Cleaning Services - Beach Wheel Chairs	\$	39.63
EFT114896	23/02/2017 OFFICEWORKS SUPERSTORES PTY LTD	Stationery Supplies	\$	311.60
EFT114897	23/02/2017 OKEEFE'S PAINTS	Road Marking Paint Supplies	\$	2,003.60

# REPORT ITEM CCCS 019 REFERS

EFT114898	23/02/2017 IXOM	Material Supply - Chlorine	\$	348.50
EFT114899	23/02/2017 ORIGIN ENERGY	Gas Charges	\$	4,174.10
EFT114900	23/02/2017 PATHWAYS PEOPLE DEVELOPMENT PTY LTD	Leadership Development Program	\$	2,943.75
EFT114901	23/02/2017 AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LIMITED	Events - Background Music Subscription Qtr. 1 2017	\$	168.53
EFT114902	23/02/2017 PERTH SAFETY PRODUCTS PTY LTD	Signage - Give Way Signs	\$	774.40
EFT114903	23/02/2017 PFD FOOD SERVICES PTY LTD	Catering Supplies	\$	28.25
EFT114904	23/02/2017 V POPE	Rates Refund	\$	689.26
EFT114905	23/02/2017 PPCA	Licence Fee For Public Performance - 01/03/17-31/05/17	\$	629.28
EFT114906	23/02/2017 JANELLE PRICE	Councillor Allowance And Sitting Fees 01/02/2017 - 28/02/2017	\$	2,909.50
EFT114907	23/02/2017 PUBLIC LIBRARIES AUSTRALIA LTD	PLA E-Connect February Subscription	\$	209.55
EFT114908	23/02/2017 QUALITY PUBLISHING AUSTRALIA	Visitors Centre Merchandise	\$	456.64
EFT114909	23/02/2017 J QUARTERMAINE	Refund	\$	159.37
EFT114910	23/02/2017 RECONNECT HEALTH AND WELLBEING	Professional Services - EAP	\$	165.00
EFT114911	23/02/2017 RED MOLLY MOVIES	Australia Day Movie Screening	\$	2,500.00
EFT114912	23/02/2017 ROAD 'N' FIELD SPANNERS	Supply And Fit New Heater Core, De-Gas & Re-Gas Air-Conditioning System	\$	823.00
EFT114913	23/02/2017 HAZEL ROOME - SOUTH COAST COUNSELLING SERVICES	EAP Counselling Services	\$	250.00
EFT114914	23/02/2017 THE ROYAL LIFE SAVING SOCIETY WA INC	Material Supply - Watch Around Water Resources	\$	731.50
EFT114915	23/02/2017 BG, E AND KE RUSS	Equipment Hire	\$	4,752.00
EFT114916	23/02/2017 SERVICE EQ	Staff Training	\$	143.00
EFT114917	23/02/2017 JOHN SHANHUN	Councillor Allowance And Sitting Fees 01/02/2017 - 28/02/2017	\$	2,909.50
EFT114918	23/02/2017 SHILLER IMAGES	Forts Store Merchandise	\$	1,520.27
EFT114919	23/02/2017 L SHORT	Staff Reimbursement	\$	115.20
EFT114920	23/02/2017 SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	\$	3,774.60
EFT114921	23/02/2017 SKIPPER TRANSPORT PARTS	Material Supply	\$	150.00
EFT114922	23/02/2017 SMITHS ALUMINIUM AND 4WD CENTRE	Material Supply	\$	36.00
EFT114923	23/02/2017 SANDIE SMITH	Councillor Allowance And Sitting Fees 01/02/2017 - 28/02/2017	\$	2,909.50
EFT114924	23/02/2017 SOIL SOLUTIONS PTY LTD	Bulk Green Waste	\$	25,509.36
EFT114925	23/02/2017 SOUTHERN TOOL AND FASTENER CO	Material Supply	\$	28.75
EFT114926	23/02/2017 SOUTH COAST DIVING SUPPLIES	Cleaning Services - Emu Point Swim Jetty	\$	1,485.00
EFT114927	23/02/2017 SOUTH COAST ENVIRONMENTAL	Environmental Services - Weed Control	\$	1,512.00
EFT114928	23/02/2017 SOUTHERN CROSS AUSTEREO PTY LTD	Advertising	\$	1,675.30
EFT114929	23/02/2017 DEPARTMENT OF THE PREMIER & CABINET - STATE LAW	Gazettal Of Local Planning Scheme Amendment No 1	\$	1,170.80
EFT114930	23/02/2017 STEWART AND HEATON CLOTHING PTY LTD	Volunteer Bush Fire Brigade Uniforms	\$	3,038.04
EFT114931	23/02/2017 GREGORY BRIAN STOCKS	Deputy Mayoral Allowances And Sitting Fee 01/02/2017 - 28/02/2017	\$	4,760.83
EFT114932	23/02/2017 ALBANY LOCK SERVICE	PCYC Power Box Change Out	\$	766.60
EFT114933	23/02/2017 ROBERT SUTTON	Councillor Allowance And Sitting Fees 01/02/2017 - 28/02/2017	\$	2,909.50
EFT114934	23/02/2017 SYNERGY	Electricity Charges	\$	28,091.10
EFT114935	23/02/2017 T & C SUPPLIES	Hardware Supplies/Tools	\$	370.76
EFT114936	23/02/2017 TALIS CONSULTANTS PTY LTD	Regional Strategic Waste Disposal Business Modelling	\$	13,282.50
EFT114937	23/02/2017 PAUL TERRY	Councillor Allowance And Sitting Fees 01/02/2017 - 28/02/2017	\$	2,909.50
EFT114938	23/02/2017 THINKWATER ALBANY	Removal, Fix And Reinstall Of Leachate Pump	\$	2,719.50
EFT114939	23/02/2017 THURLBY HERB FARM	Forts Store Purchases	\$	569.57
EFT114940	23/02/2017 TRAILBLAZERS	Staff Uniforms	\$	828.00
EFT114941	23/02/2017 ALBANY TYREPOWER	Tyre Repairs & Maintenance	\$	85.00
EFT114942	23/02/2017 UMBRELLA ENTERTAINMENT PTY LTD	Forts Store Merchandise	\$	439.10
EFT114943	23/02/2017 VICTOR WEBB	Equipment Hire - Australia Day	\$	530.00
EFT114944	23/02/2017 ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	\$	544.28
EFT114945	23/02/2017 R WEGNER	Refund	\$	150.00
EFT114946	23/02/2017 DENNIS WELLINGTON	Mayoral Allowances And Sitting Fee 01/02/2017 - 28/02/2017	\$	11,621.66
EFT114947	23/02/2017 WESTERBERG PANEL BEATERS	Car Removal - South Coast Hwy And Mueller St	\$	95.00
EFT114948	23/02/2017 WESTSHRED DOCUMENT DISPOSAL	Document Disposal	\$	326.70
EFT114949	23/02/2017 NICOLETTE MULCAHY	Councillor Allowance And Sitting Fees 01/02/2017 - 28/02/2017	\$	2,909.50
EFT114950	23/02/2017 WORLD MANAGER PTY LTD	Subscription - March 2017 Communications And Training	\$	2,640.00
EFT114951	23/02/2017 ZENITH LAUNDRY	Laundry Services/Hire	\$	168.35

# REPORT ITEM CCCS 019 REFERS

EFT114952	24/02/2017 SMITH CONSTRUCTIONS BUNBURY	Centennial Park Sporting Precinct, Eastern Precinct Football Stadium Construction Progress	\$ 1,010,412.59
EFT114953	02/03/2017 ABA SECURITY	Security Services - Lock At Customer Service Door	\$ 176.00
EFT114954	02/03/2017 ACORN TREES AND STUMPS	Slashing Weeds Various Locations	\$ 2,871.00
EFT114955	02/03/2017 AD CONTRACTORS PTY LTD	Material Supply - Top Soil C16015	\$ 8,786.83
EFT114956	02/03/2017 ADVERTISER PRINT	Printing Services	\$ 2,386.00
EFT114957	02/03/2017 AERODROME MANAGEMENT SERVICES PTY LTD	Annual Technical Electrical Inspection	\$ 5,885.00
EFT114958	02/03/2017 OPTeon (ALBANY AND GREAT SOUTHERN WA)	Rental Valuations	\$ 720.00
EFT114959	02/03/2017 ALBANY SWEEP CLEAN	Sweep Airport Carparks, Entrance And Access Roads	\$ 478.00
EFT114960	02/03/2017 ALBANY OFFICE NATIONAL	Forts Store Merchandise	\$ 138.90
EFT114961	02/03/2017 ALBANY INDOOR PLANT HIRE	Indoor Plant Hire	\$ 1,142.02
EFT114962	02/03/2017 ALBANY CHAMBER OF COMMERCE AND INDUSTRY	2017 Annual Membership	\$ 345.00
EFT114963	02/03/2017 ALBANY GAS CENTRE PTY LTD	Call Out To ALAC - Attend Site And Check Boiler	\$ 110.00
EFT114964	02/03/2017 TRICOAST CIVIL	C16023 - Mueller Street Reconstruction From Howson Street To Hanrahan Road	\$ 68,965.19
EFT114965	02/03/2017 ALBANY MARITIME FOUNDATION	Support For 2017 Festival Of The Sea	\$ 400.00
EFT114966	02/03/2017 ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	\$ 2,048.83
EFT114967	02/03/2017 ALBANY CENTRAL CABINETS PTY LTD	Day Care Centre - Repairs/Maintenance	\$ 378.40
EFT114968	02/03/2017 ALBANY DOMESTIC SERVICES	Collection Of Animal Waste/Refill Animal Waste Bags	\$ 175.00
EFT114969	02/03/2017 CICERO MANAGEMENT PTY LTD - ALEX HOTEL	Staff Accommodation - Training	\$ 209.00
EFT114970	02/03/2017 AMITY PAINTING AND DECORATING	Painting Services	\$ 9,933.00
EFT114971	02/03/2017 AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs & Maintenance	\$ 5,815.10
EFT114972	02/03/2017 PAPERBARK MERCHANTS	Newspapers/Books/Magazines/Stationery	\$ 1,338.04
EFT114973	02/03/2017 ATC WORK SMART	Casual Staff/Apprentice Fees	\$ 24,059.69
EFT114974	02/03/2017 AUSTRALIAN FINE JEWELLERY PTY LTD	Forts Store Merchandise	\$ 234.23
EFT114975	02/03/2017 BADGEMATE	Name Badges For Staff	\$ 68.64
EFT114976	02/03/2017 KAREN LOUISE BARNETT	Community Leadership Grant 2016/2017	\$ 500.00
EFT114977	02/03/2017 BATTERY WORLD	Battery Supplies	\$ 65.00
EFT114978	02/03/2017 L BAXTER	Rates Refund	\$ 832.78
EFT114979	02/03/2017 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control Services	\$ 16,050.66
EFT114980	02/03/2017 BIG SKY PUBLISHING	Forts Store Merchandise	\$ 786.20
EFT114981	02/03/2017 BLACK AND WHITE CONCRETING	CPSP - Seating Areas	\$ 33,180.00
EFT114982	02/03/2017 J. BLACKWOOD & SON PTY LTD	Material Supply - Ramp Cushion & Notrax - AHP & Supply of Cement	\$ 3,505.96
EFT114983	02/03/2017 ALBANY BOBCAT SERVICES	Equipment Hire	\$ 3,880.26
EFT114984	02/03/2017 BOBS BIKES	Material Supply - Helmets And Locks	\$ 220.00
EFT114985	02/03/2017 BP BIRD PLUMBING & GAS	Servicing Of Oil Separator - Depot	\$ 105.50
EFT114986	02/03/2017 BRANDNET PTY LTD T/AS MILITARY SHOP	Forts Store Merchandise	\$ 2,814.84
EFT114987	02/03/2017 BRIDGESTONE AUSTRALIA LTD	Tyre Purchases/Repairs/Maintenance	\$ 580.80
EFT114988	02/03/2017 CONSTRUCTION TRAINING FUND	BCITF Levy Collected - February 2017 Less Collection Commissions	\$ 21,929.58
EFT114989	02/03/2017 BUILDING COMMISSION	BSL Levy Collected - February 2017 Less Collection Commissions	\$ 20,436.68
EFT114990	02/03/2017 BUNNINGS GROUP LIMITED	Hardware Supplies/Tools	\$ 137.70
EFT114991	02/03/2017 BUSY BLUE BUS	Coach Hire	\$ 300.00
EFT114992	02/03/2017 CALTEX AUSTRALIA PETROLEUM PTY LTD	Diesel Fuel For Depot	\$ 12,720.29
EFT114993	02/03/2017 J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Testing & Tagging	\$ 4,589.62
EFT114994	02/03/2017 CENTIGRADE SERVICES	Supply And Installation Of New Filters	\$ 867.68
EFT114995	02/03/2017 SUE CODEE (THIS PAPER CUT LIFE)	Forts Store Merchandise	\$ 62.40
EFT114996	02/03/2017 COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	\$ 156.79
EFT114997	02/03/2017 COLOURFEST	Material Supply - Australian Stories DVD	\$ 295.00
EFT114998	02/03/2017 COMMON GROUND TRAILS PTY LTD	Detailed Design Alignment Flagging Of The Albany Heritage Park Trails Concept Plan	\$ 3,795.00
EFT114999	02/03/2017 CONSTRUCTION EQUIPMENT AUSTRALIA	Material Supplies - Belts And Filter	\$ 366.20
EFT115000	02/03/2017 COURIER AUSTRALIA	Freight Charges	\$ 158.80
EFT115001	02/03/2017 ALBANY SIGNS	Pull Up Banners For Engagement	\$ 1,661.00
EFT115002	02/03/2017 A COUSINS	Staff Reimbursement	\$ 64.99
EFT115003	02/03/2017 LESTER COYNE	Welcome To Country - CPSP Opening	\$ 300.00
EFT115004	02/03/2017 HOLCIM (AUSTRALIA) PTY LTD	Supply M3 Of 25X14 Concrete	\$ 1,928.52
EFT115005	02/03/2017 AL CURNOW HYDRAULICS	Repairs To Truck Hydraulics	\$ 1,089.25



# REPORT ITEM CCCS 019 REFERS

EFT115006	02/03/2017 CUTTING EDGES PTY LTD	Material Supply - Grader Blades	\$	1,313.84
EFT115007	02/03/2017 D & K ENGINEERING	Slasher Repairs - Skids, Discs Repair And Weld Light Bracket	\$	2,766.28
EFT115008	02/03/2017 DAVRIC AUSTRALIA	Forts Store Merchandise	\$	627.22
EFT115009	02/03/2017 DE JONGE MECHANICAL REPAIRS	Vehicle Repairs And Maintenance	\$	488.00
EFT115010	02/03/2017 CGS QUALITY CLEANING	Public Infrastructure Cleaning For Month Of December 2016 (C14036)	\$	40,709.60
EFT115011	02/03/2017 G DENBOER	Rates Refund	\$	1,008.05
EFT115012	02/03/2017 M DOHERTY	Staff Reimbursement	\$	61.29
EFT115013	02/03/2017 DYLANSON THE TERRACE	Catering - Multiple Events	\$	2,459.50
EFT115014	02/03/2017 ECOTECH PTY LTD	Emu Point Anemometer - Service Met Repair	\$	2,652.76
EFT115015	02/03/2017 ELITE POOL COVERS	Material Supply - Pool Cover Machine	\$	9,900.00
EFT115016	02/03/2017 ALBANY ENGINEERING COMPANY	Plant Parts	\$	132.55
EFT115017	02/03/2017 DEPARTMENT OF FIRE AND EMERGENCY SERVICES	ESL Quarter 3 - Option B Agreement	\$	794,178.05
EFT115018	02/03/2017 THE FIXUPPERY	Cleaning Services	\$	648.00
EFT115019	02/03/2017 ALL TRUCK REPAIRS	Repairs And Maintenance - Wheel Stub And Hub	\$	414.83
EFT115020	02/03/2017 FLIPS ELECTRICS	Reticulation Repairs/Maintenance	\$	1,991.00
EFT115021	02/03/2017 J FRANCIS	Refund	\$	3.00
EFT115022	02/03/2017 FRONTLINE FIRE & RESCUE EQUIPMENT	Sticker - BFB Helmet Logos	\$	316.80
EFT115023	02/03/2017 GALLERY WORKS	Forts Store Merchandise	\$	750.00
EFT115024	02/03/2017 GLOBAL MARINE ENCLOSURES PTY LTD	Middleton Beach Aquarius Barrier Monthly Monitoring - January/February 2017	\$	5,500.00
EFT115025	02/03/2017 ALBANY ASPHALT SERVICES	Prepare Site And Install Coloured Barrier Kerbing	\$	1,360.00
EFT115026	02/03/2017 ALBANY PEST & WEED CONTROL	Pest & Weed Controls	\$	172.70
EFT115027	02/03/2017 SOUTHERN SHARPENING SERVICES	Fire Alarm Repairs & Maintenance	\$	320.00
EFT115028	02/03/2017 GSP WORKFORCE	Casual Staff	\$	40.00
EFT115029	02/03/2017 GREAT SOUTHERN SUPPLIES	Protective Workwear	\$	2,551.07
EFT115030	02/03/2017 GSM AUTO ELECTRICAL	Material Supply - Alarm	\$	67.05
EFT115031	02/03/2017 GHD PTY LTD	Preparation Of Industrial Land Strategy - P16013	\$	4,686.00
EFT115032	02/03/2017 GWN GREAT SOUTHERN (PRIME MEDIA GROUP LTD)	Swim School Advertising	\$	2,527.80
EFT115033	02/03/2017 YOGASUN STUDIO - HELEN LEEDER-CARLSON	Services Rendered - Art Classes	\$	480.00
EFT115034	02/03/2017 HOBBS SMITH AND HOLMES PTY LTD	Q16030 - UWA Verandah Reconstruction/Documentation	\$	3,960.00
EFT115035	02/03/2017 K HOUDERRANI	Staff Reimbursement	\$	57.00
EFT115036	02/03/2017 HHG LEGAL GROUP	Professional Services	\$	3,557.40
EFT115037	02/03/2017 QUBE LOGISTICS (WA2) PTY LTD	Chlorine Supplies/Fuel Levy	\$	2,580.61
EFT115038	02/03/2017 INTERACTCARD PTY LTD	Printing Services	\$	1,046.10
EFT115039	02/03/2017 JACK THE CHIPPER	Equipment Hire	\$	2,131.25
EFT115040	02/03/2017 JOHN KINNEAR AND ASSOCIATES	Professional Services - Feature Survey	\$	13,997.50
EFT115041	02/03/2017 KESTON TECHNOLOGIES PTY LTD	Professional Services - Scoping Study	\$	6,325.00
EFT115042	02/03/2017 KOFFEE BOOST	Catering - Trails Demonstration	\$	200.00
EFT115043	02/03/2017 LATRO LAWYERS	Professional Services -	\$	1,052.70
EFT115044	02/03/2017 LIFEWEAR AUSTRALIA	Forts Store Merchandise	\$	1,473.56
EFT115045	02/03/2017 CALTEX ENERGY WA	200 Litre Drums Of Kerosene	\$	1,148.00
EFT115046	02/03/2017 D LITTLE	Staff Reimbursement	\$	71.70
EFT115047	02/03/2017 LOCKEEZ LUNCHBAR	Catering - ALPS Review	\$	144.00
EFT115048	02/03/2017 M2 TECHNOLOGY PTY LTD	On Hold Voice Agreement Quarterly Subscription	\$	402.60
EFT115049	02/03/2017 S MACIEJEWSKI	Staff Reimbursement	\$	58.50
EFT115050	02/03/2017 MAP CREATIVE	Visitors Centre Merchandise	\$	519.20
EFT115051	02/03/2017 MARSHALL MOWERS	Material Supply - Speed Feed Cover	\$	16.70
EFT115052	02/03/2017 A MCEWAN	Staff Reimbursement	\$	343.44
EFT115053	02/03/2017 S METTAM	Staff Reimbursement	\$	94.40
EFT115054	02/03/2017 MIDALIA STEEL PTY LTD	Fence Panel Clips	\$	24.20
EFT115055	02/03/2017 DIANA MILLER	Forts Store Merchandise	\$	60.00
EFT115056	02/03/2017 MODERN MOTOR TRIMMERS	Materials Supplies - Repairs To Truck Seat	\$	145.30
EFT115057	02/03/2017 R MONCK	Staff Reimbursement	\$	768.80
EFT115058	02/03/2017 NURRUNGA COMMUNICATIONS	Two Way Radio Repairs/Maintenance	\$	119.48
EFT115059	02/03/2017 MR HOLDING T/AS NATURAL LEARNING	Staff Training - Meaningful Documentation And Programming	\$	340.00

# REPORT ITEM CCCS 019 REFERS

EFT115060	02/03/2017 NORMAN DISNEY AND YOUNG	ALAC Lap Pool HVAC Upgrade - Superintendent Services	\$	695.75
EFT115061	02/03/2017 ALBANY NEWS DELIVERY	News Paper Deliveries	\$	25.04
EFT115062	02/03/2017 ALBANY COMMUNITY PHARMACY	First Aid Supplies	\$	245.22
EFT115063	02/03/2017 OCS SERVICES PTY LTD	Cleaning Services	\$	1,553.87
EFT115064	02/03/2017 OFFICE OF EMERGENCY MANAGEMENT	Return of Unspent Grant Funds	\$	1,481.70
EFT115065	02/03/2017 OKEEFE'S PAINTS	Paint/Painting Supplies	\$	45.72
EFT115066	02/03/2017 ORIGIN ENERGY	Bulk Gas Supplies	\$	4,685.50
EFT115067	02/03/2017 PERTH SAFETY PRODUCTS PTY LTD	Assorted Signage	\$	4,197.60
EFT115068	02/03/2017 FULTON HOGAN INDUSTRIES	P16022 - CPSP Stadium Carpark Sealing	\$	19,344.70
EFT115069	02/03/2017 REPLICAS MEDALS & RIBBONS PTY LTD	Forts Store Merchandise	\$	1,012.88
EFT115070	02/03/2017 ROAD SPECIALIST AUSTRALIA PTY LTD	Flocon Hose Reel	\$	1,639.00
EFT115071	02/03/2017 ROAD 'N' FIELD SPANNERS	Vehicle Repairs/Maintenance	\$	435.10
EFT115072	02/03/2017 THE ROYAL LIFE SAVING SOCIETY WA INC	January 2017 Call Centre Charges	\$	426.31
EFT115073	02/03/2017 SEEK LIMITED	Advertising	\$	355.30
EFT115074	02/03/2017 ROSEMARY MARION SINGER	Refund	\$	33.00
EFT115075	02/03/2017 SOIL SOLUTIONS PTY LTD	Material Supply - Aggregate Supplies	\$	2,355.42
EFT115076	02/03/2017 SOUTHERN TOOL AND FASTENER CO	Material Supply - Generator	\$	2,353.00
EFT115077	02/03/2017 SOUTH COAST ENVIRONMENTAL	Manual And Chemical Weed Control In Revegetation Area	\$	1,940.00
EFT115078	02/03/2017 SOUTHERN MODEL SUPPLIES	Forts Store Merchandise	\$	332.52
EFT115079	02/03/2017 SOUTHERN CROSS AUSTERO PTY LTD	Australia Day Advertising	\$	988.90
EFT115080	02/03/2017 STAR SALES AND SERVICE	Material Supply - Brushcutter Head	\$	15.00
EFT115081	02/03/2017 STEWART AND HEATON CLOTHING PTY LTD	Volunteer Bush Fire Brigade Uniforms	\$	444.65
EFT115082	02/03/2017 STIRLING FREIGHT EXPRESS	Freight Charges	\$	114.17
EFT115083	02/03/2017 SUSAN NOAKES	Refund	\$	3.00
EFT115084	02/03/2017 ALBANY LOCK SERVICE	Correct Fault And Install Of Bilock Key	\$	1,294.45
EFT115085	02/03/2017 SYNERGY	Electricity Supplies	\$	35,474.80
EFT115086	02/03/2017 T & C SUPPLIES	Hardware Supplies/Tools	\$	742.73
EFT115087	02/03/2017 THINKWATER ALBANY	Irrigation Supplies	\$	102.39
EFT115088	02/03/2017 TRAILBLAZERS	Staff PPE - Safety Boots	\$	163.50
EFT115089	02/03/2017 TRISLEY'S HYDRAULICS SERVICES	Quarterly Pool Plant Room Preventative Maintenance	\$	9,403.35
EFT115090	02/03/2017 TROJAN CLEAN ENERGY - TROY IDLE	Solar Inspection Report, Service And Clean	\$	748.00
EFT115091	02/03/2017 TRUCKLINE	Material Supply - Vehicle Parts	\$	98.96
EFT115092	02/03/2017 ALBANY TYREPOWER	Tyre Repairs/Maintenance/Purchases	\$	85.00
EFT115093	02/03/2017 UNITED BOOK DISTRIBUTORS	Forts Store Merchandise	\$	217.64
EFT115094	02/03/2017 IT VISION AUSTRALIA PTY LTD	Software Integration Maintenance	\$	5,500.00
EFT115095	02/03/2017 ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	\$	3,934.04
EFT115096	02/03/2017 WESTERBERG PANEL BEATERS	Insurance Excess	\$	300.00
EFT115097	02/03/2017 WALGA	Councillor Training	\$	85.00
EFT115098	02/03/2017 ZENITH LAUNDRY	Laundry Services/Hire	\$	52.08
EFT115099	02/03/2017 ZIPFORM	Printing Services	\$	6,382.34
DD24628.1	28/02/2017 WA SUPER	Payroll Deductions	\$	80,796.70
DD24628.2	28/02/2017 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation Contributions	\$	480.77
DD24628.3	28/02/2017 ABUNDANT SPERANNUATION FUND	Superannuation Contributions	\$	431.68
DD24628.4	28/02/2017 ASGARD	Superannuation Contributions	\$	1,267.35
DD24628.5	28/02/2017 LOCAL GOVERNMENT SUPER	Superannuation Contributions	\$	528.37
DD24628.6	28/02/2017 DESMO SUPERANNUATION FUND	Superannuation Contributions	\$	579.69
DD24628.7	28/02/2017 CBUS	Superannuation Contributions	\$	685.95
DD24628.8	28/02/2017 AMP SUPERANNUATION SAVINGS	Superannuation Contributions	\$	1,577.92
DD24628.9	28/02/2017 HOSTPLUS PTY LTD	Superannuation Contributions	\$	542.10
DD24628.10	28/02/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	352.72
DD24628.11	28/02/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	149.48
DD24628.12	28/02/2017 REST SUPERANNUATION	Payroll Deductions	\$	2,189.92
DD24628.13	28/02/2017 TAL SUPERANNUATION LIMITED	Superannuation Contributions	\$	211.48
DD24628.14	28/02/2017 WEALTH PERSONAL SUPER AND PERSONAL PENSION	Superannuation Contributions	\$	158.44

DD24628.15	28/02/2017 WEALTH PERSONAL SUPER AND PERSONAL PENSION	Superannuation Contributions	\$	100.07
DD24628.16	28/02/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	305.16
DD24628.17	28/02/2017 NATIONAL MUTUAL RETIREMENT FUND	Superannuation Contributions	\$	123.99
DD24628.18	28/02/2017 PRIME SUPER	Superannuation Contributions	\$	876.13
DD24628.19	28/02/2017 MLC MASTERKEY BUSINESS SUPER	Superannuation Contributions	\$	743.44
DD24628.20	28/02/2017 SUPERWRAP PERSONAL SUPER PLAN	Superannuation Contributions	\$	409.98
DD24628.21	28/02/2017 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation Contributions	\$	587.14
DD24628.22	28/02/2017 OAK TREE SUPERANNUATION FUND	Superannuation Contributions	\$	216.18
DD24628.23	28/02/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	135.96
DD24628.24	28/02/2017 FIRST SUPER	Superannuation Contributions	\$	190.69
DD24628.25	28/02/2017 CARE SUPER PTY LTD	Superannuation Contributions	\$	381.23
DD24628.26	28/02/2017 FIRST STATE SUPER	Superannuation Contributions	\$	627.57
DD24628.27	28/02/2017 SPECTRUM SUPER	Superannuation Contributions	\$	310.17
DD24628.28	28/02/2017 AUSTRALIAN SUPER	Payroll Deductions	\$	6,920.99
DD24628.29	28/02/2017 SUPERWRAP PERSONAL SUPER PLAN	Superannuation Contributions	\$	241.91
DD24628.30	28/02/2017 NORTH PERSONAL SUPERANNUATION & PENSION FUND	Superannuation Contributions	\$	202.36
DD24628.31	28/02/2017 AJW SUPERANNUATION FUND	Superannuation Contributions	\$	244.50
DD24628.32	28/02/2017 AUSTRALIAN CATHOLIC SUPERANNUATION	Superannuation Contributions	\$	100.51
DD24628.33	28/02/2017 SUNSUPER SUPERANNUATION	Superannuation Contributions	\$	529.52
DD24628.34	28/02/2017 MTA SUPERANNUATION FUND	Superannuation Contributions	\$	407.92
DD24628.35	28/02/2017 IOOF EMPLOYEE SUPER	Superannuation Contributions	\$	257.88
DD24628.36	28/02/2017 RUSSELL SUPERSOLUTION MASTER TRUST	Superannuation Contributions	\$	195.92
DD24628.37	28/02/2017 ASGARD	Superannuation Contributions	\$	99.20
DD24628.38	28/02/2017 AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation Contributions	\$	220.35
DD24628.39	28/02/2017 ONEPATH MASTERFUND	Superannuation Contributions	\$	233.85
DD24628.40	28/02/2017 MLC MASTERKEY SUPERANNUATION	Superannuation Contributions	\$	495.29
DD24628.41	28/02/2017 COMMONWALTH ESSENTIAL SUPER	Superannuation Contributions	\$	57.95
DD24628.42	28/02/2017 UNI SUPER	Superannuation Contributions	\$	161.06
DD24628.43	28/02/2017 THE UNIVERSAL SUPER SCHEME	Superannuation Contributions	\$	194.58
DD24628.44	28/02/2017 AMP RETIREMENT TRUST	Superannuation Contributions	\$	260.12
DD24628.45	28/02/2017 AMP SUPERANNUATION SAVINGS	Superannuation Contributions	\$	54.55
DD24628.46	28/02/2017 MACAULAY SUPER FUND	Superannuation Contributions	\$	220.90
DD24628.47	28/02/2017 IOOF GLOBAL ONE	Superannuation Contributions	\$	95.53
DD24628.48	28/02/2017 ANZ SMART CHOICE SUPER	Superannuation Contributions	\$	216.18
DD24628.49	28/02/2017 FUTURE SUPER	Superannuation Contributions	\$	124.31
DD24628.50	28/02/2017 COLONIAL SUPER RETIREMENT FUND	Superannuation Contributions	\$	185.31
DD24628.51	28/02/2017 BT SUPER	Superannuation Contributions	\$	214.96
DD24628.52	28/02/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	197.13
DD24628.53	28/02/2017 MACQUARIE SUPER CONSOLIDATOR	Superannuation Contributions	\$	181.23
DD24628.54	28/02/2017 BT SUPER FOR LIFE	Superannuation Contributions	\$	281.47
DD24628.55	28/02/2017 MASON SUPERANNUATION FUND	Superannuation Contributions	\$	133.25
DD24628.56	28/02/2017 IOOF INVESTMENT MANAGEMENT LTD	Superannuation Contributions	\$	187.68
DD24628.57	28/02/2017 NORTH	Superannuation Contributions	\$	74.44
DD24628.58	28/02/2017 AMP SUPERANNUATION SAVINGS	Superannuation Contributions	\$	758.82
DD24628.59	28/02/2017 HESTA SUPER FUND	Superannuation Contributions	\$	853.21
DD24628.60	28/02/2017 KEZ AND JOHN MITCHELL SUPERANNUATION FUND	Superannuation Contributions	\$	273.83
DD24628.61	28/02/2017 WEALTH PERSONAL SUPER AND PERSONAL PENSION	Payroll Deductions	\$	224.85
EFT115100	09/03/2017 ABA SECURITY	Security Services/Works	\$	1,033.92
EFT115101	09/03/2017 AD CONTRACTORS PTY LTD	Material Supply - Turf Sand	\$	43,020.66
EFT115102	09/03/2017 AUSTRALIAN INSTITUTE OF COMPANY DIRECTORS	Business Leaders Lunch	\$	880.00
EFT115103	09/03/2017 ALBANY TOYOTA	Vehicle Repairs/Parts/Maintenance	\$	64.85
EFT115104	09/03/2017 ALBANY INDUSTRIAL SERVICES PTY LTD	Material Supply - Screened Top Soil	\$	1,188.00
EFT115105	09/03/2017 ALBANY SOIL AND CONCRETE TESTING	Soil Testing - Proposed Site Development	\$	1,720.40
EFT115106	09/03/2017 ALBANY COMMUNITY HOSPICE	Payroll Deductions	\$	64.00

# REPORT ITEM CCCS 019 REFERS

EFT115107	09/03/2017	ALBANY ATHLETICS GROUP INCORPORATED	Reimbursement Of Power Charges	\$	135.75
EFT115108	09/03/2017	ALBANY STOCK FEEDS AND OAKDALE FARM	Material Supply - Meadow Hay	\$	12.00
EFT115109	09/03/2017	ALBANY CAR STEREO	Vehicle Accessories	\$	297.00
EFT115110	09/03/2017	TRICOAST CIVIL	C16022 - Elizabeth Street Reconstruction	\$	419,784.90
EFT115111	09/03/2017	ALBANY OFFICE PRODUCTS DEPOT	Stationery - Development Services	\$	2,480.75
EFT115112	09/03/2017	ALBANY AND REGIONAL VOLUNTEER SERVICE	Service Agreement 2017	\$	8,800.00
EFT115113	09/03/2017	ALBANY WHALE TOURS	Visitors Centre Merchandise	\$	92.40
EFT115114	09/03/2017	ALBANY PSYCHOLOGICAL SERVICES	EAP Counselling Services	\$	462.00
EFT115115	09/03/2017	ALBANY MILK DISTRIBUTORS	Milk Deliveries	\$	570.78
EFT115116	09/03/2017	ALBANY IRRIGATION & DRILLING	Irrigation Supplies	\$	322.82
EFT115117	09/03/2017	ALBANY COMMUNITY FOUNDATION	Payroll Deductions	\$	10.00
EFT115118	09/03/2017	ALBANY RECORDS MANAGEMENT	Storage &/or Destruction Of Archive Boxes	\$	1,171.78
EFT115119	09/03/2017	ALBANY PLAY GROUP INCORPORATED	Rates Refund	\$	137.58
EFT115120	09/03/2017	ALINTA	Gas Charges	\$	66.10
EFT115121	09/03/2017	A PERRYMAN	Staff Reimbursement	\$	22.67
EFT115122	09/03/2017	AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs/Maintenance	\$	12,317.06
EFT115123	09/03/2017	PAPERBARK MERCHANTS	Material Supply - Newspapers	\$	196.20
EFT115124	09/03/2017	ANNETTE DAVIS	Curatorial Services For The Story Of Wool	\$	2,000.00
EFT115125	09/03/2017	APPRENTICE & TRAINEESHIP COMPANY	Casual Staff/Apprentices Fees	\$	1,369.94
EFT115126	09/03/2017	ATC WORK SMART	Casual Staff/Apprentices Fees	\$	20,429.08
EFT115127	09/03/2017	AUSTRALIAN TAXATION OFFICE	Payroll Deductions	\$	428,467.17
EFT115128	09/03/2017	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll Deductions	\$	3,781.25
EFT115129	09/03/2017	BARKERS TRENCHING SERVICES	Cable Locating Services	\$	320.00
EFT115130	09/03/2017	BAYCORP WA PTY LTD	Professional Services	\$	5.00
EFT115131	09/03/2017	BENARA NURSERIES	Material Supply - Plants	\$	1,346.62
EFT115132	09/03/2017	BENNETTS BATTERIES	Material Supply - Engine Oil	\$	2,035.00
EFT115133	09/03/2017	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control Services	\$	12,078.00
EFT115134	09/03/2017	BERTOLA HIRE SERVICES ALBANY PTY LTD	Equipment Hire - NYE Fire Works	\$	3,887.94
EFT115135	09/03/2017	ALBANY BITUMEN SPRAYING	Foot Path & Hot Mix Repairs	\$	5,678.75
EFT115136	09/03/2017	ALBANY BOBCAT SERVICES	Equipment Hire	\$	2,501.14
EFT115137	09/03/2017	BOOKMARKETING - GARY SPELLER	Library Local Book Stocks	\$	15.00
EFT115138	09/03/2017	BRANDNET PTY LTD T/AS MILITARY SHOP	Forts Store Merchandise	\$	12,666.40
EFT115139	09/03/2017	BUFF N POLISH	Clean & Buff Car - After Bitumen Spraying	\$	400.00
EFT115140	09/03/2017	BUNNINGS GROUP LIMITED	Material Supply - Respirator Filters	\$	547.98
EFT115141	09/03/2017	CALTEX AUSTRALIA PETROLEUM PTY LTD	Litres Diesel Fuel For Depot	\$	10,479.51
EFT115142	09/03/2017	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Repairs/Maintenance	\$	3,246.67
EFT115143	09/03/2017	CENTIGRADE MECHANICAL CONTRACTING PTY LTD	ALAC Lap Pool - Claim 6 For Mechanical Services	\$	9,506.20
EFT115144	09/03/2017	CENTIGRADE SERVICES	Deep Outdoor Coil Cleaning	\$	3,674.01
EFT115145	09/03/2017	CHILD SUPPORT AGENCY	Payroll Deductions	\$	1,926.60
EFT115146	09/03/2017	CHILDREN'S BOOK COUNCIL OF AUSTRALIA	Children's Book Council Institutional Membership 2017	\$	60.00
EFT115147	09/03/2017	COLRAY EXHAUST AND TOWBAR	Material Supply - Exhaust Parts	\$	85.00
EFT115148	09/03/2017	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries - Elders Meeting	\$	317.14
EFT115149	09/03/2017	COMMON GROUND TRAILS PTY LTD	Albany Heritage Park Trails Concept Plan	\$	3,022.61
EFT115150	09/03/2017	I COOMBE	Rates Refund	\$	71.00
EFT115151	09/03/2017	N COPELAND	Rates Refund	\$	719.22
EFT115152	09/03/2017	COURIER AUSTRALIA	Freight Charges	\$	71.68
EFT115153	09/03/2017	ALBANY SIGNS	Material Supply - Signs/Flags	\$	1,738.00
EFT115154	09/03/2017	CRANBROOK DISTRICTS MOTORCYCLE CLUB INC	Kidsport Vouchers	\$	155.00
EFT115155	09/03/2017	HOLCIM (AUSTRALIA) PTY LTD	Material Supply - Concrete	\$	7,573.50
EFT115156	09/03/2017	JAMES FRANCIS CUMBERLAND-BROWN	Visitors Centre Merchandise	\$	170.00
EFT115157	09/03/2017	AL CURNOW HYDRAULICS	Vehicle Parts/Maintenance	\$	156.41
EFT115158	09/03/2017	BRONWYN CUTLER	EAP Counselling Services	\$	330.00
EFT115159	09/03/2017	D & K ENGINEERING	Fabrication Of Brackets	\$	151.25
EFT115160	09/03/2017	DE JONGE MECHANICAL REPAIRS	Vehicle Repairs/Maintenance	\$	773.00

# REPORT ITEM CCCS 019 REFERS

EFT115161	09/03/2017 CGS QUALITY CLEANING	Gas Refill - Public Buildings	\$	1,530.40
EFT115162	09/03/2017 G & M DETERGENTS & HYGIENE SERVICES ALBANY	Cleaning Supplies	\$	582.50
EFT115163	09/03/2017 T DICKSON	Staff Reimbursement	\$	622.00
EFT115164	09/03/2017 DISTINCTLY TRAVEL MANAGEMENT PTY LTD	Pre Paid Accommodation For May 2017	\$	2,954.16
EFT115165	09/03/2017 DOG ROCK MOTEL	Accommodation for Training Facilitator	\$	758.70
EFT115166	09/03/2017 EASIFLEET MANAGEMENT	Payroll Deductions	\$	13,563.96
EFT115167	09/03/2017 ESSENTIAL ENVIRONMENTAL	Professional Services - Hydrological Modelling	\$	12,386.00
EFT115168	09/03/2017 EYERITE SIGNS - WP & KA WATSON FAMILY TRUST	Signage Adjustment	\$	38.50
EFT115169	09/03/2017 THE FIXUPPERY	Cleaning Services	\$	2,987.60
EFT115170	09/03/2017 FLIPZONE	Kidsport Vouchers	\$	2,200.00
EFT115171	09/03/2017 SOUTHERN ELECTRICS	Electrical Repairs/Maintenance	\$	114.82
EFT115172	09/03/2017 FOXTEL MANAGEMENT PTY LTD	Foxtel Business Premium Package Monthly Subscription Fee	\$	420.00
EFT115173	09/03/2017 GLASS SUPPLIERS	Damaged Widow Replacement	\$	2,131.07
EFT115174	09/03/2017 ALBANY ASPHALT SERVICES	Concreting Services - Kerbing	\$	39,823.50
EFT115175	09/03/2017 GREAT SOUTHERN GROUP TRAINING INC	Casual Staff/Apprentices Fees	\$	1,942.86
EFT115176	09/03/2017 ALBANY PEST & WEED CONTROL	Pest & Weed Controls	\$	165.00
EFT115177	09/03/2017 SOUTHERN SHARPENING SERVICES	Centennial Park AFL Stadium - Fire Equipment	\$	3,288.90
EFT115178	09/03/2017 GREAT SOUTHERN SUPPLIES	Staff Uniforms	\$	2,340.29
EFT115179	09/03/2017 GREAT SOUTHERN LIQUID WASTE	Cleaning/Waste Services	\$	2,376.00
EFT115180	09/03/2017 GRESLEY ABAS PTY LTD	C13024 - Full Service Consultant - Centennial Park Price Schedule 5	\$	12,175.42
EFT115181	09/03/2017 GT BEARING AND ENGINEERING SUPPLIES	Material Supply - Retractable Extension Bar	\$	720.00
EFT115182	09/03/2017 YOGASUN STUDIO - HELEN LEEDER-CARLSON	Art Classes With Helen	\$	240.00
EFT115183	09/03/2017 HELEN MUNT	Heritage Consultation - Helen Munt- Contract No C004_13	\$	3,394.79
EFT115184	09/03/2017 JR AND A HERSEY PTY LTD	Material Supply - Staff PPE	\$	672.10
EFT115185	09/03/2017 HISCONFE - HISCO PTY LTD	CPSP - Kitchen/Kiosk Fitout	\$	50,949.62
EFT115186	09/03/2017 H AND H ARCHITECTS	C16007 Albany Tourism And Information Hub - Design Services	\$	2,750.00
EFT115187	09/03/2017 HHG LEGAL GROUP	Professional Services	\$	2,963.40
EFT115188	09/03/2017 JACK THE CHIPPER	Equipment Hire	\$	1,443.75
EFT115189	09/03/2017 ALBANY MAPPING AND SURVEYING SERVICES	Surveying Services	\$	10,379.55
EFT115190	09/03/2017 JJ'S HIAB SERVICES & JJ'S GREAT SOUTHERN	Tree Planting	\$	111.20
EFT115191	09/03/2017 JOHN KINNEAR AND ASSOCIATES	Beach Transects & Off Shore Transects For Middleton	\$	15,605.05
EFT115192	09/03/2017 JUST A CALL DELIVERIES	Internal Delivery Charges February 2017	\$	1,476.37
EFT115193	09/03/2017 KANGAS NETBALL CLUB	Kidsport Vouchers	\$	1,990.00
EFT115194	09/03/2017 KESTON TECHNOLOGIES PTY LTD	BBFR Application For Middleton Beach Foreshore Development	\$	32,560.00
EFT115195	09/03/2017 KING RIVER HORSE AND PONY CLUB	Kidsport Vouchers	\$	200.00
EFT115196	09/03/2017 LEIGHTON O'BRIEN FIELD SERVICES PTY LTD	Carry Out Underground Tank & Line Integrity Testing	\$	6,360.20
EFT115197	09/03/2017 LINCOLN AND GOMM WINES	Mixed Red & White Wine Case For Library Events	\$	200.08
EFT115198	09/03/2017 LOWER KING LIQUOR & GENERAL STORE	Refreshments For Community BBQ - Bush Fire Brigades	\$	935.92
EFT115199	09/03/2017 M & A STEEL FABRICATION	Cutting Of Metal Pipework	\$	99.00
EFT115200	09/03/2017 M AND B SALES PTY LTD	Material Supply - Duracote Solid	\$	199.68
EFT115201	09/03/2017 BUCHER MUNICIPAL PTY LTD	Supply Filters And Gaskets	\$	405.38
EFT115202	09/03/2017 RL & KJ MACKENZIE (GLENORAN LEATHER)	Visitors Centre Merchandise	\$	100.40
EFT115203	09/03/2017 ALBANY EVENT HIRE	Equipment Hire - Eyre Park	\$	178.50
EFT115204	09/03/2017 ALBANY CITY MOTORS	Vehicle Parts/Repairs	\$	113.52
EFT115205	09/03/2017 MARKETFORCE LIMITED	Tender Advertisements	\$	1,499.34
EFT115206	09/03/2017 MCINTOSH AND SON	Material Supply - Spray Tank	\$	435.41
EFT115207	09/03/2017 DAVID KENNETH MCKENZIE	Great Southern Art Award - Poster And Flyer Distribution	\$	120.00
EFT115208	09/03/2017 MIDALIA STEEL PTY LTD	Steel Supplies	\$	499.42
EFT115209	09/03/2017 LINDAS BOOKS	Library Book Stocks	\$	110.00
EFT115210	09/03/2017 STEPHANIE MORRIGAN	EAP Counselling Services	\$	209.00
EFT115211	09/03/2017 MOSTERT, DJ & H	Visitors Centre Merchandise	\$	15.00
EFT115212	09/03/2017 MOUNT ROMANCE AUSTRALIA PTY LTD	Forts Store Merchandise	\$	992.40
EFT115213	09/03/2017 MULE CREATIVE	Community Strategic Plan - Video Production Community	\$	1,895.00
EFT115214	09/03/2017 NEVILLES HARDWARE & BUILDING SUPPLIES	Hardware Supplies/Tools	\$	38.40

# REPORT ITEM CCCS 019 REFERS

EFT115215	09/03/2017 ALBANY NEWS DELIVERY	Newspaper Deliveries	\$	220.52
EFT115216	09/03/2017 NLC PTY LTD	Novated Lease And Associated Costs	\$	1,351.30
EFT115217	09/03/2017 OCS SERVICES PTY LTD	Cleaning Services	\$	28,103.11
EFT115218	09/03/2017 OFFICEWORKS SUPERSTORES PTY LTD	Subscription - Creative Cloud	\$	497.88
EFT115219	09/03/2017 OKEEFE'S PAINTS	Paint/Painting Supplies	\$	328.66
EFT115220	09/03/2017 IXOM	Material Supply - Chlorine Drum	\$	3,928.10
EFT115221	09/03/2017 ORIGIN ENERGY	Bulk Gas Supplies	\$	5,083.15
EFT115222	09/03/2017 PERTH SAFETY PRODUCTS PTY LTD	Signage - Various	\$	2,132.90
EFT115223	09/03/2017 PFD FOOD SERVICES PTY LTD	Catering Supplies	\$	88.40
EFT115224	09/03/2017 QUICK SHOT COFFEE	Catering	\$	28.00
EFT115225	09/03/2017 S RANDALL	Rates Refund	\$	3,465.71
EFT115226	09/03/2017 REEVES AND COMPANY BUTCHERS PTY LTD	Food For Community BBQ - Bush Fire Brigades	\$	344.00
EFT115227	09/03/2017 REECE PTY LTD	Supply Drainage Products For Centennial Oval - Q17017	\$	37,428.26
EFT115228	09/03/2017 ROAD 'N' FIELD SPANNERS	Repair Air-Conditioning Faults	\$	1,310.42
EFT115229	09/03/2017 SHAZA SALLEH	Community Leadership Grant 2016/17	\$	500.00
EFT115230	09/03/2017 SECUREPAY PTY LTD	Web Payments - Seat Advisor Pricing - February 2017	\$	46.46
EFT115231	09/03/2017 SEEK LIMITED	Advertising	\$	594.00
EFT115232	09/03/2017 SKILL HIRE WA PTY LTD	Casual Staff/Apprentices Fees	\$	4,105.84
EFT115233	09/03/2017 TYRON SMALLWOOD	Community Leadership Grant 2016/17	\$	500.00
EFT115234	09/03/2017 SMITHS ALUMINIUM AND 4WD CENTRE	Material Supply - Vehicle Parts	\$	794.00
EFT115235	09/03/2017 SOUTHCOAST SECURITY SERVICE	Security Services	\$	1,731.79
EFT115236	09/03/2017 SOUTHERN EDGE ARTS INC	Kidsport Vouchers	\$	495.00
EFT115237	09/03/2017 SOUTH COAST DIVING SUPPLIES	Dive Team And Vessel To Retrieve AWAC	\$	2,667.50
EFT115238	09/03/2017 STAR SALES AND SERVICE	Materials Supply - Brushcutter Cord	\$	267.00
EFT115239	09/03/2017 STATE LAW PUBLISHER	Gazetted Of Local Planning Scheme	\$	355.12
EFT115240	09/03/2017 STATEWIDE BEARINGS	Vehicle Parts	\$	112.20
EFT115241	09/03/2017 STATEWIDE BUILDING CERTIFICATION WA	Westrail Barracks Albany - Certificate of Compliance	\$	825.00
EFT115242	09/03/2017 ST CLARE FAMILY & OCCUPATIONAL PRACTICE	Professional Services - EAP	\$	346.50
EFT115243	09/03/2017 STEWART AND HEATON CLOTHING PTY LTD	Volunteer Bush Fire Brigade Uniforms	\$	1,457.78
EFT115244	09/03/2017 ALBANY LOCK SERVICE	C14003 - Supply Only 14 Electrical Padlocks	\$	2,793.30
EFT115245	09/03/2017 SYNERGY	Electricity Charges	\$	4,217.20
EFT115246	09/03/2017 T4 TECHNOLOGY PTY LTD T/AS SOLUTIONS IT	Material Supply - Replacement Phones	\$	1,858.00
EFT115247	09/03/2017 T & C SUPPLIES	Hardware Supplies/Tools	\$	801.41
EFT115248	09/03/2017 T-QUIP	Material Supply - Vehicle Parts	\$	456.70
EFT115249	09/03/2017 TECTONICS CONSTRUCTION GROUP PTY LTD	Internal Refurbishment Of Westrail Barracks	\$	26,137.17
EFT115250	09/03/2017 TEEDE & CO	Catering - Multiple Events	\$	1,707.00
EFT115251	09/03/2017 THINKWATER ALBANY	Irrigation Supplies	\$	8,273.89
EFT115252	09/03/2017 TIM WATERS DESIGN	Updating Of Neighbour Day Registration Form	\$	198.00
EFT115253	09/03/2017 TOLL FAST	Freight Charges	\$	1,125.37
EFT115254	09/03/2017 TRAILBLAZERS	Material Supply - Gas Refill	\$	74.50
EFT115255	09/03/2017 THE TROPHY SHOP	Engraving Plates	\$	47.70
EFT115256	09/03/2017 TRUCKLINE	Material Supply - Coolant	\$	242.00
EFT115257	09/03/2017 ALBANY TYREPOWER	Tyre Repairs/Maintenance/Purchases	\$	5,939.50
EFT115258	09/03/2017 UNIFORM FASHIONS	Staff Uniforms	\$	564.20
EFT115259	09/03/2017 VANCOUVER CAFE AND STORE	Catering	\$	91.00
EFT115260	09/03/2017 VERO INSURANCE	Insurance Excess	\$	300.00
EFT115261	09/03/2017 ALBANY VETERINARY HOSPITAL PTY LTD	Veterinary Services	\$	80.00
EFT115262	09/03/2017 VISIT MERCHANDISE PTY LTD	Visitors Centre Merchandise	\$	1,306.31
EFT115263	09/03/2017 ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	\$	502.72
EFT115264	09/03/2017 WESTERBERG PANEL BEATERS	Towing Of Vehicle	\$	95.00
EFT115265	09/03/2017 LANDMARK LIMITED	Material Supply - Fertiliser	\$	560.47
EFT115266	09/03/2017 WHITE STAR HOTEL (DK HOSPITALITY PTY LTD)	Volunteer Function	\$	420.00
EFT115267	09/03/2017 THOMAS WILSON	Speaker Fee - Author Event At The Albany Public Library.	\$	350.00
EFT115268	09/03/2017 WIZID PTY LTD	Material Supply - Wrist Bands	\$	541.20

EFT115269	09/03/2017 WREN OIL	Waste Oil Disposal - Admin Fees	\$	33.00
EFT115270	09/03/2017 ZENITH LAUNDRY	Bags Of Rags	\$	107.83
<b><u>Total</u></b>			<b>\$</b>	<b>5,666,716.50</b>

Document Number	Description	DATE SENT RECD
EDR1761632	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: CONSTRUCT ADDITIONAL CAR PARK ON ROAD RESERVE OPPOSITE THEE EXISTING FACILITY (ON NORTH WEST SIDE OF THE ESPLANADE ROAD) PARTIES: DEPARTMENT OF TRANSPORT, RECREATIONAL BOATING FACILITIES SCHEME ROUND22 SIGNED BY THE CEO A SHARPE1 COPY	16/02/2017
EDR1761691	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: PROGRESS PAYMENT CERTIFICATES FOR NORWOOD ROAD AND JEFFCOTT / BAYVIEW / QUEEN STREET INTERSECTION PARTIES: MAIN ROADS WA SIGNED BY THE CEO A SHARPE1 COPY	20/02/2017
EDR1761751	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: AMENDMENTS TO BUSHFIRE PRONE AREA MAPPING STANDARD AND SITE MAP PARTIES: DEPARTMENT OF FIRE AND EMERGENCY SERVICES SIGNED BY THE CEO A SHARPE1 COPY	21/02/2017
EDR1761752	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: GRANT APPLICATION - DRUG AWARE Y-CULTURE GRANT PARTIES: N/A SIGNED BY THE CEO A SHARPE1 COPY	21/02/2017
EDR1761832	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPROVAL FOR ASSIGNMENT OF LEASE AND SUBLEASE FOR LEASE PREMISES KNOWN AS EMU POINT BOAT STORAGE AT THE EMU POINT MARINA RESERVE 42964 FOR REMAINDER OF THE LEASE TERM PARTIES: DARREN AND LINDA RUSSELL SIGNED BY THE CEO A SHARPE1 COPY	22/02/2017
EDR1761919	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: BUILDING APPLICATION WESTRAIL BARRACKS PARTIES: N/A SIGNED BY THE CEO A SHARPE1 COPY	23/02/2017



EDR1762049	COPY OF EXECUTED DOCUMENT ITEM: N/A DESCRIPTION: APPLICATION FOR DEVELOPMENT APPROVAL FOR CONSTRUCTION OF A GRAVEL CARPARK AND ASSOCIATED RETAINING WALL AT BLACK SWAN POINT RESERVE PARTIES: N/A COPIES: 1	28/02/2017
EDR1762095	COPY OF EXECUTED DOCUMENT ITEM:OCM 28.06.2016 ITEM CSF246 RE: AWARD OF TENDER C17007 - PURCHASE AND REMOVAL OF SCRAP METAL PARTIES: SIMS METAL MANAGEMENT SIGNED BY THE CEO A SHARPE 1 COPY	01/03/2017
EDR1762096	COPY OF EXECUTED DOCUMENT ITEM:N/A RE: APPLICATION FOR BUILDING PERMIT TO BUILD A SINGLE CONTAINED PUBLIC TOILET AT MUTTONBIRD RESERVE PARTIES: N/A SIGNED BY THE CEO A SHARPE 1 COPY	01/03/2017
EDR1762103	COPY OF EXECUTED DOCUMENT ITEM:OCM 25.10.2016 ITEM PD142 RE: REVISED PROPOSAL DOCUMENTS FOR LAM022 - LOT 1 JASON ROAD, LOT 476 SIBBALD ROAD AND LOT 1001 LOWER KING ROAD BAYONET HEAD PARTIES: N/A SIGNED BY THE CEO AND MAYOR 3 COPIES	01/03/2017
EDR1762250	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: SERVICE AGREEMENT WITH ALBANY AND REGIONAL VOLUNTEER SERVICE PARTIES: ALBANY AND REGIONAL VOLUNTEER SERVICE SIGNED BY THE CEO A SHARPE 1 COPY	03/03/2017
EDR1762384	COPY OF EXECUTED DOCUMENT ITEM:N/A RE: 2017 WA TOURISM CONFERENCE AGREEMENT PARTIES: TOURISM COUNCIL WA SIGNED BY THE CEO A SHARPE 2 COPIES	08/03/2017

EDR1762386	COPY OF EXECUTED DOCUMENT ITEM:OCM 28.06.2016 ITEM CSF246 RE: AWARD OF EQUOTE P17005 - LOCKYER AVENUE RECONSTRUCTION SLK 0.84-1.10 PARTIES: WCP CIVIL PTY LTD SIGNED BY THE CEO A SHARPE 1 COPY	08/03/2017
EDR1762387	COPY OF EXECUTED DOCUMENT ITEM:OCM 28.06.2016 ITEM CSF246 RE: AWARD OF TENDER C17002 - REPLACEMENT OF STAINLESS STEEL FITTINGS AT ALBANY LEISURE AND AQUATIC CENTRE PARTIES: COLAB CONSTRUCTION PTY LTD SIGNED BY THE CEO A SHARPE 1 COPY	08/03/2017
EDR1762487	COPY OF EXECUTED DOCUMENT ITEM:N/A RE: ALBANY RSL FUNDING AGREEMENT. NO CHANGE TO NET BUDGET POSITION AS DISCUSSED. PARTIES: N/A SIGNED BY THE CEO A SHARPE 2 COPIES	10/03/2017
EDR1762536	COPY OF EXECUTED DOCUMENT ITEM:STATE SECTION OF LEGISLATION THAT GRANTS POWER AND APPLICABLE RESOLUTION OF COUNCIL REFERENCE RE: LAMD21 REZONING LOTS 16, 17 & 541 MERCER ROAD AND LOTS 38, 371 & 372 CATALINA ROAD, LANGE FROM THE 'GENERAL AGRICULTURE' ZONE TO 'FUTURE URBAN ZONE' PARTIES: N/A SIGNED BY THE CEO A SHARPE 3 COPIES	13/03/2017
EDR1762539	COPY OF EXECUTED DOCUMENT ITEM:N/A RE: GRANT ACQUITTAL - COLOUR DASH \$5,000 YOUTH ACTIVITIES GRANT - DEPT OF LOCAL GOVERNMENT & COMMUNITIES PARTIES: N/A SIGNED BY THE CEO A SHARPE 1 COPIES	13/03/2017
EDR1762611	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: 2017/18 LGGS SUBMISSION FOR CAPITAL AND OPERATIONAL GRANTS FOR VBFBS AND SES	14/03/2017

	PARTIES: DEPT OF FIRE & EMERGENCY SERVICES SIGNED BY CEO A SHARPE 1 COPY	
EDR1762682	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: DEVELOPMENT APPROVAL FOR CONSTRUCTION OF PATIENT TRANSFER STATION FOR RFDS ON LEASED LAND AT AIRPORT PARTIES: N/A SIGNED BY CEO A SHARPE 1 COPY	15/03/2017
NCSR1761597	COPY OF COMMON SEAL ITEM: OCM: 28.06.2016 ITEM CSF246 RE: SIGNING OF CONTRACTS FOR C16025 EARTHWORKS - ALBANY AGRICULTURAL SOCIETY PAVILIONS PARTIES: ALBANY INDUSTRIAL SERVICES SIGNED BY THE CEO A SHARPE AND MAYOR 2 COPIES	16/02/2017
NCSR1761631	COPY OF COMMON SEAL ITEM: N/A RE: ASSIGNMENT OF LEASE AND ASSIGNMENT OF SUB LEASE OVER LEASE PREMISES KNOWN AS EMU POINT BOAT STORAGE, EMU POINT MARINA, PORTION RESERVE42964 PARTIES: ASSIGNOR: EMU POINT BOAT STORAGE PTY LTD; ASSIGNEE/SUB LANDLORD EMU POINT MARINE SERVICES; SUB TENANT WATERCRAFT MARINE SIGNED BY THE CEO A SHARPE AND MAYOR 7 COPIES	16/02/2017
NCSR1762047	COPY OF COMMON SEAL ITEM: N/A DESCRIPTION: DEED OF LEASE OVER PORTION OF RESERVE 878 LOT 11 CHEYNE ROAD, CHEYNE BEACH UNDER DELEGATED AUTHORITY NO: 2016:019. LEASE RENTAL \$2,500 PER ANNUM PLUS GST. DEED OF LEASE PREPARED BY CITY'S LAWYER AT NOT COST TO COUNCIL PARTIES: DAVID KEVAN WHEATCROFT NUMBER OF COPIES: 3	28/02/2017
NCSR1762048	COPY OF COMMON SEAL ITEM: CSF286 FROM OCM 13.12.2016 DESCRIPTION: COUNCIL, RESOLVED BY TO SURRENDER THE LAND TITLE FOR	28/02/2017

	<p>LOT 2 NO 2 TOLL PLACE, BEING THE SITE OF THE ALBANY ENTERTAINMENT CENTRE. COUNCIL ALSO SUPPORTED THE CREATION OF A CROWN RESERVE OVER THIS LAND SO THAT THE RESERVE MAY BE PLACED IN THE MANAGEMENT OF THE PERTH THEATRE TRUST. THIS COUNCIL RESOLUTION WAS SENT TO THE DEPT OF LANDS FOR AUCTIONING. THIS AGENCY HAS NOW PROVIDED THE ATTACHED TRANSFER OF LAND FORM FOR THE CITY'S ENDORSEMENT</p> <p>PARTIES: PERTH THEATRE TRUST AND STATE OF WA</p> <p>COPIES: 1</p>	
NCSR1762102	<p>COPY OF COMMON SEAL</p> <p>ITEM:N/A</p> <p>RE: DEED OF EASEMENT FOR DRAINAGE UPGRADE WITHIN PORTION OF LOT 1528, ALBANY PRIMARY SCHOOL ADJOINING THE MIDDLETON ROAD RESERVE</p> <p>PARTIES: DEPARTMENT OF LANDS</p> <p>SIGNED BY THE CEO A SHARPE 1 COPY</p>	01/03/2017
NCSR1762614	<p>COPY OF COMMON SEAL</p> <p>ITEM:N/A</p> <p>RE: OCCUPATION OF THE CARETAKERS DWELLING IS RESTRICTED TO THE PROPRIETOR, MANAGER OR AUTHORISED PERSON IN CHARGE OF THE APPROVED FUNERAL PARLOUR AND, THEIR IMMEDIATE FAMILY</p> <p>PARTIES: COCKBURN INVESTMENTS PTY LTD (D KEMP &amp; C WOONINGS)</p> <p>SIGNED BY THE CEO A SHARPE 1 COPY</p>	14/03/2017
NCSR1762622	<p>COPY OF COMMON SEAL</p> <p>ITEM: CEO DELEGATION OCM 28/6/16</p> <p>ITEM CSF246</p> <p>RE: SIGNING OF CONTRACTS FOR C17002 - REPLACEMENT OF STAINLESS STEEL FITTINGS AT ALBANY LEISURE &amp; AQUATIC CENTRE</p> <p>PARTIES: CEO DELEGATION OCM 28/6/16 ITEM CSF246</p> <p>SIGNED BY THE CEO A SHARPE 2 COPIES</p>	14/03/2017
NCSR1762631	<p>COPY OF COMMON SEAL</p> <p>ITEM:DELEGATIONS REGISTER: 2016:006 - SIGN DOCUMENTS ON BEHALF OF THE CITY OF ALBANY</p>	14/03/2017

	<p>RE: DEED OF LEASE OVER PORTION OF RESERVE 878 LOT 9 CHEYNE ROAD, CHEYNE BEACH UNDER DELEGATED AUTHORITY NO. 2016:019</p> <p>PARTIES: ANDREW GORDON CRUICKSHANK &amp; JULIET HAYES BAXTER SIGNED BY THE CEO A SHARPE 3 COPIES</p>	
NCSR1762672	<p>COPY OF COMMON SEAL</p> <p>ITEM: DELEGATIONS REGISTER: 2016:006 - SIGN DOCUMENTS ON BEHALF OF THE CITY OF ALBANY</p> <p>RE: THE CITY OF ALBANY HAS BEEN PROGRESSING WIDENING OF THE ROBINSON ROAD RESERVE AFFECTING EX LOT 15 (NOW LOT 204) NO. 408 ROBINSON ROAD. A SUBJECT TO CLAIM CAVEAT WAS PLACED ON THE CERTIFICATE OF TITLE WHICH NOW NEEDS TO BE REMOVED.</p> <p>PARTIES: N/A</p> <p>SIGNED BY THE CEO A SHARPE 1 COPY</p>	15/03/2017
NCSR1762681	<p>COPY OF COMMON SEAL</p> <p>ITEM: N/A</p> <p>RE: THE CITY OF ALBANY HAS BEEN PROGRESSING WIDENING OF THE ROBINSON ROAD RESERVE AFFECTING EX LOT 65 (NOW LOT 203), NO. 109 ROBINSON ROAD. A SUBJECT TO CLAIM CAVEAT WAS PLACED ON THE CERTIFICATE OF TITLE WHICH NOW NEEDS TO BE REMOVED.</p> <p>PARTIES: N/A</p> <p>SIGNED BY THE CEO A SHARPE 1 COPY</p>	15/03/2017

## Quarterly Report - Tenders Awarded - January to March 2017

Contract Number	Name/Subject	Contractor	Start Date	Expiry Date	Contract Term	Local/Non Local	Local Content	Non Local Content	Tender Value (inc. GST)
C16026 (A)	Panel of Suppliers - Laying of Brick Paving and/or Concrete	WP Reid	23/01/2017	31/12/2017	1+1+1	Local	100%	0%	Schedule of Rates
C16026 (B)	Panel of Suppliers - Laying of Brick Paving and/or Concrete	Campbell Contractors Pty Ltd	23/01/2017	31/12/2017	1+1+1	Local	100%	0%	Schedule of Rates
C16018	Restricted RFT Design and Construct - Albany Agricultural Society Sheds	Auspan Group	25/01/2017	26/05/2017	End of Defects	Local	100%	0%	\$ 1,906,201.00
C16025	Earthworks - Albany Agricultural Society Pavilions	Albany Industrial Services Pty Ltd	25/01/2017	26/05/2017	End of Defects	Local	100%	0%	\$ 270,328.50
C17007	Purchase and Removal of Scrap Metal	Sims Group Australia Holdings Limited	1/03/2017	30/06/2017	4 months	Non Local	0%	100%	Revenue
C17002	Replacement of Stainless Steel Fittings at Albany Leisure and Aquatic Centre	Colab Construction Pty Ltd	7/03/2017	12/05/2017	End of Defects	Local	100%	0%	\$ 100,798.25
C17001	Construction - Albany Tourism and Information Hub	Tectonics Construction Group Pty Ltd	8/03/2017	29/11/2017	End of Defects	Local	100%	0%	\$ 2,724,382.01



## EVENT GUIDE

**4TH-6TH MARCH 2017**  
**ALBANY REGIONAL AIRPORT**  
#RW17 / @RACEWARSAU

# ESCAPE TO Amazing Albany

[amazingalbany.com.au](http://amazingalbany.com.au)

NATIONAL  
ANZAC  
CENTRE

Discovery Bay

HISTORICAL

— @amazingalbany —

National Anzac Centre

ANZAC

Albany Entertainment Centre

ARTS

Albany Urban Downhill

ADVENTURE

The Gap

NATURAL

Taste Great Southern

TASTE

Sitting on the south coast of Western Australia, Albany is one of the most incredibly beautiful and diverse coastlines in the world offering all the conveniences of a major city yet surrounded by National Parks in every direction. **An experience for every visitor.**

Contact the Albany Visitor Centre to plan your next visit.

[info@amazingalbany.com.au](mailto:info@amazingalbany.com.au)  
 +61 8 9841 9377

**amazingalbany**  
western australia





## WELCOME TO MOTUL RACEWARS 2017

On behalf of The City of Albany, the event team, our sponsors and affiliates we'd like to welcome you to Motul Racewars 2017.

Now in its fourth year the 2017 event seeks to redefine what's possible with runway racing in Australia. Our move to the idyllic tourist town of Albany in Western Australia's beautiful Great Southern Region promises to underpin a vastly different event. With our unprecedented access to a world class 1800m long runway built to accommodate 737 sized aircraft we are now able to offer our competitors the thrill of enjoying their vehicles with greater safety and as a result more potential to exploit their vehicles true performance.

Albany also offers our attendees a previously unfathomable level of choice for accommodation, dining and other amenities which helps make Motul Racewars a truly family friendly weekend away. We're thrilled to be able to host this event in such a wonderful location with a strong level of support from the local community. It's our hope that you get as much enjoyment out of the event as we will have bringing it to you.

The Racewars Team



### Mayor Dennis Wellington

Message for Racewars

As Mayor of Albany I am incredibly excited to welcome Racewars to our City. To see such a unique, exhilarating and high calibre event visit our community is fantastic.

Throughout my time in Albany, I have seen our community grow and engaged in discussions about our potential. I believe Albany is now reaching its potential, we are attracting high quality, exceptional events to our region that not only engage community, but also promote economic growth. Racewars is a fine example of this.

On behalf of the Council, staff and community of the City of Albany, I would like to welcome the competitors and supporters of Racewars to Amazing Albany and I hope you enjoy your stay.



## EVENT TIMELINE

### Friday

**17:00 - 20:00** Kebabs & Car's – Motul Racewars 2017 Pre Meet (Albany City Center)

### Saturday

**08:00 - 08:30** Gates Open & Sign On + Pre Pass Vehicle Inspections

**08:30 - 08:45** Saturday Drivers Briefing

**08:45 - 10:30** ¼ Mile Roll on Drag Racing (Trap speeds recorded)

**10:30 - 17:45** ½ Mile Roll on Drag Racing (Trap speeds recorded)

**17:45 - 18:00** Motul Racewars Special Event (Motul Jet Truck + Jet Dragster Demo)

### Other events

**17:45 - 18:00** Airstrip Sunset Photography Session

**17:30 - 18:00** "Cash Days" Driver Briefing & Sign Up's

**18:00 - 22:00** "Cash Days" Knock Out 1/8th Mile Drag Racing + Grudge Racing (Under Lights – Untimed) – (Last Pass @ 21:50)

**22:00 - 22:15** Event Close

### Sunday

**07:30 - 08:00** Gates Open & Sign On + Pre Pass Vehicle Inspections

**08:00 - 08:15** Sunday Drivers Briefing

**08:15 - 12:15** ½ Mile Roll on Drag Racing (Trap speeds recorded)

Timing Beacon Change & Test Passes + Show & Shine Entrant Parade Lap

**12:30 - 16:00** VMAX Challenge 1000m Standing Start Passes)

**16:00 - 17:00** VMAX Challenge Hour of Power (1000m Standing Start Passes)

**17:00 - 19:00** Event Close. (All competitors and vendors to bump out by 18:00)

Other events.

**09:00 - 15:00** Motul Racewars Albany Airport Show and Shine (After Albany Coffee & Car's)

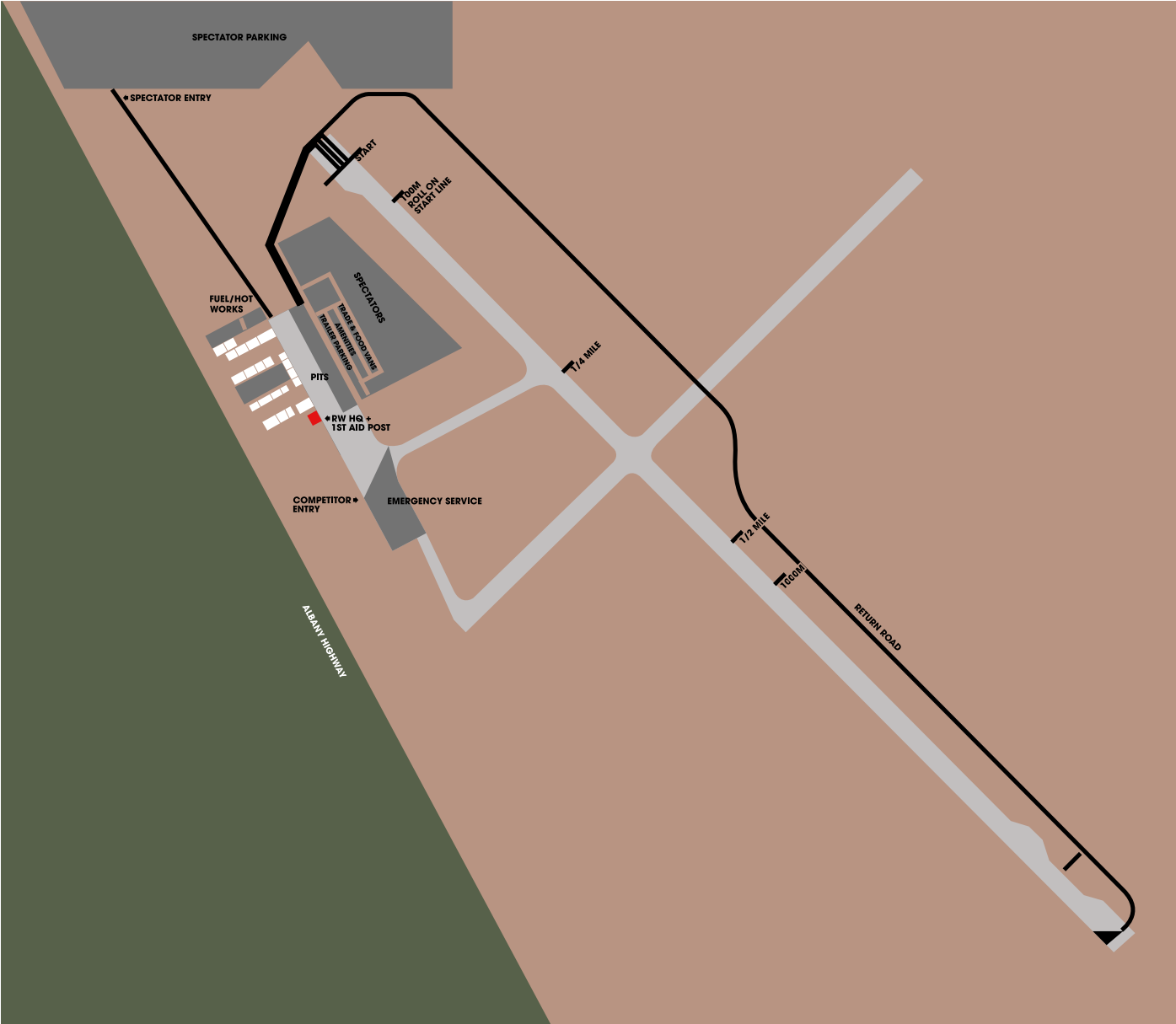
**20:00 - 23:00** Motul Racewars Top 3 Presentation + After Party & Official Awards Ceremony – The Earl of Spencer Inn

### Monday

**08:00 - 15:00** Motul Racewars Sprint



EVENT MAP





### **KEBABS & CARS**

A new static event focused on activating & growing the social aspects of Car Culture without the pressures and complexities of motorsport or speed based events Kebabs & Cars allows people to come together and celebrate all things automotive. With a focus on promoting the diversity and depth of the Western Australian car scene Kebabs & Cars welcomes all makes, models and styles of modified, unique or exotic cars & bikes to join the movement and make car culture in this state great again. In conjunction with Motul Racewars 2017 Kebabs & Cars welcomes people to join the team on the evening of Friday 3rd March to relax, unwind and take timeout to enjoy peoples pride & joys before the on track action kicks off on Saturday.

### **CASH DAYS**

New for 2017 in conjunction with Forged Magazine Motul Racewars will introduce a 1/8th mile Knock Out & Grudge Racing racing session made famous by the hit TV series "Street Outlaws". The 1/8th mile format enables a fast flowing evening of racing and promises to be one of the most hotly contested sessions of the weekend.

#### **2017 CLASS STRUCTURE:**

Outlaw Class: (Invitational – Pre registration is required)

If it has 4 wheels and doors you can race (Anything not permitted in Street Class)

Winner takes all.

Capped at 32 car field

Real Street Class AWD / 2WD: (Pre-registration is strongly advised)

Must be able to legally drive to and from the track (Will have an independent party to adjudicate this point).

AWD winner gets 40% of the pot, RWD winner gets 40% of the pot then let the 2WD & AWD champs battle it out for bragging rights and the remaining 20% of the pot.

\$100 Cash Buy In – Payable to The Racemaster on the night.

### **SHOW & SHINE**

In association with Auto Glym Motul Racewars invites expressions of interest to join our inaugural Show & Shine competition to be held trackside at Albany Regional Airport from 9am – 3pm Sunday 5th March 2017.

The Show & Shine is open to all makes, models and styles of vehicles including bikes and prizes courtesy of Auto Glym will be awarded to the most outstanding vehicles in the following categories.

Selected entrants will receive a complementary spectator day pass for the entrant and a passenger to Motul Racewars as well as an invite to join the lunch time track parade lap. While entrants are free to leave at their leisure any time during the event we estimate that judging will be finalized by 2pm and those wishing to compete for prizes are encouraged to stay until the prize giving trackside @3pm.

We've not forgotten our competitors either. Motul Racewars 2017 competitors may also nominate their vehicles for judging with dispensation for any racing related patina given to competition vehicles as well as an award for the best dedicated race car.

Numbers are limited and successful entrants will receive a formal invitation to join us via email. To enter please email [show@racewars.com.au](mailto:show@racewars.com.au)

### **SHOW & SHINE JUDGING CATEGORIES – AWARDS PRESENTED TRACKSIDE @ 3PM 5TH MARCH 2017**

Crowd Favorite (People's Choice)  
Best Fitment  
Best Paint  
Best Wrap or Livery  
Best Engine Conversion  
Top Engine Bay  
Aussie Muscle – Best Australian Car  
Best American Muscle Car

Best Euro Car  
Best Japanese Car  
Best Custom Bike or V Rod  
The Track Hack (Best dedicated race car)  
Old School Cool – Best Classic Car / Hot Rod  
Patina Makes Perfect – Best Rod Rod  
Best Trade Stand or Club Display





### **MOTUL RACEWARS 2017 TROPHY WINNERS**

The Motul Racewars 2017 Grand Champion – 1st Place VMAX Challenge

The Motul Racewars 2017 Runner Up – 2nd Place VMAX Challenge

The Motul Racewars 2017 3rd Place – 3rd Place VMAX Challenge

The Motul Racewars 300 Club – (Awarded to entrants who achieve 300 km/h or more)

The Motul Racewars 2017 Best of Show – (Awarded for combined results in VMAX & show judging)

### **MOTUL RACEWARS 2017 AWARD WINNERS**

Fastest - FWD / AWD / RWD

Fastest - 4 Cyl / 6 Cyl / 8 Cyl / >8 Cyl / Rotor / TB / SC / N/A

Quickest VMAX pass (E/T)

Fastest ½ Mile (speed) / Quickest ½ mile (E/T)

All trophies and awards will be issued at the Official Motul Racewars 2017 after party at the Earl of Spencer Inn @ 8:30pm Sunday 5th March 2017.

### **THE RACEWARS HALL OF FAME**

Tony Locatori – 2013 Racewars Grand Champion – 278 km/h

Anthony Scali / Steve Jones – 2014 Racewars Grand Champion – 306.66 km/h

Anthony Scali / Steve Jones – 2015 Racewars Grand Champion – 322.22 km/h – 1st 200MPH+ 1km Pass in Australia.

### **THE RACEWARS 300 CLUB**

Anthony Scali / Steve Jones – 1km VMAX - 2014 + 2015

Eddy Tassone – ½ Mile Roll On - 2015







**NATIONAL  
ANZAC  
CENTRE**



**VOTED AS AUSTRALIA'S NO. 1 MUSEUM**



## EXPERIENCE THE LEGEND

In late 1914 over 41,000 Australians and New Zealanders left Albany, bound for the Great War. This is their story.

The award winning National Anzac Centre is one of Australia's most important cultural pilgrimages.

Located within Albany's heritage listed Princess Royal Fortress, the National Anzac Centre honours the Anzacs of the First World War and overlooks the actual harbour from which over 41,000 men and woman departed Australia for the Great War.

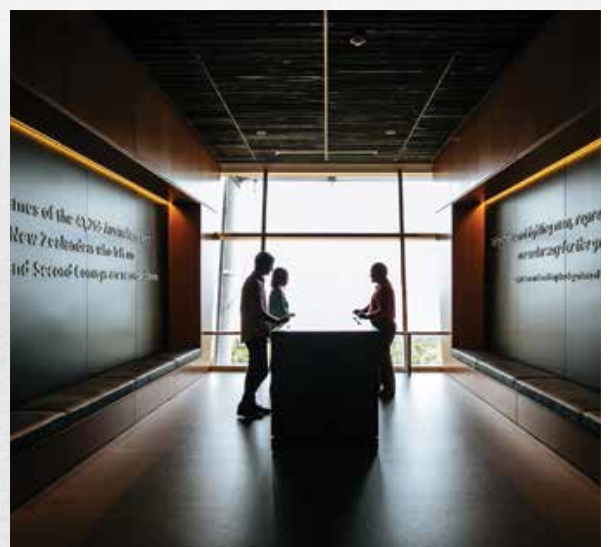
Immerse yourself in the Anzac Legend and follow the personal stories of one of 32 characters through state of the art technology, multimedia and historic artefacts.

### ADDRESS

Princess Royal Fortress, 70 Forts Road, Albany

### OPEN

9am every day, except Christmas day



[nationalanzaccentre.com.au](http://nationalanzaccentre.com.au)



### **FOOD & BEVERAGE OPTIONS.**

A number of food and beverage options will be available to attendees, with something to cater for every taste and budget. Motul Racewars is also proud to support the local community and would like to encourage our early morning attendees to help us support a respected local charity who will be cooking a BBQ Breakfast when gates open on both days. With quality coffee vans on site you can give yourself a tasty caffeine hit to kick start the day and then get down to racing.

### **ONSITE FOOD & BEVERAGE VENDORS INCLUDE**

Allstar Events  
 Feast Beast  
 Woodfired Treats  
 Bean to You  
 Quick Shot  
 Koffee Boost  
 Chicken Treat

Attendees are reminded that alcoholic beverages and all glass wear is strictly prohibited at the airport and we kindly ask that all attendees make use of the bins and keep the strip litter free.

While there's plenty of action on track there's plenty to see and do away from the runway. Attendees can visit one of our trade stands, walk through the competitor parking area and see some of Australia's fastest cars up close in between passes and on Sunday view the Racewars Show & Shine presented by Auto Glym entrants.

Automotive vendors include  
 Auto One  
 Shannons Insurance  
 Rebel Muffler  
 Motul  
 Auto Glym  
 & more.

In great news for competitors Clark Tyres will be onsite with fitting & balancing services for entrants who want to make sure they've got fresh rubber under them right across the weekend. Clark Tyres can also take pre orders for Mickey Thompson DOT Approved Drag Radials to be fitted at the event as well as a wide range of high performance road tyres.

### **MERCHANDISE**

As always there will be a selection of Motul Racewars merchandise available for sale at the RW Marquee. Stocks on the day will be limited and sell out fast so be early OR head to the website and pre order your merchandise today. Passenger pass wrist bands are also sold at the RW marquee so if you're wanting to go for passenger rides during the weekend head over and sign up as soon as you arrive.

### **PASSENGER PASSES (Available to attendees 18+ only)**

It's one thing to see some of Australia's fastest cars race down the strip but it's an unmissable experience to be onboard and feel the power for yourself. Motul Racewars allows spectators an unparalleled level of engagement with the on track action with our unique ability to allow spectators to buy a Passenger Pass and have the opportunity ride along with entrants during the ¼ mile & ½ mile roll racing sessions. Passengers are required to wear long sleeved clothing + enclosed shoes & wear an approved helmet (same specifications as competitor apparel standards) at all times when in a competition vehicle. If you want to see what a flat out rolling ½ mile feels like for yourself bring a helmet and sign up for a Passenger Pass!

Passenger Passes are available for sale at the Motul Racewars Merchandise stand for \$35.



2017 MERCHANDISE







### MOTUL RACEWARS 2017 – SPECTATOR TICKET PRICING

Spectator Day Pass – Saturday \$10 Per Person

Spectator Day Pass – Sunday \$10 Per Person

Spectator Weekend Pass (Sat / Sun) - \$15 Per Person

Spectator Group Weekend Pass (Sat / Sun) - \$65 (5 People)

Children under 12yr's free when accompanied by an adult.

Passenger Passes & Official Merchandise is available for purchase trackside.

No gate passes or no wristbands = No entry. No exceptions.

### PROHIBITED ITEMS

As a condition of entry; Racewars & The City of Albany reserves the right to carry out searches for and confiscate the following items:



DRUGS AND ALCOHOL



WEAPONS



EXPLOSIVE DEVICES  
OTHER AVIATION SECURITY RESTRICTED ITEMS



SMOKING



UNAUTHORISED DRONES UAV'S



ANIMALS



GLASS BOTTLES AND GLASSWARE



BBQ'S



MOTORISED SCOOTER, ESKIES  
SKATEBOARDS OR SIMILAR

Any other item that in event managements opinion could cause an undue risk to the safety of the event will also not be permitted on the airport apron or surrounding areas.

### PLEASE NOTE: NO SMOKING AT MOTUL RACEWARS 2017

Smoking and the use of cigarettes is prohibited by law throughout the entire Albany Regional Airport terminal, airport apron and surrounding areas at all times. Dedicated smoking areas can be found outside of the front of the main airport terminal building.





### RACEWARS & THE COMMUNITY

Motul Racewars is incredibly fortunate to have been welcomed to Albany and permitted to make use of an integral part of The Great Southern Regions infrastructure for our event. With this immense privilege comes a great responsibility to our host community. Our continued access to the facility in years to come hinges on all attendees helping to leave a positive impression of our event not to mention the wider car enthusiast community.

With this in mind Racewars, The City of Albany & The Great Southern Regional District Police have worked on establishing a strong, open and positive relationship as well as setting a very simple expectation for all attendees to "Respect the car scene, respect the community & respect the rules." There is a zero tolerance for any form of antisocial or illegal behavior on the trip to and from or during the event. If we collectively do the right thing we can expect to be allowed to enjoy our shared passion for car culture and all it entails.

Any person involved in behavior which is detrimental to the collective best interests of our event and the wider car culture scene will be dealt with by WAPOL and also subject to prohibitions on participation for Motul Racewars 2017 & beyond.

### **DON'T SAY WE DIDN'T WARN YOU! BURNOUTS ARE PROHIBITED ON THE AIRSTRIP!**

Burnouts can ONLY be performed on the RSA Engineers burnout pads. No exceptions. We are going to be realistic about this. We understand that some cars are difficult to drive and that some cars will not be able to cleanly put down their power. However, any action by competitors deemed to be not in keeping with the spirit of the event, dangerous to the public, staff and other entrants or showing blatant disregard for the facility will result in severe penalties up to and including eviction from the event and restrictions to future attendance.



## FAQ SECTION

### **Will food and drinks be available at the airstrip?**

Yes. Attendee's at Motul Racewars 2017 will have access to several food & beverage providers at the event including the café inside the terminal building at Albany Regional Airport as well as local food van and produce stands in the spectator area. Please note that glass bottles and all form of alcoholic beverages are prohibited items airside at the airport and as such prohibited from being brought to the event or consumed at the event.

### **Can I attend the event if I am less than 18 years old?**

Yes. Motul Racewars is a family friendly event and we encourage people of all ages to attend.

### **What facilities are available in Albany?**

Albany is a thriving regional center focused on tourism with all the amenities you can wish for with major shopping centers and a diverse array of accommodation and after hours' entertainment options all in close proximity to the event. Unlike previous years everything our attendees need is available in town so there's no need to go to the hassle of bringing everything with them.

In a welcome development for Motul Racewars 2017 entrants, Albany has both 98 Octane & United E85 available on pump for our competitors to utilize which will help reduce the amount of entrants needing to bring fuel with them to the event as well as auto part stores and service providers on hand to help our attendees across the weekend.

### **What camping or other accommodation options are available over the weekend?**

Albany has a diverse array of accommodation options to cater for all tastes and all budgets with everything from basic campsites all the way through to luxury private residences available for Motul Racewars attendees to enjoy over the weekend. Unlike previous years there is no official Motul Racewars campsite so everyone is free to find something to suit their needs for the weekend. There's certainly no shortage of quality family friendly options. Visit [amazingalbany.com.au](http://amazingalbany.com.au) for everything you need to know about Albany and what accommodation options and extra-curricular activities are available for you, your family and friends.

### **Can I bring alcohol to Motul Racewars 2017?**

All forms of alcoholic beverages are prohibited items airside at the airport and as such prohibited from being brought to the event or consumed at the event. Motul Racewars has partnered with The Earl of Spencer Inn in Albany and is proudly the official off track HQ for the event. We'd like to invite all Motul Racewars attendees to stop in for a well-earned drink and meal after a big day of racing and enjoy the friendly atmosphere and great service. Motul Racewars also encourages all attendees to drink responsibly and under no circumstances get behind the wheel while they are under the influence. Motul Racewars has developed a good relationship with local law enforcement and the future of our event like all grassroots motorsport events depends on the continued goodwill of our host community and its residents.

### **What's the advantage of pre-purchasing tickets online?**

Pre-purchasing tickets helps to speed up the entry process at the gate for all attendees meaning less time waiting to get in to the event and more time enjoying the action trackside over the weekend. Pre-purchased weekend tickets are sold at a discount so there's no reason not to buy online. Please go here to purchase.

### **Will tickets still be available at the gate?**

Yes, tickets will be on sale at the gate across the weekend.

Can I get into the competitor car park with my spectator ticket?

Yes, Motul Racewars allows spectators to walk through the competitor car park and to give all attendees the opportunity to get a close up look at some of Australia's fastest street cars.





**Can I get into the competitor car park with my spectator ticket?**

Yes, Motul Racewars allows spectators to walk through the competitor car park and to give all attendees the opportunity to get a close up look at some of Australia's fastest street cars.

**Are there places where I'm NOT allowed to go?**

Spectators are not permitted to enter the staging lanes, service area or enter any of the competition areas including the return road during the event. The Terminal building is a restricted access area with only the terminal lounge available to access over the weekend. Spectators are also not permitted to enter the private hanger area or service area. Security officers will be patrolling the area across the weekend. The Prestige Partners VIP Lounge will only be open to the invited attendees with an access pass.

**Does my spectator ticket allow me to go for passenger rides?**

No. Spectators must purchase a passenger wrist band prior to being able to go for passenger rides. Passengers are required to be 18+ years of age and must comply with the requirements for passengers prior to being able to purchase a passenger wrist band. Competitors are not required to take passengers if they do not wish to and the purchase of a passenger wrist band does not guarantee you a ride in any of the competition vehicles.

**Does my spectator ticket include accommodation / camping?**

No. Competitors, spectators and other attendees are required to organize their own accommodation.

**Does my spectator ticket include parking?**

Yes. General public parking will be available and directions to the GA parking area will be sign posted. There is no extra parking charge at Motul Racewars 2017.

**Are there disabled facilities at the venue?**

Yes, there are disabled facilities available at Albany Regional Airport.

**Is the event still on if it rains?**

Yes. The event is on irrespective of the weather however severe weather may see racing suspended.



**PLEASE NOTE:** WA road rules apply off track. WA Police will be patrolling the highways to and from the event and will enforce road rules, including excessive speed and unregistered or un-roadworthy vehicles etc. Any incidents of dangerous driving, or anti-social behaviour will be not tolerated. Failure to respect our host community will result in attention from the WA Police and will bring the event and the wider car enthusiast community in to disrepute. Respect the car scene, respect the community & respect the rules.

#### **GENERAL WARNING AND EXCLUSION OF LIABILITY**

##### **MOTORSPORT IS DANGEROUS**

Motor vehicle events may be dangerous and may result in injury or death to the person and damage to property. As an essential condition of ticket sale and entry, each Pass Holder acknowledges that prior to entering Albany Regional Airport in Albany or any driving events within, he/she has been made fully aware of the danger as a participant or spectator and/or property owner and has accepted all risks. The Pass Holder, for himself/herself, and as agent for any accompanying child, releases and discharges absolutely the Event Promoter, the Event Sponsors and the City of Albany, their employees, contractors, representatives and agents from any and all liability including but not limited to liability for personal injury, death, property damage, property loss and consequent loss of all kinds arising out of any of or in any way connected with the Racewars and/or entry to Albany Regional Airport in Albany without in any way limiting that loss and/or damages to loss or damage arising out of the participation in or observance of motorsport.

##### **PROHIBITED ITEMS**

As a condition of entry; Racewars & The City of Albany reserves the right to carry out searches for and confiscate the following items:

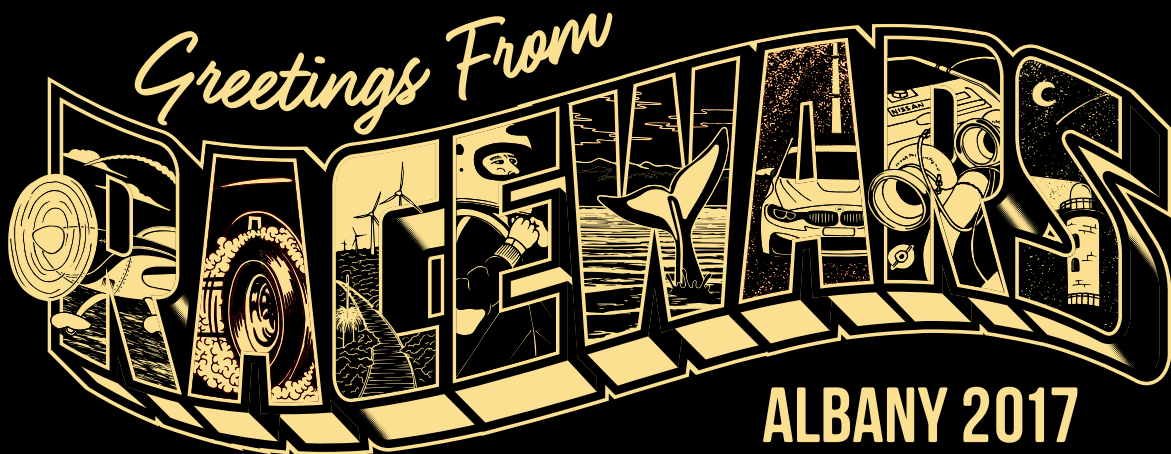


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Smoking and the use of cigarettes is prohibited by law throughout the entire Albany Regional Airport terminal, airport apron and surrounding areas at all times. Dedicated smoking areas can be found outside of the front of the main airport terminal building.

2017 MERCHANDISE GRAPHICS BY  
TWO ØF THREE



CONTACT [INFO@TWOOFTHREE.COM](mailto:INFO@TWOOFTHREE.COM) FOR  
CUSTOM AUTOMOTIVE GRAPHICS





**MOTUL RACEWARS 2017 IS PROUDLY SUPPORTED BY**



# LIOID CONFIDENCE

## 300V MOTORSPORT RANGE



Motul 300V **ESTER Core**® is the pinnacle of mastered chemistry in motorsport lubricants. Formulated specially for highly stressed engines & relied upon in the most severe conditions known in motorsport.

The world's elite motorsport teams use and trust Motul 300V **ESTER Core**® to provide crisp engine response, unbreakable film strength, reliable power delivery, and consistent oil pressure, even in the most extreme climates on earth.

Compatible with all fuels including E85, Alcohol, Leaded/Unleaded and Diesel fuels. Consult your engine tuner or Motul for the best selection of viscosity. Drain intervals vary.

### RACING BRAKE FLUIDS (RBF)

100% Synthetic racing brake fluids are designed to resist extreme temperatures in both wet and dry racing conditions, all while maintaining consistent pedal feel and reliable pedal feedback. One of the most popular racing brake fluids used in Australia.



RBF 600 RBF 660

### MOTORSPORT GEAR & DIFF OILS

## STREET APPROVED

Motul's GEAR range of products are all 100% Ester synthetic. Formulated for use in transmissions and differentials operating under extreme, high load/high speed conditions.

Appreciated mostly for the resistance to shock loads, reliable power transfer, superior foam suppression, unbreakable film strength & optimised dynamic friction for wet clutches (LSD products only).



GEAR Competition 75W140 GEAR 300 LS 75W90 GEAR 300 75W90 GEAR FF-LSD 75W90

## TRACK PROVEN

### MOTUL SPORT



SPORT 5W50

Motul Sport is the newest addition to the Motorsport range of products. Designed specifically for tuned daily driven vehicles running either PULP or E85 fuel. The bloodline to 300V **ESTER Core**® will show with resistance to high temperatures, consistent oil pressure and unbreakable film strength.

A cost effective option for engines on E85 with high dilution and drain intervals under 3,000 km.

### RADIATOR & WATER-2-AIR ADDITIVE

Reduces surface tension of water/ anti-freeze and improves thermal exchange for greater engine cooling system efficiency. Anticorrosion properties allow it to be used exclusively and without anti-freeze. Engines run cooler up to 15°C (30°F). To be diluted with distilled or demineralised water at 5% (20:1).



MOCOL

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#DOYOU EVEN MOTUL -

**MOTUL**



# NEW-LOOK 86

## Raw Driving® at its finest.



**TOYOTA**



When you get behind the wheel of the 86, the goosebumps begin as soon as you step on the accelerator, unleashing 152kW (manual transmission) of power from a lively 2.0L boxer D-4S engine, bred from our enviable racing heritage. Of course power needs control, which is why the 86 is engineered to sit low, hugging the road with sports suspension and 17" wheels on the GTS.

With the 86, there's something for all your senses, so feast your eyes on the performance-styled cockpit, with added extras like Bluetooth® capabilities, premium steering wheel controls, cruise control and a 6.1" touch-screen audio system. The only thing left to add is you. Come and test drive the New-Look 86 today.

**Big Rock Toyota**  
445 Wanneroo Road,  
Balcatta  
T 08 6230 2781  
M02161  
bigrocktoyota.com.au



\*The Bluetooth® word mark is owned by Bluetooth SIG, Inc. Not all devices are compatible and functionality varies depending on the device.

T2016-006007

## Big Rock Toyota

### Proud sponsor of MOTUL RACEWARS



**Present this ad & enjoy Big Rock Toyota benefits:**

Purchase a New Vehicle,  
receive **\$400** cash back  
off your best negotiated deal!^

Vehicle services from only **\$125**,  
plus a complimentary  
**Safety Stop!\***



**Big Rock Toyota**  
445 Wanneroo Road, Balcatta, WA, 6021  
T 6355 5343  
**bigrocktoyota.com.au**



Offers only available at Big Rock Toyota. ^ The guest must display or mention the ad at first point of contact with the salesperson and state that they wish to receive the \$400 cash back off their best negotiated deal.  
\* When booking a log book service, the guest must mention RACEWARS and state that they wish to receive the complimentary Safety Stop.



**RSA**

**We are excited to use our diverse range of engineering and project capabilities to help make a positive difference to our clients business. Please contact us to discuss how we may assist with your next project.**

### About us

RSA is a privately owned company providing multi-disciplinary consulting services to architects, developers, builders, modular and industrial companies and government. Founded in 1975, our proven team of professionals provide a range of civil and structural engineering design and construction management services on residential, commercial and industrial projects.

We aim to build long lasting relationships with our clients, based on providing excellent service underpinned by effective collaboration and care for the interests of all project stakeholders. Integrity in all that we do is non-negotiable at RSA and our people are encouraged to seek innovative and cost effective solutions wherever possible.

Our team has extensive experience in modular construction techniques and is committed to using the latest technologies available to provide valuable solutions to the people we work with and the projects we work on. To ensure our team are delivering quality solutions with appropriate technologies and industry best practice, attending training and professional development events is highly encouraged at RSA.

### Our services

- Civil and Structural Engineering
- Building Information Modelling (BIM)
- Project Management
- Lead Consulting
- Feasibility Studies
- Structural Auditing and Reporting





**AVOID THAT SINKING FEELING!**



**RBF600 &  
RBF660**

**MOTUL**

**NEED STORAGE?**

**KEEP YOUR VEHICLE  
UNDERCOVER**

**STORE YOUR VEHICLE AT  
WA's BIGGEST GARAGE!**

**YOUR STORAGE PROBLEMS SOLVED**

**BENTLEY**

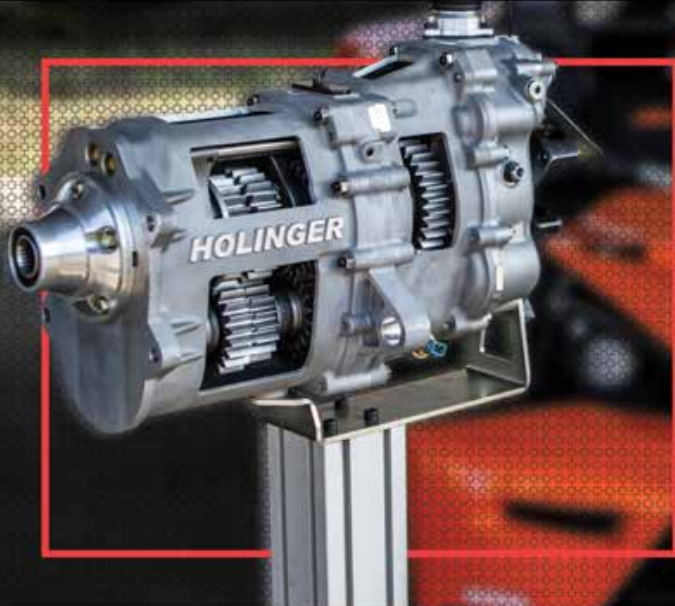
**17-21 John St**

**SIMPLE STORAGE SOLUTIONS**

**08 6350 8900**



## TECHNICAL PARTNERS



**GEAR  
COMPETITION  
75W140**

**MOTUL**

**GENUINE NISMO OIL  
NISSAN GTR R35 FACTORY FILL**



**NISMO  
COMPETITION OIL**

**MOTUL**



# ***SPEED HUNTERS***

**INTERNATIONAL MEDIA PARTNER**

# **FORGED**

— M A G A Z I N E —

**NATIONAL MEDIA PARTNER**



## Lower Great Southern Growth Plan Partnership

### Memorandum of Understanding

Between the:

- City of Albany
- Shire of Denmark
- Shire of Plantagenet
- Great Southern Development Commission
- Department of Regional Development
- Department of Planning
- LandCorp
- Albany Chamber of Commerce and Industry Inc.

In relation to the Lower Great Southern Growth Plan



Government of **Western Australia**  
Department of **Regional Development**



Department of **Planning**  
**Western Australian Planning Commission**

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## Purpose

The purpose of the MOU is to:

- Provide for an agreement for each party to partner in the development of a Growth Plan for the future economic and social development of the Albany (the Regional Centre) and its economic activity area.
- Establish the terms to resource the development of the Albany Growth Plan (the Growth Plan) under the Regional Centres Development Plan (RCDP) Regional Centres Program (Program), including allocation of Program funding in pursuit of the project management plan approved by the RCDP Steering Committee.

The MOU should be read in conjunction with the RCDP Framework and Growth Plan Toolkit.

## Background

The State Planning Strategy 2050 identifies Western Australia's network of Regional Centres and Sub-regional Centres, and the RCDP Regional Centres, Pilbara Cities and Super-Towns Programs support those of the highest strategic importance to the State's economy and regional communities. The State Planning Strategy 2050 identifies the need for these strategic regional centres to build on their competitive and collaborative advantages to support the sustained growth and prosperity of Western Australia.

The RCDP Framework provides a platform for the establishment of Growth Plan Partnerships and the development of Growth Plans through the Program. It is being implemented by the State Government to provide the necessary economic and strategic planning and partnerships to meet the objectives of the *State Planning Strategy 2050*, *Regional Development Strategy* and *Regional Blueprints* with respect to strategic regional centres. The Growth Plan is designed to unlock a regional centre's growth potential in the 21<sup>st</sup> century global economy, and require commitment across sectors to both develop the plan and implement it.

The outcome required is a comprehensive strategic economic and social development plan for the Regional Centre. It will identify objectives for economic and population growth, establish actions which are realistic and capable of being executed within an agreed time frame, and that are based on a defensible and comprehensive economic and social analysis.

The Growth Plan will note and have regard to the economic and social connections with communities within the boundaries of the Regional Centre and its economic activity area.

Finalisation of the Growth Plan will involve the following:

- The Growth Plan Partnership will endorse the final draft Growth Plan prior to referring it to the RCDP Steering Committee for feedback and to agree that it aligns with the RCDP Framework;
- Formal acceptance of the final Growth Plan by Local Government Council resolution and adoption by the Board of the Great Southern Development Commission (the Development Commission), and
- The Growth Plan Partnership referring the final Growth Plan to the Western Australian Planning Commission (WAPC) for noting.

Participation in this MOU also incorporates a commitment by the parties to cooperate in the implementation of the Growth Plan.

## Objectives

The objectives of the RCDP Program in the development of a network of competitive, growing and resilient Regional Centres are:

- Strengthen the capabilities of regional centres to drive long run investment, business and employment growth.
- Accommodate regional population growth generated by regional long run economic growth.
- Support the efficient and effective delivery of the Western Australian Government's regional development effort and investment.

The objectives of this agreement relate to the development of the Growth Plan for the Regional Centre and guide the development, implementation and review of the Growth Plan. The objectives are:

- Creation of a collaborative partnership to investigate, develop and promote a Growth Plan for the Regional Centre.
- Widely engage with industry and community stakeholders to promote the concept of a Growth Plan, build ownership, and obtain stakeholder input into the development and implementation of the plan.
- Produce a Growth Plan based on well researched economic and social development strategies for the Regional Centre by April 2018.
- Develop a brand and marketing suite to promote, broker and secure investment in the Regional Centre.
- Collaborate with other regional centres to advance economic opportunities and to share knowledge.

## Operational Principles

Signatories agree to:

- Use their best endeavours to achieve a collaborative partnership committed to the objectives of the MOU.
- Operate on an inclusive basis, seeking the views and aspirations of industry, community, academia and other government stakeholders.
- Cooperate and share information with other participants in the Program as appropriate in the interests of building a state-wide collegiate approach to regional economic development and growth.
- Recognise the Great Southern Regional Blueprint as the guiding regional economic and social development strategy, which informs the strategic direction for the Growth Plan.
- Align the Growth Plan to the RCDP Program performance framework, focussing on a process of continuous improvement towards achieving the RCDP objectives and by setting baselines and targets for building economic development capability, and business, employment and investment growth.

## Resourcing Commitments

Signatories to this MOU will commit sufficient resources to undertake their role as specified in this MOU to achieve the Objectives, including the support of the Growth Plan Partnership and to the development and review of a Growth Plan.

## Project Funding

Funding will be made available through the Royalties for Region RCDP Program, subject to the RCDP Steering Committee endorsing this executed MOU, a project management plan and a budget for preparing a Growth Plan.

Funding will be released in tranches pursuant to Growth Plan Partnerships meeting milestones requirements at review points in the Growth Plan development process as defined in the Growth Plan Toolkit.

Funding will be administered by LandCorp in accordance with the approved project management plan and budget, and in consultation with the Growth Plan Partnership. Additional work outside of the scope of works described in the project management plan approved by the RCDP Steering Committee is to be resourced and funded by the Signatories, unless approved by the RCDP Steering Committee as a variation to the approved project management plan.

## Roles and Responsibilities

### RCDP Steering Committee

The RCDP Steering Committee has been established to provide oversight of RCDP. It is responsible for approving the Growth Plan project management plan and budget, and any variations. The RCDP Steering Committee is required to agree that the final draft Growth Plan aligns with the RCDP Framework and may provide feedback to the Growth Plan Partnership. The RCDP Steering Committee is also responsible for the provision of advice to the Regional Development Council and to the Minister for Regional Development and the Minister for Planning.

#### The Steering Committee membership includes:

- A member of the Regional Development Council (Executive Chair)
- The Director General, Department of Regional Development
- The Chair, Western Australian Planning Commission
- The Director General, Department of Planning
- The Chief Executive Officer of LandCorp

### Collaboration Team

The Collaboration Team has been established to support communication and effective collaboration within the Program, and inform Program-wide activities.

The Collaboration Team will be guided by its purpose and will set its own terms of reference, which will be in line with the RCDP Framework and this MoU.

The Collaboration Team will include representatives of:

- the Program Team (Department of Regional Development, Department of Planning and LandCorp);
- each Growth Plan Partnership;
- Western Australian Local Government Association; and
- Regional Chamber of Commerce and Industry.

### Regional Development Commission

The Development Commission will support the development of the Growth Plan through participation in the Growth Plan Partnership, adopt the final draft Growth Plan by resolution of the Board.

The Development Commission is to ensure the Growth Plan Partnership refers the Growth Plan to the WAPC for noting.

The Development Commission will nominate a Board Member and one staff member to the Growth Plan Governance Group and will nominate staff to provide technical and administrative support as required.

The Development Commission is responsible for strategic alignment and integration of the Growth Plan and Regional Blueprint, and supporting structure for implementation of the Growth Plan, promoting and brokering investment in the Regional Centre.

The Development Commission is responsible for all media communications relating to Growth Plans in accordance with a communications plan approved by the Department of Regional Development.

#### Local Governments

In this MOU Local Governments are the City of Albany, Shire of Denmark and Shire of Plantagenet and are collectively referred to as the Local Governments.

The Local Governments will consider adoption of the final Growth Plan by Local Government Council resolution.

The Local Government is responsible for strategic alignment and integration of the Growth Plan and Local Government's integrated planning framework, and promoting and brokering investment in the Regional Centre.

The Local Governments will each nominate one elected representative and the CEO to the Growth Plan Governance Group and will nominate staff to provide technical and administrative assistance as required.

#### LandCorp

In relation to this MOU LandCorp will:

- provide project management services in accordance with the business case approved by Cabinet, for which LandCorp will be remunerated; and
- nominate a representative to the Growth Plan Partnership to provide technical support and advice in relation to principles of land development economics, identification of development opportunities and advice in relation to brand development for investment attraction.

#### Department of Planning

The Department of Planning will nominate a representative to the Growth Plan Partnership to provide technical advice in relation to urban and regional land use research, data, information and planning, and strategic advice on alignment and integration with land use planning policy and strategy frameworks, and infrastructure coordination.

### Department of Regional Development

The Department of Regional Development will nominate a representative to the Growth Plan Partnership to provide technical advice in relation to regional development research, data and information, and strategic advice on alignment and integration with regional development policy and strategy frameworks.

### Chamber of Commerce and Industry

The Albany Chamber of Commerce and Industry will support the development of the Growth Plan and nominate a representative to the Growth Plan Partnership to:

- Represent the broad needs of industry and business within a regional centre;
- Provide guidance on industry and business development approaches; and
- Enable strategic and cross-sectoral collaboration across strategies to support the development and implementation of the Growth Plan.

## Governance and Decision Making

### Growth Plan Partnership

A Growth Plan Partnership will be established to oversee the development of the project and ensure that it meets the objectives of this MOU. In accordance with the Roles and Responsibilities outlined above the participating bodies are:

- The participating Local Governments
- The participant Regional Development Commission (Great Southern Development Commission)
- LandCorp
- Department of Planning
- Department for Regional Development
- Albany Chamber of Commerce and Industry Inc (ACCI)
- Other members as agreed by the Growth Plan Partnership.

The Growth Plan Partnership will set its own terms of reference in line with the RCDP Framework and this MoU to effectively oversee the project's delivery.

The Growth Plan Partnership will submit bi-monthly progress reports through the Program Coordinator to the RCDP Steering Committee.

The Growth Plan Partnership will be required to endorse the final draft Growth Plan prior to referring it to the RCDP Steering Committee for feedback and final agreement that it aligns with the RCDP Framework.

The Growth Plan Partnership will refer the final Growth Plan to the WAPC for noting.

The Growth Plan Partnership will identify, establish and facilitate the governance arrangements required for successful implementation of the Growth Plan.

The Growth Plan Partnership will establish a stakeholder reference group that represents business, government, academia and community stakeholders within the Regional Centre and its economic activity area, and ensuring their views are incorporated into the development of the Growth Plan.

### Project Control Group

The Project Control Group will be responsible for the operational delivery of the Growth Plan in accordance with the approved project management plan and direction provided by the Growth Plan Partnership. The Project Control Group will include a member or representative of the Growth Plan Partnership who is authorised to provide direction to the Project Control Group.

Membership of the Project Control Group will be:

- Growth Plan Partnership representative;
- Local Government representative(s);
- Development Commission representative;
- Albany Chamber of Commerce and Industry representative;
- Collaboration Team representative (if different from the above)
- Project Manager;
- Lead Consultant; and
- Other members as agreed by the Project Control Group.

The Project Control Group will establish its own terms of reference in line with the RCDP Framework and this MoU.

The Project Control Group will provide the RCDP Program Coordinator a monthly progress report.

### Dispute Resolution

All parties agree to use best endeavours to resolve disputes. Disputes of a technical or strategic nature within the Project Control Group will be referred to the Growth Plan Partnership for resolution. Disputes are to be resolved on the basis of the intent of the RCDP, and the objectives set out in this MOU.

### Media and Communications

All signatories will undertake communications relating to Growth Plans in accordance with a communications management plan, which is to be approved by the Department of Regional Development.

All media communications in relation to the Growth Plan will be undertaken by the Chairperson of the Growth Plan Partnership in consultation with other relevant signatories as required.

Royalties for Regions funding recipients are required to acknowledge the funding provided by the Western Australian Government, in accordance with the approved format.

### Legal Facilitation

The MOU is not intended to be a legal document. It is an administrative document that seeks to ensure mutually beneficial working arrangements and to clarify the relationship between the parties to this MOU in view of their responsibilities under the *Local Government Act 1995* and other relevant legislation.

The MOU is not intended to define, create, recognise, affirm, deny or amend any rights or obligations of the parties or any other individual or group nor restrict any of the parties from participation in similar activities or arrangements with other public or private agencies or parties.

Signatories

Signatories to this MOU are authorised by each participating body through appropriate resolution or delegation.

Timeframe

The agreement commences on the date of the signing of the MOU by all parties and is applicable until the Growth Plan is noted by the WAPC.

Nothing in the MOU prevents the parties changing any provision by mutual agreement at any time.

Signatories

Signed on behalf of the **City of Albany** by the Mayor and Chief Executive Officer:

**Mayor**

Dennis Wellington

**Chief Executive Officer**

Andrew Sharpe

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Signed on behalf of the **Shire of Denmark** by the Shire President and Chief Executive Officer:

**Shire President**

David Morrell

**Chief Executive Officer**

Bill Parker

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Signed on behalf of the **Shire of Plantagenet** by the Shire President and Chief Executive Officer:

**Shire President**

Ken Clement

**Chief Executive Officer**

Rob Stewart

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Signed on behalf of the **Great Southern Development Commission** by the Chair and Chief Executive Officer:

**Chair**

Ross Thornton

**Chief Executive Officer**

Bruce Manning

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Signed on behalf of the **Albany Chamber of Commerce and Industry Inc** by the President and Chief Executive Officer:

**President**

Caroline Hayes

**Chief Executive Officer**

Russ Clarke

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



Signed for an on behalf of  
**LandCorp**  
**Chief Executive Officer**  
Frank Marra

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Signed for an on behalf of the  
**Department of Regional Development**  
**Director General**  
Ralph Addis

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Signed for an on behalf of the  
**Department of Planning**  
Director General  
Gail McGowan

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

REGIONAL CENTRE DEVELOPMENT PLAN- PHASE 2

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# LOWER GREAT SOUTHERN GROWTH PLAN

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## PROJECT MANAGEMENT PLAN V1

11/4/2017

Prepared by Sue-Ellen Shaw

On behalf of the Lower Great Southern growth Plan Partnership



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## Chapter 1 Introduction

The City of Albany, Shire of Denmark and Shire of Plantagenet have partnered to form the Lower Great Southern Economic Alliance focused on delivering economic advantage to the sub region. The partners of the LGS Alliance will collaborate with key stakeholders to deliver the Lower Great Southern Growth Plan collectively.

The purpose of this Project Plan is to guide the process of building the knowledge base and setting the development focus for the *Lower Great Southern Growth Plan* (the “Growth Plan”), representing delivery of steps 2 and 3 of the growth planning process as outlined in the Regional Centre Development Plan Phase 2 (RCDP2) Toolkit Version 2.0 V14 (“the Toolkit”).

This document constitutes Project Management Plan V1, as outlined in section 3.1.8 of the Toolkit. Project Management Plan V2 will be prepared at the completion of Step 3 when “the development focus areas are determined (p. 60).

The following table summarises the process and objectives of the activities covered by this project management plan, and it’s alignment to the RCDP2 Regional Centres Program.

Key points of the Project Management Plan	
Process	Build the knowledge base and set the development focus for the Growth Plan
Objectives	(i) to ensure that the highest priority research and analysis is conducted, in order to select the best possible focus areas for the Growth Plan  (ii) to continue engagement with key stakeholders identified in step one (“getting started”), and initiate engagement with other stakeholders, particularly as relevant to the research and analysis projects, and establishment of focus area teams
Rationale	The research and analysis activities covered by this Project Management Plan have been determined through a rigorous self-assessment of the determinants of growth as applied to the current state of the regional centre and the wider economic activity area of the Alliance. This identified key knowledge gaps, which were then prioritised. Note the existing knowledge base as outlined in Attachment 4.5.
Alignment to the RCDP2 Regional Centres Program	The LGSEA Growth Plan aims to position the Lower Great Southern as a competitive, growing and resilient sub-regional area that supports regional economic and population growth to 2050. The Growth Plan will build on the Great Southern Regional Investment Blueprint, with a focus on partnerships for action and co-investment (“purposeful intervention”) to lift the trajectory of economic growth in the Lower Great Southern through strategic positioning in the global context.
Outcomes	Portfolio of: <ul style="list-style-type: none"> <li>Strategic programs that directly improve the competitiveness of existing local businesses, enable new business development and or provide new employment opportunities</li> </ul>

- |  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>Capacity programs addressing local barriers such as skill levels, infrastructure and regulatory hurdles for example that are required for the success of the Strategic Programs</li> </ul> |
|--|---|

## Chapter 2 Project Integration

### 2.1 SCOPE

The RCDP Growth Plan Toolkit clearly sets out the three key roles of a Growth Plan<sup>1</sup>

- Set shared goals, strategies, actions and measurable targets for long term growth;
- Support development of investment opportunities and investment attraction;
- Facilitate the alignment and integration of government efforts and investment at all levels to maximize their outcomes and effectiveness.

The Growth Plan activities will occur over a twelve-month period with the final document submitted to the RCDP Steering committee, the Local Government Councils for formal acceptance, adoption by the Board of the Great Southern Development Commission and finally submitted to the Western Australian Planning Commission (WAPC) for noting.

The project management plan to reach the above finale, will closely follow the six-stage approach outlined in the Growth Plan Toolkit.

The work required to be delivered under this Project Management Plan includes “standard discovery” and “tailored discovery”. These are research and analysis projects that will ensure an adequate knowledge basis for the selection of the Growth Plan’s development focus areas.

The project then includes a retake of the self-assessment of the determinants of growth, followed by the completion of the “2x2 matrix” to consider the results of the self-assessment alongside an assessment of the significance of the determinants of growth specifically to the regional centre and the sub-region.

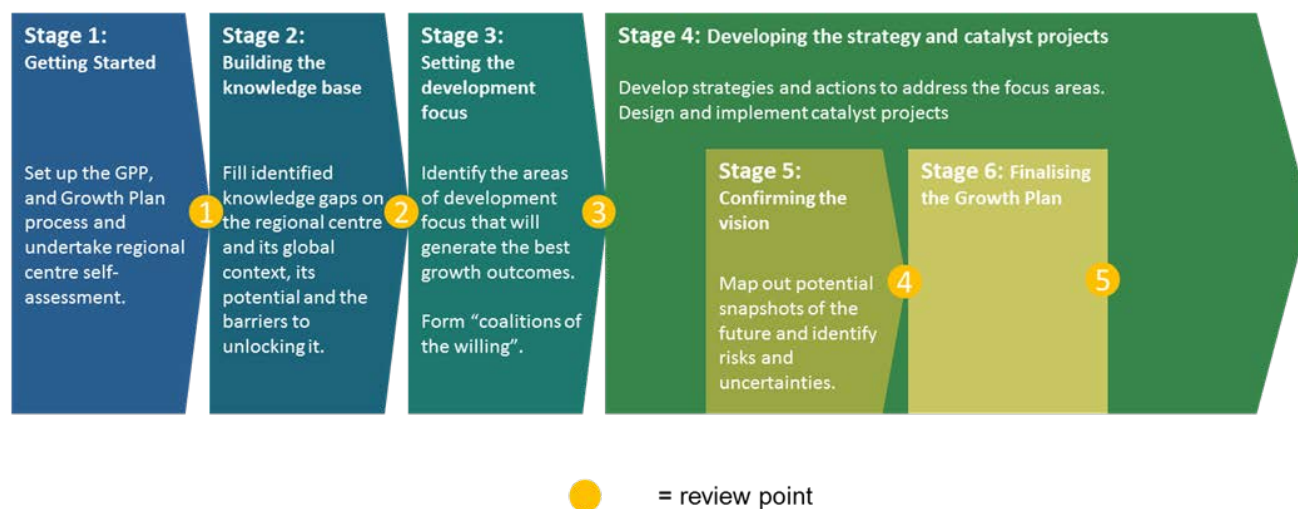
This will enable the selection of the draft development focus areas that will be submitted for Review Point 2.

Once approved by the RCDP Steering Committee, focus area teams will be initiated to establish strategy development processes and select and apply for catalyst projects. Note that these stakeholders will largely be engaged already by this point. As part of the analysis for the final selection of the development focus areas, scenario analysis will be undertaken.

At this point, the first iteration of the Theory of Change will be prepared, in conjunction with the first estimate of the achievable outcomes from the Growth Plan.

At the conclusion of the above work, the second version of the Project Management Plan will be prepared and submitted for Review Point 3. Once approved, this Project Management Plan will see the release of funding to complete the remainder of the Growth Plan process.

<sup>1</sup> Department of Regional Development (2017) Draft Regional Centres Development Plan Growth Plan Toolkit 2.0 v14, 22 February 2017, pp11

**Figure 1. Growth Plan Development Process Summary.** *Ref: RCDP Growth Plan ToolkitV2.0 V14 pp. 79*

**Note:** that there will be considerable stakeholder engagement throughout the above activities. Key stakeholders will be integral to the research and analysis projects. Some of these stakeholders will become members of the focus area teams that will be set up subsequently. The Stakeholder Reference Group will be closely involved in the selection of draft focus areas.

## Work Breakdown Structure

The items in the scope are detailed in the Work Breakdown Structure below:

Review Points	Overview and Scope Items	Dates
Stage 1	<p><i>Overview: Define the product and the structures and processes that will enable its development</i></p> <ul style="list-style-type: none"> <li>1.1 Develop the Project Management plan</li> <li>1.2 Define the clear overarching objectives of the plan</li> <li>1.3 Develop the structures, function and protocol to be used during the development phase</li> <li>1.4 Review and submit to DRD</li> </ul>	12 <sup>th</sup> April
Stage 2 Building the knowledge base	<p><i>Overview: Taking into account the future aspirations of the plan, identify gaps or opportunities not fully revealed</i></p> <ul style="list-style-type: none"> <li>2.1 Define the current state using agreed measures</li> <li>2.2 Investigate and define root causes and spheres of control, influence and monitoring (including stakeholder consultation)</li> <li>2.3 Define the Problem and opportunity Statement that is to be addressed through the strategies, projects and initiatives of the Plan</li> <li>2.4 Review and submit to DRD</li> </ul>	April to July



Stage 3 Setting the Development Focus	<p>Overview: define the areas of development focus</p> <p>3.1 Review existing strategies, projects and initiatives, select those that address the development focus area</p> <p>3.2 Define the gaps requiring further strategic development</p> <p>3.3 Define areas of capacity development and align to the Strategic Development focus areas</p> <p>3.4 Review and submit to DRD</p>	July to August
Stage 4 Developing the Strategy and Catalyst projects	<p>Overview: the strategies, projects and initiatives developed under the growth plan will involve targeted industry and stakeholder engagement and will address identified problems and opportunities</p> <p>4.1 Conduct existing opportunity search and identify fast-track projects</p> <p>4.2 Form a strategic project working group on each specific project/opportunity</p> <p>4.3 Define Project Briefs that outline specific strategies, projects and initiatives that will provide the solutions to the defined Problems/ Opportunities</p> <p>4.4 Conduct internal research and development to partially de-risk and pre-qualify each project</p> <p>4.5 Source specialist consultant or researcher input (a key component being project cost)</p> <p>4.6 Align or develop appropriate capacity programs aligned to the Strategic Projects</p> <p>4.7 Conduct final review of projects against initial selection criteria</p> <p>4.8 Align projects to available funding</p> <p>4.9 Prepare final Project documentation for inclusion in the portfolio</p> <p>4.10 Review and submit to DRD</p>	September to December
Stage 5 Confirming the vision	<p>Overview: The process of portfolio management (an it's intended outcomes and impact) is iterative and will be conducted in conjunction with developing strategies, projects and initiatives</p> <p>5.1 Regularly update combined impact and value assessments to produce an overall plan impact and value</p> <p>5.2 Prioritise project briefs based on alignment to portfolio targets</p> <p>5.3 Conduct final round of stakeholder consultation and revise portfolio</p> <p>5.4 Review and submit to DRD</p>	February
Stage 6 Finalising the Growth Plan	<p>Overview: The Growth Plan should represent progress to date and the action plan that will provide guidance for further implementation and ongoing continuous development.</p> <p>6.1 Document key components of the plan</p> <p>6.2 Review and finalise with DRD and relevant stakeholders</p>	March

## 2.2 TIME

The official commencement of RCDP Stage2 in March 2017, will see the submission of this Project Plan for consideration by the RCDP Steering Group on the 26<sup>th</sup> April. The Work Breakdown structure in the previous section outlines the estimated time frame for the Growth Plan development process.

Refer to Attachment 4.1 for the Growth Plan GANTT - Schedule

Critical control points include:

- Approval and commitment of funds for the commencement of this project
- Early engagement with stakeholders and appointment of consultant (group) to define the review and define the framework for project definition and issue prioritization
- Review and continuation of Project at each review point.

## 2.3 COST

Budget estimates have been prepared in line with the Project Schedule – GANTT chart in Attachment 4.1, which in turn is based on the Work Breakdown structure outlined in section 2.1.

The budget has been prepared based on previous experience of Stage 1 Centres, local knowledge and due recognition of the importance of the various activities, access to information and professional services that will be required to deliver a robust and relevant Growth Plan, supporting both Catalyst and Research Projects during the process.

A summary of estimates for each stage is outlined in the table below.

Project Stage	Activities	Consultants	Catalyst & Research Pjt. Funding	Total
Stage 1 April 2017	Stocktake, Project design, develop relationships	\$10,000	\$0	\$10,000
Stage 2 July	Engage Consultants, stakeholders, build the knowledge base and clarify focus areas	\$100,000	\$0	\$100,000
Stage 3 August	Review key opportunities and select the development Focus	\$150,000	\$50,000	\$200,000
Stage 4 December	Develop strategies, projects and initiatives – initiate Catalyst projects	\$300,000	\$400,000	\$700,000
Stage 5 February	Ongoing work with projects and initiatives, monitor progress and record performance and impacts	\$75,000	\$50,000	\$125,000
Stage 6 March	Document and finalise the Growth Plan	\$50,000	\$0	\$50,000
Contingency St 1-3 7.5% St 4-6 5%				\$23,250 \$43,750
<b>TOTAL</b>		<b>\$685,000</b>	<b>\$500,00</b>	<b>\$1,252,000</b>

In addition to the above costs it is estimated that the Lower Great Southern Economic Alliance partners will also allocate significant in-kind resourcing to this project.

The Great Southern Development Commission (GSDC) as a signatory to the Memorandum of Understanding (MOU) for this project will also allocate dedicated staff resourcing to the delivery of the Lower Great Southern Growth Plan.

## 2.4 QUALITY

Program Phase	Tasks/Objectives	Required Deliverables (per Review Point)
1 – Getting started	<ul style="list-style-type: none"> <li>Understand program objectives and high level outline of Growth Plan process</li> <li>Establishing common language and understanding of key economic development concepts and Growth Plan process steps, and exemplars</li> <li>Stock take of existing knowledge, plans, processes, and institutions/stakeholders</li> <li>Self-assessment of determinants of growth (current state) and identify critical uncertainties/disagreements and/or knowledge gaps</li> <li>Set clear resourcing commitments</li> <li>Finalise Growth Plan Partnership and MOU</li> <li>Prepare Project Management Plan (V1)</li> <li>REVIEW POINT 1 – Steering Committee review MOU and Project Management Plan (stop/go gate)</li> </ul>	<i>Review Point 1</i> RP1.1 Project Management Plan RP1.2 MOU RP1.3 Self-Assessment Attachment
2 – Building the knowledge base	<ul style="list-style-type: none"> <li>Standard discovery - all Stage 2 centres on a consistent basis:               <ul style="list-style-type: none"> <li>Overview of relevant global trends and issues</li> <li>Economic profile</li> <li>High level cluster identification</li> <li>Innovation and entrepreneurship system mapping (include cluster-specific elements)</li> <li>Strength of the local economy</li> <li>Assessment of economic resilience</li> <li>Assessment of leadership and governance</li> </ul> </li> <li>Tailored discovery – region-specific:               <ul style="list-style-type: none"> <li>Business capacity for growth</li> <li>Business-friendly environment</li> <li>Infrastructure for growth</li> <li>Jobs and workforce</li> <li>Liveability</li> </ul> </li> <li>Assess performance and significance of determinants of growth</li> <li>Retake self-assessment of determinants of growth (current state)</li> <li>Identify draft development focus areas</li> <li>REVIEW POINT 2 - Project Coordination Team assess completeness and quality of research conducted, and</li> </ul>	<i>Review Point 2</i> RP2.1 Self-Assessment

	appropriateness of determinants of growth and selected draft development focus areas (stop/go gate).	
3 – Setting the development focus	<ul style="list-style-type: none"> <li>Form focus area teams with key willing stakeholders (“coalitions of the willing”) and establish strategy development processes; select and apply for catalyst projects as quickly as possible</li> <li>Scenario analysis – confirm business, industry and cluster development focus areas</li> <li>Prepare draft Theory of Change/rationale for development focus areas and expected outcomes of investing in development focus areas. (V1)</li> <li>Revise Project Management Plan (V2)</li> <li>REVIEW POINT 3 – Project Coordination Team assess progress and achievability of revised Project Management Plan (stop/go gate)</li> </ul>	<i>Review Point 3</i> RP3.1 Outline of Focus Area Teams (Program Working Groups) RP3.2 Draft Theory of Change (V1) RP3.3 Project Management Plan (V2) RP3.4 Scenario Analysis Report RP3.5 Self-Assessment
4 – Developing strategy and catalyst projects	<ul style="list-style-type: none"> <li>Commence strategy development processes and implementation of catalyst projects</li> <li>Commence preparation of the Investment Prospectus</li> <li>Consider ongoing implementation commitments and arrangements, including organisational considerations for implementing a Growth Plan</li> <li>Review POINT 4 (Partial)</li> </ul>	<i>Review Point 4 (Partial)</i> RP4.1 Draft Strategies and Projects (working document) RP4.2 Draft Investment Prospectus (working document) RP4.3 Self-Assessment (Partial)
5 – Confirming the vision	<ul style="list-style-type: none"> <li>Articulate refined vision/vivid description</li> <li>Model preferred future</li> <li>Establish projections/targets</li> <li>Prepare performance framework and refined Theory of Change</li> <li>Review POINT 4: Project Coordination Team review strategies and performance framework (pass/fail gate)</li> </ul>	<i>Review Point 4 (Continued)</i> RP4.4 Performance Management Framework RP4.5 Theory of Change (V2) RP4.6 Risk Assessment RP4.7 Self-Assessment
6 – Finalising the Growth Plan	<ul style="list-style-type: none"> <li>Prepare documentation of aspirations, strategies, theory of change, governance and actions</li> <li>Complete the Investment Prospectus</li> <li>Prepare background documentation</li> <li>Obtain approvals</li> <li>REVIEW POINT 5: Steering Committee and Project Coordination Team review Growth Plan (finalise and submit)</li> <li>Launch</li> <li>Maintain the momentum</li> <li>Review Point 5</li> </ul>	<i>Review Point 5</i> RP5.1 Draft Growth Plan RP5.2 Investment Prospectus

## 2.5 ROLES AND RESPONSIBILITIES (HUMAN RESOURCES)

Attachment 4.2 outlines the organisational structure for the development of the Plan. This organisational chart will be a live document and will be expanded as required to manage a clear chain of role and responsibilities. Key elements of this structure are outlined below.

### **Growth Plan Partnership (GPP)**

The Growth Plan Partnership is a strategic cross-sectoral economic alliance established within a community that comprises of stakeholders with a strategic interest in identifying and driving what a regional centre and its industries need to focus on to maximise investment, business and job growth. The Memorandum of Understanding (MOU) sets out the members, and the roles and responsibilities, of the GPP (see Attachment 4.2).

### **Project Control Group**

Responsibilities:

- The Project Control Group is responsible for the operational delivery of the Growth Plan in accordance with the approved Project Management Plan and direction provided by the Growth Plan Partnership.
- The Project Coordination Team will provide the RCDP Program Coordinator a monthly progress report.

Membership:

- *Sue-Ellen Shaw (LSG Alliance representative)*
  - *Andrew Sharpe (City of Albany representative)*
  - *Bill Parker (Shire of Denmark representative)*
  - *Rob Stewart (Shire of Plantagenet representative)*
  - *Bruce Manning (Great Southern Development Commission representative)*
  - *Russell Clark (Albany Chamber of Commerce and Industry)*
  - *Clinton Booth (Project Manager, HQ Management)*
  - *Lead Consultant (to be appointed)*
- Or nominees of the above*

### **Project Working Groups**

In addition to the GPP and PCG, it is expected that a number of specialists and subject matter experts will be engaged during the Growth Plan development process in order to form Program Working Groups that will further investigate the key focus areas. Table 3 below provides the key areas of expertise that will likely be sourced externally.

These Program working groups will be established to investigate initiatives and projects in each identified focus area (Program). These will be based on the cluster development model and will ideally incorporate internal GPP personnel, the lead consultant, subject matter experts, academics and industry representatives. These groups will work in conjunction with specialist support engaged at both the centre and program levels.

Table 3. Indicative capabilities requiring external sourcing

Role	Responsibility
Lead Consultant	Strategy development, project management, stakeholder engagement
Industry/Investment Liaison	Targeted engagement with businesses and other external bodies in relation to strategic opportunities. Investment alignment and attraction
Economist	Conducts research and analysis to provide evidence base for areas of strategic focus (e.g. clusters and scenario analysis)
Stakeholder Engagement & Communications	Manages relationships with key external stakeholders. Development of communications platforms/processes and content management
Prospectus Management	Prospectus quality control, including oversight of investment attraction
Program Working Group Leads	Management of working group studies and targeted engagement e.g. with firms, researchers and government (based on cluster model)

## 2.6 COMMUNICATIONS

The RCDP Phase 2 Stakeholder Communications Strategy provides a sound basis for the recognition of the different stakeholder groups and their needs throughout the project. This has been adapted to incorporate components from the City of Albany Community Strategic Plan and the City of Albany Communications Strategy.

The aim of the Communications plan, attached in the appendix 4.3, is to identify the needs of each of the different audiences, clarify the purpose of the communication and identify who is responsible.

Clarity in the communication systems will be critical to the engagement of the various stakeholders at each stage of the planning process and ultimately for the final Growth Plan being adopted by local business and industry and the projects identified developed to build the economic success of the local region.

The *Regional Centres Development Plan: Phase 2 Stakeholder Communications Strategy V1.4* (the RCDP2 Communications Strategy) identifies two distinct levels of stakeholder communications:

- Program-wide communications: includes communications with high-level stakeholders, media releases and management of program wide communication platforms that aim to maintain interest, support and engagement with the Program.
- Growth Plan communications: includes day to day communications relating to the development of the local growth plans including updates related to the growth plan process amongst core partners and their staff, direct communications with local or regional stakeholders, local media releases and communications targeted at the local community and industry stakeholders.



## Responsibilities

Program-wide communications will be managed by the RCDP2 Program Group with support if requested from Local Collaboration Team members of the relevant RCDP2 Centres.

Growth Plan Communications will be managed by the City of Albany in collaboration with the Great Southern Development Commission, the Shires of Denmark and Plantagenet. The City of Albany will take primary responsibility for the production and delivery of Growth Plan Communications in alignment with the Lower Great Southern Growth Plan Stakeholder Communications and Engagement Strategy – Attachment 4.3.

## 2.7 STAKEHOLDERS

At the core of the Regional Centres Development Plan Phase 2 (RCDP2) Program is a collaborative partnership philosophy to encourage stakeholder-led delivery of the Growth Plans. The purpose of stakeholder engagement and communication is to ensure shared ownership of the growth agenda, enable private sector engagement and support, facilitate intra and inter regional collaboration and support the development of sustainable partnerships that will extend beyond the life of the RCDP2 Program.

Effective engagement and communication supports transparency, trust and reciprocity amongst stakeholders. It facilitates shared ownership and delivery of actions critical to the success of the Program and the Growth Plan.

The *Regional Centres Development Plan: Phase 2 Stakeholder Engagement Foundation Report* (the Foundation Report) provides a basis for stakeholder engagement throughout the Program. The accompanying *Regional Centres Development Plan: Phase 2 Stakeholder Engagement Framework* (SEF) outlines the actions that will be undertaken to support the overall Program.

### 2.7.1 Approach

Three key streams of engagement will occur throughout the growth planning process:

- **Community and Local Leaders Engagement and Communications:** Creates broad community support for the development process and ensures ‘license to operate’ (i.e. community trust) is maintained. Role is to support the establishment of a common agenda across local leaders and gauge community sentiment regarding objectives, programs, projects and initiatives.
- **Industry Consultation and Involvement:** Seeks to create a collaborative industry relationship. Industry support and involvement is critical to the implementation and success of the Plan. Private partners must be able to ‘own’ components of the Plan.
- **Program Communications:** Ensures timely and proactive communication with program managers regarding project timeline, output and strategic direction (aims to ensure ‘no surprises’). Seeks support and input from program level when required.

Industry consultation and involvement and Program Communications will be managed by the Growth Plan Lead Consultant while Community and Local Leader Engagement and Communications will be managed by the CoA / LGS Alliance representative. The scope of the work covered by the CoA will include but may not be limited to:

- Briefings for CoA, SoP, SoD and GSDC staff of core partners to the Growth Plan;
- CEO briefings and updates for the CoA, SoP, SoD and GSDC Elected Members and Board
- Communications targeted to the local community through local media, events and public statements.

### 2.7.2 Key Stakeholders

A detailed list of stakeholders and key persons of significance have been identified and contact initiated already through a range of activities including: face to face and/or telephone discussions; workshops (Growth plan Preparation workshop with Localise Consultant Alison Dalziel; Cluster introduction workshops with Ifor Ffowcs-Williams) and more recently Growth Plan Partnership inaugural meeting.

More information is included in the Lower Great Southern Growth Plan Stakeholder Communications and Engagement Strategy – Attachment 4.3

## 2.8 PROCUREMENT

Robust procurement policies and procedures are essential to ensure accountability, transparency and quality of outputs. Full details of the Procurement policies to be applied are provided in Section 3.8.

All procurement procedures will be documented and reported by submitting bi-monthly progress reports through the Program Coordinator to the RCDP Steering Committee.

## 2.9 RISK

At the completion of Stage 1 a risk workshop will be held to identify, quantify and mitigate the risks for the following Stages 2 and 3. A further workshop will be held shortly after the completion of Stage 3, and will consider risks to the end of Stage 5.

The risk workshops will be facilitated sessions and include representatives from relevant stakeholders. Risk reviews will occur monthly, in line with the monthly progress reporting schedule.

The City of Albany Risk and opportunity Management Framework V022 19 July2016 will underpin all review and risk analysis for the development of the Lower Great Southern Growth Plan.

## Chapter 3 Management of the Project

### 3.1 SCOPE MANAGEMENT

Recognised Project Scope Management processes will be utilised to ensure that the project includes all the work required, and only the work required, to complete the project successfully. Managing the project scope is primarily concerned with clearly defining and controlling what is and is not included in the project. Until the Project Management Plan V2 is developed and presented at the end of Stage 3 of the outlined process, it is very difficult to clearly detail a relevant scope management process.

The Project Plan V2 will clearly define and validate how creep will be dealt with, handling of change requests, negotiation processes for dealing with disagreement on scope elements between stakeholders and the form of the deliverables.

### 3.2 TIME MANAGEMENT

The GANTT outlines the project timeline and this will be further developed/ clarified once the priority projects and the revised Project Plan V2 is developed.

Regular monitoring and reporting to the GPP, DRD and RCDP Steering Committee will ensure any significant deviation from the GANTT/ planned delivery deadlines will be easily identified and allow for the issue to be addressed or renegotiated to ensure that the impact on any related following steps are minimized.

Costs will be managed through preparation of monthly Actual to Budget reports, reviewed by the Growth Plan Partnership. Any budget overruns will managed within the project e.g. by reallocating resources based on the prioritisation of tasks versus Growth Plan objectives. Agreed scope variations will be managed within the contingency budget (7.5% used for the initial stages 1-3, 5% for stages 4-6 % used).

### 3.4 QUALITY MANAGEMENT

Quality management relies on a combination of clear project objectives/direction, the procurement of quality services and effective oversight of all elements of the Growth Plan development process. This will be achieved through definition of responsibilities of all levels of the development team. This will involve the expansion of the organisational chart (see Attachment 4), which outlines key roles responsibilities identified to date. This process will be supported through the implementation of the following key quality control points:

- Assigned responsibility for Quality Assurance
- Budget controls.
- Document management systems
- Identification of key stakeholder needs;
- Key evaluation questions;
- Project intent and rationale;
- Project outcome and impact measures from Project Logic Map (Figure 2);

- Risk assessment;
- SMART results

### 3.5 HUMAN RESOURCES MANAGEMENT

The following overarching principles will be used to ensure that responsibilities are matched by appropriate skills:

- Each task will be matched with an assessment of required skills.
- Clear position descriptions will be produced, detailing the qualifications and skills required to complete tasks.
- Nominated personnel will be matched against established position requirements (also see procurement).
- Internal skills gaps will be identified and a skills development plan will be produced in order to address any recognised skills gaps.

### 3.6 COMMUNICATION MANAGEMENT

The Lower Great Southern Growth Plan Stakeholder Engagement and Communications Strategy (Attachment 4.3) provides direction on the allocation of responsibilities for the management of communications, key messages and the relevant methods of delivery to ensure the appropriate response is achieved.

### 3.7 STAKEHOLDER MANAGEMENT

The Engagement and Communications Strategy (Attachment 4.3) sets out the purpose, objectives and approach for stakeholder engagement and communications required to develop the Growth Plan. The Strategy provides a framework for stakeholder engagement and communications activities that will be implemented as part of the development of the Growth Plan. It identifies and categorises key institutions and stakeholders likely to have an interest in the Growth Plan.

Industry consultation and involvement and program communications will be managed by the Lower Great Southern Alliance Executive Officer, while community and local leader's engagement and communications will be managed by the COM.

A detailed engagement and communications program including the timing of key engagement activities and communications in relation to the *Mandurah-Murray Growth Plan Project Management Plan* will be prepared by the Project Control Group and the appointed Growth Plan Lead Consultant in Phase 2 of the growth planning process.

Monitoring and evaluation of the stakeholder engagement will ensure that performance against stakeholder engagement and communications objectives is measured. The outcomes of all stakeholder engagement activities will be recorded and reported throughout the process and in a final Growth Plan Stakeholder Engagement Report.

### 3.8 PROCUREMENT MANAGEMENT

Procurement will typically utilise the LandCorp RCDP 2 – procurement guidelines, noting however to facilitate the engagement of local businesses procurement may occur using the COA procurement policies.

The Project Manager will progress procurement using the LandCorp RCDP 2 – procurement guidelines, which are included as attachment [\*].

The LSG Alliance representative will progress procurement using the COA policies, supported as necessary by the Project Manager. These policies are documented in Policy – Purchasing Policy (Tenders and Quotes) (CM.STD.7 – Council Policy, Attachment 6). The key elements of the policy are:

- Compliance with legislative requirements and transparency;
- Value for money;
- Sustainable purchasing;
- Open and effective competition;
- Integrity and ethics;
- Records management;
- Authorisation of requisitions and orders.

The following monetary thresholds for quotations and public tenders will be applied:

Category	Value (exc. G.S.T)	Purchasing Method Required
Minor Purchase	\$0-\$2,000	1 Verbal Quote
Minor Quotation	\$2,001-\$5,000	2 Verbal Quotes
Intermediate Quotation	\$5,001- \$30,000	2 Written Quotes
Major Quotation	\$30,001- \$150,000 *	3 Written Quotes
Major Purchase (Tender)	Over \$150,001*	In accordance with Division 2 – Section 11 of the Local Government (Functions and General) Regulations 1996

*\*The City of Albany Buy Local Policy is to apply to both Major Quotations (\$30,001-\$150,000) and Major Purchases (Tenders) (over \$150,001).*

### 3.8 RISK MANAGEMENT

The COA Risk Management Policy (NS-1655369, Appendix 7) will be applied for the management of risks under the Growth Plan development process. The system is consistent with the Australian Standard for Risk Management – AS/NZS ISO 31000:2009.

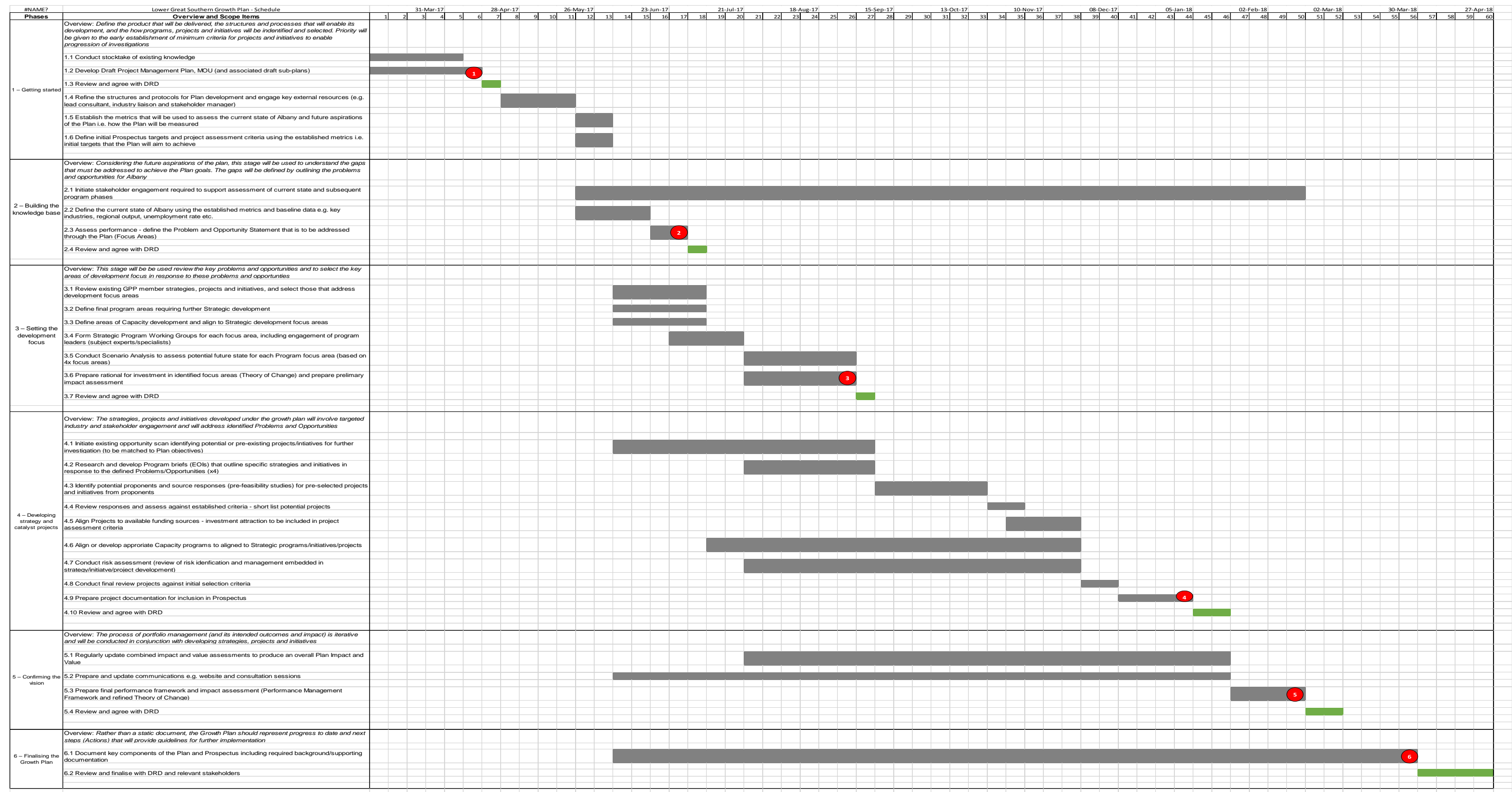
The key elements of this policy are:

- Embedment of risk management processes in all business processes;
- Effective Communication and Consultation;
- Establish the Context;
- Risk Identification;
- Risk Analysis;
- Risk Evaluation;
- Risk Treatment;
- Monitoring, Review and Reporting;
- Recording the Risk Management Process;
- Responsibility and Accountability.

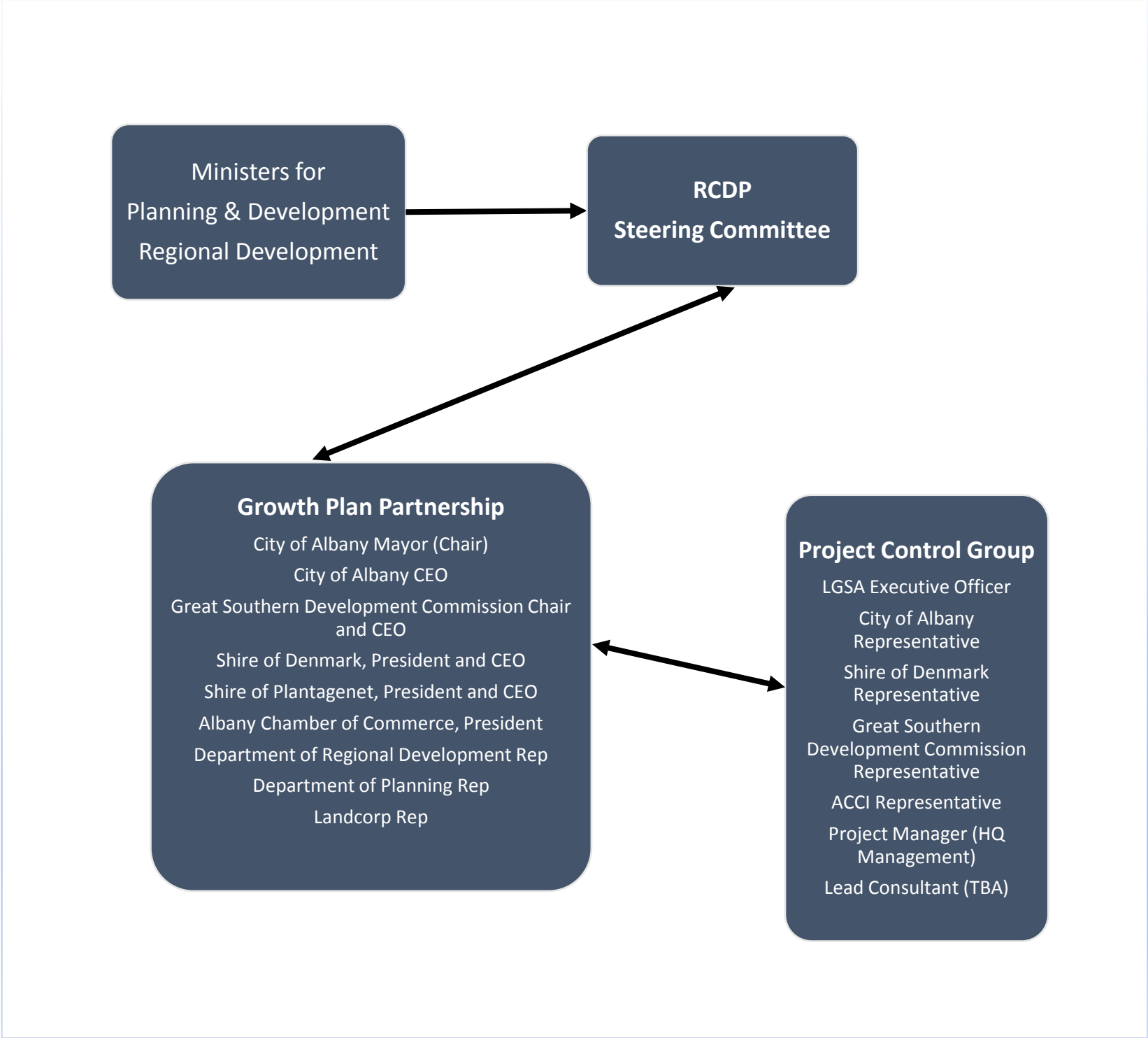


## Chapter 4 Attachments

#### 4.1 GANTT CHART



4.2 ORGANISATIONAL CHART



4.3 STAKEHOLDER AND COMMUNICATIONS MANAGEMENT PLAN

LOWER GREAT SOUTHERN GROWTH PLAN  
STAKEHOLDER ENGAGEMENT AND COMMUNICATIONS STRATEGY

Version 1.0

April 2017

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#### PURPOSE OF THIS DOCUMENT

The Lower Great Southern Growth Plan Stakeholder Engagement and Communications Strategy (the Strategy) sets out the purpose, objectives and approach for stakeholder engagement and communications required to develop the Lower Great Southern Growth Plan under the Regional Centres Development Plan Regional Centres Program.

The Strategy provides an overarching framework for stakeholder engagement and communications activities that will be implemented as part of the development of the Lower Great Southern Growth Plan.

The Strategy has been prepared with reference to:

- The *Regional Centres Development Plan: Phase 2 Stakeholder Engagement Foundation Report* (the Foundation Report);
- The *Regional Centres Development Plan: Phase 2 Stakeholder Engagement Framework* (SEF); and
- The Regional Engagement Plan (REP).

A detailed engagement and communications program including the timing of key engagement activities and communications in relation to the *Lower Great Southern Growth Plan Project Management Plan* will be prepared with support of the appointed Stakeholder Engagement Specialist and the appointed Growth Plan Lead Consultant in Phase 1 of the growth planning process.

# 1 Purpose of Engagement and Objectives

## 1.1 PURPOSE

At the core of the Regional Centres Development Plan Phase 2 (RCDP2) Program is a collaborative, partnership philosophy to encourage stakeholder-led delivery of the Growth Plans.

The purpose of stakeholder engagement and communication is to ensure shared ownership of the growth agenda, enable private sector engagement and support, facilitate intra and inter regional collaboration and support the development of sustainable partnerships that will extend beyond the life of the RCDP2 Program.

Effective engagement and communication supports transparency, trust and reciprocity amongst stakeholders. It facilitates shared ownership and delivery of actions critical to the success of the Program and the Lower Great Southern Growth Plan.

## 1.2 OBJECTIVES

The Foundation Report identifies several of objectives for stakeholder engagement in the RCDP2 Program, supported by the Stakeholder Engagement Framework. They include:

- Establish a framework for collaboration across the Program and at the project level;
- Identify and attract a broad stakeholder group (including community representatives) with an interest in the economic future of the Regional Centre to contribute to the economic vision
- Draw public and private stakeholders into the process to be active participants in the Growth Plan Partnership to inform development, take ownership and undertake delivery of relevant strategies;
- Build and maintain relationships of trust and confidence with stakeholders; and
- Shape a collaborative environment where local leaders at all levels are encouraged and enabled to take carriage of regional economic development and drive local implementation and change.

The City of Albany *Strategic Community Plan 2023 – Draft* defines the vision of our city and key theme areas of relevance to the Lower Great Southern Growth Plan are:

**Vision:** To be Western Australia’s most sought after and unique city to live, work and visit.

### **Theme 1 Smart Prosperous and Growing**

We will partner with business and education providers to diversify our economy and establish a culture of learning to support and grow local employment

### **Theme 2 Clean, Green and Sustainable**

We will value and maintain the natural beauty of our region and the infrastructure that supports this.

### **Theme 3 A Connected Built Environment**

We will develop integrated precincts and neighbourhoods that allow for population growth and enhance the lifestyle of our residents.

### **Theme 4 A Sense of Community**

We will live in communities where people feel they belong and are supported in a manner that reflects our rich and diverse heritage.

### **Theme 5 Civic Leadership**

We will listen to our community and deliver outcomes that reflect their needs and expectations



## 2 Stakeholder Engagement

### 2.1 GUIDING PRINCIPLES

The stakeholder engagement approach is based on the following principles:

- **Efficiency:** Leverage existing stakeholder networks, communication channels and capabilities to deliver the Stakeholder Engagement and Communications Strategy. Apply innovative public participation mechanisms and make use of the affordances of technology to enhance the level and quality of engagement.
- **Quality:** Ensure engagement activities and communication tools support meaningful stakeholder participation, with clearly defined outcomes of each engagement activity established. Limit the number of engagement activities and focus on targeted engagement with stakeholders that have a direct interest/influence on the subject matter
- **Transparency:** Ensure the broader community of interest are kept informed through regular updates and that their views are taken into consideration and reflected in the growth planning process.

### 2.2 STAKEHOLDER ENGAGEMENT APPROACH

Three key streams of engagement will occur throughout the growth planning process:

- **Community and Local Leader's Engagement and Communications:** Creates broad community support for development process and ensures 'licence to operate' (i.e. community trust) is maintained. Role is to support the establishment of a common agenda across local leaders and gauge community sentiment regarding objectives, programs, projects and initiatives.
- **Industry Consultation and Involvement:** Seeks to create a collaborative industry relationship. Industry support and involvement is critical to the implementation and success of the Plan. Private partners must be able to 'own' components of the Plan.
- **Program Communications:** Ensures timely and proactive communication with program managers regarding project timeline, output and strategic direction (aims to ensure 'no surprises'). Seeks support and input from program level when required.

Industry consultation and involvement and program communications will be managed by the Growth Plan Lead Consultant in collaboration with the Project Control Group, while community and local leader's engagement and communications will be managed by the City of Albany with support of the stakeholder engagement specialist of the RCDP program. The scope of the work covered will include but may not be limited to:

- Briefings for staff of core partners to the Growth Plan
- Briefing of Growth Plan Partnership
- Reporting to DRD and Government Partners
- CEO briefings and updates for the Executive Leadership Team of partners
- Briefings and communications to Elected Members
- Communications targeted to the local community through local media, events and public statements

### 2.3 PROGRAM AND BUDGET

A detailed engagement and communications program including the timing of key engagement activities and communications in relation to the *Lower Great Southern Growth Plan Project Management Plan* will be prepared by the LGS Executive Officer with support of the RCDP Stakeholder engagement specialist and the appointed Growth Plan Lead Consultant.

A budget of approx. \$75,000 has been allowed for the Stakeholder Engagement delivery during the project.

### 2.4 STAKEHOLDER IDENTIFICATION

A stakeholder is defined as any individual, group of individuals, organisations or political entity with an interest in the outcome of a decision. They may, or perceive that they may, impact or be affected directly or indirectly by the outcome of a decision<sup>2</sup>.

To assess the potential level involvement of a stakeholder in decision-making, the level of stakeholder influence and interest must be ascertained.

There are generally three tiers of stakeholder:

- **Tier 1** – stakeholders have strong influence on the organisation, project or activity;
- **Tier 2** – stakeholders have some influence on the organisation, project or activity;
- **Tier 3** – stakeholders have little influence on the organisation, project or activity.

Influence is the ability of a stakeholder to control what decisions are made or to impact on the implementation of projects or activities. The level of influence is determined by the stakeholder group's position in the community, political influence or their attitude to Program specific issues<sup>3</sup>. The level of interest may be a result of either current knowledge of the Program (thereby expressing itself as low/medium/high interest) or likely interest in Program outcomes

For the Lower Great Southern Growth Plan, the three stakeholder groups can be summarised as:

- **Tier 1** – High level public and private sector stakeholders that will play a role key in the development and/or delivery of Growth Plan actions or initiatives and/or be significantly impacted by Growth Plan actions or initiatives.
- **Tier 2** – public and private sector stakeholders that will contribute to the development and/or delivery of Growth Plan actions or initiatives and and/or be somewhat impacted by Growth Plan actions or initiatives.

<sup>2</sup> International Association of Public Participation (2006) *Planning for Effective Public Participation*

<sup>3</sup> DRD (2016) *Regional Centres Development Plan: Phase 2 Stakeholder Engagement Framework*, p.30

- **Tier 3** – public and private sector stakeholders and the broader community that may have a general interest in the outcomes of the Growth Plan and/or generally impacted.

Generally, the more influential the stakeholder, the greater the requirement for engagement and involvement in decision-making.

- Tier 1 stakeholders – the organisation should collaborate;
- Tier 2 stakeholders – the organisation should consult;
- Tier 3 stakeholders – the organisation should inform.

The Stakeholder Interest and Influence Matrix (Table 1), and Involvement Matrix (Table 2) have informed the initial identification and categorization stakeholders to the Lower Great Southern Growth Plan across Tiers (1,2,3).

Note that the stakeholder list will likely expand as the project progresses and will be subject to ongoing iteration.

Table 1: Stakeholder Interest and Influence Matrix

Influence	Interest		
	High	Medium	Low
High	High potential involvement	Medium potential involvement	Medium potential involvement
Medium	High potential involvement	Medium potential involvement	Low potential involvement
Low	Medium potential involvement	Low potential involvement	No potential involvement

Source: DRD (2016) *Regional Centres Development Plan: Phase 2 Stakeholder Engagement Framework*, p.31

Table 2: Stakeholder Involvement Matrix

Stakeholder Name	Description	Interest	Influence	Potential Involvement / Stakeholder Tier
	RCDP Steering Committee member	High	Medium	Medium potential involvement
	LGS GP Partnership Group member*	High	High	High potential involvement
	Potential project partner	High	High	High potential involvement
	Regulatory/compliance role	Medium	Medium	Medium potential involvement
	Advisory/support role	M/L	M/L	Medium potential involvement
	Planning/development role	M/L	M/L	Medium potential involvement
	Potential investor	H/M	H/M	High potential involvement
	Research/development role	H/M	H/M	High potential involvement
	Community/business support role	H/M	H/M	High potential involvement
	Government support role	Medium	Medium	Medium potential involvement
	Key internal stakeholder	High	High	High potential involvement
	Internal stakeholder	Medium	Medium	Medium potential involvement
	Consultant	H/M	H/M	High potential involvement

Source: DRD (2016) *Regional Centres Development Plan: Phase 2 Stakeholder Engagement Framework*, p.311

**Table 3: Lower Great Southern Growth Plan Stakeholder Identification – Preliminary List**

<b>Preliminary Stakeholders</b>
City of Albany CEO and Mayor Shire of Denmark CEO and Shire President Shire of Plantagenet CEO and Shire President Peel Development Commission CEO and Chair LandCorp Department of Regional Development Department of Planning Regional Development Australia Great Southern CEO and Chair Albany Chamber of Commerce and Industry CEO and President Department of Agriculture and Food WA Local Indigenous Groups
City of Albany Executive Leadership Team Shire of Denmark and Plantagenet Executive Leadership Teams City of Albany Elected Members Shires of Denmark and Plantagenet Elected Members Department of Transport/Main Roads WA Tourism WA South Coast NRM University of Western Australia South West Regional TAFE Department of Training and Workforce Development Western Power Small Business Development GS Worklink Skillhire Department of Fisheries Department of Education WA College of Education Denmark Department of Aboriginal Affairs Department of Fire and Emergency Services Albany Professional Fishermen's Association Australian Cruise Association Caravan Industry Association WA Department of Sport & Recreation WA Police Department of Health Department of Country Health Forest Products Commission WA Forest Communities Network Southern Ports Authority Denmark Tourism Inc Discover Albany Foundation Stirlings to Coast Farmers Albany Horticulturists WA Farmers Federation Cooperative Bulk Handling Fletchers International Milne Agrigroup Grange Resources Albany Community Care Baptistcare Albany Growers Market GS Food Network

### 3 Communications

The management of communications to facilitate stakeholder engagement with the Program is critical to success. The *Regional Centres Development Plan: Phase 2 Stakeholder Communications Strategy V1.4* (the RCDP2 Communications Strategy) identifies two distinct levels of stakeholder communications.

#### **Program-wide Communications**

Communications at the program-wide level include communications with high-level stakeholders, media releases and management of program-wide communication platforms that aim to maintain interest, support and engagement with the Program. Requirements, objectives and key performance indicators related to program-wide communications are documented within the RCDP2 Communications Strategy.

#### **Growth Plan Communications**

Includes day-to-day communications relating to the development of local growth plans including updates related to the growth plan process amongst core partners and their staff, direct communications with local or regional stakeholders, local media releases and communications targeted at the local community and industry stakeholders.

#### 3.1 RESPONSIBILITIES

Program-wide Communications will be managed by the RCDP2 Program Group and the appointed program-level Communications Consultant. The City of Albany (CoA) will support delivery of the RCDP2 Communications Strategy and provide information and complimentary services as required, including the dissemination of Program-wide Communications through local communications channels where directed by the Program Group.

Growth Plan Communications will be managed by the CoA together with the Project control Group including representatives from the shires of Denmark and Plantagenet, the Great Southern Development Commission and the Growth Plan Lead Consultant. The CoA will take primary responsibility for the production and delivery of communications under this Strategy, making use of internal communications and marketing capabilities.

#### 3.2 COMMUNICATION TO DATE

The CoA, SoP and SoD have been preparing for the Growth Plan opportunity and there is a reasonable level of knowledge on the process and the planned outcomes from the coming project. Working together as the Lower Great Southern Alliance has enabled the development of relationships of significant trust and collaboration. This includes the Great Southern Development Commission and the leaders of these organisations are very supportive.

- Local state government and key sector groups were invited to a GP Preparation Workshop in August 2016. This was a precursor to Stage 2 and resulted in an excellent turn out.
- Regular updates on the Stage 1 progress throughout the year were provided to the LGSA
- The LGSA group visited Geraldton in September 2016 to view projects in action and discuss the opportunity
- Cluster workshops with Ifor Ffowcs-Williams were held on 13<sup>th</sup> March with significant interest.

#### 3.3 KEY MESSAGES

As one of nine Regional Centres developing Growth Plans under the RCDP2 Program consistency of narrative and messaging must be maintained as much as is practicable.

Key program-level messages as outlined in the SEP include:

- The RCDP2 program is ultimately about building the capability of WA's regional centres to attract and develop business opportunities, economic growth and the creation of quality job opportunities
- The RCDP2 program is about helping the regions to create the right environment and capability to attract and retain private sector investment in their regions
- We want to look beyond on the industries that have driven growth in the past and foster an environment that embraces innovation and looks to the jobs of the future.
- The Regional Centres Development Plan (RCDP) aims to support Regional Centres by strengthening their position; removing barriers; and translating visions and aspirations into investment, jobs and greater quality of life.
- The Growth Plans, guided by an agreed framework, will provide a pathway and mechanisms to deliver the outcomes of the State Planning Strategy 2050 and the Regional Investment Blueprints. Together with the Planning and Infrastructure Frameworks, these will guide Western Australia's development in the regions.
- The Growth Plans will be a coordinated set of plans and actions that will direct future development to the benefit of the regions and the whole State.
- Collaboration between public and private sectors is critical within the Program. Growth Plans will be 'owned' by the community.
- Delivery of Growth Plans will be a shared task, and all members of the community including Government will need to support their implementation.
- RCDP is investing in the capacity of Regional Centres to take charge of their futures and build healthy and sustainable communities.

#### 3.4 COMMUNICATION TOOLS

A range of communication tools are available to facilitate effective consultation and engagement. They include (but are not limited to):

- Letters
- Invitations
- Online surveys and polls
- Project updates
- Media releases
- Advertisements (print and web)
- Bespoke Lower Great Southern Growth Plan website
- Blogs and articles on CoA, SoD, SoP and GSDC websites

- Social media
- Invitations to engagement activities
- Presentations required for engagement activities
- Workshop/meeting materials
- Dropbox Sharing platform

With the CoA taking primary responsibility for the production and delivery of communications making use of internal communications and marketing capabilities, decisions relating to brand and style will be made according to existing internal guidelines in consultation with the partner organisations.

### 3.5 COMMUNICATION PROTOCOLS

All communications produced by CoA will adhere to protocols outlined in the RCDP2 Communications Strategy as well as marketing, recognition and branding requirements of Royalties for Regions and the Department of Regional Development.

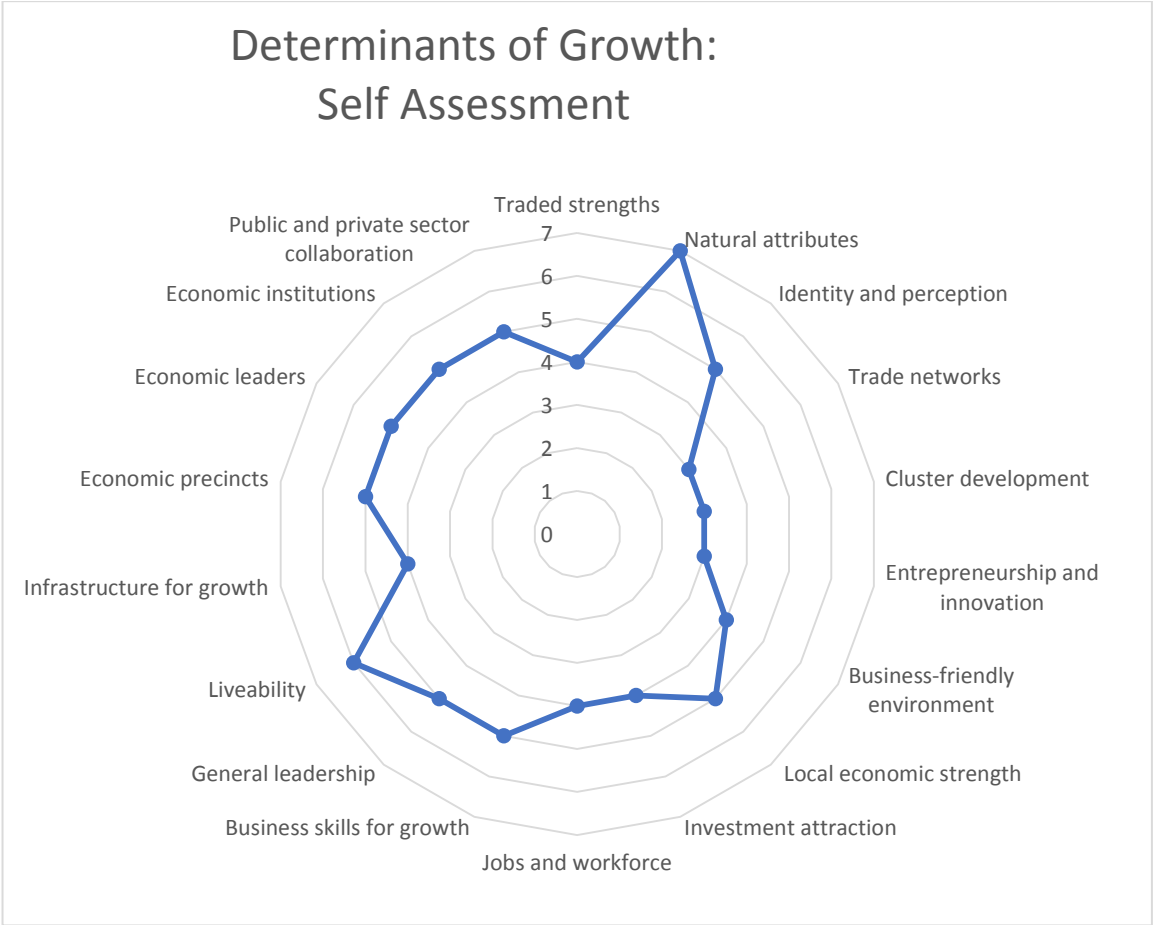
## 4 Evaluation and Reporting

Monitoring and evaluation of the stakeholder engagement will ensure that performance against stakeholder engagement and communications objectives is measured. The outcomes of all stakeholder engagement activities will be recorded and reported throughout the process and in a final Growth Plan Stakeholder Engagement Report, which will be prepared by the Growth Plan Lead Consultant and the appointed Stakeholder Engagement Specialist.

Mechanisms and document templates for recording stakeholder engagements will be tailored to suit the desired outcomes of specific engagement activities. These will be prepared with support of the Stakeholder Engagement Specialist and the appointed Growth Plan Lead Consultant in Phase 2 of the growth planning process.

4.4 ALBANY GROWTH PLAN PARTNERSHIP SELF ASSESSMENT 7 APRIL 2017

Strategic Themes	Determinants	Average	Range
Strategic Positioning	Traded strengths	4	1-8
	Natural attributes	7	5-8
	Identity and perception	5	3-8
	Trade networks	3	1-8
Industry Focus	Cluster development	3	1-7
	Entrepreneurship and innovation	3	1-7
	Business-friendly environment	4	1-8
	Local economic strength	5	2-8
	Investment attraction	4	2-8
Human Capital	Jobs and workforce	4	2-6
	Business skills for growth	5	4-6
	General leadership	5	4-8
Place Development	Liveability	6	5-7
	Infrastructure for growth	4	2-6
	Economic precincts	5	4-6
Leadership and Governance	Economic leaders	5	3-8
	Economic institutions	5	4-6
	Public and private sector collaboration	5	3-8



4.5 LANDCORP PROCUREMENT GUIDELINES

RCDP 2 - Procurement Guidelines

Purpose

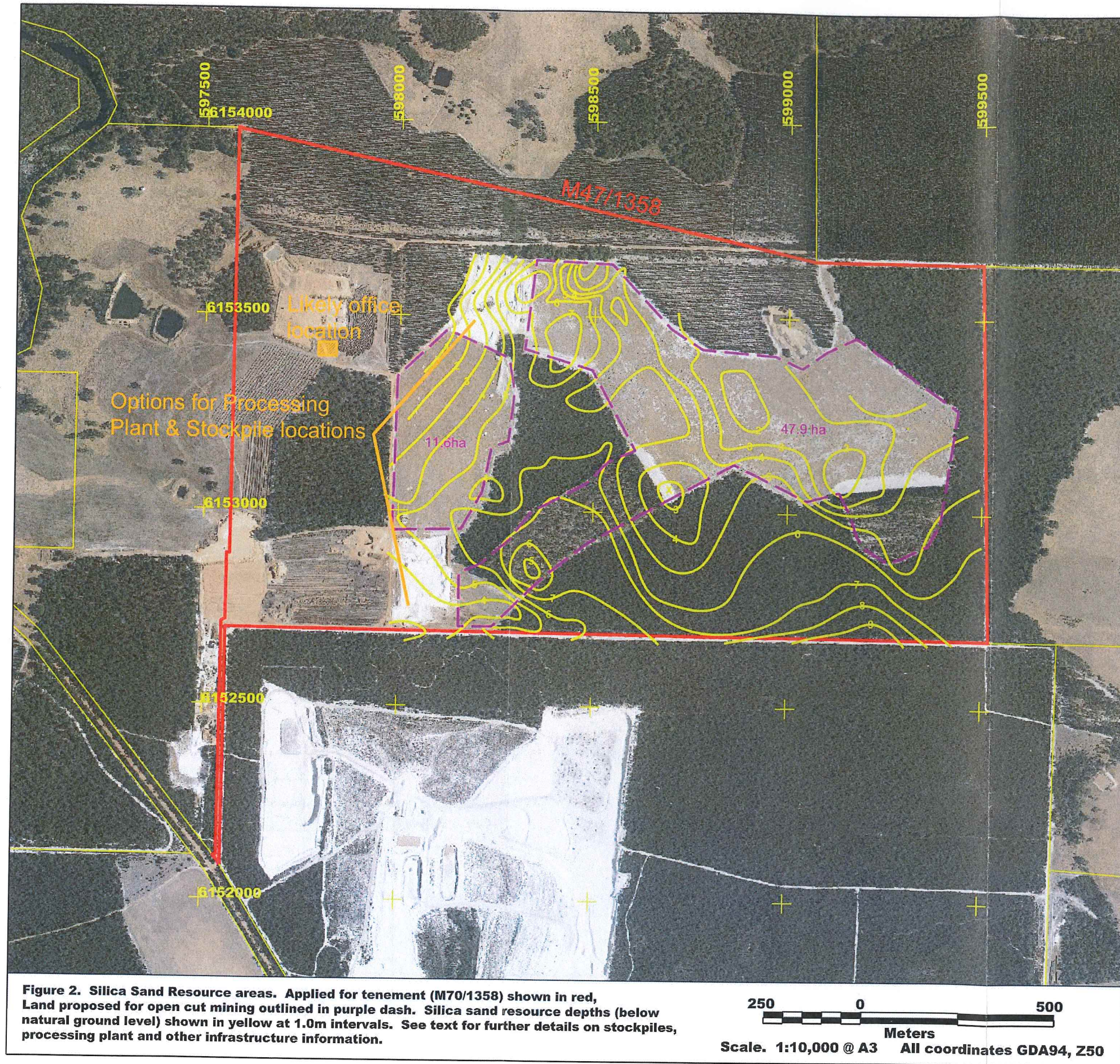
The purpose of these Guidelines is to ensure all parties have a common understanding of the intended procurement process for Regional Centres Development Program Phase 2 (RCDP2), in particular the engagement of subject matter experts.

Procurement Process

1. *Registration of Interest* A web based Registration of Interest (ROI) for a broad range of subject matter experts has already been launched. The purpose of the ROI is to source information on available experts, including those based in the regions or those that have previously undertaken work in the regions. The ROI will result in a register of available experts, highlighting consultants based in the regions with local knowledge. The register is non-exclusive and serves only as a reference document to ensure access to the greatest number of subject matter experts. The register will be maintained by LandCorp.
2. *Scope of work (program and project)* A clear and detailed scope of work including milestone dates is a fundamental principle of the RCDP2 procurement process. The program level may coordinate or bundle project level scopes of work if such work cannot be effectively undertaken at project level, or the bundling of work results in improved efficiency for the overall project. Where work is bundled the relevant scope of work will be prepared in consultation with the affected Lead Consultant(s). If the work is to be funded from the program level budget the work will be endorsed by the Coordination Team. At a project level the Lead Consultants and Project Managers will prepare a detailed scope of work for each of the subject matter experts in accordance with the project plan. Each partnership (or delegate) may wish to endorse the scopes of work relevant to their growth plan and nominate suitable subject matter expert prior to progressing to the next step. The respective Project Managers will decide whether to source quotes directly or seek proposals through the Tenderlink system. As a guide, work with a value of greater than \$50,000 should be released through Tenderlink. Where quotes are sought through Tenderlink the template for Regional Centres Request for Services (RFS) should be used. The RCDP2 procurement team can assist with and coordinate the Tenderlink process.
3. *Quotes* Once the scopes of work have been approved and suitable subject matter experts have been nominated to be invited to tender, LandCorp will obtain quotes and appoint the successful consultants. Existing procurement protocols to be used are as follows:
- ☐ \$1-\$15,000 = at least 1 written quote
- ☐ \$15,001-\$150,000 = at least 3 written quotes
- ☐ \$150,001 and above = at least 5 written quotes
4. *Terms of Contract and Selection Criteria* Consultants will be procured using LandCorp’s standard consultant contracts, which should form part of the RFS and be made available at the time the RFS is released. Minimum insurance requirements should also be disclosed in the RFS. In terms of the selection of successful consultants, LandCorp has adopted a value for money approach. The contract will be awarded to a sole Tenderer who best demonstrates the ability to provide quality at a competitive price. The tendered price and information provided on the “Buy Local Questionnaire” will be assessed against the qualitative criteria to determine the most advantageous outcome to the project, i.e. best value for money. This means, although price is considered, the Tender containing the lowest price will not necessarily be accepted, nor will the Tender ranked the highest on the qualitative criteria. The Project Manager, considering agreed protocols for each Regional Centre’s PCG and Partnership, will determine the constitution of the assessment panel, ensure all protocols are followed and prepare the assessment report identifying the successful consultant. The RCDP2 procurement team can assist with meeting arrangements. Once the Project Manager has confirmed the preferred consultant the RCDP2 procurement team will arrange for execution of LandCorp’s standard consultant contracts.
5. *Delivery and Progress Monitoring* Upon selection of the successful quote and execution of consultant contracts, the responsible Project Manager will monitor progress and ensure delivery of the scope of work in consultation with the Lead Consultant and the PCG/GPP. Performance feedback is to be provided to the consultant regularly by LandCorp, in consultation with the Lead Consultant and the PCG/GPP, as appropriate.
6. *Contract Administration* LandCorp will administer the consultant contracts, including generating all purchase orders and processing invoices, with confirmation from the Lead Consultants via the Project Managers that the work is complete.

Summary of Responsibilities	Process	Owner
	Registration of Interest	LandCorp
	Scope of Works	Project Manager / Lead Consultant
	Supplier selection	Project Manager / Lead Consultant
	Assessment / Award	Project Manager / Lead Consultant
	Contract Execution	LandCorp
	Delivery	Project Manager
	Contract Administration	LandCorp (in consultation with Project Manager)







## CITY OF ALBANY LOCAL PLANNING SCHEME No. 1

## Industry – Mining (Silica Sand)

## SCHEDULE OF SUBMISSIONS AND MODIFICATIONS

No.	Summary of concern raised. The number of properties this concern represents is indicated in brackets at the end of the summarised concern.	Officer Comment
1	<p>Safety of road users due to the increase in vehicle movements combined with the existing road conditions, as detailed below:(6 submissions)</p> <p><b>a) <u>Condition of Palmdale and Mindijup Roads</u></b></p> <ul style="list-style-type: none"> <li>• Requests that Palmdale and Mindijup Road are widened, sealed, marked with centre lines and appropriate signage installed, with a maximum speed limit imposed across the subject route.</li> <li>• Requests that vegetation is pruned to establish better sightlines.</li> <li>• Lack of signage warning of road trains, particularly at the intersections of Fishtrack, Moirs and James Road.</li> <li>• Blind bend just before the intersection of Palmdale Road and Moirs Road and the absence of a filter lane.</li> <li>• Concern for drivers turning right into Moirs Road when travelling in a northerly direction. Insufficient stopping distances at this point would result in an accident and should this concern not be addressed and an accident occurs, legal action against the City will be taken.</li> </ul> <p><b>b) <u>Increased traffic</u></b></p> <ul style="list-style-type: none"> <li>• Concerns with the increased number of heavy vehicle movements, being 23 return trips per day, in addition to the existing current mix of Silica Sand Mine trucks, log trucks, lime trucks, agricultural traffic, service vehicles, mulch vehicles, horse floats, tourist vehicles, grain trucks, private vehicles and school bus.</li> </ul> <p><b>c) <u>Palmdale Road and South Coast Highway intersection</u></b></p> <ul style="list-style-type: none"> <li>• Concerns regarding the intersection of Palmdale Road and South Coast Highway</li> </ul>	<p>a) Staff inspected the both Palmdale and Mindijup Road and have recommended that the following condition be applied which will mitigate concerns in relation to road width, condition, sightlines and intersections:</p> <p><i>‘Mindijup and Palmdale Roads are to be widened to a 7 metre seal with 9 metre formation from the site to South Coast Highway. They are to be constructed and drained at the full cost to the Developer, to the specifications and satisfaction of the City of Albany.’</i></p> <p>The City of Albany will investigate opportunities to improve signage and line marking.</p> <p>Officers recommend that a standard condition requiring the proponent to rectify any damage to any road as a result of the operation within the City of Albany should be applied.</p> <p>b) The proposed vehicles are classed as ‘as of right vehicles’ and the City does not have the statutory authority to restrict these.</p> <p>c) The proposal was referred to Main Roads WA who have provided the following advice;</p> <p><i>‘As the proposal will necessitate the extension of the existing TAV7 network to service the mining operations Main Roads recommends that the sealed extension of Mindijup Road be built to a</i></p>

## Industry – Mining (Silica Sand)

## SCHEDULE OF SUBMISSIONS AND MODIFICATIONS

No.	Summary of concern raised. The number of properties this concern represents is indicated in brackets at the end of the summarised concern.	Officer Comment
	<p>due to poor visibility combined with the speed of the oncoming traffic (110km/h) when looking eastward.</p> <p><b>d) <u>Signage</u></b></p> <ul style="list-style-type: none"> <li>• Requests that signs be erected on terminating roads.</li> <li>• Requests that a stop sign should be installed at the Mindijup and Palmdale Road intersection and vegetation removal and clearing at this junction to provide better sightlines.</li> <li>• Requests that a Give Way sign should be installed at the junction of South Coast Hwy and Palmdale Road.</li> </ul>	<p><i>minimum width of 7m seal with 9m formation. Main Roads has applied for funding to undertake intersection improvement works for the Palmdale Road and South Coast Highway intersection in the 2017/2018 financial year. The current extent of proposed works is for a left turn pocket from South Coast Highway to Palmdale Road, sight distance improvement works and widening of the Palmdale Road intersection fishtails.'</i></p> <p>d) The City of Albany will investigate opportunities to improve signage and line marking.</p>
2	<p><b>a) <u>Requests an upgrade of Mindijup and Palmdale Road: (5 submissions)</u></b></p> <ul style="list-style-type: none"> <li>• Wear and tear on Palmdale and Mindijup Road and maintenance burden on ratepayers due to increased heavy vehicle traffic volume.</li> <li>• Requests that the City of Albany secures a co-contribution from the proponent in relation to the works and maintenance.</li> </ul>	<p>a) Staff inspected the both Palmdale and Mindijup Road and have recommended that the following condition be applied:</p> <p><i>'Mindijup and Palmdale Roads are to be widened to a 7 metre seal with 9 metre formation from the site to South Coast Highway. They are to be constructed and drained at the full cost to the Developer, to the specifications and satisfaction of the City of Albany.'</i></p>
3	<p><b>a) <u>School Bus Route: (4 submissions)</u></b></p> <ul style="list-style-type: none"> <li>• Safety concerns with the school bus route, particularly the sightlines and stopping distances at the Moirs and Palmdale Road intersection where one of the school bus pickup and drop off points are.</li> <li>• Requests that an upgrade, including a pull in bay, at the Moirs and Palmdale Road intersection to improve visibility and to prevent accidents at the junction, given the line of sight and minimum safe stoppage distances.</li> </ul>	<p>a) Should the proposal be supported, staff recommend the following condition is applied;</p> <p><i>The applicant shall liaise with school bus operator to establish a traffic schedule to avoid potential conflict with school bus operations. No truck movements shall be undertaken during the times that the school bus services the area, being between 8.10am – 8.23am and 3.30pm – 3.45pm unless otherwise</i></p>

## Industry – Mining (Silica Sand)

## SCHEDULE OF SUBMISSIONS AND MODIFICATIONS

No.	Summary of concern raised. The number of properties this concern represents is indicated in brackets at the end of the summarised concern.	Officer Comment
	<ul style="list-style-type: none"> <li>Requests that the City of Albany place a curfew on truck movements while the school bus is running (8.10am to 8.23am and 3.30pm-3.45pm).</li> </ul>	<i>agreed in writing by the City of Albany.</i>
4	a) Concerns that there will be non-adherence to prescribed speed limits, conditions and curfews associated with the proposed industry due to the speed and positioning of existing trucks already using Palmdale Road. <b>(2 submissions)</b>  <ul style="list-style-type: none"> <li>One submission requested an 80km/h speed limit be imposed</li> <li>One submission requested a 70km/h speed limit be imposed.</li> </ul>	a) RAV 7 'C-trains' are vehicles which are permitted to travel on this network, however are subject to adhering to the designated road rules and speed limits.
5	a) Noise and volume of traffic due to proposed 24/7 operation. <b>(4 submissions)</b>  b) Proximity of some dwellings to proposed route. <b>(3 submissions)</b>  c) Enjoyment of fresh air, peace and quiet and space will be affected. <b>(1 submission)</b>  d) The applicant should consider constructing earth banks between dwellings located close to the road and the road to act as a sound barrier. <b>(1 submission)</b>  e) Requests that the City of Albany place a curfew on truck movements from 6.00am to 6.00pm. <b>(1 submission)</b>  f) Requests that RAV7 C-train movements are spread between 5.00am and 6.00am and 3.30pm and 8.30pm to limit the interactions between passenger and heavy vehicles. <b>(2 submissions)</b>  g) A curfew is observed on all public holidays <b>(1)</b>	a) Due to the buffers, officers believe that the operations onsite can be undertaken 24/7 with minimal impact on adjoining properties, however officers recommend that the truck movements be limited to between the hours of 6am and 6pm.  b) Three concerns were raised in regards to the proximity of dwellings to Palmdale Road. These submissions represented two dwellings. These two dwellings have an approximate setback of 40m and 70m from Palmdale Road. Staff believe by restricting the traffic movements to between 6am and 6pm, these concerns will be mitigated.
6	a) <b><u>South Coast Highway and infrastructure.</u></b>  <ul style="list-style-type: none"> <li>Concerns that there will be a bank up of traffic on South Coast Highway heading into Albany due to it being a tourist route combined with the increase in heavy traffic</li> </ul>	a) The proposal was referred to Main Roads WA who have provided the following advice;  <i>'As the proposal will necessitate the extension of</i>

## Industry – Mining (Silica Sand)

## SCHEDULE OF SUBMISSIONS AND MODIFICATIONS

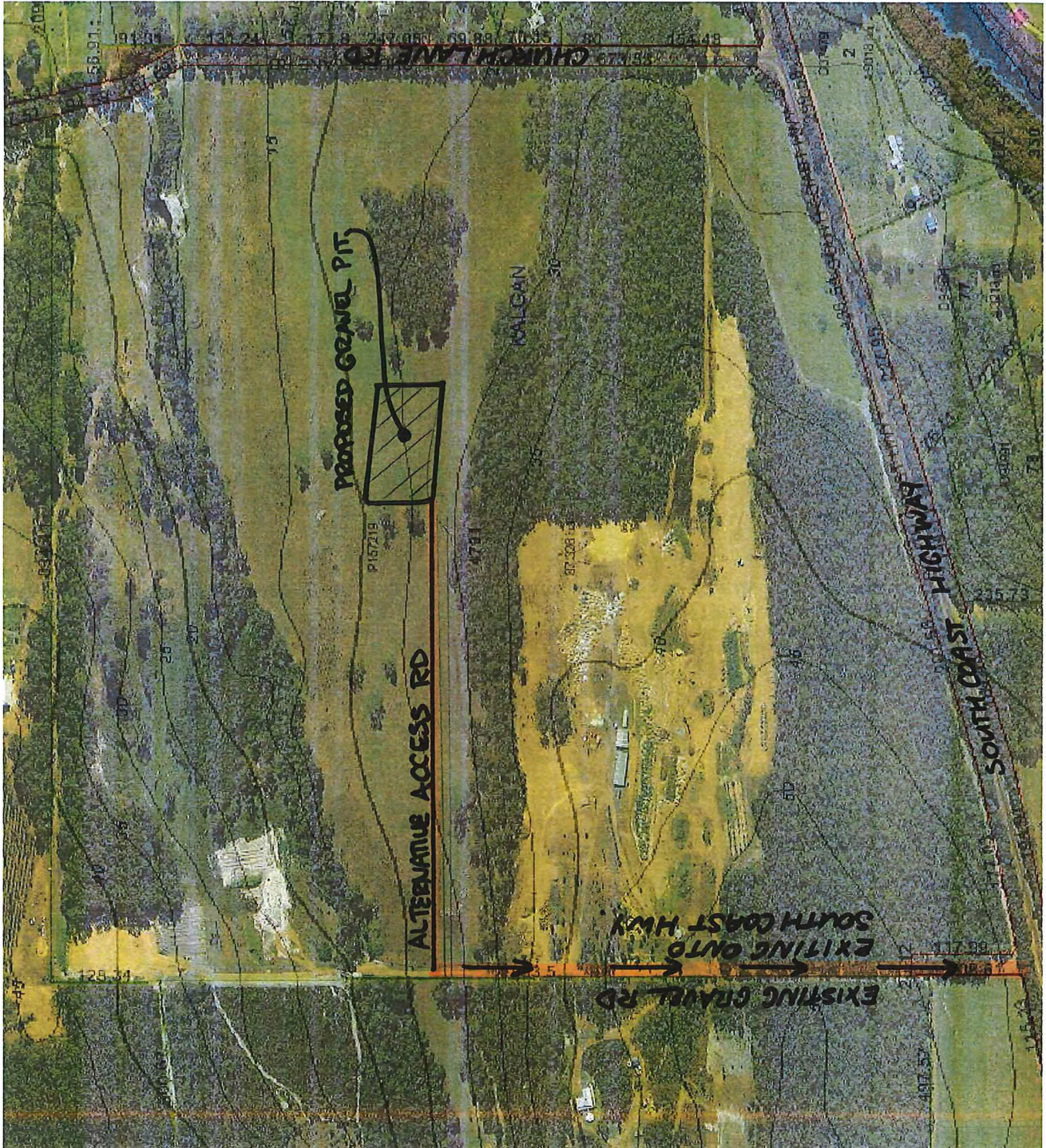
No.	Summary of concern raised. The number of properties this concern represents is indicated in brackets at the end of the summarised concern.	Officer Comment
	<p>and the lack of passing opportunities. Passing lanes on South Coast Highway should be considered. <b>(2)</b></p> <ul style="list-style-type: none"> <li>Concerns regarding the extra pressure the traffic movements will put on the Upper Kalgan Bridge <b>(1)</b></li> <li>Concerns that the North Road roundabout will not be able to cope with the additional truck movements. <b>(1)</b></li> </ul>	<p><i>the existing TAV7 network to service the mining operations Main Roads recommends that the sealed extension of Mindijup Road be built to a minimum width of 7m seal with 9m formation. Main Roads has applied for funding to undertake intersection improvement works for the Palmdale Road and South Coast Highway intersection in the 2017/2018 financial year. The current extent of proposed works is for a left turn pocket from South Coast Highway to Palmdale Road, sight distance improvement works and widening of the Palmdale Road intersection fishtails.'</i></p>
7	<p>Appreciated the economic value that this proposed business would bring to the City of Albany in terms of employment and flow on for businesses, however would appreciate that they try to minimise the impact that their business would have upon other rural activities that take place in this location (farming, vineyards). <b>(1)</b></p>	Noted
8	<p>Concerns raised that an increase in heavy vehicle movements may impede any future business developments for the existing winery. <b>(1)</b></p>	<p>Due to the limited lifespan and distance from the existing winery, officers do not believe that there is any reason why the proposed use will impact any future business developments for the established winery</p>
9	<p>Department of Water –</p> <ul style="list-style-type: none"> <li>Baseline data should be established to guide the mining operations to ensure protection of the groundwater.</li> <li>A surface water management plan should be prepared demonstrating the measures that will be taken to prevent any run-off from the excavated areas.</li> <li>More detail should be provided on how the site will be rehabilitated. Site should be</li> </ul>	<p>This advice will form a planning condition should the proposal be supported.</p>

## Industry – Mining (Silica Sand)

## SCHEDULE OF SUBMISSIONS AND MODIFICATIONS

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	recontoured to provide a stable site and avoid ponding of surface water or steep slopes.	
10	Main Roads: <ul style="list-style-type: none"> <li>• Recommends that the sealed extension of Mindijup Road be built to a minimum width of 7m seal with 9m formation.</li> <li>• Main Roads has applied for funding to undertake intersection improvement works for the Palmdale Road and South Coast Highway intersection in the 2017/2018 financial year. The current extent of proposed works is for a left turn pocket from South Coast Highway to Palmdale Road, sight distance improvement works and widening of the Palmdale Road intersection fishtails.</li> </ul>	This advice will form a planning condition should the proposal be supported.
11	Department of Agriculture and Food: <ul style="list-style-type: none"> <li>• Recommends that extensions to the existing sand pit will require notification sent to the Office of the Commissioner for Soil and Land Conservation.</li> </ul>	Noted
12	Department of Parks and Wildlife (South Coast Region): <ul style="list-style-type: none"> <li>• No comments on the proposal as it is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.</li> </ul>	Nil
13	Department of Mines and Petroleum: <ul style="list-style-type: none"> <li>• Subject lot does not include rights to minerals.</li> <li>• The proponent is unable to secure the grant of his mining lease as it is second in time to another mining tenement.</li> </ul>	Noted
14	Department of Environment Regulation <ul style="list-style-type: none"> <li>• Advised that the applicant will need to lodge an application for a works approval</li> </ul>	It is the applicant's obligation to obtain any permits or approvals from the Department of Environment Regulation as required.







<p style="text-align: center;"><b>CITY OF ALBANY LOCAL PLANNING SCHEME 1</b>  <b>EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan</b>  <b>SCHEDULE OF SUBMISSIONS</b></p>				
<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
1	Department of Environment Regulation The Atrium, 168 St Georges Terrace PERTH WA 6820	No comment on this matter in reference to regulatory responsibilities under the Environmental Protection Act 1986 and the Contaminated Sites Act 2003.	Nil	The submission is noted.
2	Department of Water PO Box 525 ALBANY WA 6331	No objections – however the Department of Water requests the preparation and implementation of a surface water management plan to control surface water run-off from the pit site.	Nil.	Should the proposal be supported, staff recommend the following condition be applied:  <b>a)</b> A surface water management plan shall be prepared and implemented to the satisfaction of the Department of Water.  <b>b)</b> The pit shall be suitably drained. No direct discharge shall occur from the pit into a watercourse without the prior approval of the Department of Water.
3		<p><b><u>Objections based on the following:</u></b></p> <p><b><u>a) Noise, Dust and Proximity – impact on heath:</u></b></p> <p>Mine site located 369m away from the dwelling. Concerns with the proximity and dust, noise (screening/crushing)</p>	<p>a) The Extractive Industry and Mining Policy requires that buffer distances are to be in accordance with the setbacks outlined within the Environmental Protection Authority requirements. The Environmental Protection Authority's <i>Separation Distances between Industrial and Sensitive Land Uses</i> guidelines do not set out</p>	Should the proposal be supported, staff recommend the following condition be applied: <b>a)</b> Access shall be in accordance with the plan hereby approved. No access is permitted via Churchlane Road, unless otherwise agreed in writing by the City

CITY OF ALBANY LOCAL PLANNING SCHEME 1				
EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan				
SCHEDULE OF SUBMISSIONS				
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		<p><i>‘Dust and Noise for the firebreaks last year was cruel on our 7 year old son due to suffering Leukaemia. Noise is very disturbing for him and dust is dangerous as it poses a threat to his weakened immunity system. It will possibly increase the number of times he is hospitalised.’</i></p> <p>No vegetation to hide the pit, block dust, sound or vibration.</p> <p>Moved to this area for peace and quiet</p> <p>Prior to purchasing this lot they were advised by Council that the existing extractive industry was close to finishing.</p> <p><b>b) <u>Adjacent to Kalgan Rural Village Zone:</u></b></p> <p>Mine site located opposite Kalgan Rural Village. The peaceful lifestyle will be destroyed. Proposal is not in keeping with the council objectives for the Kalgan Rural Village which outlines objectives:</p> <p>Environmental sustainability</p> <p>Landscape values</p> <p>Protection of rural village</p> <p>Avoiding adverse impact on the village</p> <p>Encouraging a strong sense of community</p> <p>Self buffering of land use</p>	<p>a specific buffer for this type of extraction and therefore the proposal was referred to the Department of Environment Regulation who have advised that they have no comments on the proposal. It should be noted that a separate licence through DER is required to be obtained for screening and crushing plants and therefore a full assessment will be undertaken by DER at this time.</p> <p>The <i>Extractive Industry and Mining Policy</i> and <i>Local Planning Scheme No. 1</i> states 200 meters should be achieved between the extraction area and dwellings not on the subject property. The closest dwelling is 369 metres away from the nominated extraction area, and is therefore compliant with the <i>Extractive Industry and Mining Policy</i>.</p> <p>A water truck is available when dust suppression is required.</p> <p>The pit area to the east and south is screened by a significant amount of remnant vegetation. In addition to this, topsoil will create earth bunds screening the pit from Churchlane Road.</p> <p>The proposed operation times would be 7.30am to 4.30pm</p>	<p>of Albany.</p> <p><b>b)</b> Operation of the extraction areas shall be restricted to the hours of 7.30am – 4.30pm Monday to Friday, unless otherwise agreed in writing by the City of Albany.</p> <p><b>c)</b> The operation of the extraction areas shall be contained within the area nominated on the stamped, approved plans.</p>

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<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
		<p><b>c) <u>Proposed use of Churchlane Road:</u></b></p> <p>Concerns with the location of the driveway and use of Churchlane Road for the following reasons:</p> <ul style="list-style-type: none"> <li>• introduction of heavy machinery</li> <li>• bus stop location</li> <li>• dangerous road with limited vision</li> <li>• no marked speed limit.</li> <li>• Use of Churchlane Road will impact adjoining landowners in terms of noise and dust</li> </ul> <p><b>d) <u>Safety concerns:</u></b></p> <p>Children have been woken at 2am due to noise due to men breaking into one of the dozers onsite and letting it run unmanned. It was pointed towards our dwelling.</p> <p><b>e) <u>Advertising:</u></b></p> <p>Advertising received prior to Christmas which was fortuitous for the applicant due to many people being away on vacation.</p> <p><b>f) <u>Existing pit area:</u></b></p> <p>No rehabilitation of existing mine site so far.</p>	<p>(Monday to Friday), which is less than the permitted operation times for Extractive Industries.</p> <p>b) An extractive industry is a common use on Priority Agriculture zoned land. There has been an existing extractive industry on the site predating 1999. Under the Local Planning Scheme No. 1, this use can be considered within this zone.</p> <p>c) The applicant has since agreed to change the access route and use the existing route, entering and exiting on South Coast Highway.</p> <p>d) The applicant has confirmed that they had one break in during 2016, however this was not associated with the operation of the pit and they do not operate outside of the permitted hours.</p> <p>e) Under provision 9.4.3 of Local Planning Scheme 1, the proposal was required to be advertised for a period of 21 days. Taking the holiday period into consideration, the proposal was advertised for a period of 32 days.</p> <p>f) The existing pit area is currently in the process of being rehabilitated and returned to pasture.</p>	

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		They should not be permitted to have another open until the existing site is fully rehabilitated.		
4		<p><b><u>Objects for the following reasons:</u></b></p> <p><b>a) <u>Dust, Noise</u></b></p>	<p>a) A water truck is available when dust suppression is required.</p> <p>The Extractive Industry and Mining Policy requires that buffer distances are to be in accordance with the setbacks outlined within the Environmental Protection Authority requirements. The Environmental Protection Authority's <i>Separation Distances between Industrial and Sensitive Land Uses</i> guidelines do not set out a specific buffer for this type of extraction and therefore the proposal was referred to the Department of Environment Regulation who have advised that they have no comments on the proposal. It should be noted that a separate licence through DER is required to be obtained for screening and crushing plants and therefore a full assessment will be undertaken by DER at this time.</p> <p>The Extractive Industry and Mining Policy and Local Planning Scheme No. 1 states 200 meters should be achieved between the extraction area and dwellings not on the</p>	<p>Should the proposal be supported, staff recommend the following condition be applied:</p> <p>a) Access shall be in accordance with the plan hereby approved. No access is permitted via Churchlane Road, unless otherwise agreed in writing by the City of Albany.</p> <p>b) Operation of the extraction areas shall be restricted to the hours of 7.30am – 4.30pm Monday to Friday, unless otherwise agreed in writing by the City of Albany.</p> <p>c) The operation of the extraction areas shall be contained within the area nominated on the stamped, approved plans.</p>

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No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
			subject property. The closest dwelling is 369 metres away from the nominated extraction area, and is therefore compliant with the <i>Extractive Industry and Mining Policy</i> .	
5		<p><b><u>Objects for the following reasons:</u></b></p> <p><b>a) <u>Proposed access:</u></b></p> <p>Concerns with dust and safety with the proposed use of Churchlane Road</p> <p>Safety concerns with extra traffic on South Coast Highway</p> <p><b>b) <u>Adjacent to Kalgan Rural Village Zone:</u></b></p> <p>The proposed pit is opposite the Kalgan Rural Village zone and it is not compatible with the objectives which are trying to be achieved.</p> <p><b>c) <u>Noise, Dust and Proximity – impact on health:</u></b></p> <p>Dust and noise generated from the operations including screening and crushing could present serious health issues.</p> <p><b>d) <u>Rehabilitation of existing pit:</u></b></p>	<p>a) The applicant has since agreed to change the access route and use the existing route, entering and exiting on South Coast Highway. This will be conditioned.</p> <p>The proposed vehicles are classed as 'as of right vehicles' and the City does not have the statutory authority to restrict the movement of these on South Coast Highway.</p> <p>b) An extractive industry is a common use on Priority Agriculture zoned land. There has been an existing extractive industry on the site predating 1999. Under the Local Planning Scheme No. 1, this use can be considered within this zone.</p>	<p>Should the proposal be supported, staff recommend the following condition be applied:</p> <p>a) Access shall be in accordance with the plan hereby approved. No access is permitted via Churchlane Road, unless otherwise agreed in writing by the City of Albany.</p> <p>b) Operation of the extraction areas shall be restricted to the hours of 7.30am – 4.30pm Monday to Friday, unless otherwise agreed in writing by the City of Albany.</p> <p>c) The operation of the extraction areas shall be contained within the area nominated on the stamped, approved plans.</p>

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<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
		<p>The existing pit has not been rehabilitated.</p> <p><b>e) <u>Compliance:</u></b></p> <p>How will the council respond to the many complaints that will be forthcoming and the subsequent monitoring involved if this proposal is permitted to go ahead?</p>	<p>c) A water truck is available when dust suppression is required.</p> <p>The Extractive Industry and Mining Policy requires that buffer distances are to be in accordance with the setbacks outlined within the Environmental Protection Authority requirements. The Environmental Protection Authority's <i>Separation Distances between Industrial and Sensitive Land Uses</i> guidelines do not set out a specific buffer for this type of extraction and therefore the proposal was referred to the Department of Environment Regulation who have advised that they have no comments on the proposal. It should be noted that a separate licence through DER is required to be obtained for screening and crushing plants and</p>	

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			<p>therefore a full assessment will be undertaken by DER at this time.</p> <p>The Extractive Industry and Mining Policy and Local Planning Scheme No. 1 states 200 meters should be achieved between the extraction area and dwellings not on the subject property. The closest dwelling is 369 metres away from the nominated extraction area, and is therefore compliant with the <i>Extractive Industry and Mining Policy</i>.</p> <p>The pit area to the east and south is screened by remnant vegetation. In addition to this, topsoil will create earth bunds screening the pit from Churchlane Road.</p> <p>The proposed operation times would be 7.30am to 4.30pm (Monday to Friday), which is less than the permitted</p>		



<p style="text-align: center;"><b>CITY OF ALBANY LOCAL PLANNING SCHEME 1</b>  <b>EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan</b>  <b>SCHEDULE OF SUBMISSIONS</b></p>				
<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
			<p>operation times for Extractive Industries.</p> <p>d) The existing extractive pit area has been exhausted and is currently in the process of being rehabilitated. The rehabilitation will be inspected as part of the annual inspections.</p> <p>e) Extractive Industries are subject to annual inspections and bonds.</p>	
6		<p><b><u>Strongly objects for the following reasons:</u></b></p> <p><b>a) <u>Previous concerns raised:</u></b></p> <p>Made a complaint over the noise, extension of existing pit, proximity of works to Churchlane Road, visual eyesore, operation outside of normal hours and vegetation being cut down on 27/09/2016.</p> <p><b>b) <u>Landfill used contains tiny bits of plastic</u></b></p> <p><b>c) <u>Use not compatible with the adjacent Kalgan Village zone</u></b></p>	<p>a) This concern was raised with the landowner at the time and they stated that the subject works were in relation to constructing firebreaks, fencing, internal road construction and rehabilitation of existing pit. Staff visited the site on the same day and were satisfied that the works involved were not in relation to the extractive industry and were in fact in relation to firebreaks, access ways and fencing. It should be noted that internal access ways, firebreaks and fencing do not require development approval.</p>	The submission is noted.

<p style="text-align: center;"><b>CITY OF ALBANY LOCAL PLANNING SCHEME 1</b>  <b>EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan</b>  <b>SCHEDULE OF SUBMISSIONS</b></p>				
<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
			<p>In addition to this, the applicant also confirmed that they had a break in on one occasion where machines were started, however this was not in relation to the extractive industry.</p> <p>They do not operate outside of the permitted hours.</p> <p>b) Although there was evidence of small bits of black building plastic within the rubble onsite, it was in staff's opinion during a site visit on 15 February 2017 that the amount was negligible.</p> <p>c) An extractive industry is a common use on Priority Agriculture zoned land. There has been an existing extractive industry on the site predating 1999. Under the Local Planning Scheme no. 1, this use can be considered within this zone.</p>	
7		Does not object to the extraction provided that it does not impact on her existing tourist accommodation operated at 112 Churchlane Road.	a) The applicant has since agreed to change the access route and use the existing route, entering and exiting on South Coast Highway.	<p>Should the proposal be supported, staff recommend the following condition be applied:</p> <p>a) Access shall be in accordance with the plan hereby approved. No access</p>

<p style="text-align: center;"><b>CITY OF ALBANY LOCAL PLANNING SCHEME 1</b></p> <p style="text-align: center;"><b>EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan</b></p> <p style="text-align: center;"><b>SCHEDULE OF SUBMISSIONS</b></p>				
<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
		<p><b>a) <u>Objects to the use of Churchlane Road</u></b></p> <p>Strongly objects to the access point being located on Churchlane Road for the following reasons:</p> <ul style="list-style-type: none"> <li>• Forms part of the Kalgan Rural Village zone which is to encourage tourism uses.</li> <li>• Guest often walk along Churchlane Road.</li> <li>• Churchlane Road is narrow and windy with an unrestricted speed limit</li> <li>• School bus on Churchlane Road</li> <li>• Limited sightlines</li> <li>• They should use the existing haul track which exits directly onto South Coast Highway.</li> </ul>		<p>is permitted via Churchlane Road, unless otherwise agreed in writing by the City of Albany.</p>
8		<p>Strongly objects to the proposal:</p> <p><b>a) <u>Discrepancies within application:</u></b></p> <p>Proposed pit is 1.7ha in area</p> <p>Will encroach on the existing vegetation</p> <p>Topography of the drainage is incorrect. The land slopes towards the existing creek to the north of the lot. Run-off will include diesel and other chemical spills and will impact the Kalgan River</p>	<p>d) The applicant is proposing an area of approximately 2ha, however only 1ha will be open at any one time.</p> <p>The applicant does not propose to clear any vegetation. If the applicant requires to clear vegetation, they will require the approval from the DER.</p> <p>The proposal was referred to the Department of Water due to the proximity to the Kalgan</p>	<p>Should the proposal be supported, staff recommend the following condition be applied:</p> <p>a) Access shall be in accordance with the plan hereby approved. No access is permitted via Churchlane Road, unless otherwise agreed in writing by the City of Albany.</p> <p>b) Operation of the extraction areas shall be restricted to the hours of 7.30am –</p>

<p style="text-align: center;"><b>CITY OF ALBANY LOCAL PLANNING SCHEME 1</b>  <b>EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan</b>  <b>SCHEDULE OF SUBMISSIONS</b></p>				
<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
		<p>The applicant states that the proposed pit is 400m from any residence. This is incorrect and the closest dwelling is 369m.</p> <p><b>b) <u>Noise, Dust – impact on heath:</u></b></p> <p>Concerns with noise generated from crusher and screener</p> <p>The noise levels predicted are taken from machinery in isolation and therefore will be noisier when used in conjunction</p> <p><b>c) <u>Rehabilitation:</u></b></p> <p>Concerns that the rehabilitation will not be undertaken as the existing pit has not been rehabilitated. Full rehabilitation of the existing pit should be achieved before a new pit opened.</p> <p>Concerns that the proposed pit area will not be backfilled and it will remain as a 2 metre deep unfilled bed.</p> <p>Concerns that once this resource has been exhausted that another pit will be opened.</p> <p><b>d) <u>Dust concerns</u></b></p> <p>Concerns that the prevailing wind will be contaminated with dust from the pit area and truck movements. This will affect the rainwater quality.</p>	<p>River. Advice was received and it will be conditioned to mitigate concerns in relation to the Kalgan River.</p> <p>e) The existing extractive pit is currently in the process of being rehabilitated.</p> <p>As part of rehabilitation of the proposed pit, the sides will be required to be battered prior to being returned to pasture.</p> <p>Any further areas proposed for extraction will be subject to a new development application.</p> <p>f) A water truck is available when dust suppression is required.</p> <p>The Extractive Industry and Mining Policy requires that buffer distances are to be in accordance with the setbacks outlined within the Environmental Protection Authority requirements. The Environmental Protection Authority's <i>Separation Distances between Industrial and Sensitive Land Uses</i> guidelines do not set out a specific buffer for this type of extraction and therefore the proposal was referred to the</p>	<p>4.30pm Monday to Friday, unless otherwise agreed in writing by the City of Albany.</p> <p>c) The operation of the extraction areas shall be contained within the area nominated on the stamped, approved plans.</p>

<p style="text-align: center;"><b>CITY OF ALBANY LOCAL PLANNING SCHEME 1</b></p> <p style="text-align: center;"><b>EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan</b></p> <p style="text-align: center;"><b>SCHEDULE OF SUBMISSIONS</b></p>				
<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
		<p>Dust contamination is a health hazard for residents and livestock. It could result in breathing difficulties and lung disease.</p> <p><b>e) <u>Financial</u></b></p> <p>Allowing commercial mining operation would be contrary to the declared intent of the Kalgan Village plan and will impact the upon the value of surrounding properties.</p> <p>Commercial mining has no viable entitlement in a residential neighbourhood.</p>	<p>Department of Environment Regulation who have advised that they have no comments on the proposal. It should be noted that a separate licence through DER is required to be obtained for screening and crushing plants and therefore a full assessment will be undertaken by DER at this time.</p> <p>The Extractive Industry and Mining Policy and Local Planning Scheme No. 1 states 200 meters should be achieved between the extraction area and dwellings not on the subject property. The closest dwelling is 369 metres away from the nominated extraction area, and is therefore compliant with the <i>Extractive Industry and Mining Policy</i>.</p> <p>g) The subject site is zoned Priority Agriculture and an Extractive Industry is a common use.</p> <p>Property value is not a valid material planning consideration.</p>	
9		<p>Objects for the following reasons:</p> <p><b>a) <u>Churchlane Road</u></b></p> <p>Concerns with Churchlane Road being used to access the site as it will be further degraded, is poorly</p>	<p>a) The applicant has since agreed to change the access route and use the existing route, entering and exiting on South Coast Highway.</p>	<p>Should the proposal be supported, staff recommend the following condition be applied:</p> <p>a) Access shall be in accordance with the plan hereby approved. No access is permitted via Churchlane</p>

<p style="text-align: center;"><b>CITY OF ALBANY LOCAL PLANNING SCHEME 1</b></p> <p style="text-align: center;"><b>EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan</b></p> <p style="text-align: center;"><b>SCHEDULE OF SUBMISSIONS</b></p>				
<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
		<p>maintained, pose health risks, threaten the Kalgan's fragile natural environment, is dusty, access is close to a crest and blind corner.</p> <p><b>b) <u>Rehabilitation:</u></b></p> <p>The existing pit has not been rehabilitated and the site was left denuded.</p> <p><b>c) <u>Noise and dust pollution.</u></b></p> <p>Although permissible in this zone, it is no longer appropriate in this area.</p> <p>The Kalgan Rural Village zone was intended to create a quiet, peaceful lifestyle and help revitalise the local community.</p>	<p>b) The existing extractive pit is currently in the process of being rehabilitated.</p> <p>c) A water truck is available when dust suppression is required.</p> <p>The Extractive Industry and Mining Policy requires that buffer distances are to be in accordance with the setbacks outlined within the Environmental Protection Authority requirements. The Environmental Protection Authority's <i>Separation Distances between Industrial and Sensitive Land Uses</i> guidelines do not set out a specific buffer for this type of extraction and therefore the proposal was referred to the Department of Environment Regulation who have advised that they have no comments on the proposal. It should be noted that a separate licence through DER is required to be obtained for screening and crushing plants and therefore a full assessment will be undertaken by DER at this time.</p>	<p>Road, unless otherwise agreed in writing by the City of Albany.</p> <p>b) Operation of the extraction areas shall be restricted to the hours of 7.30am – 4.30pm Monday to Friday, unless otherwise agreed in writing by the City of Albany.</p> <p>c) The operation of the extraction areas shall be contained within the area nominated on the stamped, approved plans.</p>

<p style="text-align: center;"><b>CITY OF ALBANY LOCAL PLANNING SCHEME 1</b>  <b>EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan</b>  <b>SCHEDULE OF SUBMISSIONS</b></p>				
No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
			<p>The Extractive Industry and Mining Policy and Local Planning Scheme No. 1 states 200 meters should be achieved between the extraction area and dwellings not on the subject property. The closest dwelling is 369 metres away from the nominated extraction area, and is therefore compliant with the <i>Extractive Industry and Mining Policy</i>.</p>	
10		<p>Objects for the following reasons:</p> <p><b>a) <u>Churchlane Road:</u></b></p> <p>Proposed entrance is immediately opposite their entrance. Requests that the entrance is directly off South Coast Highway.</p> <p><b>b) <u>Dust and Noise:</u></b></p> <p>Increased traffic will result in increased dust and noise.</p>	<p>a) The applicant has since agreed to change the access route and use the existing route, entering and exiting on South Coast Highway.</p> <p>b) A water truck is available when dust suppression is required.</p> <p>The Extractive Industry and Mining Policy requires that buffer distances are to be in accordance with the setbacks outlined within the Environmental Protection Authority requirements. The Environmental Protection Authority's <i>Separation Distances between Industrial and Sensitive Land Uses</i> guidelines do not set out a specific buffer for this type of</p>	<p>Should the proposal be supported, staff recommend the following condition be applied:</p> <p>a) Access shall be in accordance with the plan hereby approved. No access is permitted via Churchlane Road, unless otherwise agreed in writing by the City of Albany.</p> <p>b) Operation of the extraction areas shall be restricted to the hours of 7.30am – 4.30pm Monday to Friday, unless otherwise agreed in writing by the City of Albany.</p> <p>c) The operation of the extraction areas shall be</p>



<p style="text-align: center;"><b>CITY OF ALBANY LOCAL PLANNING SCHEME 1</b>  <b>EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan</b>  <b>SCHEDULE OF SUBMISSIONS</b></p>				
<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
			<p>extraction and therefore the proposal was referred to the Department of Environment Regulation who have advised that they have no comments on the proposal. It should be noted that a separate licence through DER is required to be obtained for screening and crushing plants and therefore a full assessment will be undertaken by DER at this time.</p> <p>The Extractive Industry and Mining Policy and Local Planning Scheme No. 1 states 200 meters should be achieved between the extraction area and dwellings not on the subject property. The closest dwelling is 369 metres away from the nominated extraction area, and is therefore compliant with the <i>Extractive Industry and Mining Policy</i>.</p>	<p>contained within the area nominated on the stamped, approved plans.</p>
11	Joint submission representing seven properties.	<p>Raises the following concerns:</p> <p><b>a) <u>Noise, dust, vibration:</u></b></p> <p>Concerns with noise, dust and vibration and the general disruption of to health, safety and lifestyle.</p>	<p>a) All concerns are previously addressed above.</p>	<p>Should the proposal be supported, staff recommend the following condition be applied:</p> <p>a) Access shall be in accordance with the plan hereby approved. No access is permitted via Churchlane Road, unless otherwise</p>

<p style="text-align: center;"><b>CITY OF ALBANY LOCAL PLANNING SCHEME 1</b>  <b>EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan</b>  <b>SCHEDULE OF SUBMISSIONS</b></p>				
<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
		<p>The noise and vibration from screening and crushing machines has not been taken into consideration.</p> <p>Machinery has been heard late at night and during the early hours of the morning.</p> <p>The proposed pit is not shielded by any vegetation which will result in increased dust.</p> <p><b>b) <u>Clearing:</u></b></p> <p>Proposed area does not include the area required to stockpile material, access tracks, or hardstand area. Concerns the vegetation will be cleared to accommodate these needs.</p> <p><b>c) <u>Life of pit:</u></b></p> <p>Concerns that the pit will be extended after 5 years.</p> <p><b>d) <u>Adjacent to Kalgan Rural Village Zone:</u></b></p> <p>Not consistent with the Kalgan Rural Village Redevelopment Plan.</p>		<p>agreed in writing by the City of Albany.</p> <p>b) Operation of the extraction areas shall be restricted to the hours of 7.30am – 4.30pm Monday to Friday, unless otherwise agreed in writing by the City of Albany.</p> <p>c) The operation of the extraction areas shall be contained within the area nominated on the stamped, approved plans.</p>

<p style="text-align: center;"><b>CITY OF ALBANY LOCAL PLANNING SCHEME 1</b>  <b>EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan</b>  <b>SCHEDULE OF SUBMISSIONS</b></p>				
<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Officer Comment</b>	<b>Staff Recommendation</b>
		<p><b>e) <u>Access and Churchlane Road:</u></b></p> <p>Proposed access point is unsafe (blind bend) and will be disruptive on the residents.</p> <p>The proposed number of truck movements will increase danger for pedestrians, children on bikes and is a school bus route.</p> <p>Churchlane Road intersection is dangerous due to the blind corner.</p> <p>The proposed use of Churchlane Road will result in increased dust levels and damage to the road.</p> <p>Requests that access is achieved via the existing access track entering directly onto South Coast Highway.</p> <p><b>f) <u>Drainage concerns:</u></b></p> <p>Disruption of water flow and quality of water in the creek that runs through the lot is a major concern as this creek feeds into the Kalgan River.</p> <p><b>g) <u>Proximity:</u></b></p> <p>The closest occupied dwelling is 369m</p>		

CITY OF ALBANY LOCAL PLANNING SCHEME 1				
EXTRACTIVE INDUSTRY – 45720 South Coast Highway, Kalgan				
SCHEDULE OF SUBMISSIONS				
No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>h) <u>Rehabilitation:</u></p> <p>The existing pit has not been rehabilitated.</p>		



## Council Policy

# **Asset Management Policy**

Document Approval			
Document Development Officer:		Document Owner: (Member of EMT)	
Manager Engineering Services		Executive Director Works & Services	
Document Control			
File Number - Document Type:		CM.STD.7 – Policy	
Synergy Reference Number:			
Meta Data: Key Search Terms		Policy, asset, asset management, sustainability, best practice	
Status of Document:		Council decision: Final Draft	
Document file details:		Location of Document: Extranet/Intranet	
Quality Assurance:		Executive Management Team (EMT), Council Committee, and Council.	
Distribution:		Public Document	
Document Revision History			
Version	Author	Version Description	Date Completed
1.0	Manager City Assets	Adoption Reference: OCM 16/06/2009 Resolution 13.2.1.	16/06/2009
2.0	Asset & Finance Coordinator	Reviewed by Asset Management Working Group Endorsed by Executive Management Team. Adoption Reference: OCM 19/03/2013 Resolution 5.1. Synergy Reference: NP1331769.	19/03/2013
2.1	Team Leader Asset Management	Fully reviewed by Team Leader Asset Management to meet IOS55000 approved by AMWG. Endorsed by EMT. Prepared for Council Committee review and approval.	16/08/2016
2.2	Team Leader Asset Management	Reviewed by Manage Governance & Risk. Prepared for Council Committee review and approval.	03/02/2017

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## Objective

1. The objective of this policy is to ensure that Asset Management is embedded in the organisation and is recognised as a substantive corporate function. A recognised asset management culture will enable the City of Albany (the City) to deliver services through infrastructure assets in an equitable and sustainable way.
2. This policy supports compliance with the State Government's Integrated Planning & Reporting Framework, the principles in the International Infrastructure Management Manual and ISO 55000 series for Asset Management.

## Policy Statement

3. The City of Albany is committed to implementing a coordinated and integrated approach to asset management by:
  - a. Defining the City's asset management objectives.
  - b. Through the establishment of a platform for service delivery.
  - c. Providing a framework that enables the Asset Management Strategy and Plans to be produced.
  - d. Supporting a 'whole of life' and 'whole of organisation' approach to asset management.
4. **Key outcomes:** Council, all directorates and the assets team shall commit to the following outcomes:
  - a. A Strategic Asset Management Framework that is consistent with ISO 55000 series: including this policy, strategy and plans.
  - b. Adherence to laws, legislation and regulations in the way assets are managed.
  - c. A structure for clarity of asset ownership, management and responsibility for key functions.
  - d. Support a multi-disciplinary asset team with the skills and resources to implement the Asset Management Framework and achieve the outcomes of this policy.
  - e. Ongoing reporting on asset management performance and improvements.
  - f. Asset management principles shall be included in Councillor and staff inductions.
  - g. Council will endeavour to make informed decisions in relation to service delivery considering the following:
    - Whole of life cost of delivering services
    - Potential non-asset solutions for delivering services
    - Rationalising under-utilised assets through disposal or change of function
  - h. Develop, maintain and regularly review Asset Management Plans for the following asset classes:
    - Buildings
    - Transport (Roads, Kerbing, Carparks)
    - Pathways
    - Stormwater
    - Reserves

- i. Asset Management Plans will form part of the City's day to day business practices and clearly link to asset class strategies, risk management of critical assets, maintenance plans and the long term financial plan.
- j. Project Management and associated funding applications shall be based on the evaluation of alternatives with consideration of lifecycle costs, risks and benefits.
- k. Additional maintenance and operating costs from new or upgrade projects shall be extrapolated into annual operational budgets to ensure consistent service levels.
- l. Strong liaison between Development Services and Assets to ensure sustainable outcomes with new developments.

## 5. Responsibility and Reporting:

- a. **Council** – is responsible for leading good asset management practices and supporting a whole of life and whole of organisation culture. Council is responsible for ensuring that resources are allocated to achieve the objectives of this policy. Council is responsible for communicating to the community the benefits of good asset management principles.
- b. **Chief Executive Officer (CEO)** – is responsible for leading and supporting the implementation of good asset management practice across the organisation. By encouraging communication and cooperation across directorates and driving the strategic vision of Council. To ensure Council are kept informed of asset management objectives, initiatives and improvements.
- c. **Executive Management Team (EMT)** – is responsible for leading and supporting the implementation of good asset management practice across the organisation. The EMT shall show leadership by example in cross directorate information sharing, removing barriers and applying asset management principles in decision making. EMT shall ensure the responsible use of resources based on criteria consistent with Strategic Planning documents.
- d. **All Directors** – are responsible for ensuring that asset owners and asset owners are supported with strategic and operational planning. Projects under their control follow lifecycle principles and as constructed specifications are provided.
- e. **Asset Owners** – are responsible for the strategic planning and corporate risks associated with the service the asset is supporting. The asset owner engages with the community, encourages internal collaboration and information sharing and generally support the broad principles of asset management. Asset owners will have substantial input into the long term capital planning of the service.
- f. **Asset Managers** – are usually the facility manager, operations manager, or leasing manager of an asset or asset group. They are responsible for the day to day operations of the facility and shall have a detailed knowledge of the asset. Asset managers will have input into annual budgets and be consulted on the impacts of capital works plans.
- g. **Asset Management Working Group (AMWG)** – the Asset Management Working Group is responsible for ensuring that Council's Asset Management Strategy is achieved and that Asset Management Plans are prepared, reviewed and monitored in line with this policy. The AMWG is also driver for implementation and ongoing development of Asset Management Plans. The group is to be a conduit for knowledge, communication and technical support for the whole organisation. It shall provide tactical input into projects, leasing, finance and strategic planning. The AMWG is required to report to the Executive Management Team on all matters relating to Asset Management.

- h. **Executive Director Works & Services** – is responsible for resource allocations associated with achieving Council's Asset Management outcomes. The EDWS is an advocate for non-discretionary renewal and maintenance budget allocations in line with adopted Asset Management Plans. The EDWS reports to the CEO in relation to Asset Management resource allocation.
- i. **Team Leader Asset Management** – is responsible for leading asset management practices across the organisation through promotion, education and support. Chairing and facilitating the AMWG to drive continuous improvement in asset management and identifying any barriers to the implementation of the Asset Management Strategy and Plans.
- j. **Asset Management Team** – is responsible for the provision of a central pool of technical skills and asset management knowledge in support of the City's objectives.

### Scope

- 6. This policy relates to the management of all fixed assets on City of Albany owned, managed or leased land. This policy excludes the management of mobile plant, light fleet and non-fixed assets.

### Legislative and Strategic Context

- 7. The following Acts and Regulations provide the broad framework within which the policy operates:
  - a. Local Government Act 1995
  - b. Local Government (Administration) Regulation 1996
- 8. Community Strategic Plan and Corporate Business Plan:

Community Strategic Plan links (NB: more detailed links are included in the Corporate Business Plan)	
<b>2. Clean, Green &amp; Sustainable</b>	2.2 To maintain and renew city assets in a sustainable manner

### Review Position and Date

- 9. This policy is to be reviewed by Council every two years, or earlier if Council considers it necessary.

### Associated Documents

- Community Strategic Plan
- Corporate Business Plan
- Asset Management Strategy
- Asset Management Plans
- Asset Management Working Group Terms of Reference
- Long Term Financial Plan



**CITY OF ALBANY**  
**LOCAL PLANNING SCHEME NO. 1**  
**AMENDMENT NO. 17**

**SCHEME AMENDMENT REQUEST**

**107 (Lot 36) Catalina Road, Lange**

**“Public use: Government”**

**To**

**“Future Urban”**

**April 2017**

**PLANNING AND DEVELOPMENT ACT 2005**  
**RESOLUTION DECIDING**  
**TO AMEND A LOCAL PLANNING SCHEME**

**CITY OF ALBANY**  
**LOCAL PLANNING SCHEME NO. 1**  
**AMENDMENT NO.17**

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Rezoning 107 (Lot 36) Catalina Road, Lange from 'Public use: Government' Local Scheme Reserve to the 'Future Urban' zone; and
2. Amending the Scheme Map accordingly.

The Amendment is basic under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:

- The amendment is consistent with the Albany Local Planning Strategy.
- The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
- As per 34 (g) of the Planning and Development (Local Planning Schemes) Regulations 2015, the amendment is consistent with the surrounding zonings under the adopted Yakamia Structure Plan; and
- The amendment to the scheme map is consistent with the Yakamia Structure Plan that has been approved under the scheme for the land to which the amendment relates. The Yakamia Structure Plan states:
  - *If in future the 'Public Use' designated portion of Lot 36 is not required for a substation, residential development at the R30 density may be supported as an alternative.*

Dated this 26 day of April 2017

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CHIEF EXECUTIVE OFFICER

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## FIGURES

Figure 1: Structure Plan Map

Figure 2: Local Planning Scheme Map

## APPENDICES

Appendix 1: Copy of Certificate of Title

## 1.0. INTRODUCTION

This amendment proposes to amend the City of Albany *Local Planning Scheme No. 1* (LPS) by rezoning 107 (Lot 36) Catalina Road, Lange (herein referred to as the 'subject site') from 'Public use: Government' Local Scheme Reserve to the 'Future Urban' zone.

The intent of this Scheme Amendment is to enable the subject site to be developed in accordance with the land use and development provisions applicable to the 'Future Urban' zone.

It is therefore respectfully requested that Council support initiation of this Amendment to *Local Planning Scheme No. 1*.

### 1.1 Location, Area and Ownership

The subject site is identified as 107 (Lot 36) Catalina Road, Lange (Figure 1 – Structure Plan map), with a total land area of 9.4144 hectares.

The subject site is owned by the Electricity Networks Corporation (trading as and herein referred to as Western Power) and is contained in Certificate of Title Vol. 2055 Fol. 297 (refer appendix 2), located on the corner of Catalina Road and Lockheed Road.

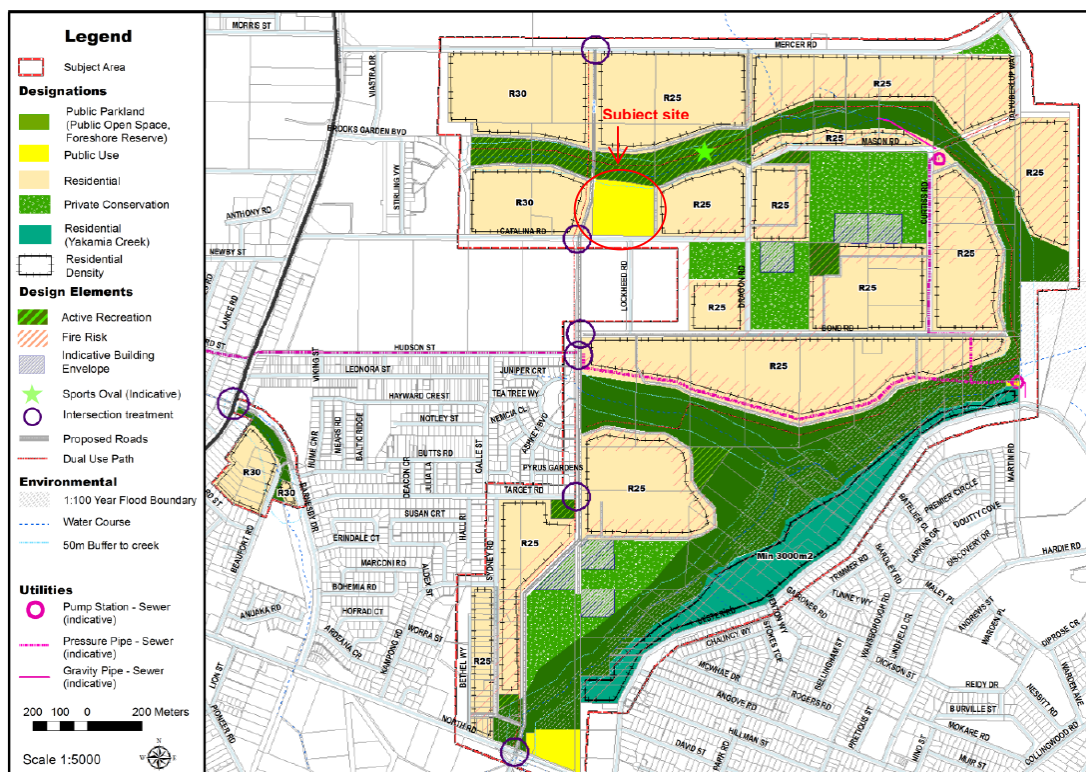


Figure 1 – Structure Plan Map (City of Albany) – Subject Site in yellow adjacent to Residential





Figure 2 – Local Planning Scheme Map (City of Albany) – Subject Site in yellow

## 2.0. PHYSICAL CONTEXT

### 2.1 Land Use

The subject site is predominantly cleared of vegetation and is used for grazing of cows and sheep with several sheds located on the southern portion of the lot. Centrally located on the subject site are two water bodies entirely contained on Lot 36.

### 2.2 Topography

The southern portion of the site is predominately flat, whilst there is a slight incline towards the northern end.

### 2.3 Utilities and Services

The site is not currently serviced.

## 3.0. PLANNING CONTEXT

### 3.1 City of Albany - Local Planning Scheme No. 1 (2014)

Clause 1.6 “Aims of the Scheme” of LPS1 includes the following aims:

*“(a) Implement the findings of the Albany Local Planning Strategy (ALPS) within the City.*

*(k) Provide for increased population growth within the City by establishing controls for the co-ordinated planning and development of land to be used for residential purposes allowing for complimentary uses to provide a range of services to meet the needs of the local residents.*

*(m) Respond to the changing needs of the City through the provision of social, administrative and land use initiatives which support the retention and growth of rural townships, the urban population and advance sustainable land use practices.*

*(o) Promote opportunities for new and value-added industries and businesses, particularly those industrial and business activities that create synergies with existing activities.”*

The rezoning of the subject site to ‘Future Urban’ is consistent with the intent and objectives of the Scheme.

### **3.2 Albany Local Planning Strategy**

The Strategic Planning Objectives of the Albany Local Planning Strategy (ALPS) that are applicable to the subject site include:

- *Facilitate and manage sustainable growth for the urban area in the City of Albany;*
- *Support the consolidation of serviced urban areas and facilitate staged fully serviced urban frontal development;*
- *Support urban infill development based on compatibility of land uses and infrastructure capacity; and*
- *Protect future fully serviced urban areas from inappropriate land uses, subdivision and development.*

Rezoning the subject site to ‘Future Urban’ with an applicable density code of ‘R30’ is consistent with the objectives of the Strategy.

## **4.0. PROPOSED AMENDMENT**

It is proposed by way of Council’s initiation of a Scheme Amendment to Local Planning Scheme No. 1 to rezone 107 (Lot 36) Catalina Road, Lange from ‘Public use: Government’ to ‘Future Urban’. It is the expectation of Western Power that the Structure Plan will be updated accordingly to ‘Residential’, with an applicable density code of ‘R30’.

## **5.0. CONCLUSION**

It is considered that the proposed Scheme Amendment is well justified in the context of the current State planning framework, overarching Scheme objectives and local context.

In summary, the rezoning of the subject site is supported as:

- The subject site forms part of the Regional Centre of Albany which is experiencing strong growth and demand for additional housing lots;
- The land is capable of being developed and fully serviced;
- The land is in single ownership, facilitating ease of development, and will integrate with the surrounding area; and
- Adherence of the proposal to the planning policies and strategies of the City of Albany and the Western Australian Government.

It is therefore respectfully requested that the City of Albany resolve to initiate and adopt this Scheme Amendment and forward to the Western Australian Planning Commission and Hon Minister for Planning for consideration and approval.

**PLANNING AND DEVELOPMENT ACT 2005**

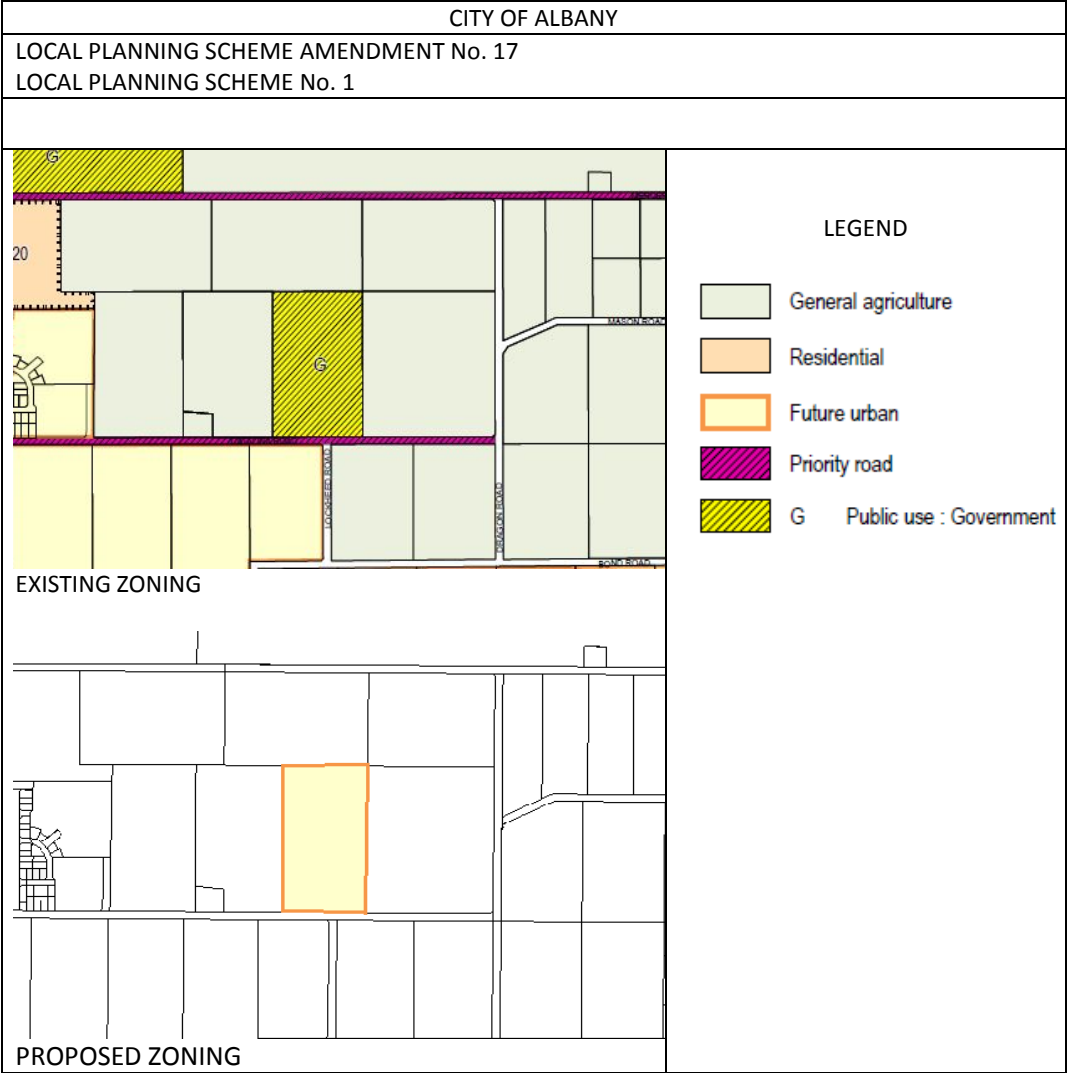
**CITY OF ALBANY**

**TOWN LOCAL PLANNING SCHEME NO.1**

**AMENDMENT NO.17**

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

1. Rezoning 107 (Lot 36) Catalina Road, Lange from 'Public use: Government' Local Scheme Reserve to the 'Future Urban' zone; and
2. Amending the Scheme Map accordingly.



**ADOPTION**

Adopted by resolution of the Council of the City of Albany at the  
Meeting of the Council held on the 13 day of December 2016.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Approval

.....

DELEGATED UNDER S.16 OF  
THE PD ACT 2005

DATE.....

Approval Granted

.....

MINISTER FOR PLANNING

DATE.....


## APPENDIX 1

## Copy of Certificate of Title

184K Perth Batch K529336		WESTERN  AUSTRALIA	REGISTER NUMBER <b>36/D73451</b>
			DATE DUPLICATE ISSUED <b>1/4/2008</b>
			Duplicate Edition <b>4</b>
			VOLUME <b>2055</b>
			FOLIO <b>297</b>

**DUPLICATE CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

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

  
REGISTRAR OF TITLES



LOT 36 ON DIAGRAM 73451

**LAND DESCRIPTION:****REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

ELECTRICITY NETWORKS CORPORATION OF 363-365 WELLINGTON STREET, PERTH  
(T K529336) REGISTERED 7 MARCH 2008

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

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.  
Lot as described in the land description may be a lot or location.

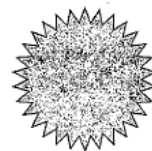
-----END OF DUPLICATE CERTIFICATE OF TITLE-----

**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:	2055-297 (36/D73451).
PREVIOUS TITLE:	1801-39.
PROPERTY STREET ADDRESS:	107 CATALINA RD, LANGE.
LOCAL GOVERNMENT AREA:	CITY OF ALBANY.

*Yakamia SS (Albany 2)  
Pm/3/SS337(37A)41*





# **CITY OF ALBANY**

## **LOCAL PLANNING SCHEME No. 1**

### **AMENDMENT No. 27**

**MINISTER FOR PLANNING**

**PROPOSAL TO AMEND A LOCAL PLANNING SCHEME**

LOCAL AUTHORITY:	<b>CITY OF ALBANY</b>
DESCRIPTION OF LOCAL PLANNING SCHEME:	<b>LOCAL PLANNING SCHEME No. 1</b>
TYPE OF SCHEME:	<b>DISTRICT SCHEME</b>
SERIAL No. OF AMENDMENT:	<b>AMENDMENT No. 27</b>

**PROPOSAL:**

- i. To transfer Lots 84, 85, 86 and portion of Lots 87 & 98 Home, Harding & Frenchman Bay Roads Robinson from Rural Residential Zone 29 within Schedule 14 to Rural Residential Zone 43.
- ii. To modify existing and introduce new Special Provisions and reference the Frenchman Bay, Harding & Home Roads Local Structure Plan within Schedule 14 Rural Residential Zone 43.

**LOCAL PLANNING SCHEME No. 1**

**AMENDMENT No. 27**

**CONTENTS**

1. RESOLUTION
2. REPORT
3. EXECUTION

PLANNING AND DEVELOPMENT ACT 2005

**RESOLUTION TO PREPARE AMENDMENT  
TO LOCAL PLANNING SCHEME**

**CITY OF ALBANY**

**LOCAL PLANNING SCHEME No. 1**

**DISTRICT SCHEME**

**AMENDMENT No. 27**

RESOLVED that the local government pursuant to Section 72 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- i. Transferring Lots 84, 85, 86 and portion of Lots 87 & 98 Home, Harding & Frenchman Bay Roads Robinson from Rural Residential Zone 29 within Schedule 14 to Rural Residential Zone 43.
- ii. Modify existing and introduce new Special Provisions and reference the Frenchman Bay, Harding & Home Roads Local Structure Plan within Schedule 14 Rural Residential Zone 43.

The amendment is a Standard Amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons.

- It is an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- It is an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
- It is an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- It is an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
**CHIEF EXECUTIVE OFFICER**

**CITY OF ALBANY**

**LOCAL PLANNING SCHEME No. 1**

**AMENDMENT No. 27**

**ADDITIONS TO**  
**RURAL RESIDENTIAL ZONE No. 43**  
**HOME & HARDING ROAD PRECINCT**

**PLANNING REPORT**

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**APPENDIX A:** ENVIRONMENTAL REPORT – LAND ASSESSMENT PTY LTD

**APPENDIX B:** EXISTING PROVISIONS & SUBDIVISION GUIDE PLAN FOR LPS NO. 1 RR43

**APPENDIX C:** BUSHFIRE ATTACK LEVEL ASSESSMENT & NOTES – BIODIVERSE SOLUTIONS PTY LTD

## 1. INTRODUCTION

It is proposed to transfer Lots 84, 85 & 86, as well as the Rural Residential zoned portions of Lots 87 & 98 Home & Harding Roads, Robinson, from Rural Residential Zone Area 29 to Area 43.

It is also proposed to make reference to a Local Structure Plan which covers the subject land and to modify a number of existing provisions to cater for the subdivision, development and ongoing use of the land.

With the exception of the areas of Lots 87 & 98 zoned Residential, the land forms a discrete precinct in the southern portion of the City of Albany's existing Rural Residential Zone No. 29.

The purpose of the amendment is:

- a) To enable the subdivision of 5 existing lots, into 14 lots, with a minimum lot size of 1 hectare; and
- b) To consistently reflect land use compatibility within the Priority 3 water source protection area.

Water Source Protection areas exist within Albany to establish compatible land uses. Three priority areas exist. The Priority 1 area exists to generally not permit development, the Priority 2 area exists to support development subject to limitations and the Priority 3 area exists over land where water supply sources need to co-exist with other land uses such as residential and commercial.

The Priority 2 and 3 areas exist over the Rural Residential No. 29 zone. The Priority 3 area exists over the Rural Residential No. 43 zone.

The transfer of lots zoned Rural Residential No. 29 and within the Priority 3 area, to the Rural Residential No. 43 zone, is a consistent reflection of land use compatibility for the Priority 3 area.

In accordance with the Draft Government Sewerage Policy, exemptions to the mandatory requirement for connection to reticulated sewerage may be considered for subdivision proposals for the creation of lots greater than one hectare in Priority 3 public drinking water source areas in rural residential/rural living zones.

This proposal has been foreshadowed by the Albany Local Planning Strategy, strongly supporting more efficient use of existing zoned land and the Local Planning Scheme, requiring the preparation and adoption of a Structure Plan prior to the intensification of development, as well as background liaison with both Council and the Department for Planning.

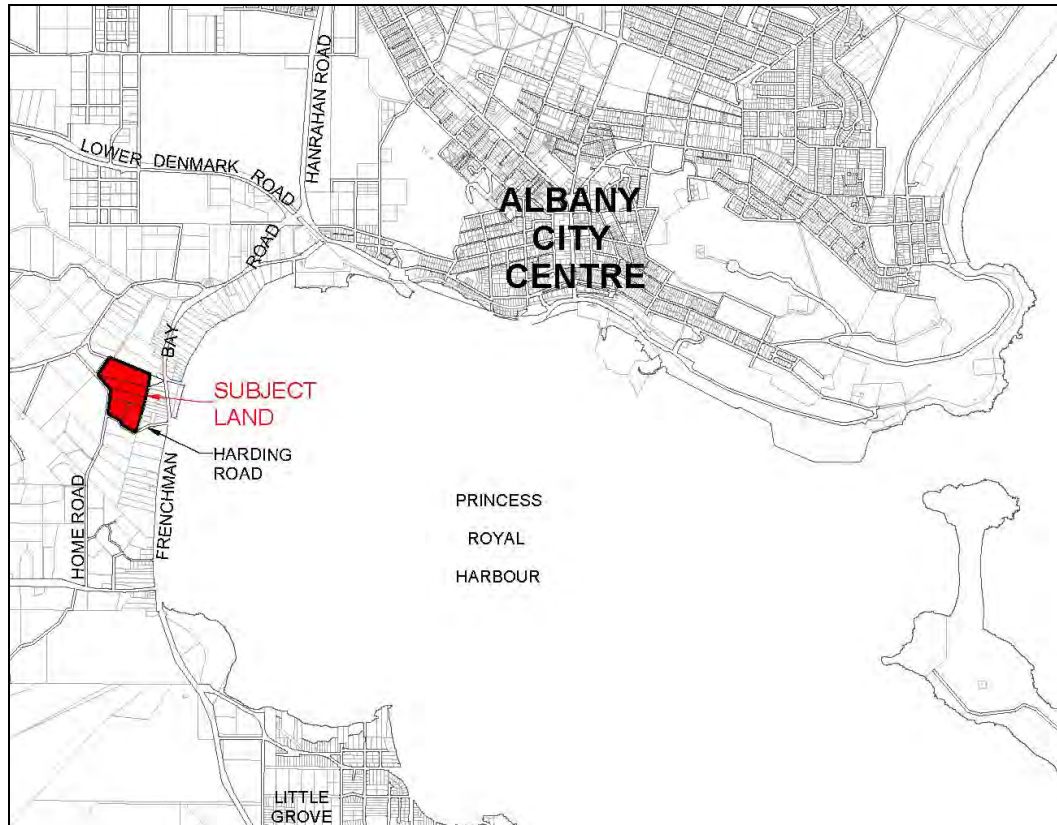
This document supports and should be read with the Frenchman Bay, Harding & Home Roads Local Structure Plan and Map.



## 2. BACKGROUND

### 2.1 Location, Area & Zoning

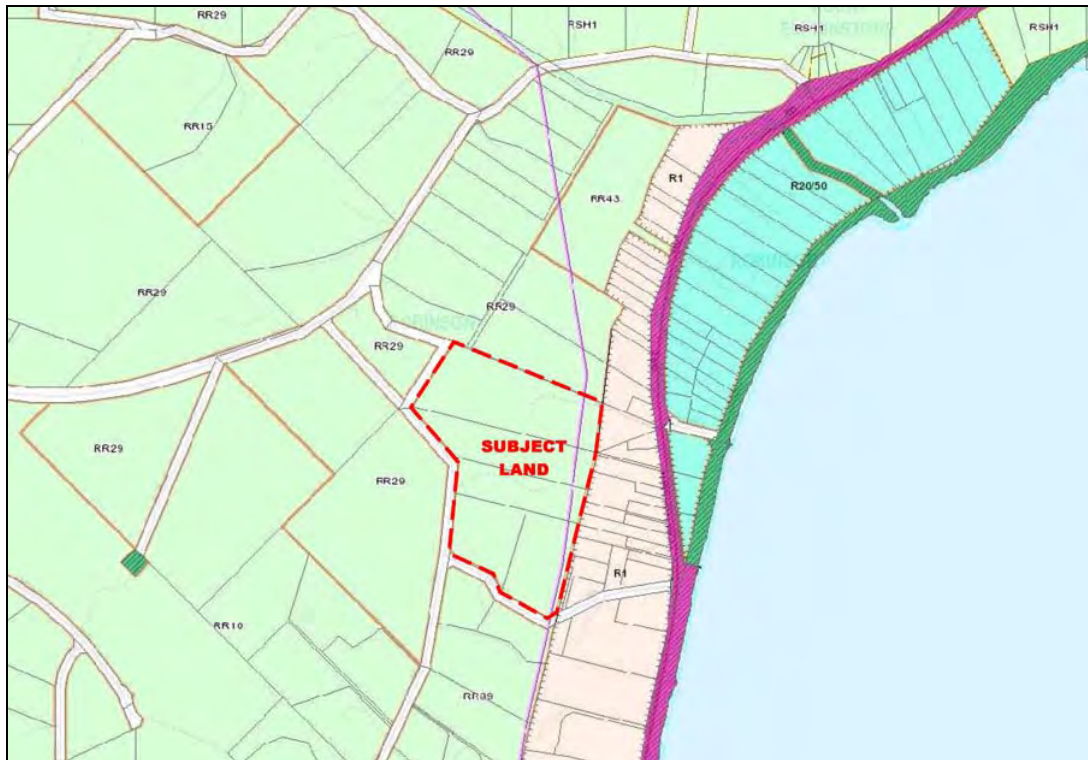
The precinct is located some 5.5km south west of the Albany City Centre and is accessed via Princess Royal Drive and Frenchman Bay Road.



Location Plan

Lot No.:	Lot Size:	Lot Access:
84	2.7363ha	Harding Road
85	2.0187ha	Harding & Home Roads
86	2.2085ha	Home Road
87	2.9078ha	Frenchman Bay & Home Roads
98	5.4802ha	Frenchman Bay & Home Roads

Apart from the area of Lot 98 fronting Frenchman Bay Road and the Lot 87 access leg, the land is zoned Rural Residential and is included in Area 29 of Local Planning Scheme No. 1. It is surrounded by existing Special Rural development (north and west), unsewered residential to the east and further east, the Princess Royal Harbour Foreshore (parks and recreation reserve). Currently there is no Local Structure Plan covering the Subject Land.



Extract from LPS 1 Scheme Map

## 2.2 Site Description

Land Assessment Pty Ltd has completed a land capability and geotechnical investigation of the subject land (see Appendix A). It describes the site as follows:

*The land contains a mixture of cleared and vegetated areas and there is a residence on each of the five existing lots. There are no significant rural pursuits although portions of lots 85 and 98 are used for stabling and exercise of horses, and the eastern part of lot 98 is subject to grazing by goats.*

*As parts of the subject land are located on relatively low-lying terrain inland from Princess Royal Harbour, environmental assessment of the land needs to consider its capability to support on-site disposal of domestic effluent and wastewater, and to address the potential for further development to be affected by any Acid Sulfate Soil conditions.*

The assessment found that none of the three vegetation types represented in the pockets on site occur at less than 30% of their pre clearing extent and none of the areas would require any significant to create additional house sites or access ways. Soils, site conditions, land capability, acid sulfate and other issues are discussed further in this report and in Appendix A.

### **2.3 Surrounding Land Use and Zoning**

Immediately north of the subject land, Rural Residential Areas 29 & 43 continue and support lots down to 1ha in area. To the north east fronting Frenchman Bay Road are residential lots down to 2000m<sup>2</sup> in area. LPS1 has revised the minimum lot size in this area to 8500m<sup>2</sup>. To the south is Rural Residential Area 39 with a minimum lot size of 1ha. To the south west is the Almore Park Rural Residential Estate. Almore Park, being within the Priority 2 area of the South Coast Groundwater Reserve, has a minimum Rural Residential lot size of 2ha.

Further north is Rural Residential Area 43 comprising 1ha lots on land currently used for grazing and stables. This area, being located on the lower flats, has requirements for a finished floor level of 2.74m and more tightly controlled building envelopes. Also being located immediately adjacent to small scale market garden activities, this area includes a 50m setback requirement incorporating a 20m wide vegetation buffer. The Provisions and Subdivision Guide Plan relating to Rural Residential Area 43 are included as Appendix B.

The subject land is therefore amongst the last land in the area capable of being developed to Rural Residential standards given groundwater protection controls and the prevailing planning context.

### 3. PLANNING CONTEXT

The key planning documents that relate to the subject land are the Lower Great Southern Strategy, the City of Albany's Local Planning Strategy (ALPS) and Local Planning Scheme No. 1 (LPSNo.1).

The Lower Great Southern Strategy (2015 – Draft) is soon to replace the 2007 Strategy. This is a regional strategy identifying regional level objectives and directions. It includes relevant nominated actions to:

- Provide efficiency in development form and servicing settlements.
- Carefully manage essential natural resources, particularly water supplies and agricultural land.
- Appropriately zone sufficient land for urban development and a variety of housing types, in accord with endorsed local planning strategies.
- Recognise public drinking water source areas in local planning strategies and protect them where appropriate in local planning schemes.

The strategy also notes that encouraging the provision of a range of residential living environments is a clear planning objective and that the location and amount of rural living land is to be determined through the Local Planning Strategy process.

The Albany Local Planning Strategy identifies the land within a Rural Residential and Residential R1 precinct and shows the land as suitable for accommodating some re-subdivision to provide more efficient and sustainable development.

Local Planning Scheme No. 1 identifies the land as "Rural Residential" and notes in cl4.2.17, the objectives to:

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

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

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

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

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

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

Along with these documents some context is provided by the recent creation of Rural Residential Area No. 39 immediately south of the subject land. This Rural Residential area accommodates and provides for the form of subdivision and development covered in the current proposal.

The area is within the Department of Water South Coast Groundwater Reserve with a Priority 3 Coding. This coding provides for subdivision to a minimum average of 1ha where land is zoned and appropriate landuse controls apply, capability is acceptable and the land, such as the subject land, is situated beyond any wellhead protection zones.

Clearly the zoning, context and the objective of the current zone not only provides for the proposed development but both local and state strategies encourage it on efficiency and sustainability grounds.

As the land is already correctly zoned, the 2015 Planning Regulations and LPS1 requires the preparation, adoption by Council and endorsement by the WA Planning Commission, of a Local Structure Plan Map and the inclusion of relevant subdivision, development and land management provisions. Pursuant to the 2015 Planning Regulations, the process to achieve this is via the “Standard Amendment” and Local Structure Plan process.

While this document addresses the Local Planning Scheme Amendment issues, it also covers background and issues relevant to the Frenchman Bay, Harding & Home Roads Local Structure Plan and as a result, both documents should be read together.

#### 4. SITE ASSESSMENT

Land Assessment Pty Ltd has completed a detailed assessment of the site for Rural Residential development. This is attached in Appendix A.

##### **Summary.**

*Subject to the proposed pattern of subdivision enabling positioning of building envelopes for all 'new' lots within areas of either high (green) or fair (yellow) capability, the subject land is capable of supporting additional subdivision to the lot sizes permissible for the relevant land use zoning categories under the planning scheme (City of Albany 2014).*

##### **On-site effluent disposal.**

*For the major portion of the subject land (elevated dunal areas) conventional on-site effluent disposal systems (septic tanks and leach drains) will be appropriate for unsewered rural residential lots.*

*Should the plan of subdivision result in building envelopes being positioned within lower-lying portions where alternative treatment units are required, setback distances (both vertical and horizontal) are applicable to land application areas for effluent disposal.*

*Specific setbacks, and the required area for land application of treated effluent, can vary according to the type of system (i.e. a soil absorption system such as leach drains with amended soil, or an irrigation system associated with an aerobic treatment unit, ATU) and according to the method of any irrigation (i.e. surface sprays or drippers, or subsoil drippers).*

##### **Acid Sulfate Soils.**

*A search has been conducted of the State Government's contaminated sites database by planners Ayton Baesjou, who report that there are no records of contaminated sites within the subject land.*

*Notwithstanding the absence of any need for deep excavation works associated with further subdivision and development of the land for rural-residential use, field survey observations and some laboratory testing of subsoil material within the estuarine plain portion, indicate acid sulfate soils are not present.*

**Remnant Vegetation.**

*The proposed intensity of further subdivision should not require any significant clearing of the remaining native vegetation within the subject land.*

*Outside of the parkland cleared areas, where understorey species have been already been depleted, the more intact areas of remaining vegetation occur near the property fringes and are unlikely to be considered prospective sites for building envelopes given the proposed lot sizes.*

*Subject to site responsive subdivision design, the ALRS objective of protecting areas of remnant vegetation would not be compromised by the development proposal.*

**Groundwater Protection.**

*The Local Planning Scheme (City of Albany 2014) takes into consideration the Water Source Protection Plan for the South Coast Water Reserve (Water and Rivers Commission 2001) via designation of a special control area which extends over most of the subject land.*

*Subject to the plan of subdivision responding to the land capability mapping through appropriate positioning of 'new' building envelopes, and the creation of lots of equal or greater size to those determined by the Water Source Protection Priority Code (P3 – with a possible minimum average of 1 ha), the proposed intensification of rural residential development in this area should not jeopardize groundwater protection.*

**Surrounding Activities.**

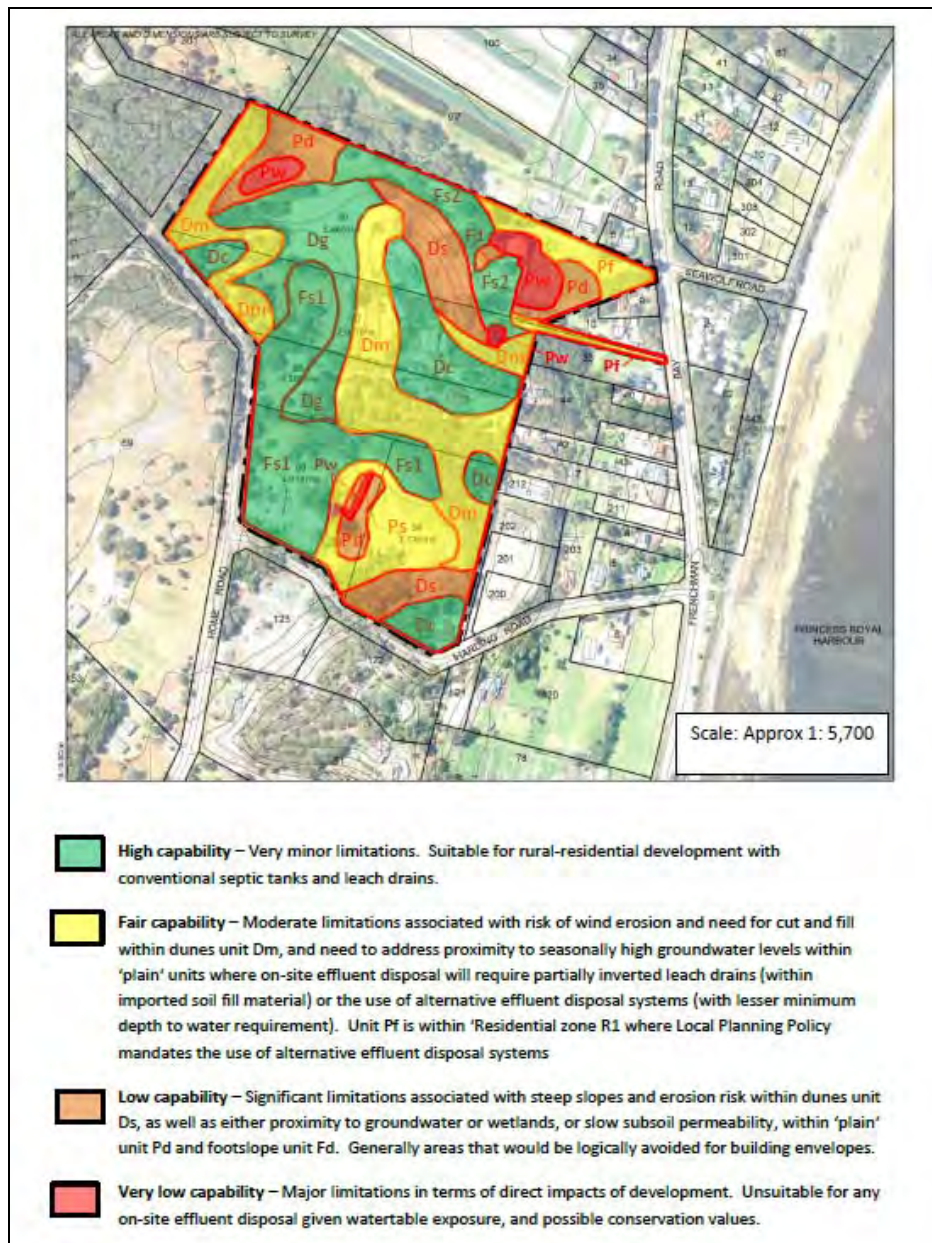
A small scale market garden is located some 50m to 80m north of the subject land. In other areas of Rural Residential Area No. 43, this activity is provided with 50m setback incorporating a 20m wide vegetated buffer.

In relation to the subject land however, this activity is buffered by an existing tree line some 20m to 50m wide. Internal setbacks to the northern boundary of an additional 20m are also available. This brings total setbacks to 70m to 100m incorporating a 20m to 50m vegetated buffer; well in excess of the established standard.



### Land Capability.

The Land Capability Plan prepared by Land Assessment Pty Ltd shows the outcomes of the detailed assessment as below:



From this it can be seen that each existing lot has substantial areas of acceptable capability showing fair or high capability. Effluent disposal systems will need to avoid areas shown as low and very low.



## **5. SERVICES AND INFRASTRUCTURE**

### **5.1 Roads & Access**

In terms of access, Lot 84 has access to Harding Road, Lot 85 to both Harding and Home Roads, Lot 86 to Home Road and both Lots 87 and 98 access both Home and Frenchman Bay Road. For Lot 87 this is an established 5m wide battle-axe leg/ driveway to Frenchman Bay Road and for Lot 98 this is a driveway within a frontage of 12m widening to 100m.

### **5.2 Potable Water Supply**

Reticulated water supplies are partially available in the locality.

### **5.3 Effluent Disposal**

Disposal of effluent on the properties and in the wider area is by way of on-site effluent disposal systems. Scheme sewer is not available.

In accord with the land assessment, new development will be required to utilise high performance nutrient retaining systems and Effluent Disposal Exclusion Areas will be identified over land with poor capability.

As noted previously, Department of Water Groundwater Protection Controls restrict effluent disposal density in this Rural Residential zone to 1 unit per 1ha average. This proposal will meet this requirement by ensuring this density is not exceeded and systems will be restricted to capable areas.

### **5.4 Power & Telecommunication**

The properties have access to power and telecommunication services which are partially underground.

### **5.5 Schools and Community Facilities**

Local, Neighbourhood and Regional services and facilities are readily accessible and available in the Albany City Centre some 5.5km by road to the north east.

## 6. PLANNING

Clause 5.5.13.3 of Local Planning Scheme No.1 requires a number of issues to be addressed. These include:

- Land Capability and suitability assessment;
- Protection and enhancement of the natural environment;
- Protection and enhancement of visual amenity;
- Provision of infrastructure and services;
- Impacts on adjacent land uses;
- Any potential for site contamination;
- Effluent disposal;
- Location of building envelopes, development exclusion areas;
- Preparation of a Subdivision Guide Plan for the subdivision showing proposed roads and connectivity between proposed /future and existing developments, lots, recreation areas, location of building envelopes, as relevant.

These issues are addressed in this report and on the attached Local Structure Plan.

### 6.1 Local Structure Plan – Lot Layout & Subdivision

The subdivision layout is shown for the lots overleaf on the Local Structure Plan Map. This plan is undergoing review and endorsement via a separate but complementary process. The plan will be applied at the time of subdivision along with the relevant Scheme No. 1 General Clauses and Special Provisions to guide that subdivision and the future development of and on the land.

### 6.2 Access

Existing accesses are utilised wherever possible. Regarding each lot:

Lot 84: One new crossover is required to Harding Road for the northern lot.

Lot 85: The new lot out of Lot 85 may make use of one of the existing crossovers to Home Road.

Lot 86: One new crossover is required for the new lot. With this noted, reciprocal access could be established over the existing driveway such that both lots effectively use the existing driveway and cross over and thus remove the need for new physical access to be constructed.

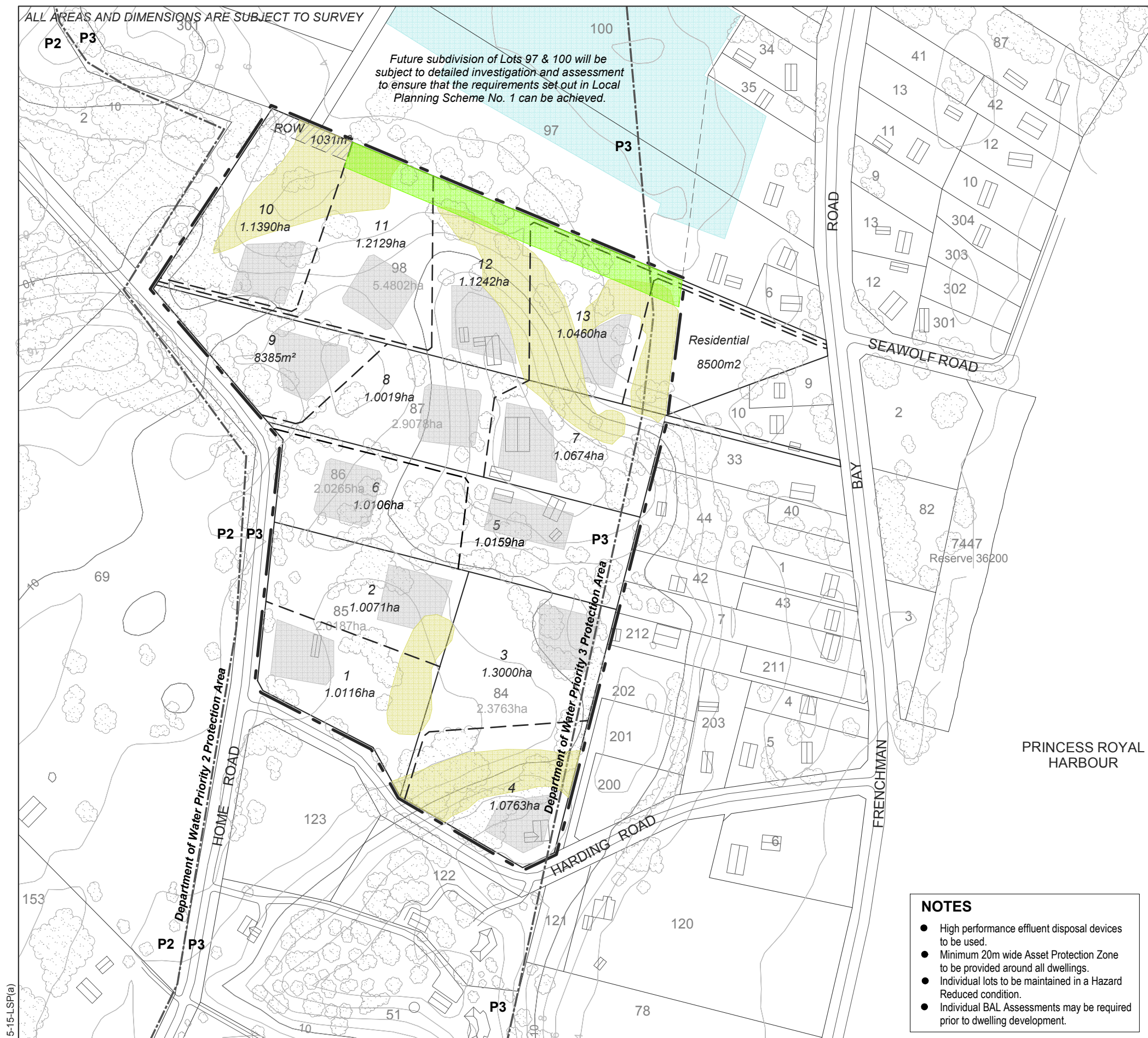
Lot 87: The existing dwelling retains the existing battle-axe to Frenchman Bay Road. There is also the option that the two new lots in the west may share the existing crossover to Home Road. No construction or visibility issues present.

Lot 98: The existing access on Frenchman Bay Road is retained as a battle-axe to serve the existing house lot and a lot to its east. The two western lots share an historic access to Home Road to the south west. A Right of Way may also be provided in the north western corner of the land to provide alternate access to Lot 97 north should it be required. In accord with Scheme Requirements for the Residential zone, a lot of 8500m<sup>2</sup> is shown over the land zoned Residential with direct frontage to Frenchman Bay Road.

# Local Structure Plan

Frenchman Bay,  
Home & Harding Roads  
Rural Residential Area 43

Lots 84, 85 Harding Road &  
Lots 86, Pt87 & Pt98 Home Road  
Robinson, City of Albany



## LEGEND

- |  |  |
|--|--|
|  | Subject Land   |
|  | Existing Lot Boundaries                                |
|  | Proposed Lot Boundaries                                |
|  | Existing Vegetation                                    |
|  | Existing Buildings                                     |
|  | Vegetated Agricultural Buffer                          |
|  | Effluent Disposal Exclusion Area                       |
|  | Market Garden  |
|  | Indicative Building Envelope<br>Max 2000m <sup>2</sup> |
|  | DoW Priority 2 Protection Area                         |
|  | DoW Priority 3 Protection Area                         |



ORIG A3  
SCALE 1:3000

Map Modification - 1a  
Map Creator - BQ/MRT  
Copyright - Aytou Baesjou Planning  
Sources - Landgate (Cadastre & Contours)  
Datum - AHD  
Contact - Aytou Baesjou Planning  
Disclaimer - Subject to Verification & Survey

## NOTES

- High performance effluent disposal devices to be used.
- Minimum 20m wide Asset Protection Zone to be provided around all dwellings.
- Individual lots to be maintained in a Hazard Reduced condition.
- Individual BAL Assessments may be required prior to dwelling development.

**AYTON BAESJOU**  
P L A N N I N G

59 Peels Place  
ALBANY WA 6330  
Ph 9842 2304 Fax 9842 8494

Preference has been given to the continued use of existing and established crossovers. This provides that for the nine new lots only two new crossovers are required; both on the quiet local roads. With an allowance of approximately 5vpd per new lot, there will not be a significant impact on these existing access roads. Reciprocal rights of way are proposed over joint use battle-axe legs so as to minimise construction requirements and site disturbance.

The access to Frenchman Bay Road on Lots 87 & 98 allows for emergency access through to Home Road should it be required. In addition a Right of Way spur can be provided through to Lot 97 (offsite). This could provide alternate access for this lot should it be required if this land is considered for future development.

### **6.3 Landscape**

The existing landscape character is small lot semi rural in nature with a mix of rural residential, horse based activities and small scale vegetable production on the low lying flats. Development fronting Frenchman Bay Road is residential in nature and will remain unchanged.

The amendment proposal and the Local Structure Plan Map retains these landscape qualities by ensuring rural residential/special rural lot sizes are maintained and by ensuring that no new development will be exposed to Frenchman Bay Road but is screened behind existing development. Home Road will retain its established semi rural character.

### **6.4 Capability and Site Assessment**

A site and capability assessment is included within the Land Assessment Report (Appendix A). This assessment found minimal site constraints for the proposed limited rural residential development so long as development is confined to the capable and suitable areas shown, the setbacks to small scale vegetable production are retained and high performance onsite effluent disposal devices are utilised.

Each lot has access to capable and suitable house sites and is capable of supporting onsite effluent disposal. In accord with the findings of the Land Assessment report, areas of very low and low capability are shown as Development Exclusion.

In addition, the existing 50m – 80m vegetated setback to the small scale market garden will couple with the proposed 20m internal exclusion area to cater for development. This overall buffer significantly exceeds the standard applying in Rural Residential Area 43.

### **6.5 Servicing**

Each lot is independently developable and will therefore need to support its own access construction as well as electrical and telecommunications connections. Services and connections are available generally in the area with no need for trunk extension.

Site conditions, soil permeability and the extremely low density of development allow for the continued use of swale & infiltration based storm water management for driveway and structure runoff.

Some rationalisation of internal services may also be required where existing domestic services conflict with new internal boundaries.

## 6.6 Fire Assessment

A fire hazard assessment and fire management proposals are included as Appendix B and satisfy State Planning Policy 3.7. This assessment ranks hazards and outlines requirements to be included in the development.

Requirements include:

- Preparation and implementation of a Bushfire Management Plan/s as a condition of subdivision.
- Notification to landowners of fire safety issues and individual responsibilities per the Bushfire Management Plan/s.
- Maintaining lots in a fuel reduced condition.
- Installing and maintaining Asset Protection Zones.
- Dwelling construction to specified fire safe standards.
- Modified perimeter fire break requirements.
- Access to existing street fire hydrants.

## 6.7 Existing Provisions

Rural Residential Area 43 has existing provisions in Schedule 14 to the Scheme. The provisions relate to the LSP Map, outline permissible landuses, the location of buildings, effluent disposal, access, landowner notification and provision of the agricultural buffer.

The adequately provide for the development of the subject land, the existing provisions will need to be modified to:

- Reference the LSP Map covering the new lots.
- Provide for potable water supplies for the new lots in the conventional manner whilst retaining the specific requirements necessary for the low laying land in the existing section of Rural Residential Area 43.
- Correct references to access leg widths.
- Provide for the new Vegetated Agricultural Buffer.

## **7. CONCLUSION**

The Local Planning Scheme No. 1 Amendment and the Local Structure Plan Map proposal is a simple one providing for nine new lots within this contained & existing rural residential area.

The development of this structure plan and the limited resubdivision of the land is foreshadowed in the original zoning of the Rural Residential Area as well as efficiency and sustainability objectives within local and regional strategies. Planning satisfies cl 5.5.13.3k of the Scheme and provides for development already established and popular in the locality.

This is achieved whilst maintaining a low density of development and also providing for site sensitive development generally.

As a result, the proposal has clear merit and accords with the principals of orderly and proper planning.

AYTON BAESJOU PLANNING  
CONSULTANTS IN URBAN & REGIONAL PLANNING

CITY OF ALBANY LOCAL PLANNING SCHEME No. 1  
RR 43 HOME & HARDING ROAD – PLANNING REPORT

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## Appendix A

### **Land Capability Assessment**

RR 43 Home & Harding Road Precinct

Land Assessment Pty Ltd

# **LAND CAPABILITY ASSESSMENT AND PRELIMINARY GEOTECHNICAL INVESTIGATION**

**- Lots 84, 85 Harding Road &  
Lots 86, 87 & 98 Home Road,  
Robinson, City of Albany**

Prepared for

**AYTON BAESJOU PLANNING**

by

**Land Assessment Pty Ltd**



LA Report No 1512  
11 January 2016

**LAND ASSESSMENT PTY LTD**  
P.O. Box 117 SUBIACO, WA 6008  
Phone: (08) 9388 2427  
Email: [landass@inet.net.au](mailto:landass@inet.net.au)



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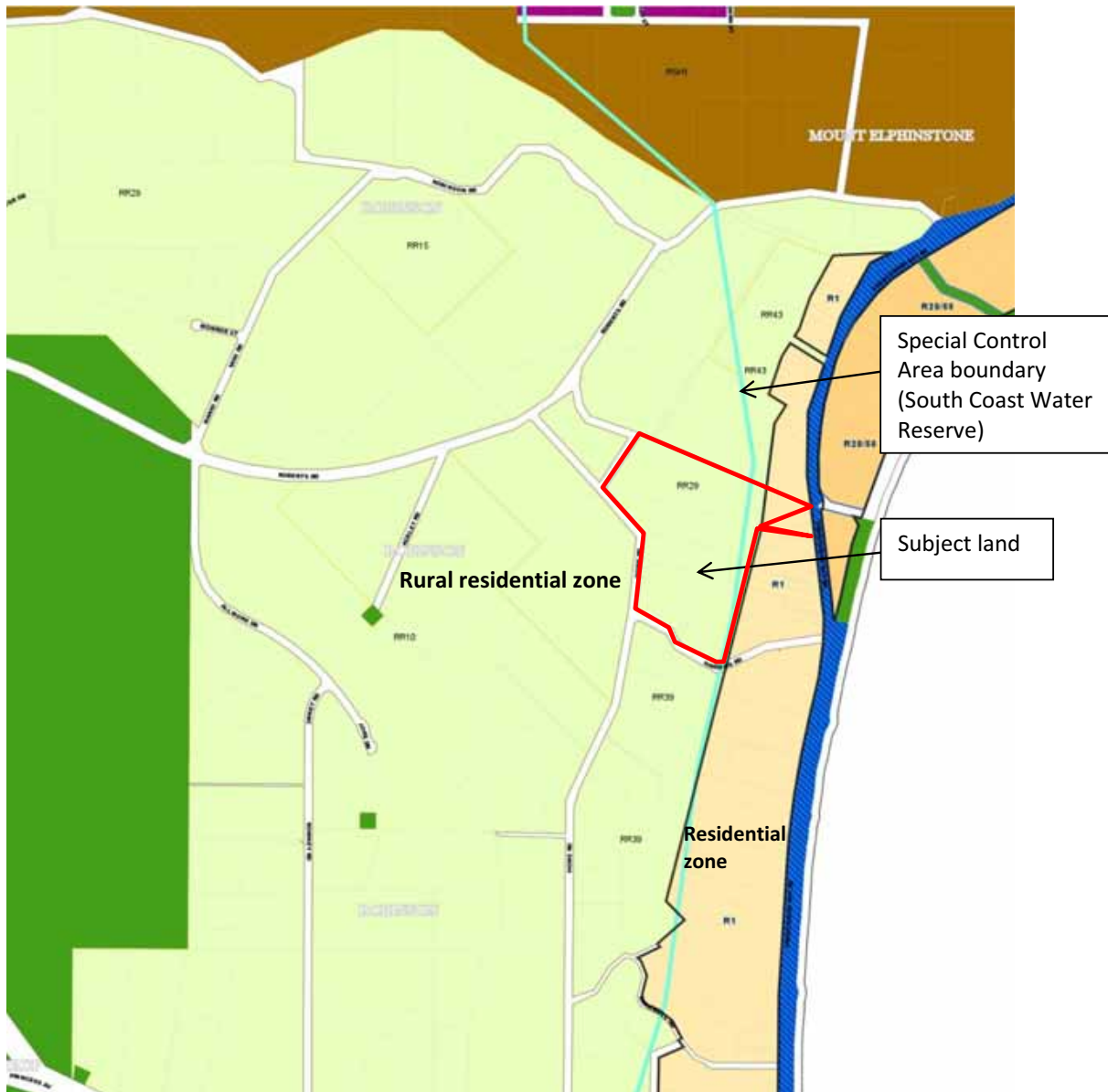
## 1.0 INTRODUCTION

This report has been prepared at the request of Ayton Baesjou Planning to assist preparation of a Structure Plan for further subdivision of existing Lots 84, 85 Harding Road and Lots 86, 87 & 98 Home Road, within the Robinson locality of the City of Albany. Attachment A shows a base plan with site characteristics.

The subject land of approximately 15.3 ha is located on the southern side of Princess Royal Harbour, to the west of Frenchman Bay Road and approximately 3.5 km west-south-west of the Albany central business district. Figure 1 shows the study area is zoned 'Rural residential' (RR29) with the exception of the lower-lying eastern portion of Lot 98 and the battle-axe leg entrance to adjacent Lot 87, both of which are zoned 'Residential' (R1).

The land contains a mixture of cleared and vegetated areas and there is a residence on each of the five existing lots. There are no significant rural pursuits although portions of lots 85 and 98 are used for stabling and exercise of horses, and the eastern part of lot 98 is subject to grazing by goats.

As parts of the subject land are located on relatively low-lying terrain inland from Princess Royal Harbour, environmental assessment of the land needs to consider its capability to support on-site disposal of domestic effluent and wastewater, and to address the potential for further development to be affected by any Acid Sulfate Soil conditions.

**FIGURE 1: LOCATION AND ZONING**

**Source:** City of Albany Local Planning Scheme No 1 (District Scheme) Map 21.

## 2.0 POLICY CONTEXT

### 2.1 Local Planning Scheme (City of Albany 2014) and Policy

#### Rural Residential Zone (major portion)

It is understood from planners Ayton Baesjou that the possible minimum allowable average lot size within area RR29 is 1 ha. In relation to matters addressed by this report, relevant planning objectives for the Rural Residential Zone include;

*Provide for residential and limited incidental land uses which:*

- (i) Are compatible with the preservation and protection of environmentally sensitive areas such as remnant vegetation and groundwater protection areas;*
- (ii) Do not visually detract from the landscape and the visual amenity of the locality;*
- (iii) Allow for uses and developments that are fit for purpose and minimise any on-site or off-site impacts such as soil erosion, nutrient loss, drainage and potential land use conflicts.*

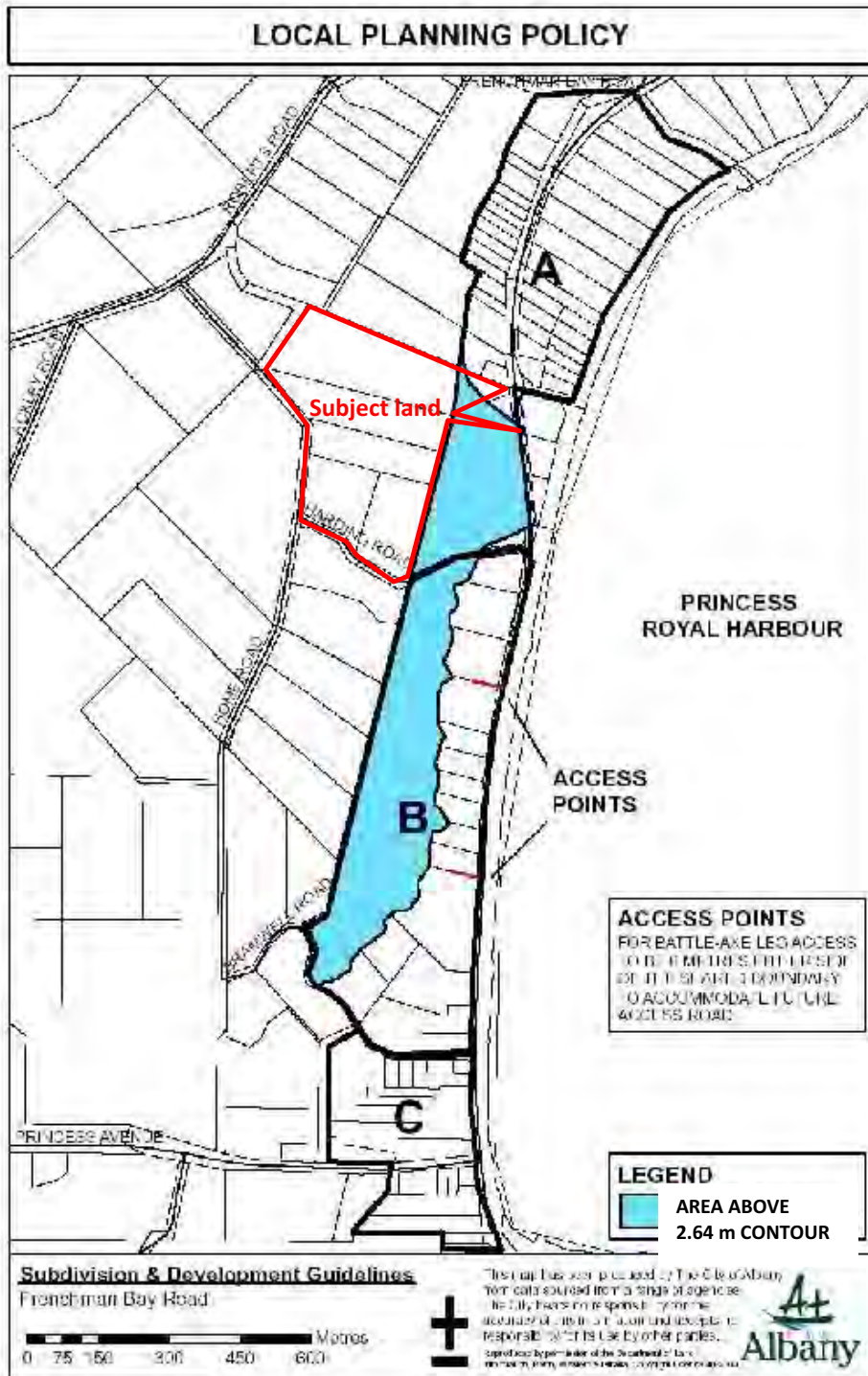
#### Residential Zone (minor portion)

In relation to the Residential Zone portion encompassing the smaller eastern part of Lot 98, as well as the battle-axe entrance to adjacent Lot 87, it is understood from planners Ayton Baesjou that the minimum allowable lot size in this R1 designated area is 8500 sq m.

A Local Planning Policy for the Frenchman Bay Road Residential Development Area (City of Albany undated) addresses the effects of potential flooding or high ground water levels in this low lying area. It identifies this land as part of Precinct A with portions above and below a designated contour line at 2.64 m AHD (Figure 2).

The Local Planning Policy specifies that no subdivision proposals (within the Residential Zone) will be supported until such time as a conceptual local structure plan has been prepared for the portion of land above 2.64m AHD and, for the remaining lower lying area, until such time as infrastructure services (sewerage) have been extended to this locality.

For any subdivision of the Residential zoned land within the area above the 2.64m AHD contour, the policy also states that Council will require the resultant lots to utilise alternative effluent disposal systems, such as approved amended soil and/or aerobic systems.

**FIGURE 2: FRENCHMAN BAY ROAD RESIDENTIAL DEVELOPMENT POLICY AREA**

**Source:** City of Albany (undated) Policy - Frenchman Bay Road Residential Development Area

## 2.2 Local Planning Strategy (City of Albany 2010)

Rural residential zones are encompassed within a broad 'Rural Living' category where strategic objectives of Albany's Local Planning Strategy (ALPS) include

*"In the long term encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential."*

The ALPS supports lot sizes from 1ha to 4ha in new Rural Residential areas subject to the provision of reticulated water and land capability analysis.

## 2.3 Special Control Area (South Coast Water Reserve)

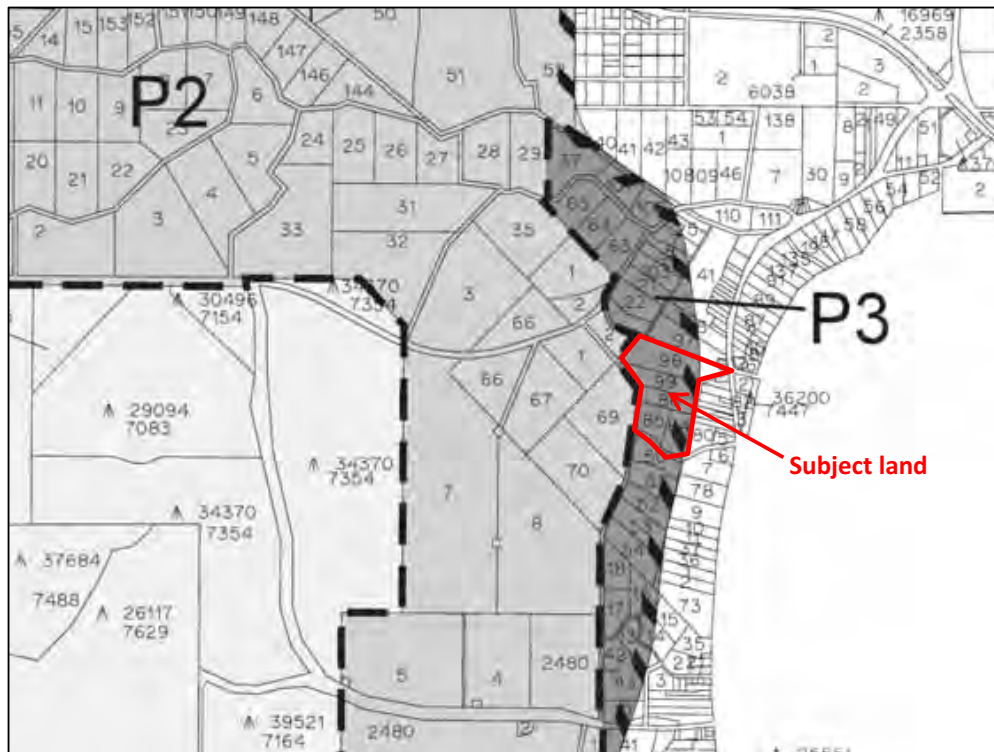
As shown in Figure 1 the major part of the subject land is designated under the Local Planning Scheme as part of a Special Control Area (SCA) for the protection of public drinking water sources.

This particular SCA covers the South Coast Water Reserve, and the Planning Scheme reflects the objectives of the *South Coast Water Reserve and Limeburners Creek Catchment Area Water Source Protection Plan* (Water and Rivers Commission 2001) where the dominant 'rural-residential' portion of subject land is designated a Priority 3 (P3) category. The lesser 'residential' zoned area closest to Frenchman Bay Road is outside of the SCA (Figure 3).

Appendix 1 of the Water Source Protection Plan outlines the (now) Department of Water's guidelines on *Land Use Compatibility in Public Drinking Water Source Areas* (Department of Environment 2004). Under a P3 category, water supply sources need to co-exist with other land uses, and rural-residential subdivision to a lot size of between 1 and 2 hectares is considered 'compatible' with water source protection subject to the following conditions;

- *An average, rather than minimum, lot size may be accepted if the proponent can demonstrate that the water quality objectives of the source protection area are met, and caveats/memorials are placed on titles of specified blocks stating that further subdivision shall not occur.*
- *Lots should only be created where land capability assessment shows that effective on-site soakage of treated wastewater can be achieved. Conditions apply to siting of wastewater disposal systems in areas with poor land drainage and/ or a shallow depth to groundwater, animals are held or fertiliser is applied. Alternative wastewater treatment systems, where approved by the Department of Health, may be accepted with ongoing maintenance requirements.*



**FIGURE 3: RELEVANT PORTION OF WATER SOURCE PROTECTION PLAN**

**Source:** Water and Rivers Commission (2001) *South Coast Water Reserve and Limeburners Creek Catchment Area Water Source Protection Plan*

## 2.4 On-site Sewage Management

The following policies and guideline documents have been considered in relation to the capability of the subject land to support further un-sewered development;

- *Draft Country Sewerage Policy* (Government of Western Australia 1999 - as amended to 2003).
- *Code of Practice for Onsite Sewage Management* (Department of Health 2012) Consultation Draft November 2012
- *Code of Practice for the Design, Manufacture, Installation and Operation of Aerobic Treatment Units (ATUs) Serving Single Households*. (Department of Health 2001).

These documents show the capability of land to accommodate an on-site effluent disposal system is influenced by a number of factors including system type, site drainage conditions, topography, soil depth, permeability, and depth to watertable.



Site requirements for on-site effluent disposal based on health criteria include the following specifications;

Gradient of the land - not to exceed one in five (i.e. not greater than 20% slope)

Site drainage – not subject to inundation or flooding at greater than once in 10 years

Depth to groundwater

- greater than 1.2 m from the underside of a wastewater disposal system prescribed under regulation 49 of the Regulations (*for example, leach drains associated with septic tanks*)
- as prescribed by Executive Director, Public Health for other approved wastewater disposal systems (*required separation from watertable varies with type and design of other approved systems – see DoH 2001 and DoH 2012 with the latter indicating a range 0.6 – 1.5 m is required above groundwater*).
- greater than 0.5 m from natural ground surface irrespective of type of system

Available area - unencumbered area of at least 150 m<sup>2</sup> required.

Soil depth - greater than 1.2 m depth to bedrock or impervious clay.

In addition to the requirements based on health criteria, the existing Government Sewerage Policy states; *the responsible authorities may require compliance with any special conditions of the (then) Department of Environment.*

The 'special conditions' based on environmental criteria relate to the protection of wetlands and watercourses, and are primarily expressed through setback distances as described in Appendix 2 of the *Draft Country Sewerage Policy* and reiterated in the City of Albany Local Planning Scheme (2014) as follows;

- Watercourses with permanent water – 50 metres;
- Seasonally flowing watercourses – 30 metres;
- Estuary or marine environment - 100 metres

The *Code of Practice for Onsite Sewage Management* (DoH 2012) also specifies setbacks from various types of effluent disposal systems for sub-soil or open drains as follows;

- Soil absorption systems (trenches, beds and mounds) – 6 metres;
- Dripper irrigation systems (associated with ATUs) - 3 metres
- Spray irrigation systems (associated with ATUs) - 6 metres.

Furthermore, in relation to dams or bores, the *Code of Practice for ATUs* (DoH 2001) specifies a 30 m setback where they are used or available for human or animal consumption. It has been assumed here that a 6 m setback is applicable where such water sources are precluded from human or animal consumption.

## **2.5 Acid Sulfate Soils**

Acid sulfate soils (ASS) are wetland soils and unconsolidated sediments that contain iron sulfides which, when exposed to atmospheric oxygen in the presence of water, form sulfuric acid. This acid can mobilise or release heavy metals to the detriment of biota and built infrastructure in contact with drainage water.

ASS commonly occur in low-lying coastal lands such as marine or estuarine muds and sands that potentially underlie the surface soils within the eastern-most portion of the subject land. The City of Albany's *Local Planning Strategy* (2010) identifies lower lying portions of the Robinson locality as a high risk area.

The Western Australian Planning Commission's *Acid Sulfate Soils Planning Guidelines* (WAPC 2008) require a preliminary site assessment to be undertaken in 'at risk' areas, and wherever practicable to avoid disturbance of any subsequently identified acid sulfate soils. The potential for ASS is addressed in this report and an acid sulfate soils self-assessment form is included as Attachment E.

## **3.0 ENVIRONMENTAL SETTING**

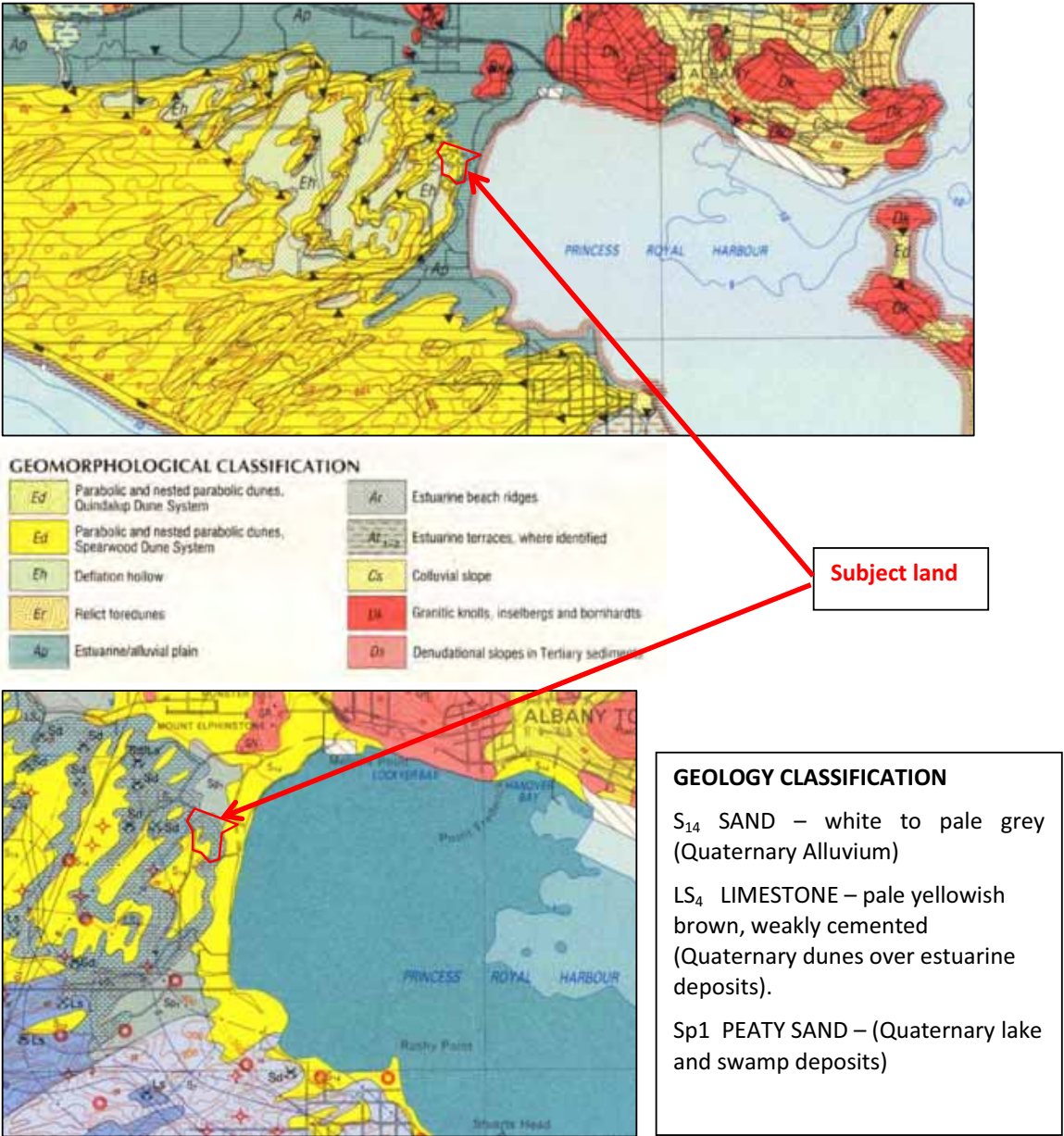
### **3.1 Geomorphology and Geology**

The subject land predominantly encompasses an area of parabolic and nested parabolic dunes (and an associated deflation hollow) that extend over part of the estuarine plain fringing, and extending inland from, the western margins of Princess Royal Harbour (Figure 4).

The dunes are comprised of sands that are variably leached and have a core of calcareous limestone (aeolianite – LS<sub>4</sub>) which is pale yellowish brown in colour and weakly cemented.

The underlying estuarine plain is exposed in the north eastern portion of the subject land as well as in the deflation hollow to the south west. The estuarine plain is reported by the Geological Survey of Western Australia to be overlain by predominantly siliceous, white to pale grey, alluvial sand (S<sub>14</sub>) which, although being well drained (i.e. very permeable), is subject a high watertable and considered prone to flooding in part (Gozzard 1989).

FIGURE 4: GEOMORPHOLOGY & ENVIRONMENTAL GEOLOGY MAPPING



Source: Gozzard (1989).

### 3.2 Acid Sulfate Soil Risk Mapping

Acid Sulfate Soil Risk Maps are available online through the Landgate's WA Atlas portal <https://www2.landgate.wa.gov.au/bmvf/app/waatlas/> Figure 5 shows the relevant portion of the Albany-Torbay map-sheet where the (former) Department of Environment and Conservation (DEC) has identified risk areas (in brown). The risk areas are based on the geomorphological classifications associated with the environmental geology mapping (Gozzard 1989) including the estuarine / alluvial plain areas (Ap in Figure 4).

**FIGURE 5: ACID SULFATE SOIL RISK MAPPING**



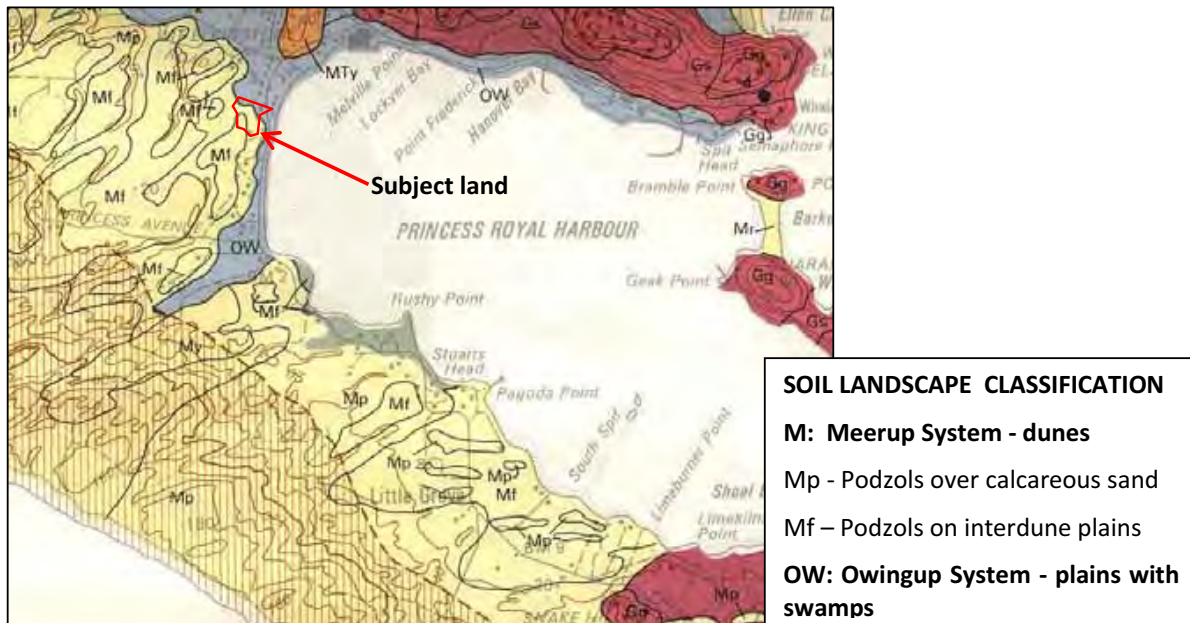
Source: Landgate WA Atlas recent online query.

### 3.3 Soil-landscape Mapping

CSIRO (Churchward et al 1988) have produced broad-scale mapping of the soils and landforms of the Albany region. This mapping has subsequently been incorporated into the soil-landscape mapping database of the Department of Agriculture and Food (DAFWA). Figure 6 shows the relevant portion, with the subject land forming part of the Meerup coastal dunes system, predominantly subsystem Mp which is described as; *Podzols over calcareous sand; banksia-bullich-yate woodland*.

\* Podzols are siliceous sands with leached (light coloured) sandy topsoil over a stronger coloured sandy subsoil. Calcareous sands have an appreciable calcium carbonate content.



**FIGURE 6: BROAD-SCALE SOIL LANDSCAPE MAPPING**

Source: Churchward et al 1988).

### 3.4 Vegetation

As shown in the aerial image within Attachment A, the subject land contains a mixture of cleared and vegetated areas. It occurs inland from the western edge of Princess Royal Harbour although no portion is within 100 m of that waterbody.

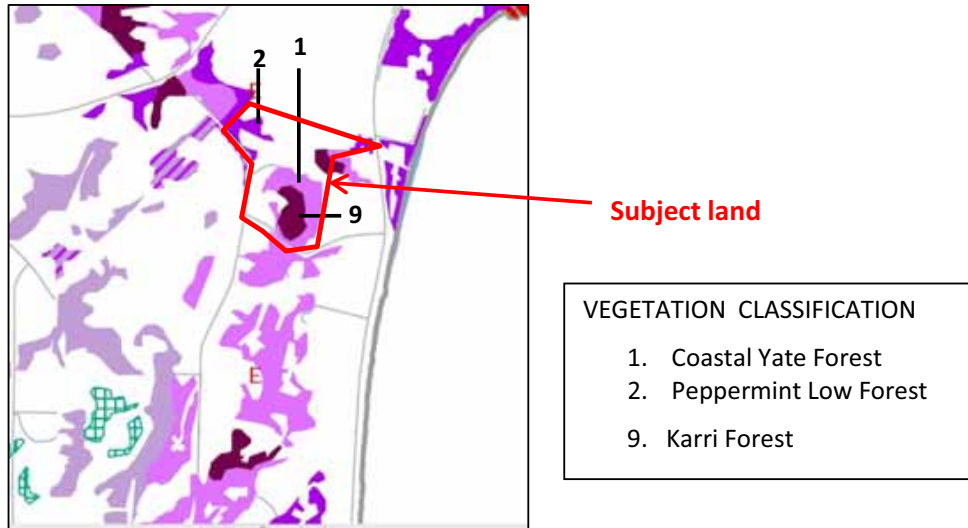
The extent and nature of the remaining vegetation within the subject land is also indicated in Figure 7 sourced from the Albany Regional Vegetation Survey, ARVS (Sandiford and Barrett 2010).

The ARVS mapping is relatively broad-scale and identifies most of the remaining vegetation within lots 84 – 86 as part of vegetation unit 1 (Coastal Yate Forest).

Vegetation unit 9 (Karri Forest) is shown as occurring on lower-lying terrain near the eastern end of Lot 87, and also within the deflation hollow in lots 84 and 85. In the latter area however examination of the aerial image in Attachment A shows that most of the Karri is no longer present.

Vegetation unit 2 (Peppermint Low Forest) is shown within the western portion of lot 98, and to a lesser extent within its central eastern portion.

Attachment B contains descriptions of each of these ARVS vegetation units.

**FIGURE 7: VEGETATION MAPPING**

Source: Sandiford and Barrett (2010).

Taking into account the known occurrences of these vegetation units (1, 2, and 9) within all types of reserves in the Albany region, only vegetation unit 9 (Karri Forest) might be considered in need of specific conservation measures.

Notwithstanding this, none of the three vegetation units occur at <30% of their pre-clearing extent, and further subdivision of the subject land in accordance with lot size allowed under its zoning category would not directly require any clearing of remnant vegetation to create additional house sites or property access ways.

### 3.5 Water Resources

#### Surface water

The subject land occurs inland from the margins of Princess Royal Harbour where the importance of protecting this waterbody from further addition of nutrients is recognised in both the Local Planning Scheme (City of Albany 2014) and the Albany Local Planning Strategy (City of Albany 2010) through the application of a general 100 m development setback.

As shown by the aerial image in Attachment A, all portions of the subject land occur at greater than 100 m from the margins of Princess Royal Harbour, and it contains no natural watercourses. A man-made drain does however run along the northern side of the entrance way into Lot 98 off Frenchman Bay Road. There are also a small number of wetland 'soaks' within Lots 98 and 85 that appear to have been excavated to facilitate earlier agricultural pursuits.

### Groundwater

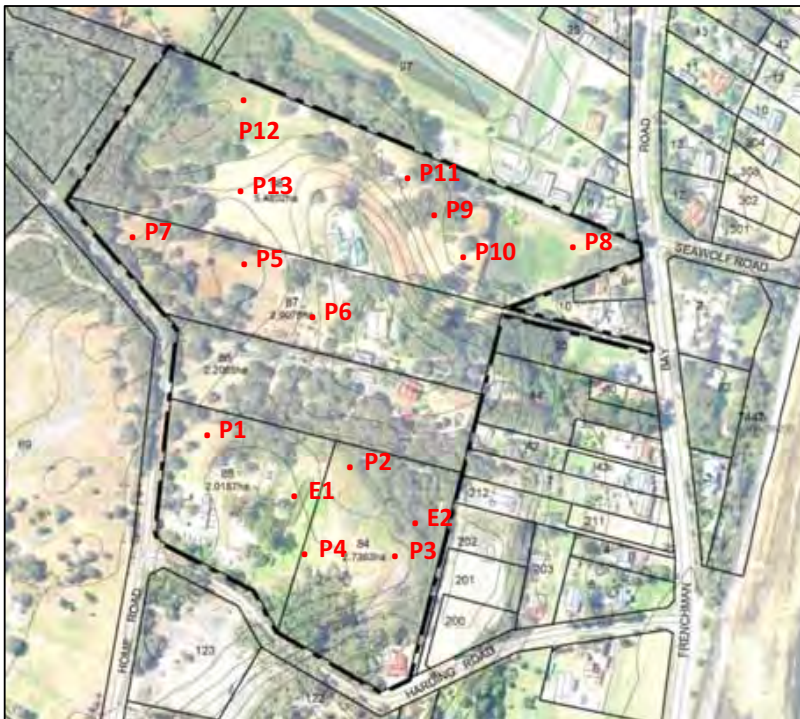
As part of Albany's water supply, groundwater is abstracted from borefields in the South Coast Water Reserve drawing from the Werillup Formation aquifer. The South Coast Water Reserve (Water and Rivers Commission 2001) encompasses most of the subject land which is part of the Priority 3 protection category for land-use planning purposes as discussed earlier in Section 2.3.

## **4.0 SITE ASSESSMENT**

Given the broad scale of soil-landscape mapping depicted in Figure 6, some 'on-ground' variation can be expected in soil and landform conditions. Field observations are therefore required to determine the capability of the land to support unsewered development and the actual presence or otherwise of acid sulfate soil.

Site assessment was undertaken during December 7 – 9. In addition to site traverses and associated photography, the field work involved description and sampling of soils from thirteen machine - excavated pits and two existing exposed cuttings. Figure 8 shows the location of the soil sites over an aerial image.

**FIGURE 8: SOIL SITE LOCATIONS**



Soil profile descriptions and photographs are contained within Attachment C.

## 4.1 Land Unit Mapping

### Method

Soil and landform conditions within the subject land were surveyed in general accordance with the methodology outlined in Department of Agriculture and Food publications (van Gool et al 2005, Wells and King 1989). This involved examination of aerial photos followed by the field survey work during December.

The soils were classified in accordance with the WA Soil Group nomenclature (Schoknecht 2002) and consideration of the earlier Great Soil Group (Stace et al 1968) classification system used by Churchward et al (1988).

Site positions were recorded using a GPS unit and slope gradients were measured using a hand-held inclinometer correlated with the 2 m interval contour mapping shown on the base plan provided by Ayton Baesjou (refer Attachment A).

### Results

A site results summary is provided in Table 1. In combination with aerial photo observations, the soil profile conditions were used to refine and subdivide the broad-scale soil landscape mapping (Meerup Mp & Mf, and Owingup) into eleven component 'land units'.

The resulting more-detailed 'land unit' mapping, shown in Figure 9, depicts areas of more homogeneous landform and soil conditions compared to the earlier soil landscape mapping unit (Figure 6). It therefore provides a more accurate spatial framework on which to assess the capability of the land and the suitability of a subdivision design.

The land units are described in Table 2, and further appreciation of site conditions can be gained by reference to the property photographs which follow Table 2, and by reference to those accompanying the soil pit descriptions in Attachment C.

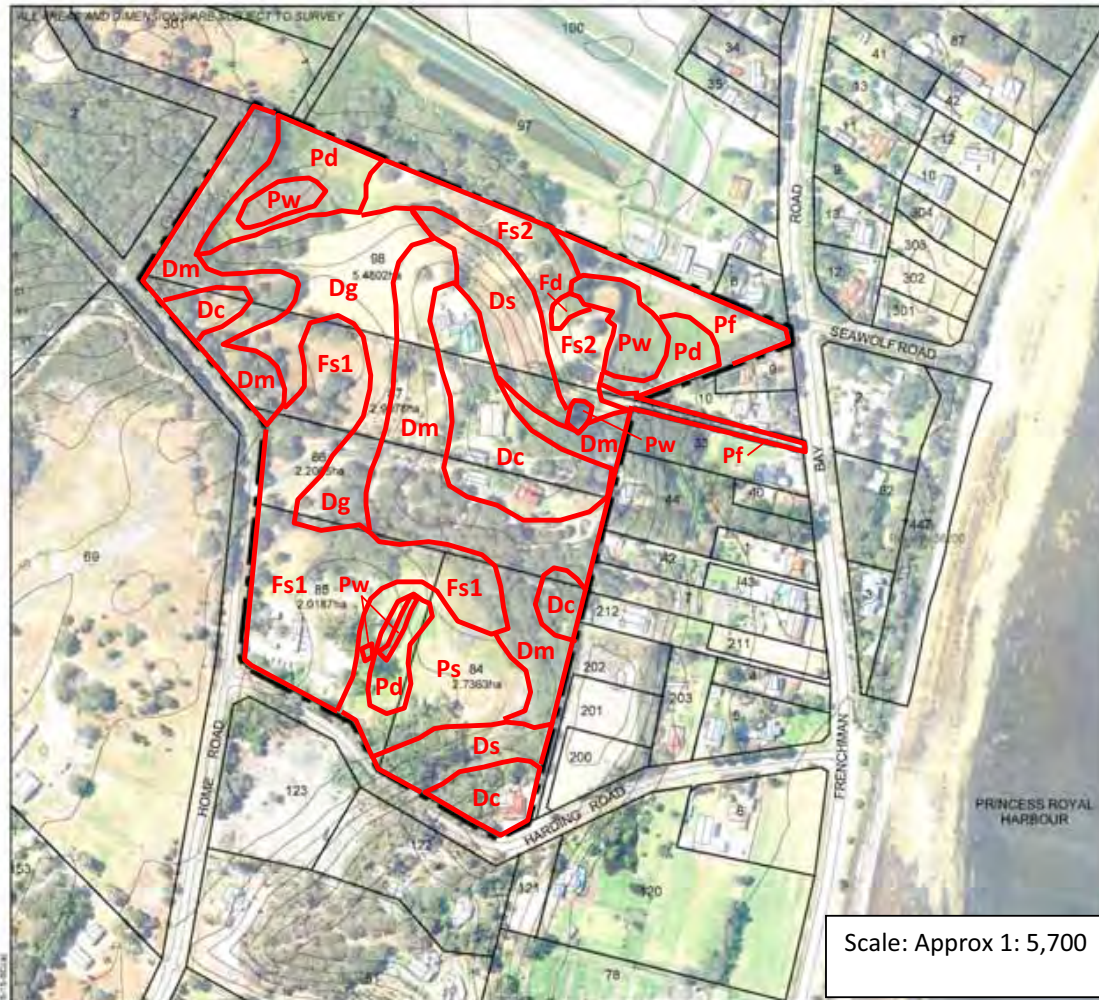


TABLE 1: SOIL SITE SUMMARY

Site *	Soil Classification**	Landform
P1	<b>Pale deep sand</b> (Podzol; deep siliceous sand).	Well drained, low sandy rise over interdunal flats.
P2	<b>Pale deep sand</b> (Podzol; deep siliceous sand).	Well drained sandplain at margin of interdunal flats or deflation basin.
P3	<b>Pale deep sand</b> (Podzol; calcareous at depth).	Moderately well drained depression within interdunal flat or deflation basin.
P4	<b>Alkaline grey shallow sandy duplex</b> (over calcareous sand).	Imperfectly drained interdunal flat or deflation basin.
P5	<b>Pale deep sand</b> (Podzol; deep siliceous sand).	Well drained interdunal depression.
P6	<b>Pale deep sand</b> (Podzol; calcareous at depth).	Rapidly drained sand dune (moderate sideslope).
P7	<b>Pale deep sand</b> (Podzol; deep siliceous sand).	Rapidly drained sand dune (gentle upper slope).
P8	<b>Disturbed land</b> (Semi-wet soil – siliceous sand mantled by loamy soil fill material)	Imperfectly drained estuarine plain with fill material.
P9	<b>Semi-wet soil</b> (calcareous organic loam over siliceous sand)	Imperfectly drained depression within sandplain margin or footslope area.
P10	<b>Pale deep sand</b> (Podzol; calcareous at depth).	Gently undulating, well drained sandplain margin or footslope area.
P11	<b>Pale deep sand</b> (Podzol; calcareous at depth).	Gently undulating, well drained sandplain margin or footslope area.
P12	<b>Alkaline grey deep sandy duplex</b> (over calcareous sand).	Imperfectly drained estuarine plain fringing wetland area.
P13	<b>Pale deep sand</b> (Podzol; deep siliceous sand).	Gently undulating upland surface of well drained dunes.
E1	<b>Alkaline grey shallow loamy duplex</b> (over calcareous sand).	Imperfectly drained interdunal flat or deflation basin.
E2	<b>Pale deep sand</b> (Podzol; calcareous at depth).	Rapidly drained sand dune (moderate sideslope).

\* Refer Figure 8 \*\* Classification in bold according to DAFWA system (Schoknecht 2002).

FIGURE 9: LAND UNIT MAPPING



Abbreviated Legend – see also Table 2

<b>Dunes</b>	
<b>Dc</b> Crests; pale deep sands.	<b>Dm</b> Moderate slopes; pale deep sands.
<b>Ds</b> Steep slopes; pale deep sands.	<b>Dg</b> Gentle slopes; pale deep sands.
<b>Footslopes (margins with plain)</b>	
<b>Fs1</b> Sandplain; pale deep sands (siliceous).	<b>Fd</b> Depression; semi-wet organic soil.
<b>Fs2</b> Sandplain; pale deep sands (subsoils calcareous).	
<b>Plains (estuarine plain and portions exposed within deflation basin)</b>	
<b>Ps</b> Pale deep sands (subsoils calcareous).	<b>Pd</b> Duplex soils with clayey marl / l'stone.
<b>Pf</b> Fill; semi-wet soil (loamy fill over sand).	<b>Pw</b> Wetland

TABLE 2. LAND UNIT DESCRIPTIONS

Unit	Description
<b>Dunes</b> – Higher portions of the parabolic sand dunes of the Meerup system	
<b>Dc</b>	Elevated crests with flat to gentle slopes (< 10 % gradient) and well drained pale deep sands. (Podzols - deep leached grey siliceous sand with yellowish brown sandy subsoil which may be calcareous at greater than 2m depth).
<b>Ds</b>	Steeply sloping dune areas (> 20 % gradient) with well drained pale deep sands similar to unit Dc.
<b>Dm</b>	Moderately sloping dune areas (10 - 20 % gradient) with well drained pale deep sands similar to unit Dc although subsoils may be calcareous at 1 – 2 m depth.
<b>Dg</b>	Gently sloping dune areas (3 – 10 % gradient) with well drained pale deep sands similar to unit Dc although subsoils may be calcareous at 1 – 2 m depth.
<b>Footslopes</b> - Lower portions of the parabolic dunes and inter-dune sandplain of the Meerup system in proximity to adjacent areas of estuarine / alluvial plain.	
<b>Fs1</b>	Well drained low sandy rises, inter-dune depressions or sandplain with pale deep sands (Podzols - deep grey siliceous sand with yellowish brown sandy subsoil)
<b>Fs2</b>	Gently undulating, well drained sandplain margin or footslope with pale deep sands similar to unit Fs1 although subsoils may be calcareous at 1 – 2 m depth.
<b>Fd</b>	Imperfectly drained depression within sandplain margin or footslope with semi-wet soil (calcareous organic loam over siliceous sand).
<b>Plains</b> – Flat terrain forming part of the estuarine / alluvial plain (Owingup System) and including portions exposed by deflation hollows within the dunes (Meerup System).	
<b>Ps</b>	Moderately well drained inter-dune flat or deflation basin with pale deep sands (Podzols - deep grey siliceous sand over a very weak iron-organic hardpan and calcareous yellowish brown sandy subsoil). Seasonally high groundwater levels likely to be at 1 – 2 m depth.
<b>Pf</b>	Imperfectly drained area of estuarine plain with semi-wet soil (siliceous sand mantled by loamy soil fill material). Seasonally high groundwater levels likely to be at 1 – 2 m depth.
<b>Pd</b>	Imperfectly drained area of deflation basin or estuarine plain with duplex soils (alkaline sandy or loamy surfaced duplex soils with clayey marl / limestone rubble subsoil layer over buried calcareous sand). Seasonally high groundwater levels likely to be at 1 – 2 m depth.
<b>Pw</b>	Wetland depressions and associated poor- very poorly drained wet soils.





Lot 98 – **Dg** gently undulating upland dune surface



Lot 97- Moderate slopes **Dm** and dune depression **Fs1**



Lot 98 – Peppermint low forest within moderately sloping dunes **Dm**



Lot 97 – **Ds** steep dune slope



Lot 98 –**Ds** leading to sandy footslopes **Fs2**



Lots 84 & 85 - **Ps** sandy deflation basin with wetland.



Lot 85 – Remnant area of Karri forest within unit **Ps**



Lot 98 – Plain unit **Pf** wetlands **Pw** and steep dunes **Ds**



Lot 98 – Wetland **Pw** within area of plain with duplex soils **Pd**.

## 4.2 Land Capability Assessment

‘Land capability’ is a term referring to the ability of land to support a proposed change in use with minimal risk of degradation to its soil and water resources. In this report, where the subject land is already zoned for rural-residential land use\* the capability assessment relates only to the ability of the land to accommodate on-site effluent disposal systems associated with more intensive subdivision of existing lots.

The assessment is expressed in accordance with the DAFWA’s five class system (ranging from very high to very low capability) as described by van Gool et al (2005) and Wells and King (1989), and is based on the methodology outlined in those publications. Site requirements relating to soil depth, permeability, and separation from groundwater and surface waterbodies under the *Draft Country Sewerage Policy* (Gov’t of Western Australia 1999) and the more recent Department of Health (2001 & 2012) *Code of Practice* documents are also considered.

Figure 10 provides a qualitative assessment of the capability of the subject land based on this approach. Four colour-coded categories are shown as follows;

### **Green - High capability** (land units Dc, Dg, Fs1 and Fs2)

- Very minor land use limitations and suitable for conventional on-site effluent disposal using septic tanks and leach drains.
- Free draining soils that are well elevated above water-table and deeper subsoil likely to have moderate nutrient retention ability (based on iron content and calcareousness) and these areas are generally not close to surface waterbodies.
- Within unit Fs2 consideration needs to be given adequate setback distance from nearby wetland areas.

### **Yellow - Fair capability** (land units Ps, Pf and Dm).

- Dunal areas (unit Dm) are suitable for conventional on-site effluent disposal using septic tanks and leach drains, although gradients require cut and fill activity and areas left devoid of vegetative cover are subject wind erosion risk.
- Areas of the estuarine plain and deflation basin are constrained for on-site effluent disposal due to proximity to the seasonally high watertable but this can be addressed through use of partially inverted leach drains (within imported soil fill material).
- Alternative effluent disposal systems (with lesser minimum depth to water requirement, and greater nutrient retention ability) can also be used. Within the R1 residential zoned portion of the subject land, Alternative Treatment Units are mandatory under the local planning policy (City of Albany - undated) for areas above 2.64 m AHD (such as unit Ps).

\* A minor portion of Lot 98 near Frenchman Bay Road is zoned Residential R1.

**Orange - Low capability** (land units Ds, Pd and Fd).

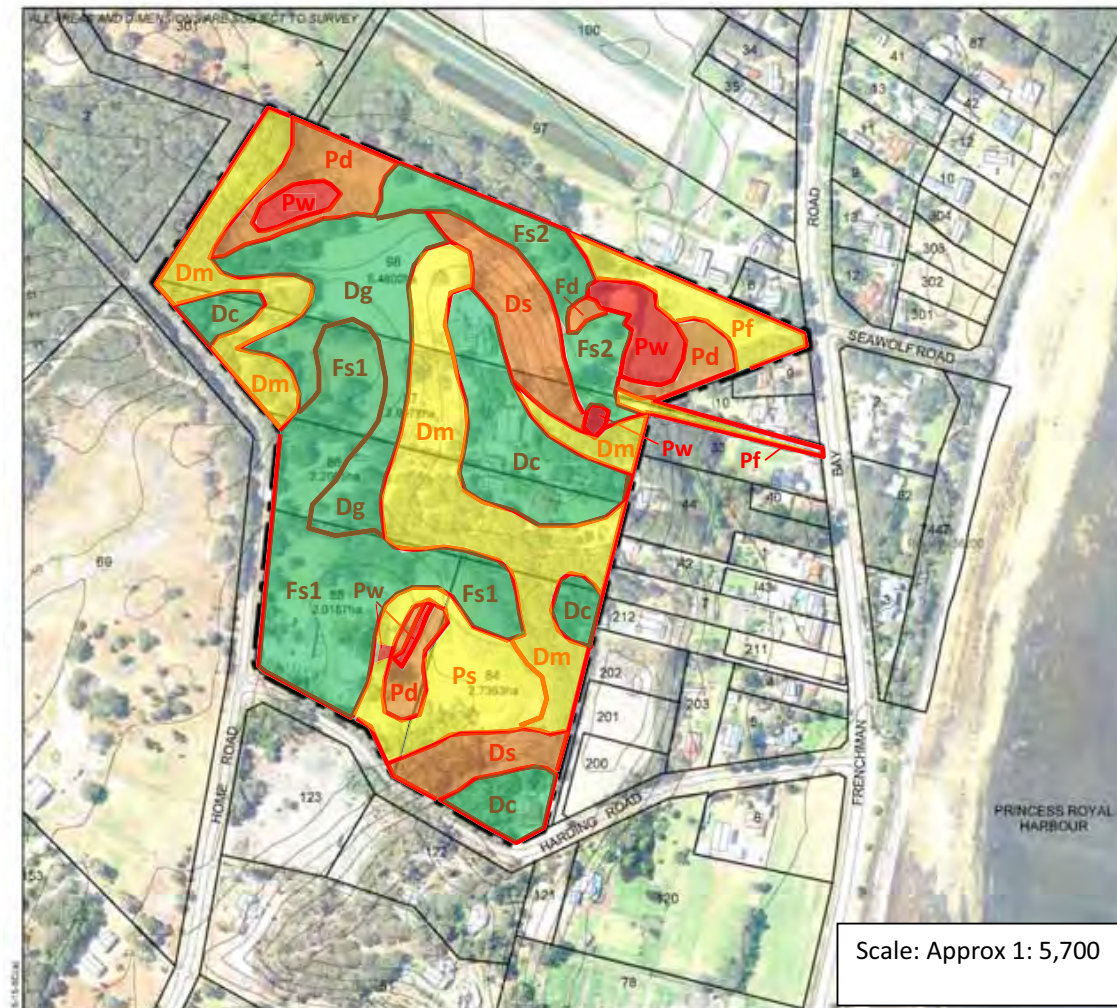
- Significant land use limitations.
- Dunal areas (Ds) are too steep for location of residences and associated on-site effluent disposal systems without significant engineering works, and areas left devoid of vegetative cover are subject to a high risk of slope instability and wind erosion.
- The duplex soil portions of the estuarine plain (Pd), and the organic soils within footslope depression area (Fd), are imperfectly drained and best avoided for on-site effluent disposal. Conventional septic tank systems would need fully inverted leach drains within imported soil fill material to achieve adequate separation from clayey subsoil within unit Pd.
- Setback requirements from nearby wetland areas also need to be considered for both Pd and Fd units, and their relatively limited extent suggests they would easily, and logically, be avoided when positioning building envelopes.
- If building envelope positioning is not able to be achieved outside of these areas (Pd and Fd), use of alternative treatment units should be mandatory.

**Red - Very low capability** (land unit Pw)

- Prohibitive land use limitations.
- Unsuitable for any form of on-site effluent disposal given the surface expression of the watertable and likely local conservation values.
- Underlying buried sediments of the estuarine plain potentially include acid sulfate soils which pose a risk to water quality if they are exposed through attempts to lower wetland watertable levels by drainage.
- Wetland areas (including excavated soaks) require a general 50 m minimum setback for conventional septic tank / leach drain systems, however this might be reduced to 30 m if alternative treatment units are used.
- Existing drains (such as the one along the northern side of the access route from Frenchman Bay Road into Lot 98) require a minimum 6 m setback in relation to positioning of any on-site effluent disposal systems within adjacent land units., (assuming that none of the water in such will be used for livestock consumption).



FIGURE 10: LAND CAPABILITY ASSESSMENT



- High capability** – Very minor limitations. Suitable for rural-residential development with conventional septic tanks and leach drains.
- Fair capability** – Moderate limitations associated with risk of wind erosion and need for cut and fill within dunes unit Dm, and need to address proximity to seasonally high groundwater levels within 'plain' units where on-site effluent disposal will require partially inverted leach drains (within imported soil fill material) or the use of alternative effluent disposal systems (with lesser minimum depth to water requirement). Unit Pf is within 'Residential zone R1 where Local Planning Policy mandates the use of alternative effluent disposal systems
- Low capability** – Significant limitations associated with steep slopes and erosion risk within dunes unit Ds, as well as either proximity to groundwater or wetlands, or slow subsoil permeability, within 'plain' unit Pd and footslope unit Fd. Generally areas that would be logically avoided for building envelopes.
- Very low capability** – Major limitations in terms of direct impacts of development. Unsuitable for any on-site effluent disposal given watertable exposure, and possible conservation values.



### 4.3 Testing for Acid Sulfate Soil

Testing of soil pH (1:5 water) for most layers of soil at each of the 13 pit and 2 existing exposure sites is reported within the description in Attachment C and shows predominantly neutral to alkaline soil pH and calcareous subsoil which is not suggestive of acid sulfate soil conditions.

Should the proposed subdivision of the land create additional residences within the estuarine plain portion where watertable proximity is a limiting factor, this can be addressed through partially inverted leach drains (Ps) or mandatory use of alternative treatment systems (as required for unit Pf) rather than any form of additional site drainage.

Notwithstanding this, two subsoil areas were sampled for Acid Sulfate Soil testing by the ChemCentre of WA. (Site 8 within estuarine plain land unit Pf, and site 9 within footslope depression land unit Fd).

The SPOCAS (complete suspension peroxide oxidation combined acidity and sulfur) analysis method was used. This is a standardized set of procedures recommended by the (former) Department of Environment and Conservation for assessing the potential for an acid sulfate soil problem in sandy soils in Western Australia.

The results are contained in Attachments D and E and show the buried soils within unit Pf are within action guideline limits and have high excess acid neutralizing capacity. However the result for the smaller area of highly organic soil within unit Fd is less clear-cut as indicated by the email correspondence copied below;

#### Copy of Email Communication from Chemistry Centre

*The second sample (P9) was interesting. It appears to have a significant carbon content (black colour and sample tends to float on liquid). The **TPA is very high but is not supported by the sulphide sulphur content (Spos)**. Based on the Spos value a TPA of approximately 950 moles  $H^+$ /tonne would have been expected if all the sulphide was as  $FeS_2$ , a strongly acid producing sulfide. I **strongly suspect the additional acidity is due to the formation of organic acids from the oxidation of carbon/ carbon compounds**.*

*I feel this is supported by the pHox which at 3.4 is certainly acidic, but not as acidic as expected from the TPA value- organic acids tend to have higher pH values than mineral acids such as  $H_2SO_4$  as they do not readily produce hydrogen ions in solution. Non sulfidic acidity can also come from reactions of iron and manganese compounds in solution but there appeared to be very little iron or manganese in this sample. I believe it **unlikely that the non sulfidic acidity of this sample would be realized in practice** as the hydrogen peroxide oxidation used in the method is much more severe than aerial oxidation.*

It appears therefore that although the result for site 9 is not within the actionable guideline, it is considered likely to be the result of the oxidation of the atypically high soil organic matter content rather than an indication of acid sulphate soil conditions.

Notwithstanding the results which indicate Acid Sulfate Soils are not present beneath the subject land, it is relevant to point out that rural-residential development need not involve any form of deep excavation or drainage to expose or aerate previously buried waterlogged subsoils. Any impacts on the limited 'interesting area' of Fd / site 9 can also be easily avoided by appropriate positioning building envelopes.

## **5.0 CONCLUSIONS**

### **5.1 Capability of the land to support more intensive subdivision**

Figure 10 presents the results of land capability assessment for rural-residential development and provides a spatial framework for preparing a plan of subdivision that adequately responds to the nature and capability of the land.

Subject to the proposed pattern of subdivision enabling positioning of building envelopes for all 'new' lots within areas of either high (green) or fair (yellow) capability, the subject land is capable of supporting additional subdivision to the lot sizes permissible for the relevant land use zoning categories under the planning scheme (City of Albany 2014).

#### Comment in relation to on-site effluent disposal.

For the major portion of the subject land (elevated dunal areas) conventional on-site effluent disposal systems (septic tanks and leach drains) will be appropriate for un-sewered rural residential lots.

Should the plan of subdivision result in building envelopes being positioned within lower-lying portions where alternative treatment units are required, setback distances (both vertical and horizontal) are applicable to land application areas for effluent disposal.

Specific setbacks, and the required area for land application of treated effluent, can vary according to the type of system (i.e. a soil absorption system such as leach drains with amended soil, or an irrigation system associated with an aerobic treatment unit, ATU) and according to the method of any irrigation (i.e. surface sprays or drippers, or subsoil drippers).

Attachment F provides a list of alternative treatment systems approved for use in Western Australia. Subject to landowner choice of type of system, installers can determine specific setback requirements (vertical and horizontal) through reference

to the manufacturer's specifications, and the Department of Health's Code of Practice documents (DoH 2001, 2012).

## **5.2 Potential for further development to be affected by Acid Sulfate Soil**

The Albany Local planning Strategy (City of Albany 2010) addresses acid sulphate soils as a land contamination issue and seeks to; *Ensure the suitability of land uses on existing or potential contaminated sites and require hazard reduction mechanisms to prevent harm to human health or the environment.*

A search has been conducted of the State Government's contaminated sites database by planners Ayton Baesjou, who report that there are no records of contaminated sites within the subject land.

Notwithstanding the absence of any need for deep excavation works associated with further subdivision and development of the land for rural-residential use, field survey observations and some laboratory testing of subsoil material within the estuarine plain portion, indicate acid sulfate soils are not present.

An acid sulfate soils self-assessment form is included here as Attachment E should it be considered necessary to refer this report to the Department of Environment Regulation in the context of assessing potential impacts of the proposed subdivision.

## **5.3 Protection of remnant vegetation**

The proposed intensity of further subdivision should not require any significant clearing of the remaining native vegetation within the subject land.

Outside of the parkland cleared areas, where understorey species have been already been depleted, the more intact areas of remaining vegetation occur near the property fringes and are unlikely to be considered prospective sites for building envelopes given the proposed lot sizes.

Subject to site responsive subdivision design, the ALRS objective of protecting areas of remnant vegetation would not be compromised by the development proposal.

## **5.4 Protection of groundwater**

The Local Planning Scheme (City of Albany 2014) takes into consideration the Water Source Protection Plan for the South Coast Water Reserve (Water and Rivers Commission 2001) via designation of a special control area which extends over most of the subject land.

Subject to the plan of subdivision responding to the land capability mapping through appropriate positioning of 'new' building envelopes, and the creation of lots of equal or greater size to those determined by the Water Source Protection Priority Code (P3 – with a possible minimum average of 1 ha), the proposed intensification of rural-residential development in this area should not jeopardize groundwater protection.

## 6.0 REFERENCES

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Land Capability and Geotechnical Investigation – Harding / Home Rd Area.

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## **ATTACHMENT A**

### **SITE CHARACTERISTICS – BASE PLAN**



**SITE CHARACTERISTICS**  
Lots 84, 85 Harding Road &  
Lots 86, 87 & 98 Home Road  
Robinson, City of Albany





## **ATTACHMENT B**

### **ARVS VEGETATION UNIT DESCRIPTIONS**

## 1 Coastal Yate Woodland.

No. of relevés 7 Mean spp. richness 11.7 Area 419 ha % of Rem. Veg. 0.9 % in IUCN Reserve 1-IV 21.4

### Description

Coastal Yate Woodland is found along the coastal fringe in protected swales, slopes, crests and flats on grey sand. It is dominated by an upper canopy of *Eucalyptus cornuta* over a sparse secondary tree stratum of *Agonis flexuosa*. There is usually one shrub layer, a tall open scrub or open heath and common dominant shrubs include *Hibbertia furfuracea*, *Bossiaea linophylla* and *Spyridium globulosum*. Ground cover is frequently sparse and there is a high degree of variability in sedge dominance with *Desmocladius flexuosus* most common.

This unit is one of four units that equate to "Scrub heath on dunes" as mapped by Beard (1979), and described as "Peppermint Low Woodland and Scrub-heath". The other units are Peppermint Low Forest (2), Coastal Heath (3) and Limestone Coastal Heath (4). This unit shares many species with Peppermint Low Forest (2), with which it merges, but differs in the absence of *Adenanthos sericeus* and presence of *Hibbertia furfuracea*. It is usually found in more protected and damper sites. In some areas this unit merges with Karri Forest (9).

### Comments

Infestations of *\*Dipogon lignosus* (Dolichos Pea) and *\*Zantedeschia aethiopicum* (Arum Lily) were observed within this unit in the Little Grove and Robinson areas. This unit is largely restricted to coastal and near coastal consolidated dunes with occasional occurrences along near coastal drainage lines, though one site near Bornholm was recorded on a hill top. The distribution of dominant understorey species suggest that this unit reaches its eastern limit just east of the survey area (the eastern limit of *Hibbertia furfuracea* and *Hardenbergia comptoniana*) and it probably extends to the west along the coastal fringe of the Warren Botanical District. Direct comparison with units described in the Walpole region by Wardell-Johnson and Williams (1996) is difficult, though it is likely that this unit falls within their community group A4.

This unit is naturally restricted to the coastal fringe. The only other *Eucalyptus cornuta* dominated unit within the survey area, Unit 24, is restricted to granite outcrops.

### Floristic Summary

Lifeform	%cover	Species
Trees 10-30m	S-M	<i>Eucalyptus cornuta</i>
Trees <10m	V	<i>Agonis flexuosa</i>
Shrubs >2m	M	<i>Hibbertia furfuracea</i> , <i>Bossiaea linophylla</i> , <i>Spyridium globulosum</i>
Shrubs 1-2m		<i>Leucopogon obovatus</i> , <i>Hibbertia cuneiformis</i> , <i>Pimelea clavata</i>
Shrubs <1m		<i>Tremandra stelligera</i> , <i>Rhagodia baccata</i>
Sedges/rushes	Nil -V	<i>Desmocladius flexuosus</i> , <i>Lepidosperma densiflora</i> , <i>Lepidosperma densiflora</i> forma proliferous, <i>Lepidosperma effusum</i> , <i>Lepidosperma effusum</i> forma small, <i>Lepidosperma gladiatum</i> , <i>Ficinia nodosa</i>
Herbs		<i>Billardiera fusiformis</i> , <i>Clematis pubescens</i> , <i>Stylidium adnatum</i> , <i>Opercularia hispidula</i> , <i>Hardenbergia comptoniana</i>
Grasses		<i>Tetrarrhena laevis</i>

### Key identifying Features

- Canopy of *Eucalyptus cornuta* above *Agonis flexuosa* and shrubland dominated by *Hibbertia furfuracea*, *Bossiaea linophylla* and *Spyridium globulosum*.
- Coastal distribution on sand.

**Conservation species** None recorded

## 2 Peppermint Low Forest

No. of relevés 10 Mean spp. richness 10 Area 1232 ha % of Rem. Veg. 2.8 % in IUCN Reserve 1-IV 23.0

### Description

Peppermint Low Forest is restricted to the coastal dune system where it commonly occurs in swales and flats. A dense canopy of *Agonis flexuosa* (Peppermint) is characteristic of this unit with the structure varying from a closed heath on exposed coastal slopes to a low closed forest in swales with shrub species often sub or co-dominant in exposed areas. A tall shrubland of *Spyridium globulosum*, *Adenanthos sericeus*, *Bossiaea linophylla* and *Leucopogon obovatus* is usually present over an open or closed sedgeland with *Rhagodia baccata*, *Hardenbergia comptoniana* and *Clematis pubescens* common.

This unit forms a mosaic with Coastal Heath (3), Limestone Coastal Heath (5), Coastal *Banksia ilicifolia*/Peppermint Low Woodland (4) and Coastal Yate Woodland (1) and appears to be the climax of Coastal Heath (Beard 1979).

Three sub-units are described:

**2a Peppermint Low Forest** occurs on coastal dunes and swales and is described above.

**2b Peppermint/*Eucalyptus megacarpa* Low Forest** occurs along minor drainage lines on lower slopes of the coastal dunes. *Eucalyptus megacarpa* is co-dominant in the upper strata and *Lepidosperma effusum* and *Pteridium esculentum* are common.

**2c Peppermint Low Forest/*Lepidosperma gladiatum* Sedgeland** occurs in the swale behind the fore dune and occasionally in deep valleys on the inland dunes. *Lepidosperma gladiatum*, *Desmocladius flexuosus*, *Rhagodia baccata* and *Hardenbergia comptoniana* are prominent understorey species with *Hibbertia cuneiformis* and *Pimelea clavata* common shrubs.

### Comments

This unit also includes *Agonis flexuosa* thickets that have invaded other units. In the Little Grove and Big Grove area, *A. flexuosa* is invading what was once *Banksia littoralis*/Woodland *Melaleuca incana* Shrubland (44) as indicated by the dead and dying *Banksia littoralis* and the presence of scattered species indicative of winter wet areas such as *Villarsia parnassiifolia*, *Sphenotoma gracilis* and *Melaleuca incana* under dense canopies of *A. flexuosa*. This invasion suggests that a significant and prolonged lowering of the water table may have occurred. Anecdotal evidence indicates that large areas of Little Grove and Big Grove were more swampy forty to fifty years ago (T. Allen, pers. comm.).

Many infestations of *\*Acacia longifolia* were observed within this unit, particularly in the Little Grove area. *Agonis flexuosa* occurs as a lower tree stratum or as a co-dominant in a number units (1, 4, 9 and 10) and where this species occurs as stands over pasture, identification of the unit has been based on the nearest intact vegetation.

Peppermint Low Forest is common along the south west coastline though those with *Adenanthos sericeus* in the understorey (2a) are restricted to areas around Albany as this species only occurs from the Nullaki Peninsula to Waychinnicup with an outlying population at Warriup. *Eucalyptus megacarpa* and *Hardenbergia comptoniana* reach their eastern limit near Mt Manypeaks and Cheyne Beach respectively (DEC 2009).

### Floristic Summary

Lifeform	%cover	Species
Mallee/Tree <8m	M-D	<i>Agonis flexuosa</i> +/- <i>Eucalyptus megacarpa</i> , +/- <i>Hakea oleifolia</i>
Shrubs 1m to >2m	S	<i>Spyridium globulosum</i> , <i>Adenanthos sericeus</i> , <i>Bossiaea linophylla</i> , <i>Leucopogon obovatus</i> , <i>Hibbertia cuneiformis</i>
Shrubs 0.5-1m	V	<i>Rhagodia baccata</i>
Sedges/rushes	V-D	<i>Desmocladius flexuosus</i> , <i>Lepidosperma densiflora</i> forma proliferous, <i>Lepidosperma gladiatum</i> , <i>Lepidosperma effusum</i>
Herbs	V	<i>Hardenbergia comptoniana</i> , <i>Clematis pubescens</i> , <i>Opercularia hispidula</i> , <i>Billardiera fusiformis</i>

### Key identifying Features

- Thickets with *Agonis flexuosa* dominant or co-dominant.
- Occurs on sand in coastal areas

**Conservation species** None recorded

## 9 Karri Forest

No. of relevés 11 Mean spp. richness 10.6 Area 885 ha % of Rem. Veg. 2.0 % in IUCN Reserve 1-IV 1.6

### Description

Karri Forest is found in the southern and south western areas of the survey area with isolated pockets along the north-west boundary. It is distinguished by the dominance of *Eucalyptus diversicolor* (Karri) trees in the canopy. Three sub-units are described, differing in floristic composition, landform and soil type and distribution. However, two of these sub-units were poorly sampled and further survey is required to clarify floristic differences.

#### Sub-units:

**9a Coastal Karri Forest** is found in a scattered band on the flats and lower slopes north of the coastal hills from Goode Beach to Torbay Townsite, with isolated pockets occurring south of Manypeaks. It often occurs on grey sand often overlying limestone and typically it is an open forest, occasionally reaching > 30 m in height.

*Eucalyptus cornuta* is often a sub-dominant canopy species and *Agonis flexuosa* forms an open secondary tree stratum. The understorey shrubs vary from a closed tall scrub on very moist sites to a tall open scrub or open heath over open sedgeland. Common species include *Chorilaena quercifolia*, *Trymalium odoratissimum*, *Thomasia solanacea*, *Hibbertia furfuracea*, *Bossiaea linophylla*, *Tremandra stelligera*, *Lepidosperma effusum*, *Ficinia nodosa*, *Gahnia sclerioides* and *Desmocladius flexuosus*. The climbers *Hardenbergia comptoniana*, *Clematis pubescens* and *Billardiera variifolia* are frequently prominent. This sub-unit often grades into *Eucalyptus cornuta* Open Forest on drier sites.

### 9b Karri Tall Open Forest

This sub-unit is found on the deep red Karri loams on the hills around Torbay, Bornholm and Torbay townsite. This unit was poorly sampled (1 relevé) and is differentiated from the Coastal Karri sub-unit by the presence and/or dominance of *Allocasuarina decussata* and/or *Acacia pentadenia* in the lower tree/upper shrub strata and the absence of *Thomasia solanacea* and *Templetonia retusa*. This sub-unit occasionally merges with sub-unit 9a on the lower slopes/flats of hills near Bornholm and Torbay townsite where colluvial sands occur. An unsurveyed pocket in the Goode Beach area also appears transitional with subunit 9a with *Acacia pentadenia* present (WA Herbarium records). Other common species include *Agonis flexuosa*, *Hibbertia furfuracea*, *Trymalium odoratissimum* and *Bossiaea linophylla*. This unit often occurs upslope of Marri/Jarrah Forest/Peppermint Woodland (10) and appears to have close floristic affinities with Karri forests in the Denmark Walpole/Manjimup area with *Allocasuarina decussata* and *Acacia pentadenia* in the understorey.

### 9c Redmond Karri Forest

This sub-unit was recorded on the north west boundary of the survey area along a broad valley on skeletal soils overlying a very dark exposed lateritic rock. All areas had been recently burnt (2002) and post fire opportunistic species including *Rulingia corylifolia*, *Acacia pulchella* and *Opercularia hispidula* were dominant beneath a *Bossiaea linophylla* Tall Open Scrub. Other species present were *Leucopogon obovatus*, *Cyathochaeta avenacea*, *Ficinia nodosa*, *Opercularia hispidula*, *Pteridium esculentum*, *Xanthosia candida* and *Tetrarrhena laevis*.

### Comments

The Karri forests observed on several previously cleared remnants on the plains south of Manypeaks have regenerated well following fencing and the presence of *Chorilaena quercifolia* and *Templetonia retusa* suggest they belong to sub-unit 9a.

Karri forests are common throughout the Warren Botanical District with the eastern limit occurring on the slopes of Mt Manypeaks just east of the survey area. An outlying population occurs in the Porongurup Range north of the context area. The floristic similarity of Karri forests outside the study area to the sub-units recorded here has not been assessed. The occurrence of sub-unit 9c on skeletal dark lateritic soil may be unusual as Karri forests are typically found on deep loam or sand.

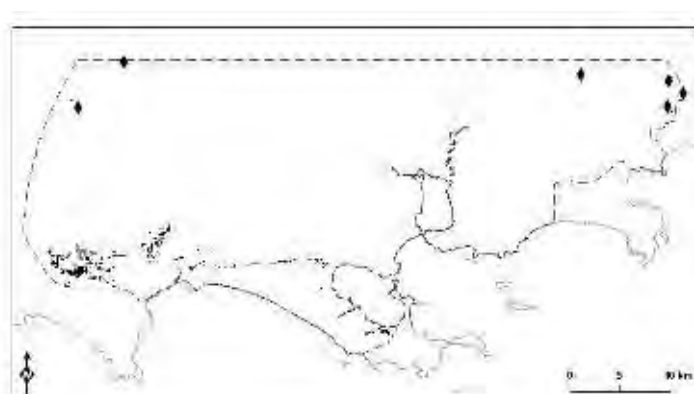
**Floristic Summary**

Lifeform	%cover	Species
Trees 10-30m	M	<i>Eucalyptus diversicolor</i> , <i>Eucalyptus cornuta</i>
Trees <10 m	V	<i>Agonis flexuosa</i> , <i>Allocasuarina decussata</i> , <i>Hakea oleifolia</i>
Shrubs >2m	S-M	<i>Trymalium odoratissimum</i> , <i>Chorilaena quercifolia</i> , <i>Thomasia solanacea</i> , <i>Hibbertia furfuracea</i> , <i>Bossiaea linophylla</i> , <i>Templetonia retusa</i> , <i>Acacia pentadenia</i> , <i>Rulingia corylifolia</i>
Shrubs <2m	V	<i>Acacia alata</i> , <i>Tremandra stelligera</i>
Sedges/rushes	V	<i>Lepidosperma effusum</i> , <i>Ficinia nodosa</i> , <i>Desmocladius flexuosus</i> , <i>Lepidosperma squamatum</i> , <i>Lepidosperma densiflora</i>
Herbs	V	<i>Opercularia hispidula</i> , <i>Hardenbergia comptoniana</i> , <i>Clematis pubescens</i> , <i>Billardiera variifolia</i> , <i>Lagenophora huegelii</i> , <i>Pteridium esculentum</i>
Grasses		<i>Tetrarrhena laevis</i> , <i>Poa porphyroclados</i> , <i>Microlaena stipoides</i>

**Key identifying Features**

- Canopy of *Eucalyptus diversicolor* (Karri).



**Conservation species** *Thomasia solanacea* P3, *Gahnia sclerioides* P3

**Unit 9 Karri Forest**

**ATTACHMENT C**



**SOIL PROFILE DESCRIPTIONS AND  
PHOTOGRAPHS**

Land Capability and Geotechnical Investigation – Harding / Home Rd Area.



<b>Site Number: Pit 1</b> <b>Lot 85</b> 50 H 577015 m E; 6122659 m N	<b>DAFWA Soil landscape mapping:</b> Meerup flats Mf	<b>Land unit: Fs1</b>
		
<b>Landform:</b> Well drained, low sandy rise (up to 6 % gradient) over interdunal flats.		
	<b>WA Soil Group:</b> <i>Pale deep sand</i> (Deep siliceous podzol)	
	<b>Depth (cm)</b>	<b>Description</b>
	0 – 45	Very dark grey (10YR 3/1) <b>loamy sand</b> , dry; clear boundary to;
	45 - 90	Dark grey (10YR 4/1) <b>sand</b> , dry; clear boundary to;
	90 - 140	Light grey (10YR 7/1) <b>sand</b> , dry, neutral (pH 7.3), non-saline (ECe 60 mS/m) clear boundary to;
	140-180+	Dark brown (7.5YR 3/3) fine <b>sand</b> , (very weak pan), dry, slightly acid (pH 6.2), non-saline (ECe 77 mS/m).
<p><b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): &gt; 3.0 m/d (Rapidly drained).  <b>Depth to water:</b> Not encountered, likely to be &gt; 3.5 m based on topography and geomorphology.</p> <p><b>Comment:</b> Suitable for conventional on-site effluent disposal using septic tanks and leach drains. (Subsoil likely to have limited nutrient retention ability but site is not close to water table or surface waterbodies).</p>		



Land Capability and Geotechnical Investigation – Harding / Home Rd Area.



<b>Site Number: Pit 2</b> <b>Lot 84</b> 50 H 577130 m E; 6122649 m N	<b>DAFWA Soil landscape mapping:</b> Meerup flats Mf	<b>Land unit: Fs1</b>
		<b>Landform:</b> Well drained sandplain (< 2% gradient) at margin of interdunal flats or deflation basin.
	<b>WA Soil Group: <i>Pale deep sand</i></b> (Deep siliceous podzol)	
	<b>Depth (cm)</b>	<b>Description</b>
	0 - 25	Very dark grey (10YR 3/1) <b>loamy sand</b> , dry; clear boundary to;
	25 - 50	Dark grey (10YR 4/1) <b>sand</b> , dry; clear boundary to;
	50 - 95	Light grey (10YR 7/1) <b>sand</b> , dry, neutral (pH 7.3), non-saline (ECe 60 mS/m) clear boundary to;
	95 – 180+	Dark brown (7.5YR 3/3) fine <b>sand</b> , dry.
<b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): > 3.0 m/d (Rapidly drained). <b>Depth to water:</b> Not encountered, likely to be > 2.5 m based on topography and geomorphology.		
<b>Comment:</b> Suitable for conventional on-site effluent disposal using septic tanks and leach drains. (Subsoil likely to have moderate nutrient retention ability and site is not close to water table or surface waterbodies).		

Land Capability and Geotechnical Investigation – Harding / Home Rd Area.



<b>Site Number: Pit 3</b> <b>Lot 84</b> 50 H 577188 m E; 6122562 m N	<b>DAFWA Soil landscape mapping:</b> Meerup flats Mf over Owingup flats OW	<b>Land unit: Ps</b>
		<b>Landform:</b> Moderately well drained depression within interdunal flat or deflation basin.
	<b>WA Soil Group: <i>Pale deep sand</i></b> (Podzol; calcareous at depth).	
	<b>Depth (cm)</b>	<b>Description</b>
	0 – 10	Very dark grey (10YR 3/1) <b>loamy sand</b> , dry; clear boundary to;
	10 – 25	Dark grey (10YR 4/1) <b>sand</b> , dry; clear boundary to;
	25 – 95	Light grey (10YR 7/1) <b>sand</b> , dry, clear boundary to;
	95 – 155	Dark brown (7.5YR 3/3) <b>sand</b> , (very weak pan), calcareous, dry, gradual boundary to;
<b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): > 3.0 m/d (Rapidly drained). <b>Depth to water:</b> 180 cm.  <b>Comment:</b> Suitable for conventional on-site effluent disposal subject to use of partially inverted leach drains (within imported soil fill material) to achieve adequate separation from groundwater. Also suitable for alternative effluent disposal systems (with lesser minimum depth to water requirement).		





## Land Capability and Geotechnical Investigation – Harding / Home Rd Area.

<b>Site Number: Pit 4</b> <b>Lot 85 50 H 577095 m E; 6122557 m N</b>	<b>DAFWA Soil landscape mapping:</b> Meerup flats Mf over Owingup flats OW	<b>Land unit: Pd</b>														
		<b>Landform:</b> Imperfectly drained interdunal flat ( <b>partly obscured at photo left</b> ) or deflation basin.														
		<table><tr><th colspan="2"><b>WA Soil Group:</b> <i>Alkaline grey shallow sandy duplex</i> - over buried calcareous sand.</th></tr><tr><th><b>Depth (cm)</b></th><th><b>Description</b></th></tr><tr><td>0 - 25</td><td>Very dark grey (10YR 3/1) <b>loamy sand</b>, calcareous, slightly moist; clear boundary to;</td></tr><tr><td>25 – 65</td><td>Light brownish grey (10YR 6/2) <b>Clay loam, sandy</b>, calcareous, slightly moist; moderately alkaline (pH 8.8), non-saline (ECe 116 mS/m); clear to;</td></tr><tr><td>65 - 80</td><td>Light yellowish brown (10YR 6/4) <b>sand</b>, with few black mottles (cutans), calcareous; slightly moist; gradual boundary to;</td></tr><tr><td>80 - 180</td><td>Greyish brown (10YR 5/2) <b>sand</b>, calcareous, with few black mottles (cutans), slightly moist; strongly alkaline (pH 9.0), non-saline (ECe 165 mS/m); gradual boundary to;</td></tr><tr><td>180-200+</td><td>Very dark greyish brown (10YR 3/2) <b>clayey sand</b>, calcareous, moist.</td></tr></table>	<b>WA Soil Group:</b> <i>Alkaline grey shallow sandy duplex</i> - over buried calcareous sand.		<b>Depth (cm)</b>	<b>Description</b>	0 - 25	Very dark grey (10YR 3/1) <b>loamy sand</b> , calcareous, slightly moist; clear boundary to;	25 – 65	Light brownish grey (10YR 6/2) <b>Clay loam, sandy</b> , calcareous, slightly moist; moderately alkaline (pH 8.8), non-saline (ECe 116 mS/m); clear to;	65 - 80	Light yellowish brown (10YR 6/4) <b>sand</b> , with few black mottles (cutans), calcareous; slightly moist; gradual boundary to;	80 - 180	Greyish brown (10YR 5/2) <b>sand</b> , calcareous, with few black mottles (cutans), slightly moist; strongly alkaline (pH 9.0), non-saline (ECe 165 mS/m); gradual boundary to;	180-200+	Very dark greyish brown (10YR 3/2) <b>clayey sand</b> , calcareous, moist.
<b>WA Soil Group:</b> <i>Alkaline grey shallow sandy duplex</i> - over buried calcareous sand.																
<b>Depth (cm)</b>	<b>Description</b>															
0 - 25	Very dark grey (10YR 3/1) <b>loamy sand</b> , calcareous, slightly moist; clear boundary to;															
25 – 65	Light brownish grey (10YR 6/2) <b>Clay loam, sandy</b> , calcareous, slightly moist; moderately alkaline (pH 8.8), non-saline (ECe 116 mS/m); clear to;															
65 - 80	Light yellowish brown (10YR 6/4) <b>sand</b> , with few black mottles (cutans), calcareous; slightly moist; gradual boundary to;															
80 - 180	Greyish brown (10YR 5/2) <b>sand</b> , calcareous, with few black mottles (cutans), slightly moist; strongly alkaline (pH 9.0), non-saline (ECe 165 mS/m); gradual boundary to;															
180-200+	Very dark greyish brown (10YR 3/2) <b>clayey sand</b> , calcareous, moist.															
<b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): 0.12 – 0.5 m/d (Imperfectly drained). <b>Depth to water:</b> 190 cm.																
<b>Comment:</b> Best avoided as generally not suitable for conventional on-site effluent disposal due to need for fully inverted leach drains within imported soil fill material to achieve adequate separation from clayey subsoil near surface and need for setback from soakage dam. Possibly suitable for alternative effluent disposal systems (with lesser minimum depth to water requirement).																

Land Capability and Geotechnical Investigation – Harding / Home Rd Area.



<b>Site Number: Pit 5</b> <b>Lot 87 50 H 577048 m E; 6122828 m N</b>	<b>DAFWA Soil landscape mapping: Meerup flats Mf</b>	<b>Land unit: Fs1</b>												
		<b>Landform:</b> Well drained interdunal depression (< 2% gradient).												
		<table><tr><th colspan="2">WA Soil Group: <i>Pale deep sand</i> (Deep siliceous podzol)</th></tr><tr><th>Depth (cm)</th><th>Description</th></tr><tr><td>0 – 20</td><td>Very dark grey (10YR 3/1) <b>loamy sand</b>, dry; strongly acid (pH 5.4), non-saline (ECe 110 mS/m); gradual boundary to;</td></tr><tr><td>20 - 100</td><td>Grey (10YR 5/1) <b>sand</b>, dry, moderately alkaline (pH 8.6), non-saline (ECe 111 mS/m); clear to;</td></tr><tr><td>100 –135</td><td>Very dark brown (7.5YR 2.5/2) <b>sand</b>, dry, neutral (pH 7.6), non-saline (ECe 56 mS/m); clear to;</td></tr><tr><td>135– 190+</td><td>Pale brown (10YR 6/3) <b>sand</b>, with few black mottles (cutans), slightly moist, neutral (pH 7.4), non-saline (ECe 87 mS/m).</td></tr></table>	WA Soil Group: <i>Pale deep sand</i> (Deep siliceous podzol)		Depth (cm)	Description	0 – 20	Very dark grey (10YR 3/1) <b>loamy sand</b> , dry; strongly acid (pH 5.4), non-saline (ECe 110 mS/m); gradual boundary to;	20 - 100	Grey (10YR 5/1) <b>sand</b> , dry, moderately alkaline (pH 8.6), non-saline (ECe 111 mS/m); clear to;	100 –135	Very dark brown (7.5YR 2.5/2) <b>sand</b> , dry, neutral (pH 7.6), non-saline (ECe 56 mS/m); clear to;	135– 190+	Pale brown (10YR 6/3) <b>sand</b> , with few black mottles (cutans), slightly moist, neutral (pH 7.4), non-saline (ECe 87 mS/m).
WA Soil Group: <i>Pale deep sand</i> (Deep siliceous podzol)														
Depth (cm)	Description													
0 – 20	Very dark grey (10YR 3/1) <b>loamy sand</b> , dry; strongly acid (pH 5.4), non-saline (ECe 110 mS/m); gradual boundary to;													
20 - 100	Grey (10YR 5/1) <b>sand</b> , dry, moderately alkaline (pH 8.6), non-saline (ECe 111 mS/m); clear to;													
100 –135	Very dark brown (7.5YR 2.5/2) <b>sand</b> , dry, neutral (pH 7.6), non-saline (ECe 56 mS/m); clear to;													
135– 190+	Pale brown (10YR 6/3) <b>sand</b> , with few black mottles (cutans), slightly moist, neutral (pH 7.4), non-saline (ECe 87 mS/m).													
<p><b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): &gt; 3.0 m/d (Rapidly drained). <b>Depth to water:</b> Not encountered here but &gt; 3.0 m based on observation in adjacent excavated area.</p> <p><b>Comment:</b> Suitable for conventional on-site effluent disposal using septic tanks and leach drains. (Subsoil likely to have moderate nutrient retention ability and site is not close to water table or surface waterbodies).</p>														

Land Capability and Geotechnical Investigation – Harding / Home Rd Area.



<b>Site Number: Pit 6</b> <b>Lot 87 50 H 577101 m E; 6122786 m N</b>	<b>DAFWA Soil landscape mapping: Meerup dunes Mp</b>	<b>Land unit: Dm</b>														
		<b>Landform:</b> Rapidly drained sand dune (moderate sideslope, 14 % gradient). <u>Note</u> Steeper bank is edge of excavated terrace														
		<table><tr><th colspan="2"><b>WA Soil Group: <i>Pale deep sand</i></b> (Podzol; calcareous at depth).</th></tr><tr><th><b>Depth (cm)</b></th><th><b>Description</b></th></tr><tr><td>0 – 20</td><td>Dark grey (10YR 4/1) <b>sand</b>, dry; clear boundary to;</td></tr><tr><td>20 - 70</td><td>Light grey (10YR 7/2) <b>sand</b>, dry, clear boundary to;</td></tr><tr><td>70 – 120</td><td>Yellowish brown (10YR 5/6) <b>sand</b>, dry; moderately alkaline (pH 8.0), non saline (ECe 51 mS/m.); diffuse boundary to;</td></tr><tr><td>120 - 185</td><td>Yellowish brown (10YR 5/6) <b>sand</b>, with few bleached mottles, dry; gradual boundary to;</td></tr><tr><td>185–220+</td><td>Very pale brown (10YR 7/4) <b>sand</b>, calcareous, strongly alkaline (pH 9.2), non saline (ECe 99 mS/m).</td></tr></table>	<b>WA Soil Group: <i>Pale deep sand</i></b> (Podzol; calcareous at depth).		<b>Depth (cm)</b>	<b>Description</b>	0 – 20	Dark grey (10YR 4/1) <b>sand</b> , dry; clear boundary to;	20 - 70	Light grey (10YR 7/2) <b>sand</b> , dry, clear boundary to;	70 – 120	Yellowish brown (10YR 5/6) <b>sand</b> , dry; moderately alkaline (pH 8.0), non saline (ECe 51 mS/m.); diffuse boundary to;	120 - 185	Yellowish brown (10YR 5/6) <b>sand</b> , with few bleached mottles, dry; gradual boundary to;	185–220+	Very pale brown (10YR 7/4) <b>sand</b> , calcareous, strongly alkaline (pH 9.2), non saline (ECe 99 mS/m).
<b>WA Soil Group: <i>Pale deep sand</i></b> (Podzol; calcareous at depth).																
<b>Depth (cm)</b>	<b>Description</b>															
0 – 20	Dark grey (10YR 4/1) <b>sand</b> , dry; clear boundary to;															
20 - 70	Light grey (10YR 7/2) <b>sand</b> , dry, clear boundary to;															
70 – 120	Yellowish brown (10YR 5/6) <b>sand</b> , dry; moderately alkaline (pH 8.0), non saline (ECe 51 mS/m.); diffuse boundary to;															
120 - 185	Yellowish brown (10YR 5/6) <b>sand</b> , with few bleached mottles, dry; gradual boundary to;															
185–220+	Very pale brown (10YR 7/4) <b>sand</b> , calcareous, strongly alkaline (pH 9.2), non saline (ECe 99 mS/m).															
<b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): > 3.0 m/d (Rapidly drained). <b>Depth to water:</b> Not encountered, likely to be > 3.5 m based on topography and geomorphology.																
<b>Comment:</b> Suitable for conventional on-site effluent disposal using septic tanks and leach drains. (Subsoil likely to have moderate nutrient retention ability and site is not close to water table or surface waterbodies).																



Land Capability and Geotechnical Investigation – Harding / Home Rd Area.



<b>Site Number: Pit 7</b> <b>Lot 87 50 H 576958 m E; 6122855m N</b>	<b>DAFWA Soil landscape mapping: Meerup dunes Mp</b>	<b>Land unit: Dc</b>												
		<b>Landform:</b> Rapidly drained sand dune (gentle upper slope, 7 % gradient).												
		<table><tr><td colspan="2"><b>WA Soil Group: <i>Pale deep sand</i></b> (Deep siliceous podzol)</td></tr><tr><td><b>Depth (cm)</b></td><td><b>Description</b></td></tr><tr><td>0 - 40</td><td>Dark grey (10YR 4/1) <b>sand</b>, dry, gradual boundary to;</td></tr><tr><td>40 – 110</td><td>Grey (10YR 5/1) <b>sand</b>, dry, moderately acid (pH 5.6), non-saline (ECe 56 mS/m); gradual boundary to;</td></tr><tr><td>110 - 165</td><td>Light grey (10YR 7/1) <b>sand</b>, dry; clear boundary to;</td></tr><tr><td>165–210+</td><td>Dark yellowish brown (10YR 4/4) <b>sand</b>, mottled, dry, slightly acid (pH 6.5), non-saline (ECe 48 mS/m).</td></tr></table>	<b>WA Soil Group: <i>Pale deep sand</i></b> (Deep siliceous podzol)		<b>Depth (cm)</b>	<b>Description</b>	0 - 40	Dark grey (10YR 4/1) <b>sand</b> , dry, gradual boundary to;	40 – 110	Grey (10YR 5/1) <b>sand</b> , dry, moderately acid (pH 5.6), non-saline (ECe 56 mS/m); gradual boundary to;	110 - 165	Light grey (10YR 7/1) <b>sand</b> , dry; clear boundary to;	165–210+	Dark yellowish brown (10YR 4/4) <b>sand</b> , mottled, dry, slightly acid (pH 6.5), non-saline (ECe 48 mS/m).
<b>WA Soil Group: <i>Pale deep sand</i></b> (Deep siliceous podzol)														
<b>Depth (cm)</b>	<b>Description</b>													
0 - 40	Dark grey (10YR 4/1) <b>sand</b> , dry, gradual boundary to;													
40 – 110	Grey (10YR 5/1) <b>sand</b> , dry, moderately acid (pH 5.6), non-saline (ECe 56 mS/m); gradual boundary to;													
110 - 165	Light grey (10YR 7/1) <b>sand</b> , dry; clear boundary to;													
165–210+	Dark yellowish brown (10YR 4/4) <b>sand</b> , mottled, dry, slightly acid (pH 6.5), non-saline (ECe 48 mS/m).													
<p><b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): &gt; 3.0 m/d (Rapidly drained). <b>Depth to water:</b> Not encountered, likely to be &gt; 3.5 m based on topography and geomorphology.</p> <p><b>Comment:</b> Suitable for conventional on-site effluent disposal using septic tanks and leach drains. (Subsoil likely to have moderate nutrient retention ability and site is not close to water table or surface waterbodies).</p>														

Land Capability and Geotechnical Investigation – Harding / Home Rd Area.


<b>Site Number: Pit 8</b> <b>Lot 98 50 H 577352 m E; 6122837 m N</b>	<b>DAFWA Soil landscape mapping:</b> Owingup flats OW	<b>Land unit: Pf</b>
		<b>Landform:</b> Imperfectly drained estuarine plain (< 2% gradient) with fill material.
	<b>WA Soil Group: Disturbed land / Semi-wet soil</b> (Loamy fill material over siliceous sand)	
	<b>Depth (cm)</b>	<b>Description</b>
	0 – 60	Brown (10YR 4/3/) <b>loamy sand</b> , with few ferruginous gravels, (fill material) dry, neutral (pH 7.2), non-saline (ECe 57 mS/m); clear boundary to;
	60 - 105	Very dark greyish brown (10YR 3/2) <b>clay loam fine sandy</b> , (fill material) calcareous, dry, moderately alkaline (pH 8.4), non-saline (ECe 142 mS/m); clear boundary to;
	105 -150	Dark grey (10YR 4/1) <b>sand</b> , (former land surface?) dry, moderately alkaline (pH 8.5), non-saline (ECe 132 mS/m); clear boundary to;
	150 -170+	Grey (10YR 5/1) <b>clayey sand</b> , moist.
<p><b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): 0.12 – 0.5 m/d (Imperfectly drained). <b>Depth to water:</b> 170 cm. <b>Estimated depth of fill:</b> 105 cm.</p> <p><b>Comment:</b> Fill material brings site above 2.64m AHD but not suitable for conventional on-site effluent disposal using septic tanks and leach drains due to policy requirements (City of Albany - Frenchman Bay Road Residential Development Area - undated local planning policy). Suitable for effluent disposal using Alternative Treatment Units subject to 6 m setback from drain on north side of property access way.</p>		



Land Capability and Geotechnical Investigation – Harding / Home Rd Area.



<b>Site Number: Pit 9</b> <b>Lot 98 50 H 577221 m E; 6122844 m N</b>	<b>DAFWA Soil landscape mapping:</b> Intergrade area Meerup dunes Mp over Owingup flats OW	<b>Land unit: Fd</b>
		<b>Landform:</b> Imperfectly drained depression within sandplain margin or footslope area.
	<b>WA Soil Group: <i>Semi-wet soil</i></b> (calcareous organic loam over siliceous sand)	
	<b>Depth (cm)</b>	<b>Description</b>
	0 – 20	Black (10YR 2/1) <b>loamy sand</b> , dry; gradual boundary to;
	20 - 80	Black (10YR 2/1) <b>loam fine sandy</b> calcareous, slightly moist, moderately alkaline (pH 8.6), moderately saline (ECe 699 mS/m); gradual boundary to;
	80 – 140	Black (10YR 2/1) <b>clayey fine sand</b> , slightly moist; clear boundary to;
	140 - 210	Black (10YR 2/1) <b>loamy fine sand</b> , moist (with some seepage inflow).
<p><b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): 1.5 - 3.0 m/d (Moderately well drained). <b>Depth to water:</b> 210 cm (although gradual seepage inflow above).</p> <p><b>Comment:</b> Limited area, best avoided and generally not suitable for on-site effluent disposal systems.</p>		

Land Capability and Geotechnical Investigation – Harding / Home Rd Area.



<b>Site Number: Pit 10</b> <b>Lot 98 50 H 577248 m E; 6122827 m N</b>	<b>DAFWA Soil landscape mapping:</b> Intergrade area Meerup dunes Mp over Owingup flats OW	<b>Land unit: Fs2</b>
		<b>Landform:</b> Gently undulating, well drained sandplain margin or footslope area.
	<b>WA Soil Group: <i>Pale deep sand</i></b> (Podzol; calcareous at depth).	
	<b>Depth (cm)</b>	<b>Description</b>
	0 - 35	Dark grey (10YR 4/1) <b>sand</b> , dry, gradual boundary to;
	35 - 80	Grey (10YR 5/1) <b>sand</b> , dry, neutral (pH 7.6), non-saline (ECe 57 mS/m); gradual boundary to;
	80 - 85	Dark brown (10YR 3/3) <b>loamy sand</b> , dry; weak hardpan, neutral (pH 7.7), slightly-saline (ECe 228 mS/m); clear boundary to;
	85 - 100	Very dark brown (7.5YR 2.5/2) <b>loamy sand</b> (with limestone / marl rubble); dry, clear to;
	100-180+	Pale brown (10YR 6/3) <b>sand</b> , calcareous, dry, moderately alkaline (pH 9.0), non-saline (ECe 144 mS/m).
<p><b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): &gt; 3.0 m/d (Rapidly drained).  <b>Depth to water:</b> Not encountered, likely to be &gt; 3.0 m based on topography and geomorphology.</p> <p><b>Comment:</b> Limited area, but suitable for conventional on-site effluent disposal using septic tanks and leach drains subject to adequate setback distance from nearby soakage dam.</p>		





## Land Capability and Geotechnical Investigation – Harding / Home Rd Area.

<b>Site Number: Pit 11</b> <b>Lot 98 50 H 577190 m E; 6122929 m N</b>	<b>DAFWA Soil landscape mapping:</b> Intergrade area Meerup dunes Mp over Owingup flats OW	<b>Land unit: Fs2</b>														
		<b>Landform:</b> Gently undulating, well drained sandplain margin or footslope area. (site on cleared area beyond access road)														
		<table><tr><th colspan="2"><b>WA Soil Group: <i>Pale deep sand</i></b> (Podzol; calcareous at depth).</th></tr><tr><th><b>Depth (cm)</b></th><th><b>Description</b></th></tr><tr><td>0 - 35</td><td>Dark grey (10YR 4/1) <b>sand</b>, dry, slightly acid (pH 6.0), non-saline (ECe 69 mS/m); clear boundary to;</td></tr><tr><td>35 - 60</td><td>Grey (10YR 5/1) <b>sand</b>, clear boundary to;</td></tr><tr><td>60 – 90</td><td>Light yellowish brown (10YR 6/4) <b>sand</b>, dry, gradual boundary to;</td></tr><tr><td>90 - 130</td><td>Yellowish brown (10YR 5/4) <b>sand</b>, calcareous, dry, neutral (pH 6.9), non-saline (ECe 35 mS/m); gradual to;</td></tr><tr><td>130-180+</td><td>Very pale brown (10YR 7/4) <b>sand</b>, calcareous, dry, moderately alkaline (pH 9.0), non-saline (ECe 119 mS/m).</td></tr></table>	<b>WA Soil Group: <i>Pale deep sand</i></b> (Podzol; calcareous at depth).		<b>Depth (cm)</b>	<b>Description</b>	0 - 35	Dark grey (10YR 4/1) <b>sand</b> , dry, slightly acid (pH 6.0), non-saline (ECe 69 mS/m); clear boundary to;	35 - 60	Grey (10YR 5/1) <b>sand</b> , clear boundary to;	60 – 90	Light yellowish brown (10YR 6/4) <b>sand</b> , dry, gradual boundary to;	90 - 130	Yellowish brown (10YR 5/4) <b>sand</b> , calcareous, dry, neutral (pH 6.9), non-saline (ECe 35 mS/m); gradual to;	130-180+	Very pale brown (10YR 7/4) <b>sand</b> , calcareous, dry, moderately alkaline (pH 9.0), non-saline (ECe 119 mS/m).
<b>WA Soil Group: <i>Pale deep sand</i></b> (Podzol; calcareous at depth).																
<b>Depth (cm)</b>	<b>Description</b>															
0 - 35	Dark grey (10YR 4/1) <b>sand</b> , dry, slightly acid (pH 6.0), non-saline (ECe 69 mS/m); clear boundary to;															
35 - 60	Grey (10YR 5/1) <b>sand</b> , clear boundary to;															
60 – 90	Light yellowish brown (10YR 6/4) <b>sand</b> , dry, gradual boundary to;															
90 - 130	Yellowish brown (10YR 5/4) <b>sand</b> , calcareous, dry, neutral (pH 6.9), non-saline (ECe 35 mS/m); gradual to;															
130-180+	Very pale brown (10YR 7/4) <b>sand</b> , calcareous, dry, moderately alkaline (pH 9.0), non-saline (ECe 119 mS/m).															
<b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): > 3.0 m/d (Rapidly drained). <b>Depth to water:</b> Not encountered, likely to be > 3.5 m based on topography and geomorphology.																
<b>Comment:</b> Suitable for conventional on-site effluent disposal using septic tanks and leach drains. (Subsoil likely to have moderate nutrient retention ability and site is not close to water table or surface waterbodies).																

Land Capability and Geotechnical Investigation – Harding / Home Rd Area.



<b>Site Number: Pit 12</b> <b>Lot 98 50 H 577052 m E; 6122975 m N</b>	<b>DAFWA Soil landscape mapping:</b> Intergrade area Meerup over Owingup flats OW	<b>Land unit: Pd</b>
		<b>Landform:</b> Imperfectly drained estuarine plain (< 1% gradient) fringing wetland area (at far left).
	<b>WA Soil Group:</b> <i>Alkaline grey deep sandy duplex</i> - over buried calcareous sand.	
	<b>Depth(c m)</b>	<b>Description</b>
	0 – 20	Very dark grey (10YR 3/1) <b>sand</b> , dry, gradual boundary to;
	20 - 50	Dark grey (10YR 4/1) <b>sand</b> , dry, neutral (pH 6.7), non-saline (ECe 74 mS/m); clear boundary to;
	50 – 60	Very dark brown (10YR2/2) <b>sand</b> , (weak hardpan); dry, clear boundary to;
	60 - 80	Light brownish grey (10YR 6/2) <b>Clay loam, sandy</b> , calcareous with limestone / marl rubble, slightly moist; clear boundary to;
	80 –150+	Pale brown (10YR 6/3) <b>sand</b> , calcareous, moist, with few black mottles (cutans), moderately alkaline (pH 8.2), slightly-saline (ECe 338 mS/m).
<p><b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): partly within rapidly drained sand (&gt; 3.0 m/d) and imperfectly drained clay loam (0.12 – 0.5 m/d). <b>Depth to water:</b> 150 cm (although gradual seepage inflow above).</p> <p><b>Comment:</b> Best avoided as generally not suitable for conventional on-site effluent disposal due to need for partially inverted leach drains within imported soil fill material to achieve adequate separation from clayey subsoil and need for setback from nearby wetland.</p>		

## Land Capability and Geotechnical Investigation – Harding / Home Rd Area.

<b>Site Number: Pit 13</b> <b>Lot 98 50 H 577055 m E; 6122889 m N</b>	<b>DAFWA Soil landscape mapping: Meerup dunes Mp</b>	<b>Land unit: Dg</b>
		<b>Landform:</b> Gently undulating upland surface of well drained dunes (4 – 5 % gradient).
	<b>WA Soil Group: <i>Pale deep sand</i></b> (Deep siliceous podzol)	
	<b>Depth (cm)</b>	<b>Description</b>
	0 – 20	Dark grey (10YR 4/1) <b>sand</b> , dry, neutral (pH 6.8), non-saline (ECe 87 mS/m); clear boundary to;
	20 – 85	Grey (10YR 5/1) <b>sand</b> , dry, clear to;
	85 - 105	Light grey (10YR 7/2) <b>sand</b> , dry; neutral (pH 7.1), non-saline (ECe 54 mS/m); clear boundary to;
	105 –125	Pale brown (10YR 6/3) <b>sand</b> , dry, clear to;
125-150+	Strong brown (7.5YR 4/6 ) <b>sand</b> , with few bleached mottles, dry; neutral (pH 6.5), non-saline (ECe 68 mS/m).	
<b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): > 3.0 m/d (Rapidly drained). <b>Depth to water:</b> Not encountered, likely to be > 3.5 m based on topography and geomorphology.		
<b>Comment:</b> Suitable for conventional on-site effluent disposal using septic tanks and leach drains. (Subsoil likely to have moderate nutrient retention ability and site is not close to water table or surface waterbodies).		





Land Capability and Geotechnical Investigation – Harding / Home Rd Area.

<b>Site Number: Exposure 1</b> <b>Lot 85 50 H 577095 m E; 6122598 m N</b>	<b>DAFWA Soil landscape mapping:</b> Meerup flats Mf over Owingup flats OW	<b>Land unit:</b> <b>Pd/Pw</b>
		<b>Landform:</b> Interdunal flat or deflation basin; Imperfectly drained (0 -1% gradient) and adjacent wetland (excavated soak).
	<b>WA Soil Group:</b> <i>Alkaline grey shallow loamy duplex</i> (over buried calcareous sand).	
	<b>Depth (cm)</b>	<b>Description</b>
	0 - 15	Very dark grey (10YR 3/1) <b>clayey sand</b> , calcareous; dry, gradual boundary to;
	15 - 30	Very dark brown (10YR 2/2) <b>sandy loam</b> ; dry, clear boundary to;
	30 - 55	<b>Limestone / marl, in clay loam</b> matrix; dry, clear boundary to;
	55 - 90	Very pale brown (10YR 7/3) <b>sandy clay loam</b> , with calcareous rubble; dry, gradual boundary to;
<b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): 0.5 – 1.5 m/d (Moderately well drained). <b>Depth to water:</b> 130 cm.  <b>Comment:</b> Possibly suitable for conventional on-site effluent disposal (apart from need for setback from soakage dam) using partially inverted leach drains within imported soil fill material to achieve adequate separation from groundwater. Possible also suitable for alternative effluent disposal systems (with lesser minimum depth to water requirement).		



Land Capability and Geotechnical Investigation – Harding / Home Rd Area.

<b>Site Number: Exposure 2</b> <b>Lot 84 50 H 577193 m E; 6122600 m N</b>	<b>DAFWA Soil landscape mapping: Meerup dunes Mp</b>	<b>Land unit: Dm.</b>										
		<b>Landform:</b> Rapidly drained sand dune (moderate sideslope, 18 % gradient).										
		<table><tr><th colspan="2"><b>WA Soil Group: <i>Pale deep sand</i></b> (Podzol; calcareous at depth)</th></tr><tr><th><b>Depth (cm)</b></th><th><b>Description</b></th></tr><tr><td>0 - 50</td><td>Greyish brown (10YR 5/2) <b>sand</b>, dry, clear boundary to;</td></tr><tr><td>50 - 120</td><td>Light yellowish brown (10YR 6/4) <b>sand</b>, slightly calcareous; dry, gradual boundary to;</td></tr><tr><td>120–190+</td><td>Yellowish brown (10YR 5/4) <b>sand</b>,; with few bleached mottles; calcareous; dry, moderately alkaline (pH 8.7), non-saline (ECe 156 mS/m)</td></tr></table>	<b>WA Soil Group: <i>Pale deep sand</i></b> (Podzol; calcareous at depth)		<b>Depth (cm)</b>	<b>Description</b>	0 - 50	Greyish brown (10YR 5/2) <b>sand</b> , dry, clear boundary to;	50 - 120	Light yellowish brown (10YR 6/4) <b>sand</b> , slightly calcareous; dry, gradual boundary to;	120–190+	Yellowish brown (10YR 5/4) <b>sand</b> ,; with few bleached mottles; calcareous; dry, moderately alkaline (pH 8.7), non-saline (ECe 156 mS/m)
<b>WA Soil Group: <i>Pale deep sand</i></b> (Podzol; calcareous at depth)												
<b>Depth (cm)</b>	<b>Description</b>											
0 - 50	Greyish brown (10YR 5/2) <b>sand</b> , dry, clear boundary to;											
50 - 120	Light yellowish brown (10YR 6/4) <b>sand</b> , slightly calcareous; dry, gradual boundary to;											
120–190+	Yellowish brown (10YR 5/4) <b>sand</b> ,; with few bleached mottles; calcareous; dry, moderately alkaline (pH 8.7), non-saline (ECe 156 mS/m)											
<b>Indicative subsoil permeability and drainage class</b> (at leach drain depth): > 3.0 m/d (Rapidly drained). <b>Depth to water:</b> Not encountered, likely to be > 3.5 m based on topography and geomorphology.												
<b>Comment:</b> Suitable for conventional on-site effluent disposal using septic tanks and leach drains. (Subsoil likely to have limited nutrient retention ability but site is not close to water table or surface waterbodies).												

Land Capability and Geotechnical Investigation – Harding / Home Rd Area.

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## **ATTACHMENT D**

### **ACID SULFATE TEST RESULTS**



**ChemCentre**  
Inorganic Chemistry Section  
Report of Examination



Purchase Order: 1512  
Your Reference:  
ChemCentre Reference: 15S1434 R1  
  
Land Assessment Pty Ltd  
PO Box 117  
Subiaco WA 6008

PO Box 1250, Bentley Delivery Centre  
Bentley WA 6983  
T +61 8 9422 9800  
F +61 8 9422 9801  
www.chemcentre.wa.gov.au  
ABN 40 991 885 705

**Attention: Martin Wells**

**Final Report on 2 samples of soil received on 21/12/2015**

**LAB ID**                      **Client ID and Description**

15S1434 / 001      P8/4  
15S1434 / 002      P9/4

Analyte		ANCe	pHkcl	pHox	Skcl	Sp	Spos
Method		iSPOCAS	iSPOCAS	iSPOCAS	iSPOCAS	iSPOCAS	iSPOCAS
Unit		moles H+/t			%	%	%
Lab ID	Client ID						
15S1434/001	P8/4	3.0	7.2	4.1	<0.01	0.02	0.02
15S1434/002	P9/4	<1.0	6.7	3.4	0.06	1.56	1.50

Analyte		Stones	TAA	TPA
Method		(>2mm)	iSPOCAS	iSPOCAS
Unit		%	moles H+/t	moles H+/t
Lab ID	Client ID			
15S1434/001	P8/4	0.7	<1.0	<1.0
15S1434/002	P9/4	33.7	<1.0	3200

Analyte	Method	Description
Stones	(>2mm)	Stones - sieved particles greater than 2 mm (sample preparation method manual 3.3.2)
TAA	iSPOCAS	Titrateable Actual Acidity Method 23F
TPA	iSPOCAS	Titrateable Peroxide Acidity
ANCe	iSPOCAS	Excess Acid Neutralisation Capacity (AS4969.3)
pH <sub>KCl</sub>	iSPOCAS	pH in a KCl soil extract (1:40 w/v)
pH <sub>ox</sub>	iSPOCAS	pH in a soil suspension after 30% H <sub>2</sub> O <sub>2</sub> digest
S <sub>KCl</sub>	iSPOCAS	Sulfur soluble in 1M KCl after TAA titration
S <sub>p</sub>	iSPOCAS	Sulfur soluble in 1M KCl after 30% H <sub>2</sub> O <sub>2</sub> digest and TPA titration
S <sub>pos</sub>	iSPOCAS	Sulfur oxidise by peroxide digest, calculated as S <sub>p</sub> minus S <sub>KCl</sub>

The results apply only to samples as received. This report may only be reproduced in full.

Unless otherwise advised, the samples in this job will be disposed of after a holding period of 30 days from the report date shown below.

Results for soil analysis are reported on an air-dry (40C) less than 2 mm basis, whereby stones are removed (material >2mm) by sieving.

When stone content is deemed significant the result is recorded and reported.

Unless otherwise specified, all analytes (except Stones) are reported in the listed concentrations and on a dry, less than 2 mm basis.

Stones are reported on a dry, whole sample basis.



**Barry Price**  
**Team Leader**  
**Scientific Services Division**  
 8-Jan-2016

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Land Capability and Geotechnical Investigation – Harding / Home Rd Area.

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## **ATTACHMENT E**

### **ACID SULFATE SOILS: SELF-ASSESSMENT FORM**



## Acid Sulfate Soils Self-Assessment Form



### Applicant

The applicant is the person with whom the WAPC will correspond and, if the application is approved, the person to whom the approval will be sent.

<b>WAPC reference no</b>	<input type="text" value="Not yet assigned"/>		
<b>Full name</b>	Martin Richard Wells (on behalf of landowners)		
<b>Postal address</b>	P.O. Box 117 SUBIACO		
<b>Town / suburb</b>	SUBIACO, PERTH WA	<b>Postcode</b>	6008
<b>Email</b>	landass@inet.net.au	<b>Phone number</b>	9388 2427
<b>Applicant signature</b>			<b>Date</b> 11/1/16
<b>Application property details</b>	Lots 84, 85 Harding Road and Lots 86, 87 & 98 Home Road, Robinson, City of Albany		

### Step 1

#### Assess the possibility of acid sulfate soils disturbance

- Question 1: Are any dewatering or drainage works (either temporary or permanent) proposed to be undertaken? ☐ yes ☒ no
- Question 2: Is excavation of 100 cubic metres or more of soil proposed? ☐ yes ☒ no  
(In lay person's terms 100 cubic metres is about 10 standard-sized dump truck loads.)

If no to both question 1 and question 2 then no further investigation is required at this stage. Please sign this form and submit it, together with a completed 'Clearance of Conditions Request' form along with supporting documentation, to Department of Environment Regulation (DER).

If yes to either question 1 or question 2 go on to step 2.

### Step 2

#### Conduct an acid sulfate soils investigation in accordance with DER's *Identification and Investigation of Acid Sulfate Soils* guideline

- Question 3: Did the acid sulfate soils investigation indicate that there are acid sulfate soils present? ☐ yes ☒ no

If no to question 3, then no further investigation is required at this stage. Please sign this form and submit it, together with the written results of the investigation (in the form of an acid sulfate soils report) and a completed 'Clearance of Conditions Request' form and required information, to DER with a request for clearance of the acid sulfate soils condition.

If yes to question 3, please sign this form and submit it, together with the written results of the investigation (in the form of an acid sulfate soils report), an acid sulfate soils management plan and a copy of the approved subdivision plan, to DER with a request for approval of the management plan.

Note: After completion of site works in accordance with the approved management plan you will be required to submit a closure report, prepared in accordance with DER's acid sulfate soils guideline series, to DER together with a request for clearance of the acid sulfate soils condition.



**Tick box for attachments as appropriate**

- ☐ Clearance of conditions request form
- ☐ Copy of approved subdivision plan
- ☐ Copy of approved development plan
- ☒ Acid Sulfate Soils investigation report
- ☐ Acid Sulfate Soils management plan

- Addressed as part of land  
capability report

**Declaration**

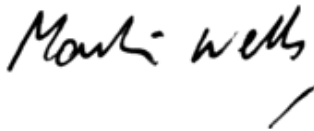
I declare that the information provided is true and correct to the best of my knowledge.

A completed 'Clearance of Conditions Request' form and required information is attached to this form (a copy can be downloaded from <http://www.der.wa.gov.au/your-environment/acid-sulfate-soils/68-ass-forms>)

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_

Submit form to the  
Department of Environment Regulation (DER)  
Locked Bag 33  
Cloisters Square, Perth WA 6850

If you have any questions relating to the Acid Sulfate Soils Self-Assessment form, please contact Acid Sulfate Soils Section (DER) on 1300 762 982 for assistance or email [contaminated.sites@der.wa.gov.au](mailto:contaminated.sites@der.wa.gov.au).



Land Assessment Pty Ltd

11/ 1 /16

Land Capability and Geotechnical Investigation – Harding / Home Rd Area.

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**ATTACHMENT F**  
**ALTERNATIVE TREATMENT SYSTEMS**  
**APPROVED FOR USE IN WA**

## Approved Aerobic Treatment Units

### What are Aerobic Treatment Units (ATUs)?

Aerobic Treatment Units (ATUs) are small ('package') wastewater treatment plants. Due to the treatment and disinfection process, the treated wastewater from several systems may be used for garden irrigation. Some ATUs are also approved for Phosphorus removal. The listed systems have standard approval as domestic models (they may also be used in commercial situations). They are to be installed and operated in accordance with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 and the **Code of Practice for the Design, Manufacture, Installation and Operation of Aerobic Treatment Units (ATUs) Serving Single Dwellings**.

As the conditions of approval can vary between designs, persons interested in installing a particular ATU should confirm it meets their needs and discuss site requirements with the local government.

ATUs have regular service requirements (usually quarterly) and maintenance must be through an **Authorised person** or their staff/subcontractors.

More detailed information on ATUs is contained in the **Aerobic Treatment Units** pamphlet and the **Code of Practice**.

Manufacturer or supplier	Brand name and model	Capacity	Comments and restrictions	AS certification & Approval Expiry Date
<b>Allied Pumps</b> 2 Modal Crescent CANNING VALE WA 6155 Ph: 9350 1000 / 1800 447 777 Fax: 9356 5255 Website: <a href="http://www.aquanova.com.au">www.aquanova.com.au</a> Email: <a href="mailto:sms@alliedpumps.com.au">sms@alliedpumps.com.au</a>	Everhard Aqua-Nova 2000 Model 80100	Single dwelling units up to 10 person capacity.	Approved for sub-surface or sub-strata or above ground spray irrigation.	Global Certification PL No. 077  27/03/2017
<b>Aquarius Wastewater Management Pty Ltd</b> Unit 1/20 Abrams Street BALCATTA WA 6021 Ph: 9240 8545 Fax: 9240 8542 Website: <a href="http://www.aquariuswastewater.com.au">www.aquariuswastewater.com.au</a> Email: <a href="mailto:admin@aquariuswastewater.com.au">admin@aquariuswastewater.com.au</a>	Aquarius O-3	Single dwelling units up to 10 person capacity.	Approved for sub-surface or sub-strata or above ground spray irrigation. Capable of removing nutrients to the following concentrations: TP (% removal): <1 mg/L (98.5%) TN (% removal): <10 mg/L (97.8%)	SMKH21519  25/03/2018
	Aquarius O-2	Single dwelling units up to 10 person capacity.	Approved only for below ground disposal via sub-surface irrigation, leach drains, soak wells or AquaSafe Drains. The system does not include Alum Sulphate dosing and disinfection system. The system does not remove nutrients.	
	Aquarius O-2 NR	Single dwelling units up to 10 person capacity.	Approved only for below ground disposal via sub-surface irrigation, leach drains, soak wells or AquaSafe Drains. The system does not include disinfection system. Capable of removing nutrients to the following concentrations: TP (% removal): <1 mg/L (98.5%) TN (% removal): <10 mg/L (97.8%)	



Manufacturer or supplier	Brand name and model	Capacity	Comments and restrictions	AS certification & Approval Expiry Date
<b>Biomax Pty Ltd</b> PO Box 462 MIDLAND DC WA 6936 Ph: 9250 7733 Fax: 9250 5844 Website: <a href="http://www.biomax.com.au">www.biomax.com.au</a> Email: <a href="mailto:biomax@iinet.net.au">biomax@iinet.net.au</a>	BioMax P10-M (phosphorus removal) BioMax C-10	Single dwelling units up to 10 person capacity.	Approved for sub-surface or sub-strata or above ground spray irrigation.	No AS1546.3 certification  30/06/2015
<b>BioSeptic Pty Ltd</b> Concrete Products WA Ph: 9274 6988 Fax: 9274 6939 Website: <a href="http://www.bioseptic.com.au">www.bioseptic.com.au</a> Email: <a href="mailto:sales@bioseptic.com.au">sales@bioseptic.com.au</a>	Performa 2000	Single dwelling units up to 10 person capacity.	Approved for sub-surface or sub-strata or above ground spray irrigation.	SMK02221  18/10/2015
<b>BioSystems 2000 Pty Ltd</b> 3 Carlow Circle WATERFORD WA 6152 Ph: 9450 2570 Fax: 9450 1635 Email: <a href="mailto:biosystems2000@yahoo.com.au">biosystems2000@yahoo.com.au</a>	Biosystem 2000	Single dwelling units up to 10 person capacity.	Approved for sub-surface or sub-strata or above ground spray irrigation.	No AS1546.3 certification  30/06/2015
<b>Earthsafe Environmental Pty Ltd</b> PO Box 605 WYONG NSW 2259 Ph: 1300 327 847 Email: <a href="mailto:steven@rivatec.com.au">steven@rivatec.com.au</a>	Earthsage Environmental ES10PC	Single dwelling units up to 10 person capacity.	Approved for sub-surface or sub-strata or above ground spray irrigation.	SMKH20612  27/08/2016

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Manufacturer or supplier	Brand name and model	Capacity	Comments and restrictions	AS certification & Approval Expiry Date
<b>Fuji Clean Australia Pty Ltd</b> 5/520 Mulgrave Road Earlville, Cairns QLD 4870 Website: <a href="http://www.fujiclean.com.au">www.fujiclean.com.au</a>  <u>WA Distributor</u> Ecowater WA 37 Granite Place YANCHEP WA 6035 Ph: 0417 098 281 Email: <a href="mailto:ecowaterwa@bigpond.com">ecowaterwa@bigpond.com</a>	CE1200	Single dwelling units up to 8 person capacity.	Approved for sub-surface or sub-strata or above ground spray irrigation.	No AS1546.3 certification  30/06/2015
	CE1500EX	Single dwelling units up to 10 person capacity or 1500L/day	Approved for sub-surface or sub-strata or above ground spray irrigation.	SMKH21993  09/05/2016
			Capable of removing nutrients to the following concentrations: TP (% removal): 1.3 mg/L (84%) TN (% removal): 21.0 mg/L (58%)	
	CRX1500	Single dwelling units up to 10 person capacity.	Approved for sub-surface or sub-strata or above ground spray irrigation.	No AS1546.3 certification  30/06/2015
			Capable of removing nutrients to the following concentrations: TP (% removal): 0.24 mg/L (97%) TN (% removal): 8.29 mg/L (82%)	





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Manufacturer or supplier	Brand name and model	Capacity	Comments and restrictions	AS certification & Approval Expiry Date
<b>Galvin Concrete &amp; Sheetmetal Pty Ltd</b> Ph: 9302 2175 Website: <a href="http://www.galvins.com.au">www.galvins.com.au</a> Email: <a href="mailto:csn@galvins.com.au">csn@galvins.com.au</a>  <u>WA Distributor</u> Clearwater Domestic Sewerage 52 Railway Parade WELSHPOOL WA 6106 Ph: 9258 6933 Fax: 9258 6944 Email: <a href="mailto:naiquip@inet.net.au">naiquip@inet.net.au</a>	Clearwater 90 Compact	Single dwelling units up to 10 person capacity.	Approved for above ground spray irrigation.	No AS1546.3 certification  30/06/2015
<b>Icon-Septech Pty Ltd</b> Lot 265 Valencia Way MADDINGTON WA 6109 Ph: (08) 9493 2352 or 1300 557 143 Fax: (08) 9493 2548 Website: <a href="http://www.icon-septech.com.au">www.icon-septech.com.au</a>	Septech Turbojet 2000	Single dwelling units up to 10 person capacity.	Approved for sub-surface or above ground spray irrigation.	SMK0239  13/11/2015
<b>Jowa Group Pty Ltd</b> 8 Lander Avenue SHEIDOW PARK SA 5158 Ph: (08) 8381 9100 Fax: (08) 8381 9116 Website: <a href="http://www.biocyclejowagroup.com.au">www.biocyclejowagroup.com.au</a> Email: <a href="mailto:sales@biocyclejowagroup.com.au">sales@biocyclejowagroup.com.au</a>	Biocycle 5800	Single dwelling units up to 10 person capacity.	Approved for sub-surface or above ground spray irrigation.	No AS1546.3 certification  30/06/2015



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Manufacturer or supplier	Brand name and model	Capacity	Comments and restrictions	AS certification & Approval Expiry Date
<b>Krystel Kleer Pty Ltd</b> 59 Commerce Circuit Yatala QLD 4207 Ph: (07) 3382 7666 Website: <a href="http://www.qualitytanks.com.au">www.qualitytanks.com.au</a> Email: <a href="mailto:Nicole@qualitytanks.com.au">Nicole@qualitytanks.com.au</a>	Krystal Kleer ADV5000 (Concrete and plastic models)	Single dwelling units up to 10 person capacity.	Approved for sub-surface or above ground spray irrigation.	Cert No. 125 13/09/2014
<b>Suncoast Waste Water Management</b> 59 Industrial Avenue KUNDA PARK QLD 4556 Ph: 1800 450 767 Website: <a href="http://www.ozzikleen.com">www.ozzikleen.com</a> Email: <a href="mailto:info@ozzikleen.com">info@ozzikleen.com</a>	Ozzi Kleen RP10	Single dwelling units up to 10 person capacity.	Approved for sub-surface or above ground spray irrigation.	SMK02608 14/08/2016



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Manufacturer or supplier	Brand name and model	Capacity	Comments and restrictions	AS certification & Approval Expiry Date
<b>Taylex Industries Pty Ltd</b> 56 Prairie Road Ormeau QLD 4208 Ph: (07) 3441 5200 Fax: (07) 3287 4199 Email: <a href="mailto:Taylex@bigpond.com.au">Taylex@bigpond.com.au</a>	Taylex DMS (Domestic Membrane System)	Single dwelling units up to 10 person capacity.	Approved for above ground spray irrigation, sub-surface or sub-strata drip irrigation.  Capable of removing nutrients to the following concentrations: TP (% removal): 0.29 mg/L (96%) TN (% removal): 6.19 mg/L (86%)	No AS1546.3 certification  30/06/2015
	Taylex ABS (Advanced Blower System)	Single dwelling units up to 10 person capacity.	Approved for above ground spray irrigation, sub-surface or sub-strata drip irrigation.	
	Taylex Poly ABS (Advanced Blower System)	Single dwelling units up to 10 person capacity.	Approved for above ground spray irrigation, sub-surface or sub-strata drip irrigation.	



## Assessed and not approved OR Approval withdrawn

Manufacturer / Supplier	Brand name and model	Reason not approved / Further information
<b>Biolytix Technologies</b> PO Box 591 MALENY QLD 4552 Ph: (07) 5435 2700 Fax: (07) 5435 2701 Website: <a href="http://www.biolytix.com">www.biolytix.com</a> Email: <a href="mailto:info@biolytix.com">info@biolytix.com</a>	Biolytix BF-6 Aerated	Company liquidated. Biolytix units which have been issued a 'Permit to Use' by local government before 19 January 2011 can still be in use. For further information, visit the following webpage: <a href="http://www.lawlerpartners.com.au/creditor_reports/biolytix_group_of_companies/faqs">www.lawlerpartners.com.au/creditor_reports/biolytix_group_of_companies/faqs</a>
<b>Water Gurus Pty Ltd</b> 3/57 Inspiration Drive WANGARA WA 6065 Ph: 9302 6444 or 1800 043 956 Fax: 9302 6777 Website: <a href="http://www.watergurus.com.au">www.watergurus.com.au</a>	Novaclear	Company liquidated. For further information, visit the following webpage: <a href="http://www.asic.gov.au/">http://www.asic.gov.au/</a>

## More information:

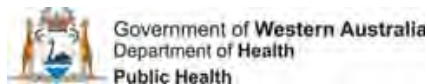
### Water Unit

Environmental Health Directorate  
Department of Health  
PO Box 8172  
PERTH BUSINESS CENTRE WA 6849

**Telephone: 08 9388 4999**

**Facsimile: 08 9388 4910**

**This document is available in alternative formats on request for a person with a disability.**



## Approved Alternative Leach Drains

These phosphorus reducing systems have a conventional septic tank and leaching field (leach drain) arrangement. The leaching field is contained within an approved amended soil which binds phosphates from the effluent.

Manufacture / Supplier	Brand Name and Model	Comments and Restrictions	Approval Date
Filtrex Innovative Wastewater Solutions PO Box 5122 BUNBURY WA 6231 Ph: (08) 9726 0118 Fax: (08) 9726 0117 Website: <a href="http://www.filtrex.com.au">www.filtrex.com.au</a> Email: <a href="mailto:info@filtrex.com.au">info@filtrex.com.au</a>	Filtrex Split System	<ul style="list-style-type: none"> <li>Leach drains (for blackwater) and subsurface irrigation (for greywater) only.</li> <li>Minimum 600mm soil absorption from any ground or pooled waters at the wettest time of year</li> </ul>	01/02/08
	Filtrex Phosphate and Nutrient Wastewater Irrigation System	<ul style="list-style-type: none"> <li>Leach drains disposal only.</li> <li>Minimum 600mm soil absorption from any ground or pooled waters at the wettest time of year</li> </ul>	31/05/11
	Filtrex Leach Drain Cage	<ul style="list-style-type: none"> <li>Has an infiltrative area of 0.9m<sup>2</sup> per metre length</li> <li>Non-phosphorus retentive.</li> <li>Install in accordance to Department of Health approval conditions</li> </ul>	29/10/2008
	Filtrex Standard Leach Drain Cage SLD MK2	<ul style="list-style-type: none"> <li>Has an infiltrative area of 1.5m<sup>2</sup> per metre length</li> <li>Non-phosphorus retentive.</li> <li>Install in accordance to Department of Health approval conditions</li> </ul>	27/10/2009



**More information**

Water Unit  
Environmental Health Directorate  
Department of Health  
PO Box 8172  
PERTH BUSINESS CENTRE WA 6849  
Telephone: (08) 9388 4999  
Fax: (08) 9388 4910

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AYTON BAESJOU PLANNING  
CONSULTANTS IN URBAN & REGIONAL PLANNING

CITY OF ALBANY LOCAL PLANNING SCHEME NO. 1  
RR 43 HOME & HARDING ROAD – PLANNING REPORT

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## Appendix B

### **Existing Provisions & Subdivision Guide Plan**

Local Planning Scheme No. 1

Rural Residential Area No. 43

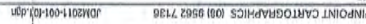
No.	Specified Rural Residential Zone	Special Provisions Applying to Specified Rural Residential Zone
		the local government both prior to commencement of subdivision works and following completion of subdivision works. The report to provide adequate information proving that the land is suitable to accommodate future dwellings.
RR42	Little Grove Rural Residential zone	<ol style="list-style-type: none"> <li>The minimum lot size shall be two hectares.</li> <li>The following land uses are 'P' permitted uses— <ul style="list-style-type: none"> <li>Single House.</li> </ul> </li> <li>The following land uses are 'D' discretionary uses— <ul style="list-style-type: none"> <li>Ancillary Accommodation;</li> <li>Bed and Breakfast/Farmstay;</li> <li>Home Business;</li> <li>Home Occupation;</li> <li>Industry—Cottage;</li> <li>Public Utility; and</li> <li>Rural Pursuit (which shall be limited to existing cleared and pastured land only).</li> </ul> </li> <li>All buildings and structures shall be— <ol style="list-style-type: none"> <li>Located off any ridgeline as shown on the Subdivision Guide Plan as determined by the Local Government;</li> <li>Located to retain the maximum amount of remnant vegetation on the site; and</li> <li>Setback a minimum of 15 metres from any lot boundary.</li> </ol> </li> </ol>
RR43	Lot 114 Frenchman Bay Road, Robinson	<p><b>Plan of Subdivision</b></p> <ol style="list-style-type: none"> <li>Subdivision shall be generally in accordance with the adopted Subdivision Guide Plan <i>RR43</i>, as endorsed by the CEO.</li> <li>The Western Australian Planning Commission may allow an alternative plan of subdivision, should it be satisfied that the plan of subdivision is consistent with the objectives and outcomes of the zone and Subdivision Guide Plan.</li> <li>The Local Government will not generally recommend lots sizes less than one hectare.</li> </ol> <p><b>Land Use</b></p> <ol style="list-style-type: none"> <li>Within Special Rural Zone Area No. 43 the following uses are permitted— <ul style="list-style-type: none"> <li>Single House</li> </ul> </li> <li>The following uses may be permitted subject to the special approval of the Local Government ('A')— <ul style="list-style-type: none"> <li>Home Occupation (cottage industry);</li> <li>Public Utility;</li> <li>Bed and Breakfast/Farmstay;</li> <li>Holiday Accommodation;</li> <li>Stables;</li> <li>Home Office;</li> <li>Home Business; and</li> <li>Other non-defined or incidental activities considered appropriate by the Local Government which are consistent with the objectives of the zone.</li> </ul> </li> </ol> <p><b>Location of Buildings and Structures</b></p> <ol style="list-style-type: none"> <li>Any building on a lot must be constructed within a Building Envelope. Such Building Envelopes shall not exceed 2000m<sup>2</sup>. Indicative building envelopes are shown on the subdivision guide plan.</li> <li>Notwithstanding the requirement the Local Government may permit an alternative Building</li> </ol>

28 April 2014

GOVERNMENT GAZETTE, WA

1337

No.	Specified Rural Residential Zone	Special Provisions Applying to Specified Rural Residential Zone
		<p>Envelope location if it is shown to the satisfaction of the Local Government that—</p> <ul style="list-style-type: none"> <li>(a) The proposed location of the building envelope can achieve the setbacks established at 8;</li> <li>(b) All effluent disposal systems remain outside of the effluent disposal exclusion areas; and</li> <li>(c) That the necessary clearance to the ground water table can be achieved to support a suitable effluent disposal system.</li> </ul> <p>8. All buildings are to be setback a minimum of 10 metres from all lot boundaries.</p> <p><b>Water Supply</b></p> <p>9. All dwellings shall be required to provide a rainwater tank of not less than 50,000 litres capacity to harvest rainwater for household and garden use.</p> <p><b>Effluent Disposal</b></p> <ul style="list-style-type: none"> <li>10. The Local Government shall require the use of amended soil type effluent disposal systems, such as EcoMax/ATU Systems.</li> <li>11. Effluent disposal systems are to be located outside of the effluent disposal exclusion areas marked on the Subdivision Guide Plan.</li> <li>12. No more than one effluent disposal system will be permitted on one lot.</li> </ul> <p><b>Access</b></p> <ul style="list-style-type: none"> <li>13. Battleaxe legs are to be a minimum of 5 metres. Where access legs are to be co-located, their combined width may be reduced by 7.5 metres.</li> <li>14. All driveways and underground infrastructure shall be designed and constructed so as to avoid erosion impacts and prevent unnecessary discharge of storm water.</li> </ul> <p><b>Water Management</b></p> <p>15. The wastewater, stormwater and effluent disposal solutions documented in the <i>Local Water Management Strategy and Urban Water Management Plan Lot 114 (No. 142) Frenchman Bay Road, Robinson, City of Albany (April 2011)</i> shall form the basis for the detailed water management strategies.</p> <p><b>Finished Floor Levels</b></p> <p>16. All buildings must achieve a minimum finished floor level of 2.64 metres AHD.</p> <p><b>Notification of Prospective Owners</b></p> <p>17. The Local Government may require the subdivider to make arrangements satisfactory to the Local Government to ensure prospective purchasers are advised of the potential for nuisance impacts of odour, noise, dust and spray drift from the market garden located within 300 metres of the proposed development.</p> <p><b>Agricultural Buffer</b></p> <ul style="list-style-type: none"> <li>18. A vegetated agricultural buffer is to be provided to the minimum width of 20 metres, plus a 10 metre setback for access from the south south-east boundary of the subject lot where the market garden adjoins, together with any required additional land for access for maintenance and firebreaks.</li> <li>19. In relation to the 20 metre vegetated agricultural buffer to the existing market garden, species used in the closest 10 metre portion of the buffer shall not be capable of growing taller than 3 metres to prevent the incidence of overshadowing.</li> </ul>
RR44	Torbay Hill, Kronkup Rural Residential zone	<p>1. Subdivision of RR44 shall generally be in accordance with the Subdivision Guide Plan <i>RR44</i> endorsed by the CEO, with any minor</p>



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CITY OF ALBANY LOCAL PLANNING SCHEME NO. 1  
RR 43 HOME & HARDING ROAD – PLANNING REPORT

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## Appendix C

### **Fire Assessment**

RR 43 Home & Harding Road Precinct

Biodiverse Solutions Pty Ltd



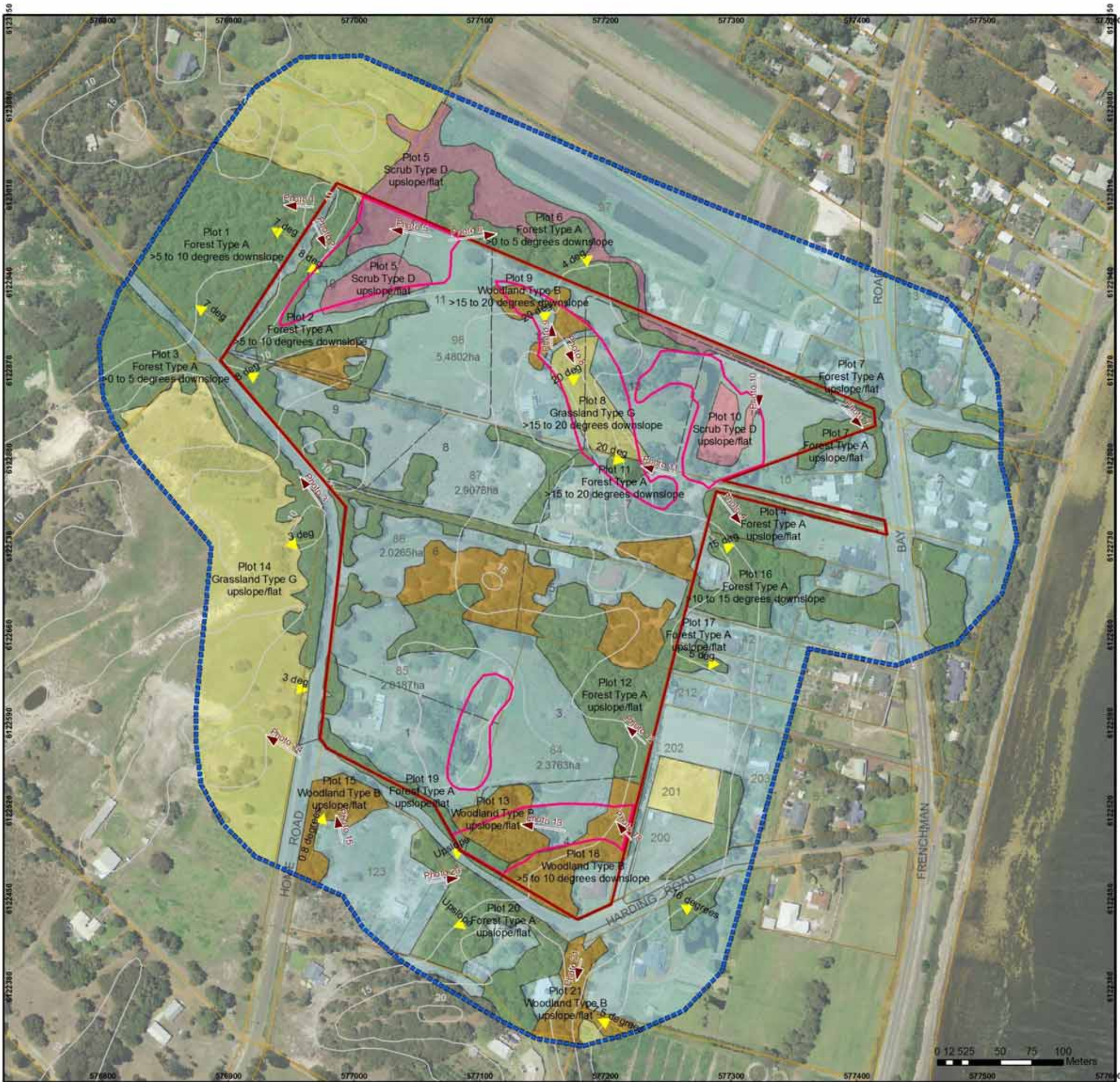
# AS 3959 Bushfire Attack Level (BAL) Contour Plan Report

Site Details			
Address:	Lots 84,85,87,98 Home and Harding Road		
Suburb:	Robinson	State:	W.A.
Local Government Area:	City of Albany		
Description of Building Works:	Building development		
Stage of WAPC Planning	WAPC Application		

Report Details			
Report / Job Number:	AB007	Report Version:	Final Ver 2
Assessment Date:	1 <sup>st</sup> & 8 <sup>th</sup> November 2016	Report Date:	20/2/2017







This BAL Plan was prepared by:  
Kathryn Kinnear, Bio Diverse Solutions  
Accreditation No: BPAD30794  
Valid to: Feb 2017  
Jurisdiction: Level 2 - WA



Unit 5A, 209 Chester Pass Rd  
Albany, WA 6330  
Australia  
Tel: 08 9842 1575  
Fax: 08 9842 1575



Overview Map Scale 1:100,000

Legend

- Photo ID
- Subject Site
- 100m Assessment Boundary
- Cadastral
- 5m Contours
- Slope Degrees
- Vegetation
  - Forest Type A
  - Woodland Type B
  - Shrubland Type C
  - Scrub Type D
  - Grassland Type G
  - Low fuel or non vegetated 2.2.3.2
  - Development Exclusion Area

Scale  
1:3,000 @ A3  
GDA MGA 94 Zone 50

Data Sources  
Aerial Imagery: SLIP Virtual Mosaic WMS Service, Landgate 2016  
Cadastral and Contours: Landgate 2016  
Overview Map: World Topographic map service, ESRI 2012

CLIENT  
Ayton Baesjou  
Lots 84, 85, 87, 98 Home and Harding Road  
Albany, WA 6330


Vegetation Classes Map


STATUS	FILE	DATE
FINAL	AB007	16/12/2016





### SECTION 1 - Vegetation Classification


All vegetation within 100m of the site / proposed development was classified in accordance with Table 2.3 of AS 3959-2009. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below and shown on the Vegetation Classes Map page 2.


Plot	1	Classification or Exclusion Clause	Forest Type A
			<p>Closed <i>Agonis flexuosa</i> forest.  Multi-layered vegetation structure.  Potential surface fuels 25-35T/ha.  30-70% vegetative structure/cover.  Average tree height 8-13m.  External to site.  Down slope-effective slope 7 degrees.</p>
Photo 1-Photo ID 1-Looking north east from northern boundary. Boundary located on ridge running from east to west.			


Plot	2	Classification or Exclusion Clause	Forest Type A
			<p>Closed <i>Agonis flexuosa</i> forest.  Multi-layered vegetation structure.  Potential Surface fuels 25-35T/ha.  30-70% vegetative structure/cover.  Average tree height 8-13m.  Upslope/downslope (straddles ridgline)-effective slope 8 degrees.  Internal to site-APZ management can be applied.</p>
Photo 2-Photo ID 2 –Photo looking south east from plot 1.			


Plot	3	Classification or Exclusion Clause	Forest Type A
			<p>Closed <i>Agonis flexuosa</i> forest.  Multi-layered vegetation structure.  Potential Surface fuels 25-35T/ha.  30-70% vegetative structure/cover.  Average tree height 8-13m.  Downslope-effective slope 3 degrees.  External to site.  Separation 10 metres.</p>
Photo 3-Photo ID 3- View looking north along Home Road. Road cuts through original ridge line.			

Plot	4	Classification or Exclusion Clause	Forest Type A
			<p>Closed Warren River Cedar Forest and Peppermint forest.  Multi-layered vegetation structure.  Potential Surface fuels 25-35T/ha.  30-70% vegetative structure/cover.  Average tree height 8-13m.  External to site.  Flat land.  0m separation to site.</p>
Photo 4-Photo ID 4-View to the south east. Steep slopes are located further south.			


Plot	5	Classification or Exclusion Clause	Scrub Type D
			<p>Pampas Grass to 3 metres in height growing on peat swamp.            Potential Fuel Loading 25t/ha at maturity.            &gt;30% vegetative cover.            Flat land.            Internal and external to the site and contained within development exclusion area.            Internal to site-APZ management can be applied.</p>
Photo 5-Photo ID 5-View west towards plots 1 and 2. Heavy Pampas grass infestation.			


Plot	6	Classification or Exclusion Clause	Forest Type A
			<p>Closed <i>Agonis flexuosa</i> forest            Multi-layered vegetation structure.            Potential Surface fuels 25-35T/ha.            30-70% vegetative structure/cover.            Average tree height 8-13m.            External to site.            Downslope-effective slope 4 degrees.</p>
Photo 6-Photo ID 6-View to the north east. Heavy infestation of Arum Lilly and Dolichos			

Plot	7	Classification or Exclusion Clause	Forest Type A
			<p><i>Agonis flexuosa</i> forest.  Multi-layered vegetation structure.  Potential Surface fuels 25-35T/ha.  30-70% vegetative structure/cover.  Average tree height 8-13m.  Located external and external to site.  Flat ground.  Internal to site-APZ management can be applied.</p>
Photo 7-Photo ID 7-Looking south towards adjoining property. Heavy pasture invasion in understory.			


Plot	8	Classification or Exclusion Clause	Grassland Type G
			<p>Located with development exclusion area.  Potential fuel load 3-4.5 t/ha.  Down slope-effective slope 20 degrees to the east  Internal to site.  Mowing and slashing to meet APZ requirement.  Internal to site-APZ management can be applied.</p>
Photo 8-Photo ID 8-View to the south from driveway-height of grasses exceeds 300mm. Patchy understorey regeneration displays frequency of current management.			





Plot	9	Classification or Exclusion Clause	Woodland Type B
			<p>Peppermint woodland average height 9-10 metres with 10-30% foliage cover.  Understory cleared-replaced by mixed unmanaged pasture-grasses 100-300mm.  Not multi layered.  Effective slope 20 degrees.  Potential fuel loading 15-25 t/ha.  Internal to site and located within development exclusion area.  APZ management standards can be applied.</p>
Photo 9-Photo ID 9-Looking north towards plot 6			


Plot	10	Classification or Exclusion Clause	Scrub Type D
			<p>Located to the east-internal to subject site.  Pampas grass infestation adjoining water hole.  Currently grazed by goats.  If grazing were discontinued the site would return to a state similar to plot 5.  Potential fuel load 3-4.5 t/ha.  Flat ground.  Internal to site-APZ management can be applied.</p>
Photo 10-Photo ID 10-View to the south east. Goats can just be seen in background.			




Plot	11	Classification or Exclusion Clause	Forest Type A
			<p>Closed <i>Agonis Flexuosa</i> Forest.  Multi-layered vegetation structure.  Potential Surface fuels 25-35T/ha.  30-70% vegetative structure/cover.  Average tree height 8-13m.  Downslope-effective slope 20 degrees.  Internal to site, within development exclusion area.  APZ management can be applied.</p>
Photo 11-Photo ID 11-View to the west. Plot 8 located top right of photo.			

Plot	12	Classification or Exclusion Clause	Forest Type A
			<p>Closed <i>Agonis Flexuosa</i> Forest.  Multi-layered vegetation structure.  Potential Surface fuels 25-35T/ha.  30-70% vegetative structure/cover.  Average tree height 8-13m.  Effective Slope – Upslope.  Internal to site, within development exclusion area.  APZ management can be applied.</p>
Photo 12-Photo ID 12 View of forest Type A from the east (LHS of Phot)			


Plot	13	Classification or Exclusion Clause	Woodland Type B
			<p>Karri woodland average height 15 metres with 10-30% foliage cover. Some over storey dying.</p> <p>Understory cleared-replaced by mixed unmanaged pasture-grasses 100-300mm.</p> <p>Not multi layered.</p> <p>Effective slope flat ground.</p> <p>Potential fuel loading 15-25 t/ha.</p> <p>Internal to site.</p> <p>APZ management standards can be applied.</p>
Photo 13-Photo ID 13-View to the west adjacent to Lot 12. Heavy weed infestation present.			


Plot	14	Classification or Exclusion Clause	Grassland Type G
			<p>Located western boundary-external to subject site.</p> <p>Currently grazed.</p> <p>Potential fuel load 3-4.5 t/ha.</p> <p>Effective slope - Upslope.</p> <p>Separation 11 metres.</p>
Photo 14-Photo ID 14-view to the north west from home Road.			


Plot	15	Classification or Exclusion Clause	Woodland Type B
			<p>Peppermint woodland average height 6-8 metres with 10-30% foliage cover.  Understory - unmanaged pasture-grasses 100-300mm.  Not multi layered.  Upslope-effective slope 0.8 degrees.  External to site</p>
Photo 15-Photo ID 15 View of Woodland Type B in private property to the south			

Plot	16	Classification or Exclusion Clause	Forest Type A
<p><i>Photo not available, private property</i></p>			<p>Closed <i>Agonis Flexuosa</i> Forest.  Multi-layered vegetation structure.  Potential Surface fuels 25-35T/ha.  30-70% vegetative structure/cover.  Average tree height 8-13m.  Down slope-Effective slope 15 degrees.  External to site.</p>


Plot	17	Classification or Exclusion Clause	Forest Type A
<p><i>Photo not available, private property</i></p>			<p>Closed <i>Agonis Flexuosa</i> Forest.  Multi-layered vegetation structure.  Potential Surface fuels 25-35T/ha.  30-70% vegetative structure/cover.  Average tree height 8-13m.  Upslope-effective slope 5 degrees.  External to site.</p>

Plot	18	Classification or Exclusion Clause	Woodland Type B
			<p>Peppermint woodland average height 6-8 metres with 10-30% foliage cover.  Understory - unmanaged pasture-grasses 100-300mm.Scattered remnant natives  Not multi layered.  Down slope-effective slope 10 degrees to existing house.  Upslope to lot internal areas.  Internal to site-APZ management can be applied.</p>
<p>Photo 18-Photo ID 18-View of Woodland Type B north of existing house</p>			

Plot	19	Classification or Exclusion Clause	Forest Type A
			<p>Closed <i>Agonis Flexuosa</i> Forest.  Multi-layered vegetation structure.  Potential Surface fuels 25-35T/ha.  30-70% vegetative structure/cover.  Average tree height 8-13m.  Flat Ground.  Internal and external to site. Internal to site-APZ management can be applied.</p>
Photo 19-Photo ID 19-Looking west to Home Road of Plot 19 (RHS of photo)			

Plot	20	Classification or Exclusion Clause	Forest Type A
			<p><i>Agonis flexuosa</i> Forest.  Multi-layered vegetation structure.  Potential Surface fuels 25-35T/ha.  30-70% vegetative structure/cover.  Average tree height 8-13m.  Upslope.  External to site,</p>
Photo 20-Photo ID 20-View to the south west from the north east of Plot 20.			



Plot	21	Classification or Exclusion Clause	Woodland Type B
			<p>Peppermint woodland average height 6-8 metres with 10-30% foliage cover.</p> <p>Understory - unmanaged pasture-grasses 100-300mm.</p> <p>Scattered remnant natives.</p> <p>Not multi layered.</p> <p>Upslope.</p> <p>External to site to the south east.</p>
<p>Photo 21-Photo ID 21 view of Woodland Type B to the south east of the subject site. View from the north to the south along Plot 21 in private property.</p>			



**SECTION 3: Potential Bushfire Impacts**

The potential bushfire impact to the site / proposed development from each of the identified vegetation plots are identified below and shown on the BAL Contour Page 16.

BE on lot	Vegetation Classification	Effective Slope	Separation (m) to lot	BAL
1	Forest Type A (Plot 19) Woodland Type B (Plot 15) Forest Type A (Plot 3)	Flat Land Flat Land Downslope>0 to 5 deg	0m 20m 10m	BAL 12.5 to existing house N/A overridden by Plot19 BAL 12.5 to existing house
2	Forest Type A (Plot 3)	Downslope>0 to 5 deg	10m	BAL 12.5 to BAL Low on BE
3	Forest Type A (Plot 17) Grassland Type G	Upslope Upslope	0m 10m	BAL 29 to BAL 12.5 BAL 12.5
4	Woodland Type B (Plot 18)	Upslope	0m	BAL19 and BAL 12.5 can apply to existing house
5	Forest Type A (Plot 17) Forest Type A (Plot 16)	Upslope Downslope>10 to 15 deg	0m 0m	N/A overridden by Plot 16 BAL 29 to BAL 12.5 can apply
6	Forest Type A (Plot 3)	Downslope>0 to 5 deg	10m	BAL 29 and 12.5 on BE
7	Forest Type A (Plot 16)  Forest Type A (Plot 4)	Downslope>10 to 15 deg Flat Land	0m 0m	BAL 12.5 to BAL-Low can apply BAL 12.5 to BAL-Low can apply
8	N/A	N/A	>100m	BAL – Low can apply
9	Forest Type A (Plot 3)	Downslope>0 to 5 deg	10m	BAL 29 to BAL 12.5 can apply
10	Forest Type A (Plot 1)	Down slope>5 to 10 degrees	0 m	BAL 12.5, BAL 19 and BAL 29 can apply to BE
11	Forest Type A (Plot 6)	Downslope>0 to 5 deg	0m	BAL 12.5 and BAL Low to BE
12	Forest Type A (Plot 6)	Down slope>0 to 5 deg	0m	BAL 12.5 and BAL Low to BE
13	Forest Type A (Plot 6)  Forest Type A (Plot 4)	Down slope>0 to 5 degrees Flat Land	0m 0m	BAL 12.5 and BAL Low to existing house in BE BAL 12.5 to BE
14	Forest Type A (Plot 7)	Flat Land	0m	BAL 12.5 to 29 can apply

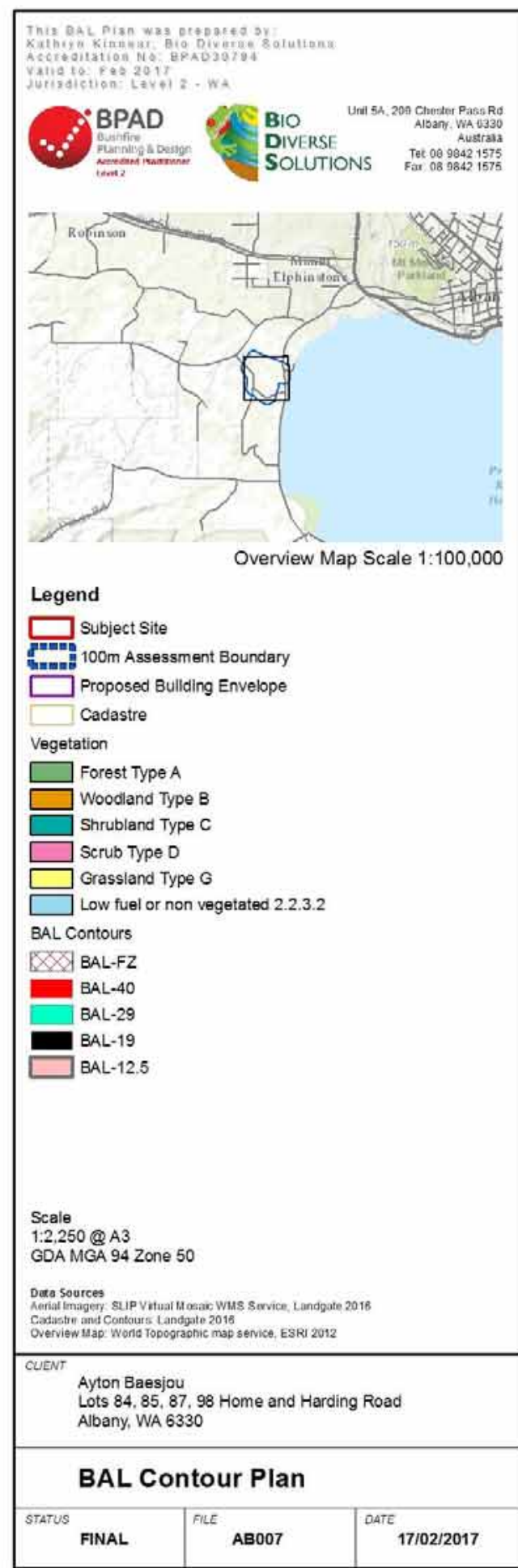
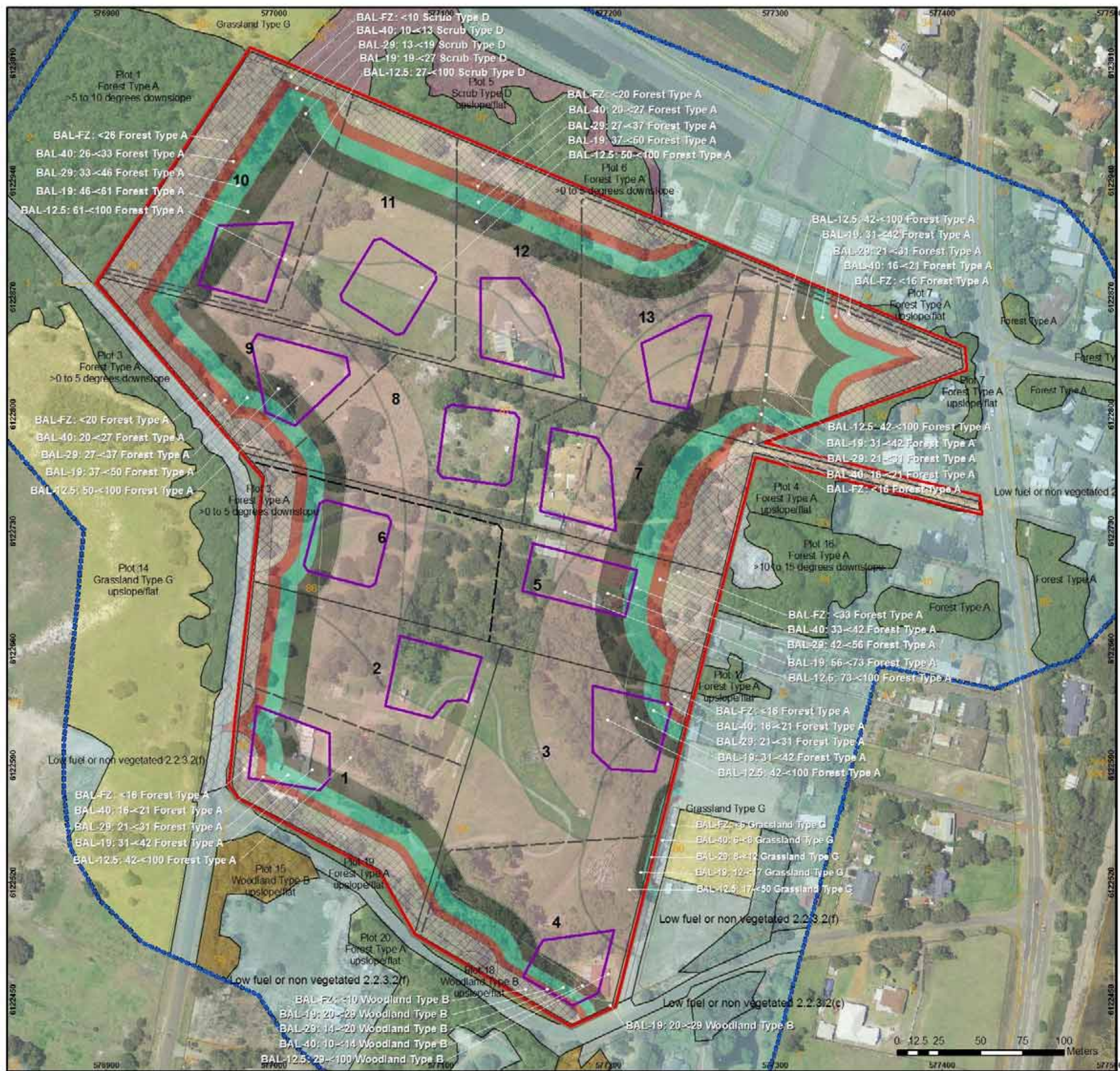
**COMMENTS ON BAL CALCULATIONS:**

- Distances from vegetation were made based on surface fuels to edge of lot (subject site) boundary;
- BAL Calculation was worked from external boundaries of the subject site, with the assumption that all internal areas of the lots will be maintained to APZ standards by the new owners;
- Effective slopes were measured in the field using a Nikon Forestry Pro and represented on the respective plots;
- Method 1 (AS3959-2009) Simplified procedure was used for vegetation classification and BAL Assessment process;
- Vegetation was classified within 100m of the lot boundaries;
- The perimeter of the vegetation was measured using field GPS and notations on field GIS maps;
- The BAL Contour Plan was prepared by an Accredited Level 2 Bushfire Planning Practitioner (BPAD30794); and
- The BAL Contour Map has been prepared in accordance with Department of Planning (WAPC) Fact Sheet – BAL Contour Maps (Version 2, January 2016).

## **ASSUMPTIONS**

- The lots and the Development Exclusion areas can be fuel reduced to meet APZ standards; and
- All other areas on the lots can be cleared or maintained to APZ standards as per AS3959-2009 Low fuel Exclusion 2.2.3.2 (f) and the Guidelines for Planning in Bushfire Prone Areas – APZ Standards (Appendix Four A 2.1 Version 1.1, February 2017).







**AS3959-2009 disclaimer:** It should be borne in mind that the measures contained within this Standard (AS3959-2009) cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather condition. (AS3959, 2009)

Building to AS3959-2009 is a standard primarily concerned with improving the ability of buildings in designated bushfire prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as to the building itself.

#### SECTION 4: DISCLAIMER

*The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959-2009 – Building in Bushfire prone Areas, WAPC State Planning Policy 3.7 (WAPC, 2015), , WAPC Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015), and CSIRO's research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.*

#### SECTION 7: Certification

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2009 (Incorporating Amendment No's 1, 2 and 3).

SIGNED, ASSESSOR: .....  .. DATE:

Kathryn Kinnear, Bio Diverse Solutions  
Accredited Level 1 BAL Assessor (Accreditation No: BPAD30794)  
"Experienced" Level 2/3 Bushfire Practitioner pending accreditation.



#### References

Western Australian Planning Commission (WAPC) (2017) Guidelines for Planning in Bushfire Prone Areas Version 1.1. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

Western Australian Planning Commission (WAPC) State Planning Policy 3.2 Planning in Bushfire Prone Areas. Department of Planning WA and Western Australian Planning Commission.

State Land Information Portal (SLIP) (2015 & 2016) map of Bushfire Prone Areas. Office of Bushfire Risk management (OBRM) data retrieved from:

**Appendix 1: – Additional Information / Advisory Notes / Justifications Related to Assessment**

Vegetation types analysed to AS3959-2009 with the following justifications:

**Forest type A**

- Multi-layered vegetation structure;
- Surface fuels and could reach 25-35T/ha;
- 30-70% vegetative structure/cover; and
- Eucalypt Trees 10-30m.

**Woodland Type B**

- Not multi-layered vegetation structure;
- Available fuels and could reach 15-25T/ha;
- 10-<30% vegetative structure/cover;
- Eucalypt Trees 8-15m.

**Scrub Type D:**

- Maximum vegetation heights 4m;
- Occasional tree at 5m;
- >30% vegetative cover;
- Available Fuels 25T/ha; and
- Melaleuca, pampas grass and tea tree scrubs.

**Grassland Type G**

- Unmanaged grasslands – not regularly slashed or grazed;
- Average heights of grasses 100-400mm;
- Dominated by grass species; and potential fuel loading 4.5t/ha; and
- <10% tree/scrub species present.

**Low Fuel and non-vegetated areas (AS3959-2009 2.2.3.2):**

*Clause (e) – Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.*

- Footpaths;
- Buildings;
- Bare ground;
- Car parks; and
- Roads

*Clause (f) – Low threat vegetation including managed grassland in minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated ornamental gardens, commercial nurseries, nature strips and wind breaks.*

- Low fuel areas associated with managed grasslands, ornamental gardens in APZ areas of established buildings/dwellings; and
- Managed grasses <100mm in height, evidence of regular mowing.

BAL Assessment undertaken by an Experienced Level 2 Bushfire Practitioner. Method 1 AS3959-2009 applied for BAL Assessment.

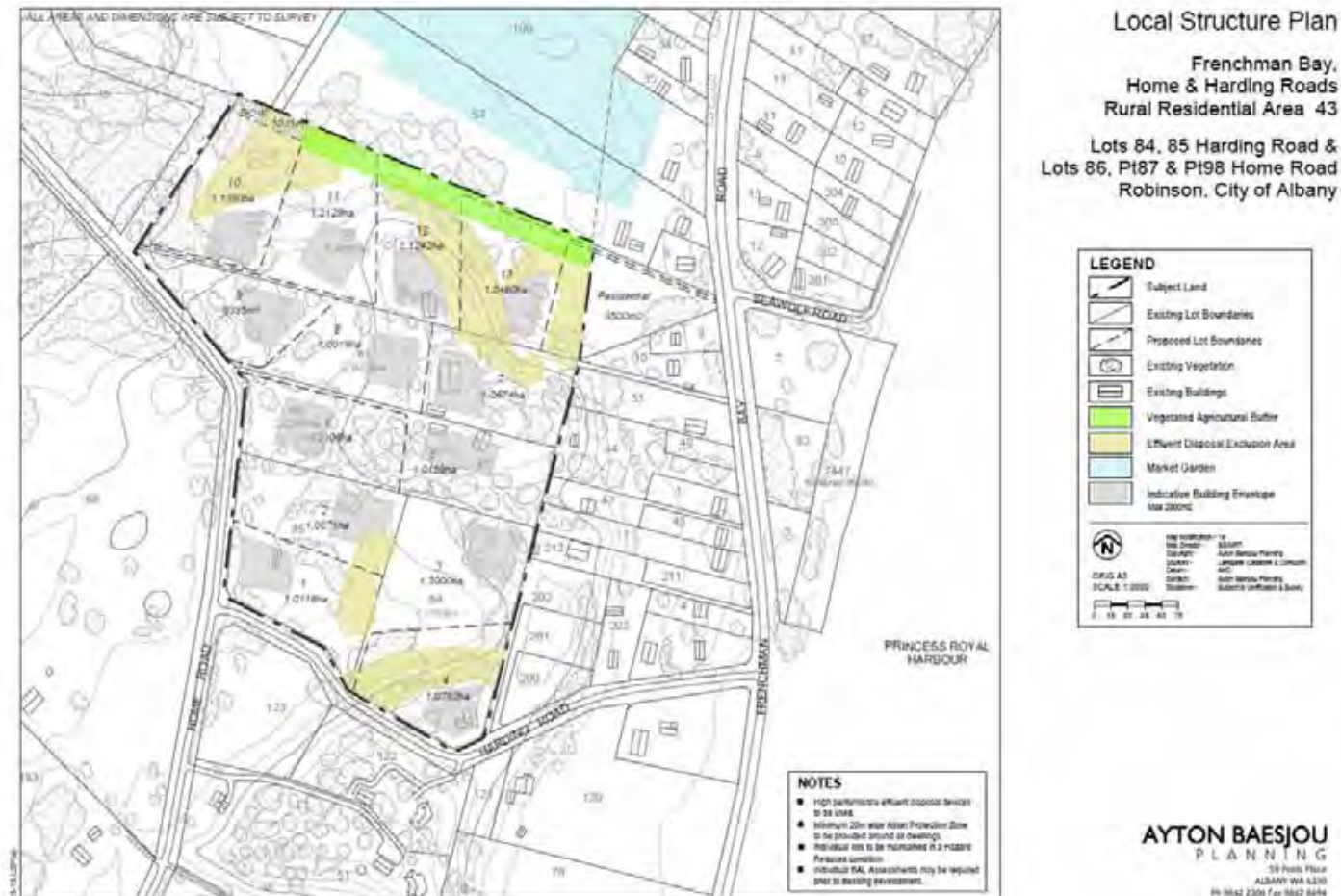


Appendix 2 – OBRM Mapping



(SLIP, 2015 & 2016)

Appendix 3 – Local Structure Plan



Checklist for proposal compliance and justification to the Guidelines for Planning in Bushfire Prone Areas (2015) )			
<b>BDS Project Name</b>	BAL Contour Plan		
<b>BDS Job Number</b>	AB007		
<b>Date</b>	20/2/17	<b>WAPC#</b>	N/A
<b>Client name</b>	Ayton Baesjou	<b>Condition #</b>	N/A
<b>Bushfire Prone Area</b>	Yes (see attached)	<b>Mapping</b>	Yes see attached
<b>Planning proposal</b>	WAPC subdivision	<b>Lots created</b>	14
<b>1. Bushfire Protection Criteria Acceptable Solutions as defined by Guidelines for Planning for Bushfire Prone Areas (WAPC 2015).</b>			
<b>Element</b>	<b>Compliant to Acceptable Solution– Yes/No</b>	<b>Justification</b>	
<b>Element 1 – Location</b>	No	<p>Site has areas which are classified extreme and Low hazards. (Forest Type A, Woodland Type B, Scrub Type D, Grassland Type G). Proposed buildings can be in BAL 29 to BAL 12.5 zones and existing buildings in BAL 12.5 or BAL low.</p> <p><b>Development is deemed to meet Acceptable Solutions for Element 1.</b></p>	
<b>Element 2 - Siting and design of development</b>	Yes	<p>A2.1: APZ can be achieved within the individual lots and a setback associated with BAL 29 or less. Fuel can be modified within the lots to meet APZ requirements.</p> <p><b>Plan of subdivision is deemed to meet Acceptable Solutions for Element 2 with APZ's applied to BAL 29 or less to lots.</b></p>	
<b>Element 3 - Vehicular access</b>	Yes	<p>A3.1: Direct access onto Home and Harding Roads for most lots to separate destinations.  A3.2 Public roads not proposed.  A3.3 Cul-de-sacs not proposed.  A3.4 Battle axes proposed, do not exceed 200m.  A3.5 Private Driveways will meet minimum requirements.  A3.6 No EAW proposed, use the existing road network.  A3.7 No FSA proposed, use the existing road network.  A3.8 Firebreaks compliant by current owner (s).</p> <p><b>Deemed to meet Acceptable Solutions for Element 3.</b></p>	
<b>Element 4 – Water</b>	Yes	<p>Reticulated water.</p> <p><b>Deemed to meet Acceptable Solutions for Element 4.</b></p>	
<b>Bushfire Hazard Assessment required</b>	Yes	See Vegetation Classes Plan Page 2.	
<b>BAL Contour required</b>	Yes	See BAL Contour Map Page 16.	
<b>BMP required</b>	Yes	<p>Extreme levels of fuel and slope exist within the properties. Application of APZ for BAL setbacks of BAL 29 or less is required.</p>	

**2. Recommendations based on above checklist**

1. Assessment indicates that the location has bushfire hazards of Forest Type A, Scrub Type D, Woodland Type B, Grassland Type G external and internal to site. Internal areas low fuel to be maintained by the developer/land owners.
2. BAL 12.5, BAL 19, BAL-29 can be achieved in newly created lots. Existing buildings can achieve BAL 29 or less. All new buildings to be placed in the BAL 29 or less contours in BE's.
3. Brief assessment to Guidelines indicated can meet the Elements by applying Acceptable Solutions can be achieved in the subsequent stages.
4. Detailed BMP required as a condition of subdivision.
5. Notification for condition of approval - building to AS3959-2009 to apply to any new dwellings.
6. Bushfire prone area mapping is correct as per the Map of Bush Fire Prone Areas identifying land falling within, or partially within, a bush fire prone area of Western Australia as designated by the Fire and Emergency Services (FES) Commissioner dated 8/12/2015 and 21/5/2016. Updates of this mapping will occur at the discretion of the FES Commissioner and the BAL Contour Mapping is considered valid for a period of 12 months from the date of production.

**Prepared by:**

Kathryn Kinnear, Bio Diverse Solutions

Accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD30794)



**PLANNING AND DEVELOPMENT ACT 2005**

**CITY OF ALBANY**

**LOCAL PLANNING SCHEME No. 1**

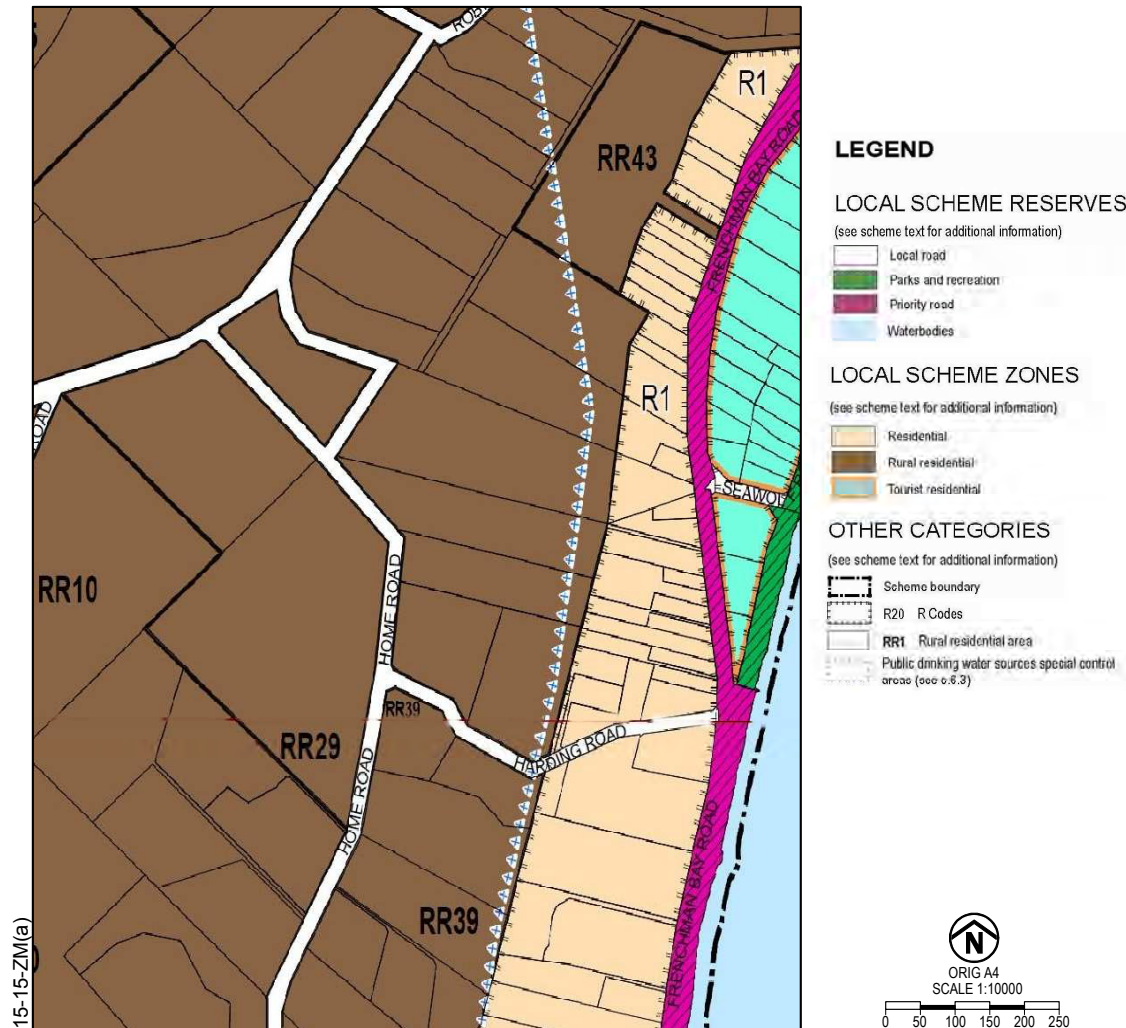
**AMENDMENT No. 27**

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

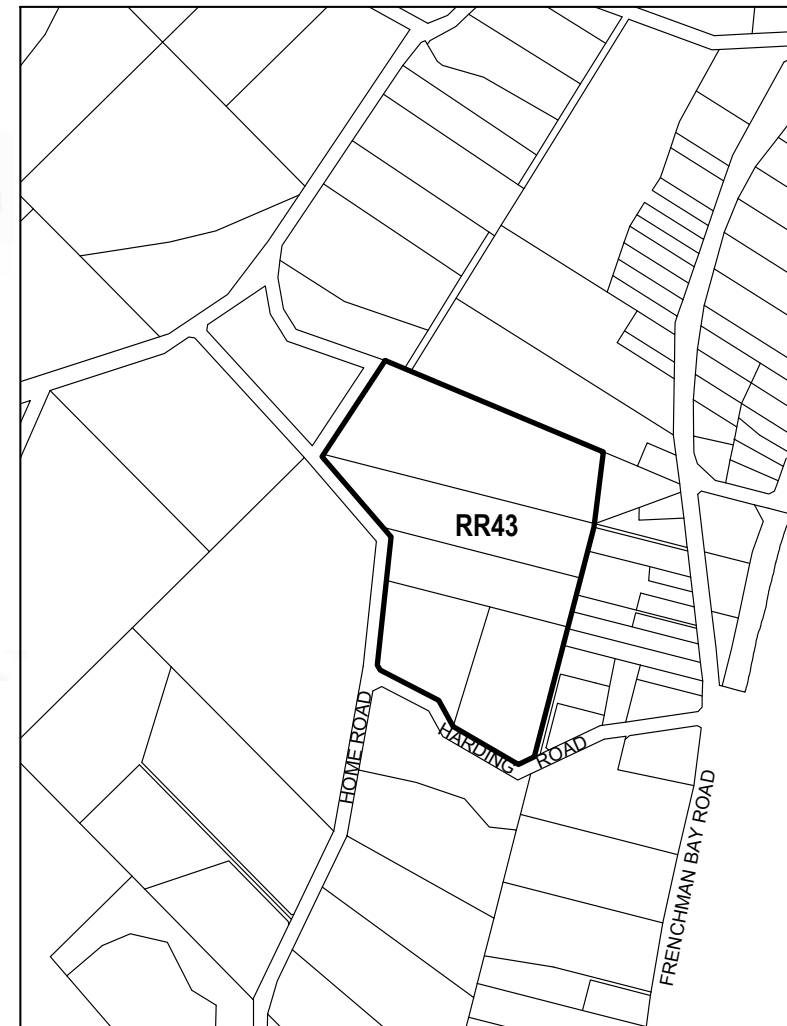
- i. Transferring Lots 84, 85 & 86 and portion of Lots 87 & 98 from Schedule 14 Rural Residential Zone Area No. 29 to Rural Residential Zone Area No. 43.
- ii. Renaming Schedule 14 Rural Residential Zone Area No. 43 Specified Rural Residential Zone from "Lot 114 Frenchman Bay Road Robinson" to "Frenchman Bay, Harding & Home Roads Rural Residential Area".
- iii. Within Provisions 1, 2 & 11 of Schedule 14 Rural Residential Zone Area No. 43 replacing "Subdivision Guide Plan" with "Local Structure Plan".
- iv. Replacing Provision 9 of Schedule 14 Rural Residential Zone Area No. 43 with the following:  
"For the Lots applicable to a Local Structure Plan and which a reticulated water supply is provided, all dwellings shall be required to provide a rainwater tank of not less than 50,000 litres capacity to harvest rainwater for household and garden use. In other circumstances, clause 5.6.9 of the Scheme shall apply."
- v. Within Provision 13 of Schedule 14 Rural Residential Zone Area No. 43 replacing "reduced by 7.5m" with "reduced to 7.5m".
- vi. Replacing Provision 17 of Schedule 14 Rural Residential Zone Area No. 43 with the following:  
"The Local Government may require the subdivider to make arrangements satisfactory to the Local Government to ensure prospective purchasers are advised that a Bushfire Management Plan may apply to the land and that prospective purchasers are advised of the potential for nuisance impacts of odour, noise, dust and spray drift from agricultural activities undertaken in the locality."
- vii. Replacing Provision 18 of Schedule 14 Rural Residential Zone Area No. 43 with the following:  
"Where shown on a Local Structure Plan a vegetated agricultural buffer is to be provided to the minimum width of 20 metres, plus where shown, a 10 metre setback for access."
- viii. Replacing Provision 19 of Schedule 14 Rural Residential Zone Area No. 43 with the following:  
"In relation to the 20 metre vegetated agricultural buffer to the north of the existing market garden, species used in the closest 10 metre portion of the buffer shall not be capable of growing taller than 3 metres to prevent the incidence of overshadowing."
- ix. Including a Provision 20 within Schedule 14 Rural Residential Zone Area No. 43 as follows:  
**"Bushfire Management"**  
20. The Local Government may request the Commission to impose a condition at the time of subdivision requiring the preparation and implementation of a Bushfire Management Plan in accord with SPP 3.7."
- and
- x. Updating the Scheme Maps accordingly.



## Existing Zoning



## Proposed Zoning



## CITY OF ALBANY LOCAL PLANNING SCHEME No. 1 AMENDMENT NUMBER 27

JANUARY 2017



**ADOPTION**

Adopted by resolution of the Council of the City of Albany at the Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Chief Executive Officer**

**FINAL APPROVAL**

Adopted for final approval by resolution of the City of Albany at the Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_ and the Common Seal of the City of Albany was hereunto affixed by the authority of a resolution of the Council in the presence of:

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Chief Executive Officer**

Recommended/Submitted for Final Approval

\_\_\_\_\_  
**Delegated Under S.16  
of the PD Act 2005**

\_\_\_\_\_  
**Date**

Final Approval Granted

\_\_\_\_\_  
**Minister for Planning**

\_\_\_\_\_  
**Date**

**CITY OF ALBANY**  
**LOCAL PLANNING SCHEME No. 1**

**LOCAL STRUCTURE PLAN**

**RURAL RESIDENTIAL AREA No. 43**  
**FRENCHMAN BAY, HARDING & HOME ROADS**  
**ROBINSON**

**Endorsement**

This structure plan is prepared under the provisions of the City of Albany Local Planning Scheme No. 1.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

\_\_\_\_\_ Date

Signed for and on behalf of the Western Australian Planning Commission:

\_\_\_\_\_

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

\_\_\_\_\_ Witness

\_\_\_\_\_ Date

\_\_\_\_\_ Date of Expiry

Amendments:

Amendment No.	Summary of Amendment	Amendment Type	Date Approved (WAPC)

## EXECUTIVE SUMMARY

This Local Structure Plan has been prepared to guide subdivision and development of Lots 84, 85, 86 and a portion of Lots 87 & 98 Home, Harding & Frenchman Bay Roads Robinson for Rural Residential purposes.

The land is located less than 5.5km from the Albany Central Area and is currently used for Rural Small Holding/ Rural Residential Purposes.

In accord with local and state policy promoting the efficient use of underutilised zoned and serviced land, the Local Structure Plan provides for the intensification of Rural Residential landuse to the density set and permitted in the locality and as established by local scheme and strategy.

Lot yield and arrangement is based on capability, site opportunities and constraints and is informed by specific site and fire assessments.

This Local Structure Plan should be read with and is adjunct to Local Planning Scheme No. 1 Amendment No. 27.

Local Structure Plan Summary Table:	
Total Area	14.05ha
Existing Lots	5
Lot Yield	13
Dwelling Density	1.05ha/Dw
Estimated Population	31pp
Estimated Additional Population	19pp
School Sites/ Other	NA

Contents

**PART 1. – STATUTORY ..... 1**

1.0 STRUCTURE PLAN AREA ..... 1

2.0 CONTENT OF LOCAL STRUCTURE PLAN ..... 1

3.0 RELATIONSHIP TO LOCAL PLANNING SCHEME NO. 1 ..... 1

4.0 OPERATION ..... 1

5.0 SUBDIVISION AND DEVELOPMENT CONDITIONS ..... 1

LOCAL STRUCTURE PLAN MAP ..... 2

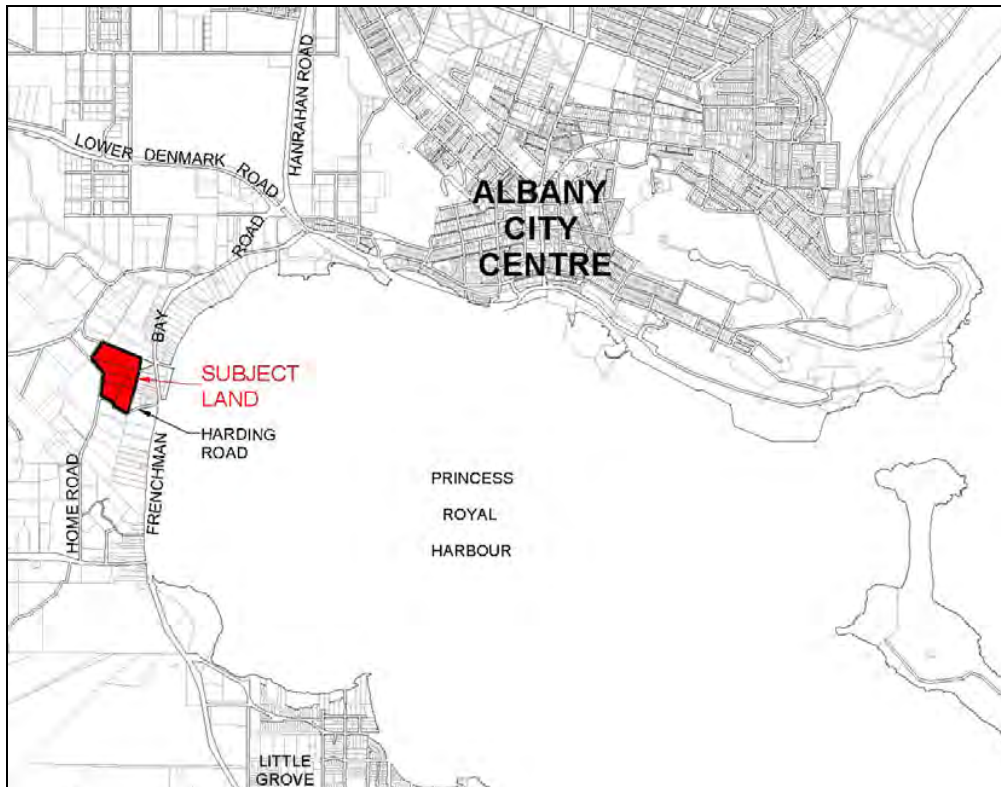
**PART 2 – EXPLANATORY ..... 3**



## PART 1. – STATUTORY

### 1.0 Structure Plan Area

The Structure Plan covers Lots 84, 85, 86 and a portion of Lots 87 & 98 Home, Harding & Frenchman Bay Roads Robinson zoned Rural Residential and as shown below.



### 2.0 Content of Local Structure Plan

The Local Structure Plan comprises two parts being:

1. Statutory; Containing the Local Structure Plan Map (Following Page).
2. Explanatory; referring to the background for and issues inherent in the Local Structure Plan per Local Planning Scheme No. 1 Amendment No. 27.

### 3.0 Relationship to Local Planning Scheme No. 1

The requirements of the LSP apply as if they were part of the Scheme.

In any conflict between scheme clauses or provisions and the LSP, the provisions or clauses of the scheme shall prevail.

Words and expressions used in the LPS have the same meaning as given in Local Planning Scheme No. 1. Pursuant to clause 27 Schedule 2 Part 4 of the Planning and Development (Local Planning Schemes) Regulations 2015, due regard is to be given to the requirements of the Local Structure Plan in any subdivision and development applications.

### 4.0 Operation

The LSP will come into effect following certification by the WA Planning Commission.

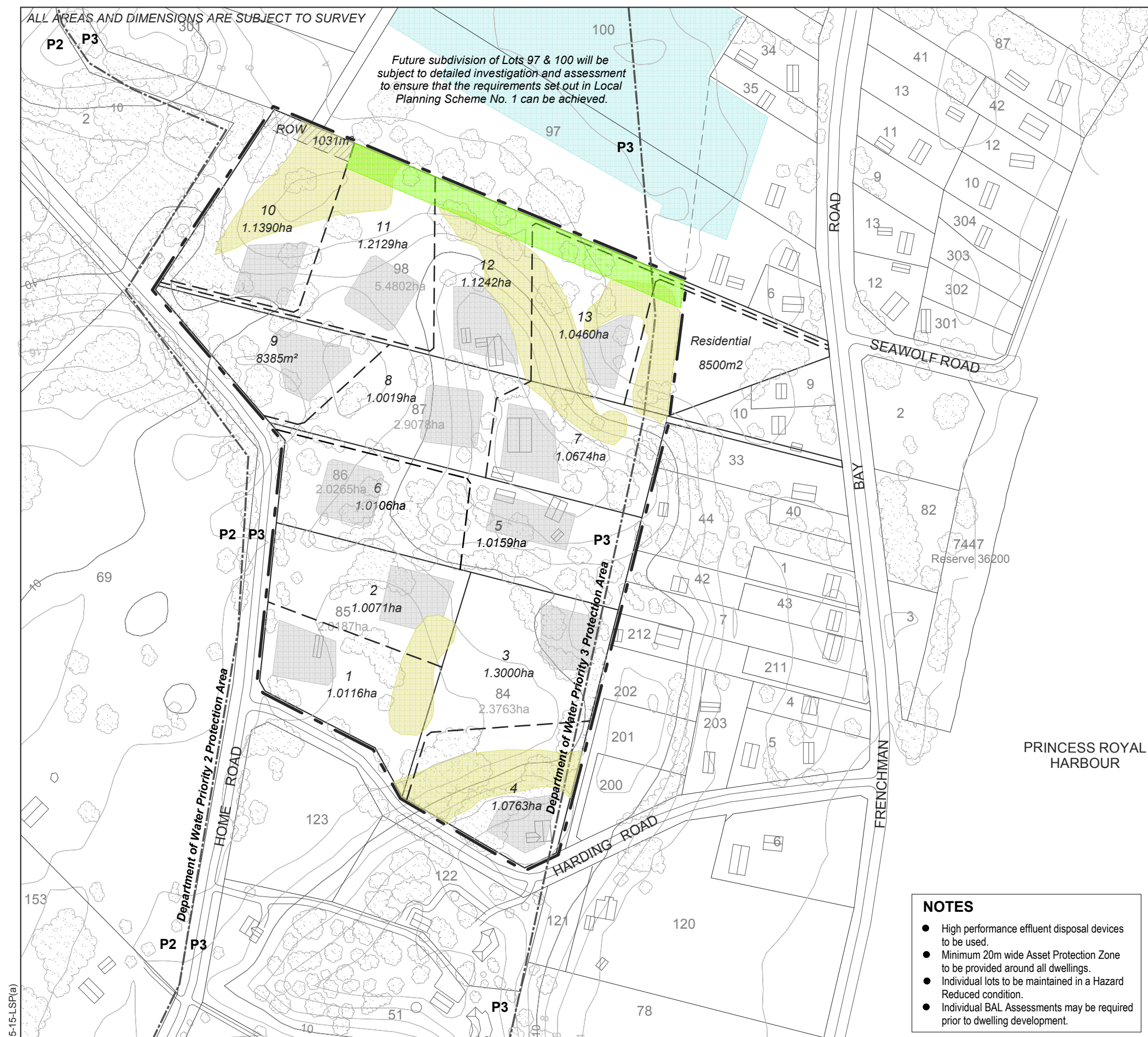
### 5.0 Subdivision and Development Conditions

In addition to the general clauses of the Scheme and the Special Provisions of Schedule 14 relating to Rural Residential Area No. 43, subdivision is to follow that shown on the LSP Map. Minor variations may be approved by the WA Planning Commission.












## Local Structure Plan

Frenchman Bay,  
Home & Harding Roads  
Rural Residential Area 43

Lots 84, 85 Harding Road &  
Lots 86, Pt87 & Pt98 Home Road  
Robinson, City of Albany



## LEGEND

- |   |  |
|---|--|
|    | Subject Land   |
|    | Existing Lot Boundaries                                |
|    | Proposed Lot Boundaries                                |
|    | Existing Vegetation                                    |
|    | Existing Buildings                                     |
|   | Vegetated Agricultural Buffer                          |
|  | Effluent Disposal Exclusion Area                       |
|  | Market Garden  |
|  | Indicative Building Envelope<br>Max 2000m <sup>2</sup> |
|  | DoW Priority 2 Protection Area                         |
|  | DoW Priority 3 Protection Area                         |



ORIG A3  
SCALE 1:3000

Map Modification - 1a  
Map Creator - BQ/MRT  
Copyright - Aytou Baesjou Planning  
Sources - Landgate (Cadastral & Contours)  
Datum - AHD  
Contact - Aytou Baesjou Planning  
Disclaimer - Subject to Verification & Survey

## NOTES

- High performance effluent disposal devices to be used.
- Minimum 20m wide Asset Protection Zone to be provided around all dwellings.
- Individual lots to be maintained in a Hazard Reduced condition.
- Individual BAL Assessments may be required prior to dwelling development.

**AYTON BAESJOU**  
P L A N N I N G

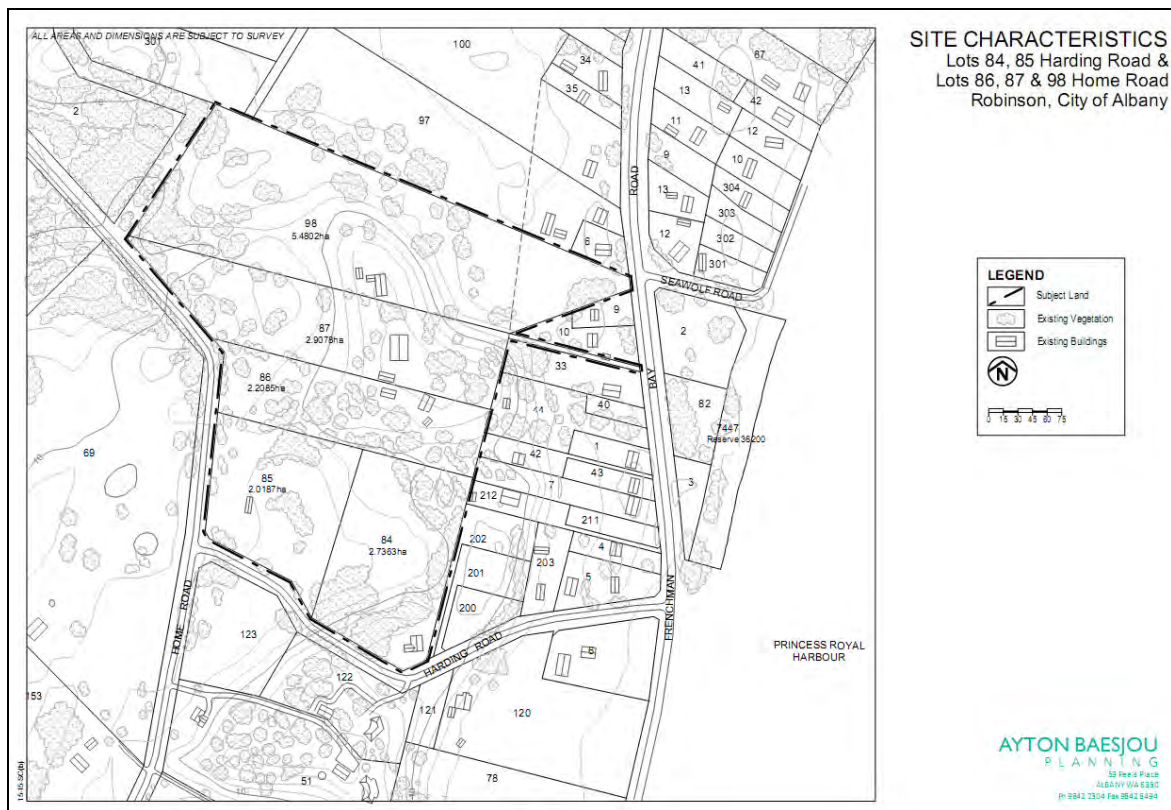
59 Peels Place  
ALBANY WA 6330  
Ph 9842 2304 Fax 9842 8494



## PART 2 – EXPLANATORY

The land is located some 5.5km by road south west of the Albany City Centre (Princess Royal Drive and Frenchman Bay Road). The land has access to Frenchman Bay Road, Harding Road & Home Road.

Lot sizes range from 2ha to 5.4ha and are used for rural retreat or rural small holdings purposes. The land is in a precinct comprised of residential lots fronting and east of Frenchman Bay Road, rural residential and rural pursuits on the low flat land to the north with established rural residential estates to the south and west.



As a part of Amendment No. 27 to Local Planning Scheme No. 1 which seeks to transfer the land from Rural Residential Area No. 29 to Area No. 43, a Local Structure Plan (Map) is required. This plan identifies the future lot layout and associated spatial subdivision and development issues and requirements following on from the special provisions identified in Amendment 27 necessary to apply to the land.

As a result, reference should be made to the Amendment No. 27 reports and technical assessments covering site and capability, bushfire safety, existing provisions, servicing and the requirements for future subdivision.

The LSP depicts the general layout, outlines effluent disposal exclusion areas, indicative building envelopes, access arrangements and the other subdivisional components necessary to provide for development.

The plan is based on capability, site opportunities and constraints and is informed by specific site and fire assessments. Background and analysis including the site specific assessments carried out are included in the Amendment No. 27 documentation.

Supporting the LSP, Amendment No. 27 and the existing rural residential controls include measures to:

- Include the land within Rural Residential Area No. 43 and reference the LSP Map as the guide to future subdivision.
- Provide for subdivisional and development servicing as necessary.
- Provide for landowner notifications covering agricultural activities and bushfire safety.
- Include specific bushfire safety provisions.
- Provide prudent landuse control and approval requirements.
- Provide building envelope and effluent disposal location control.



## Planning & Development Services

### City of Albany Policy

# HOLIDAY ACCOMMODATION

# 'HOLIDAY ACCOMMODATION' POLICY

## Policy Statement

1. This Policy has been adopted in accordance with Part 2 of *Local Planning Scheme 1*.
2. Local Government is to have due regard to the provisions of this Policy and the objectives which the Policy is designed to achieve before making its determination.

## Objective

3. To encourage good quality, well managed holiday accommodation for use by short-term visitors generally in locations that will enhance the tourism experience while minimising potential impacts on adjoining residents.

## Scope

4. This Policy applies to applications for Holiday Accommodation.

## Definition

5. Holiday Accommodation: means any land and/or building providing accommodation and recreation facilities for guests/tourists on a short-term commercial basis and may include a shop or dining area incidental to the function providing limited services to patrons (Source: *Local Planning Scheme 1*).
6. Short Stay: means that no person is to stay more than three months in any 12 month period.

*Note: Holiday Accommodation is not the same as 'Bed and Breakfast'.*

*Bed and breakfast/farmstay means a dwelling, used by a resident of the dwelling, to provide accommodation for no more than six guests away from their normal place of residence on a short-term commercial basis within the dwelling and may include the provision of meals.*

## Strategic Context

7. This Policy relates directly to the following element of the *Community Strategic Plan "Albany 2023"*: to advocate, plan and build friendly and connected communities.

## Legislative Context

### Zoning/Location

8. Holiday Accommodation' is not permitted in the 'Residential', 'Caravan and Camping', 'Regional Centre', 'Rural Small Holding' and 'Rural Village' zones unless the Local Government has exercised its discretion by granting planning approval.
9. 'Holiday Accommodation' is not permitted in the 'Yakamia Creek', 'General Agriculture' and 'Priority Agriculture' zones unless the Local Government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4 of the *Local Planning Scheme 1*.
10. 'Holiday Accommodation' is permitted in the 'Tourist Residential' and 'Hotel/Motel' zones providing the use complies with requirements of the Scheme.



## Policy Provisions

### Referral to Council

11. Where a neighbour objects to a proposal for Holiday Accommodation, the application is to be referred to the Council for deliberation and considered in view of the following:
- a. The proximity of the holiday accommodation to key tourism attractions such as the beach or town centre/activity centre (typically a 5 minute walk – 400m); and/or
  - b. Location within a street(s) which facilitates safe, efficient and pleasant walking, cycling and driving; and/or
  - c. Location compatible with Figure A (refer to attachment - the areas illustrated are within close proximity to the town centre and popular swimming beaches); and
  - d. A management plan designed to facilitate community concerns.

### Management Plan

12. On application for Holiday Accommodation, a Management Plan shall be submitted to address matters including:
- a. Effective on-going management;
    - i. The responsibility for appropriate on-going management rests with the proponent to ensure that visitors are responsible and do not create inappropriate impacts (including noise) to adjoining/nearby properties. Suitable on-going management can be more difficult if owners live a considerable distance from the application site. Accordingly, as part of the planning application, the local government will require the proponent to outline how the site will be managed, especially if the owners do not live nearby.
  - b. The amenity of adjoining/nearby land uses;
    - ii. managing noise impacts of visitors;
    - iii. the submission of a code of conduct for guests which shall, amongst others, list what is considered acceptable and unacceptable behavior;
    - iv. outlining how the premises will be managed on a day-to-day basis (including how keys are easily available for late entry, providing onsite assistance and confirming arrangements for cleaning/waste management);
    - v. relevant site specific matters including fire management/emergency response plans for visitors and managing risks for visitors; and
    - vi. the handling of complaints (it is expected that the tenant be contacted by phone immediately and the proponent or their representative visit the property, preferably within 12 hours).

### Amount of Persons Residing

13. The amount of guests residing within holiday accommodation is to comply with the following standards:
- a. 4 square metres per person in each bedroom utilising beds;
  - b. 2.5 square metres per person in each bedroom utilising bunks; and
  - c. Maximum of 12 persons within a 'Single House' at any time.

*Note: Where more than 12 guests are proposed, the premise is classified under the Health Act 1911 as a "lodging house" and will require further approval (from Environmental Health). A planning application for a lodging house shall be treated as a "use not listed" under the provisions of the Town Planning Scheme.*

**Period of Stay**

14. The maximum stay for any one person within a building approved for holiday accommodation is 3 months within any 12 month period.

**Register**

15. Operators must provide and maintain a register of all people who utilise the holiday accommodation during the year to Council's satisfaction.

**Car Parking**

16. At a minimum, 2 on-site car parking bays are to be provided per 6 guests (4 car-parks/12 guests).

17. Tandem parking may be permitted for a maximum of one vehicle behind another vehicle.

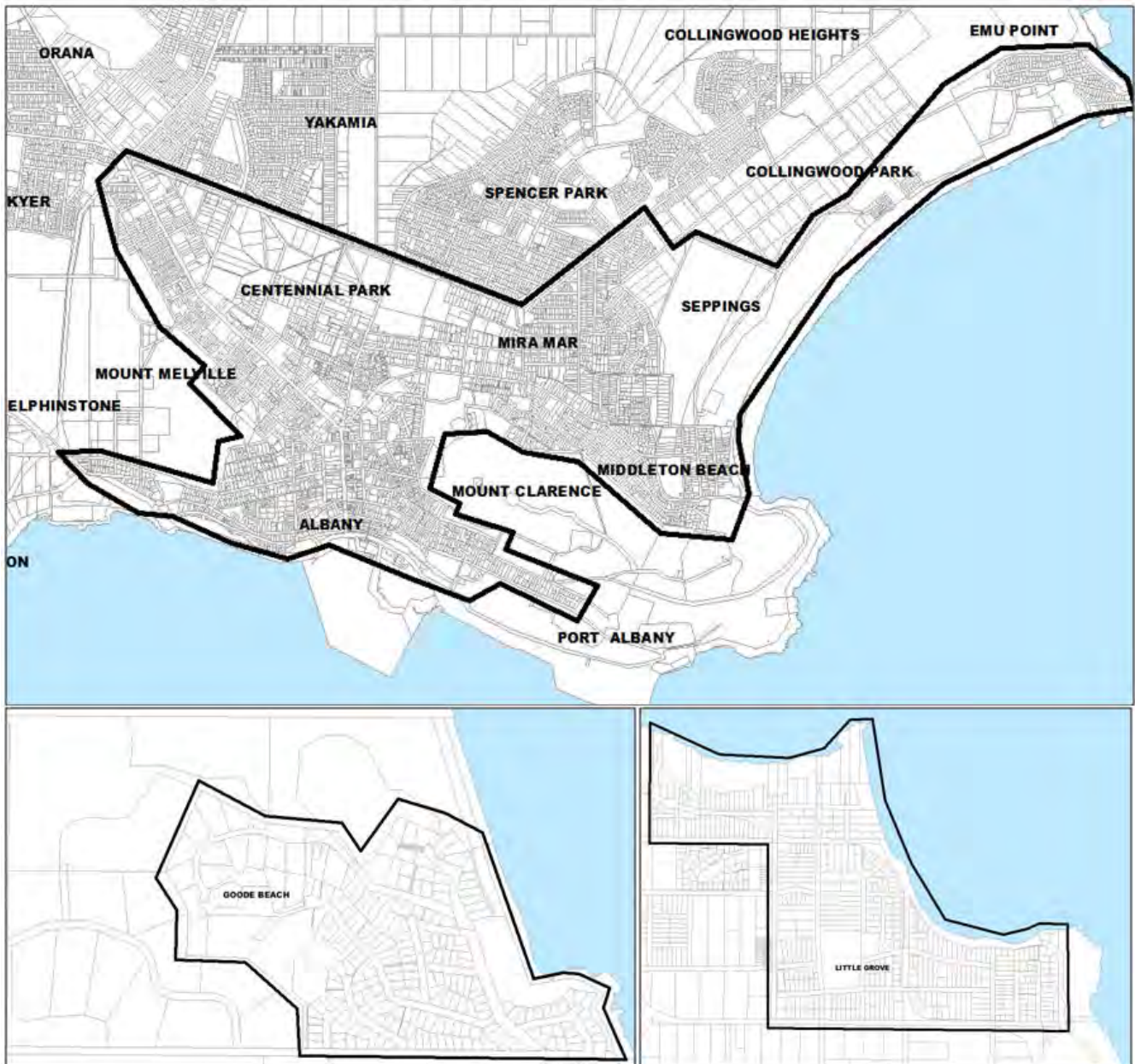
18. All car parking is to be contained on-site and no verge area should be used for car parking.

19. It is common for holiday makers to have a boat, trailer, caravan etc. and there should be additional space allocated for such. All vehicle access (including crossovers) and car parking areas are to be sealed and drained to the approval of the local government.

*Note: A new proprietor wishing to continue the use of the site for holiday accommodation will need to provide an updated management plan.*

*Except as otherwise provided in the Scheme, a 'Single House' does not require planning approval of the Local Government.*

*Reverting holiday accommodation back to permanent accommodation ('Single House') does not require the approval of the Local Government.*

**Figure A – Preferred Areas for Holiday Accommodation****Review Position and Date**

20. N/A

**Associated Documents**

- 21. *Local Planning Scheme 1 (LPS1).*
- 22. *Residential Design Codes (R Codes).*
- 23. *The Western Australian Planning Commission (WAPC) Planning Bulletin 99 (Holiday Home Guideline).*

**Version Control**

<b>Document Approval</b>			
Document Development Officer: Adrian Nicoll		Document Owner: <i>Dale Putland</i>	
Holiday Accommodation Policy			
<b>Document Control</b>			
File Number - Document Type:	CM.STD.7 – Policy		
Synergy Reference Number:	(Created when cover sheet is created in Synergy Records Module)		
Meta Data: Key Search Terms	Holiday Accommodation Policy		
Status of Document:	Final		
Document file details:	<a href="#">N:\Devel.Service\Development\</a>		
Quality Assurance:	Chief Executive Officer, Executive Management Team		
Distribution:	Internal Document, Public Document		
<b>Document Revision History</b>			
Version	Author	Version Description	Date Completed
Draft v0.01	Senior Planning Officer	Initial Draft - Advertised	24/07/2014
1.0	ED	Adopted by Council - 2014 Report Item PD005	2014

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

This information contained in this document is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.



## Development Services

### City of Albany Policy

# BED AND BREAKFAST ACCOMMODATION

# BED AND BREAKFAST ACCOMMODATION

## ***Objectives:***

- 1) *To promote the orderly and proper development of land by making suitable provisions to guide applicants who wish to establish Bed and Breakfast accommodation from their homes;*
- 2) *To secure the amenity, health and convenience of both visitors and surrounding residents through appropriate development requirements; and*
- 3) *To ensure that the Bed and Breakfast accommodation is incidental to the predominant use of the property in order to maintain the amenity of the immediate area.*

## **Definitions**

***“Bed and Breakfast Accommodation”*** means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast.

## **Policy Statement**

Bed and Breakfast Accommodation should occupy a maximum of two bedrooms of a dwelling house and be made available for short-stay accommodation for a maximum of six guests at any one time and will only be approved on a lot where it can be demonstrated that:

- 1) The proposal is consistent with surrounding land use activities and can demonstrate general support from adjoining landowners;
- 2) The owner/manager of the Bed and Breakfast accommodation will reside on-site;
- 3) The proposal provides additional on-site car parking bays at the ratio of 1 bay per bedroom and shall not interfere with vehicular access; and
- 4) Access/egress to the site and car parking shall not adversely impact on with local vehicular or pedestrian traffic.



**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors

From : Information Officer – Development Services

Subject : Development Application Approvals – March 2017

Date : 4 April 2017

---

1. The attached report shows Development Application Approvals issued under delegation by a planning officer for the month of March 2017.
2. Within this period 64 Development applications were determined, of these;
  - 61 Development applications were approved under delegated authority;
  - 1 Development application was approved by JDAP;
  - 1 Development application was withdrawn; and
  - 1 Development application was refused.



---

**Vicki Martin**  
Information Officer – Development Services

### **PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY**

Applications determined for March 2017

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2170072	10/02/2017	York Street	Albany	Office - Signage	Delegate Approved	3/03/2017	Taylor Gunn
P2170076	13/02/2017	Burgoyne Road	Albany	Single House - Alterations & Additions (Design Codes Assessment)	Delegate Approved	1/03/2017	Craig McMurtrie
P2170077	14/02/2017	Vancouver Street	Albany	Development - Maintenance & Repairs	Delegate Approved	17/03/2017	Taylor Gunn
P2170086	22/02/2017	Parade Street	Albany	Home Business (Online Florist)	Delegate Approved	28/03/2017	Alex Bott
P2170097	28/02/2017	York Street	Albany	Development - Sign x 1 (Illuminated)	Delegate Approved	22/03/2017	Craig McMurtrie
P2170130	15/03/2017	Spencer Street	Albany	Change of Use - Shop	Delegate Approved	30/03/2017	Craig McMurtrie
P2170080	17/02/2017	Yatana Road	Bayonet Head	Single House - Alterations & Additions (Design Codes Assessment)	Delegate Approved	2/03/2017	Craig McMurtrie
P2170148	23/03/2017	Lower King Road	Bayonet Head	Single House - Outbuilding (Over Height)	Delegate Approved	29/03/2017	Taylor Gunn
P2170101	28/02/2017	Albany Highway	Centennial Park	Development - Maintenance (Replace Gutters)	Delegate Approved	17/03/2017	Taylor Gunn
P2170125	14/03/2017	Sanford Road	Centennial Park	Industry Light - Units x 2	Delegate Approved	24/03/2017	Taylor Gunn
P2170075	13/02/2017	Baxteri Road	Cheyne	Single House - Additions (2 x Bedrooms)	Delegate Approved	13/03/2017	Alex Bott
P2170093	24/02/2017	Hassell Street	Elleker	Single House Retaining Wall & Water Tank (x 2) - Boundary Setback Variation	Delegate Approved	15/03/2017	Taylor Gunn
P2170041	25/01/2017	Cunningham Street	Emu Point	Single House - (Design Codes Assessment) Outbuilding (Overheight) & Water Tank	Delegate Approved	27/03/2017	Taylor Gunn
P2170098	28/02/2017	Karrakatta Road	Goode Beach	Single House - Retaining Wall (Design Codes Assessment)	Delegate Approved	28/03/2017	Alex Bott
P2170146	22/03/2017	St Georges Crescent	Goode Beach	Single House - Addition (Carport) Design Codes Assessment	Delegate Approved	24/03/2017	Taylor Gunn

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2170079	15/02/2017	Mount Boyle Road	Kalgan	Agriculture - Intensive (Cut Flowers) Rural Pursuit (Florist) & Recreation - Private (Workshops)	Delegate Approved	21/03/2017	Craig McMurtrie
P2170102	28/02/2017	Walford Road	Kalgan	Single House - Outbuilding	Delegate Approved	3/03/2017	Taylor Gunn
P2170123	13/03/2017	Walford Road	Kalgan	Single House - Outbuilding	Delegate Approved	21/03/2017	Taylor Gunn
P2170096	28/02/2017	Vaughan Vista	Lange	Grouped Dwelling x 2 (Design Codes Assessment)	Delegate Approved	10/03/2017	Jessica Anderson
P2170081	17/02/2017	Frenchman Bay Road	Little Grove	Market (Flowers)	Delegate Approved	16/03/2017	Craig McMurtrie
P2170084	20/02/2017	Maitland Avenue	Little Grove	Single House & Outbuilding (Design Codes Assessment)	Delegate Approved	1/03/2017	Jessica Anderson
P2170116	7/03/2017	Wilson Street	Little Grove	Ancillary Accommodation & Retaining Walls (Design Codes Assessment)	Delegate Approved	27/03/2017	Jessica Anderson
P2170071	9/02/2017	Leschenault Street	Lockyer	Single House - Additions	Delegate Approved	3/03/2017	Jessica Anderson
P2160625	30/11/2016	Townsend Street	Lockyer	Nursing Home	Approved	7/03/2017	Taylor Gunn
P2170073	13/02/2017	Koonwarra Close	Lower King	Single House - Outbuilding (Overheight)	Delegate Approved	3/03/2017	Jessica Anderson
P2170095	27/02/2017	Nanarup Road	Lower King	Agricultural storage shed	Delegate Approved	2/03/2017	Craig McMurtrie
P2170107	2/03/2017	Lower King Road	Lower King	Single House - Earthworks in excess of 600m (Retaining Wall)	Delegate Approved	22/03/2017	Taylor Gunn
P2170112	3/03/2017	Bushby Road	Lower King	Change of Use - Single Dwelling to Ancillary Accommodation & Water Tanks (x2)	Delegate Approved	20/03/2017	Jessica Anderson
P2170153	24/03/2017	Nambucca Rise	Lower King	Single House	Delegate Approved	28/03/2017	Alex Bott
P2170114	7/03/2017	Berrima Road	Marbelup	Use Not Listed - Development (Outbuilding)	Delegate Approved	9/03/2017	Alex Bott
P2170120	9/03/2017	Lowanna Drive	Marbelup	Single House - Outbuilding - Addition & Water Tank	Delegate Approved	20/03/2017	Jessica Anderson
P2170030	23/01/2017	Dustan Way	McKail	Single House - Retaining Wall (Design Codes Assessment)	Delegate Approved	14/03/2017	Taylor Gunn
P2170078	14/02/2017	Gladville Road	McKail	Single House - Outbuilding (Extension)	Delegate Approved	9/03/2017	Craig McMurtrie

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2170126	14/03/2017	Radiata Drive	McKail	Single House - Design Codes Assessment	Delegate Approved	21/03/2017	Craig McMurtrie
P2170133	16/03/2017	South Coast Highway	McKail	Single House - Outbuilding (Stable - Boundary Setback Variation)	Delegate Approved	20/03/2017	Alex Bott
P2170155	27/03/2017	Neptune Pass	McKail	Single House - Additions (Patio & Carport) - Design Codes Assessment	Delegate Approved	31/03/2017	Taylor Gunn
P2170100	28/02/2017	Marine Terrace	Middleton Beach	Grouped Dwelling (x 2) & Retaining Walls	Delegate Approved	15/03/2017	Jessica Anderson
P2170122	10/03/2017	Middleton Road	Middleton Beach	Single House - Additions (Swimming Pool)	Delegate Approved	31/03/2017	Craig McMurtrie
P2170127	14/03/2017	Warren Road	Millbrook	Single House - Outbuilding	Delegate Approved	17/03/2017	Alex Bott
P2170094	24/02/2017	Albany Highway	Milpara	Single House	Delegate Approved	14/03/2017	Alex Bott
P2170119	9/03/2017	Newbey Street	Milpara	Motor Vehicle Repair - Extension to Warehouse for Storage	Delegate Approved	21/03/2017	Taylor Gunn
P2170128	14/03/2017	Anderson Place	Mira Mar	Single House - Retaining Wall (Design Codes Assessment)	Delegate Approved	22/03/2017	Taylor Gunn
P2170141	21/03/2017	Cockburn Road	Mira Mar	Single House - Additions (Patio)	Delegate Approved	27/03/2017	Jessica Anderson
P2170121	10/03/2017	Festing Street	Mount Melville	Single House - Alterations & Additions (Design Codes Assessment)	Delegate Approved	14/03/2017	Alex Bott
P2170131	15/03/2017	Jeffries Street	Mount Melville	Application for Development Approval - Patio Lot 4 Jeffries Street Mount Melville	Withdrawn	22/03/2017	Planning
P2170025	19/01/2017	Chester Pass Road	Napier	Industry - Extractive (Gravel & Sand)	Delegate Approved	3/03/2017	Jessica Anderson
P2170103	28/02/2017	Albany Highway	Orana	Warehouse (Storage x 21) & Industry - Light (x 9)	Delegate Approved	28/03/2017	Alex Bott
P2170139	21/03/2017	Minor Road	Orana	Single House - Addition Carport (Design Codes Assessment)	Delegate Approved	23/03/2017	Taylor Gunn
P2160267	18/05/2016	Albany Highway	Orana	Service Station & Lunch Bar	Refused	8/03/2017	Alex Bott
P2170046	1/02/2017	Princess Avenue	Robinson	Single House - Outbuilding	Delegate Approved	1/03/2017	Jessica Anderson

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2170092	24/02/2017	Frenchman Bay Road	Robinson	Single House - Additions (Patio)	Delegate Approved	1/03/2017	Jessica Anderson
P2170099	28/02/2017	Discovery Drive	Spencer Park	Single House - Retaining Wall (Design Codes Assessment)	Delegate Approved	2/03/2017	Alex Bott
P2170106	1/03/2017	Torbay Inlet Road	Torbay	Development - Public Toilet	Delegate Approved	13/03/2017	Alex Bott
P2170140	21/03/2017	Fennell Road	Torbay	Single House - Addition (Garage)	Delegate Approved	23/03/2017	Alex Bott
P2170105	1/03/2017	Frenchman Bay Road	Torndirrup	Development - Public Carpark and Retaining Wall	Delegate Approved	8/03/2017	Alex Bott
P2170001	4/01/2017	Deloraine Drive	Warrenup	Home Occupation - Family Day Care	Delegate Approved	9/03/2017	Alex Bott
P2170151	24/03/2017	Kooyong Avenue	Warrenup	Single House - Outbuilding (Extension)	Delegate Approved	28/03/2017	Alex Bott
P2170090	23/02/2017	Pendeen Road	Willyung	Development - Sign (1 x Horizontal)	Delegate Approved	22/03/2017	Craig McMurtrie
P2170104	1/03/2017	Willow Place	Willyung	Ancillary Accommodation	Delegate Approved	23/03/2017	Taylor Gunn
P2170113	3/03/2017	Weston Ridge	Willyung	Single House - Addition (Patio)	Delegate Approved	8/03/2017	Jessica Anderson
P2170124	13/03/2017	Greenwood Drive	Willyung	Single House - Water Tank (Boundary Setback Variation)	Delegate Approved	31/03/2017	Taylor Gunn
P2170052	2/02/2017	Baltic Ridge	Yakamia	Single House - (Design Codes Assessment)	Delegate Approved	8/03/2017	Alex Bott
P2170147	23/03/2017	Mears Road	Yakamia	Single House - Outbuilding (Overheight)	Delegate Approved	29/03/2017	Jessica Anderson
P2170109	2/03/2017	Eden Road	Youngs Siding	Development - Outbuilding (Hay Storage) & Water Tanks x2	Delegate Approved	9/03/2017	Taylor Gunn

**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors

From : Administration Officer - Development

Subject : Building Activity – March 2017

Date : 4 April 2017

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1. In March 2017, ninety one (91) building permits were issued for building activity worth \$15,342,075.00, including five (5) demolition licences and one (1) sign licence.

It is brought to Council's attention that these figures included building licences: #161261 for a New Single Detached Dwelling Two-Storey with Patio Porch; estimated value: \$1,286,015.00.

#161210 for Occupancy Permit - Church Assembly Building; estimate value: \$2,200,000.00

#161167 for Place of Worship & Educational Establishment estimated value: \$3,826,961.00.

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 permits issued for March 2017, the ninth month of activity in the City of Albany for the financial year 2016/2017.



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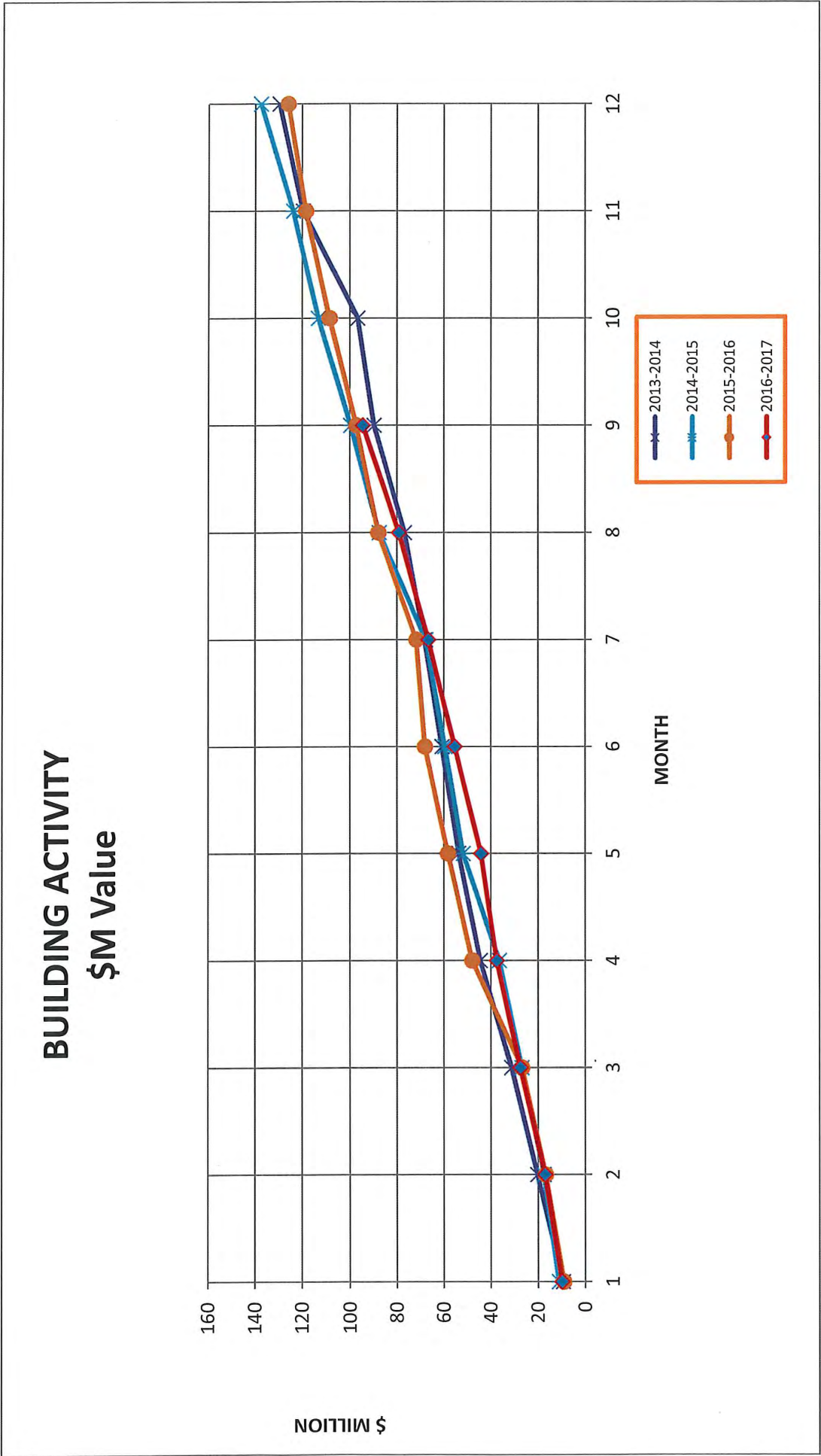
Zoe Sewell  
**Administration Officer – Development**

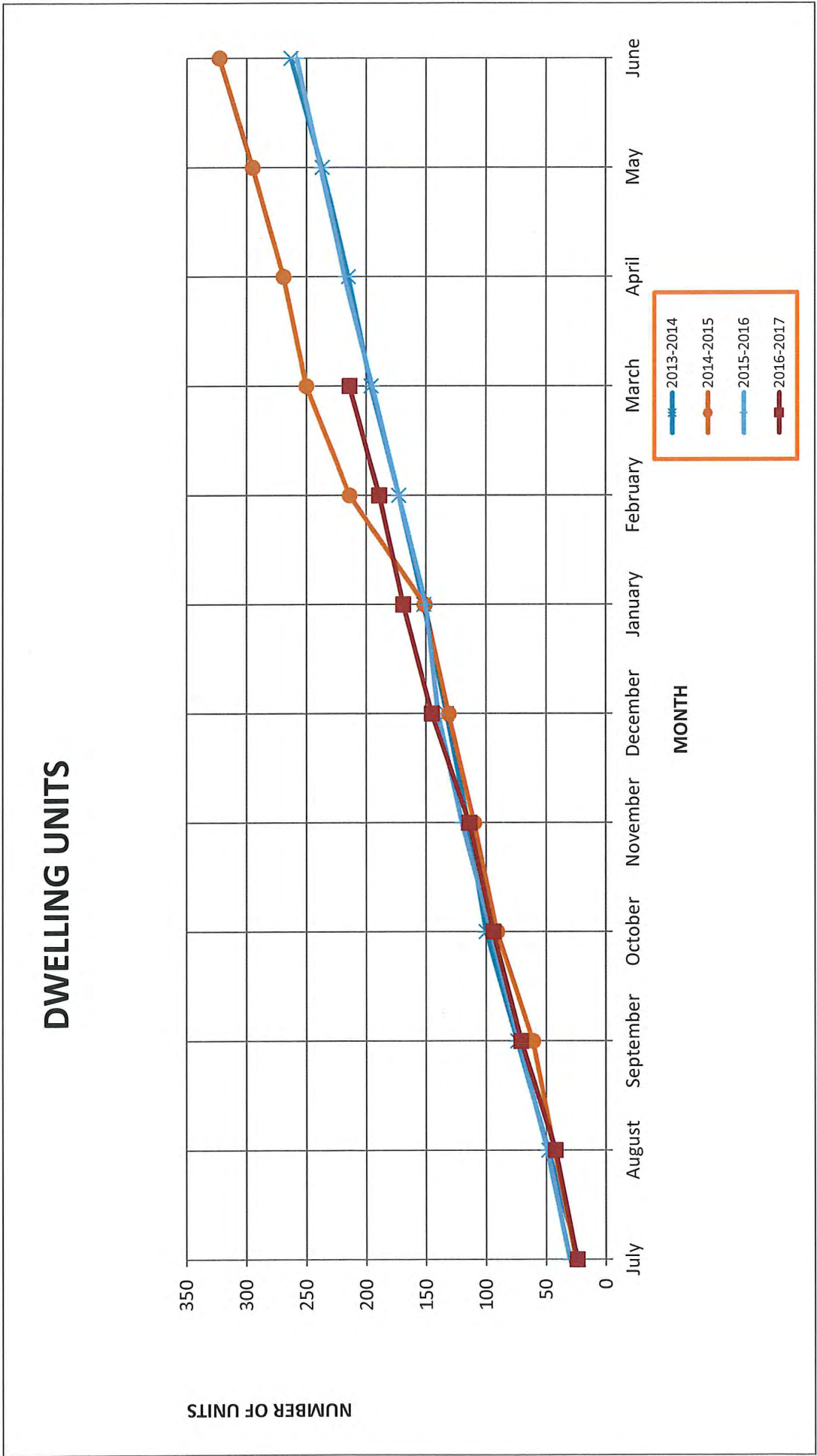


## CITY OF ALBANY

## BUILDING CONSTRUCTION STATISTICS FOR 2016 - 2017

2016-2017	SINGLE DWELLING	GROUP DWELLING		No	\$ Value	DOMESTIC/ OUTBUILDINGS	ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$	
	No	\$ Value	No				\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	VALUE
JULY	22	5,099,241	2	303,900	24	15	274,840	17	368,250	0	0	2	3,206,764	4	418,265	9	117,085	9,788,345
AUGUST	17	4,427,348	1	35,000	18	24	380,839	28	1,725,271	0	0	0	0	4	141,793	10	608,920	7,319,171
SEPTEMBER	29	9,077,484	0	0	29	16	337,170	15	566,839	0	0	0	0	3	377,000	5	61,200	10,419,673
OCTOBER	23	7,369,345	0	0	23	28	562,909	23	1,134,368	0	0	3	62,326	6	595,067	11	133,466	9,857,481
NOVEMBER	17	4,376,370	3	439,375	20	21	320,925	26	832,790	0	0	0	0	2	68,500	13	703,670	6,741,630
DECEMBER	22	6,499,717	9	2,130,761	31	9	241,430	27	1,093,900	0	0	2	950,505	2	190,000	12	95,865	11,202,178
JANUARY	23	7,242,364	1	56,000	24	13	227,579	22	550,869	1	70,000	0	0	2	2,672,000	10	312,920	11,131,732
FEBRUARY	19	5,556,328	1	150,000	20	16	303,975	22	381,419	0	0	3	605,000	4	5,460,769	9	124,547	12,562,038
MARCH	22	6,183,794	3	1,193,292	25	15	222,733	28	788,827	0	0	2	6,026,961	2	514,813	11	411,655	15,342,075
APRIL																		
MAY																		
JUNE																		
TOTALS TO DATE	194	55,831,971	20	4,308,328	214	157	2,872,400	208	7,442,533	1	70,000	12	10,851,556	29	10,438,207	90	2,569,328	94,384,323





**BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY**

Applications determined for March 2017

Application Number	Builder	Description of Application	Street Address	Suburb
161104	WA COUNTRY BUILDERS PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY	LOWER KING ROAD	LOWER KING
161150	RYDE BUILDING COMPANY PTY LTD	NEW GROUPED DWELLING X2 & ASSOCIATED RETAINING WALLS - UNCER	BARNESBY DRIVE	YAKAMIA
161153	RYDE BUILDING COMPANY PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	CULLINAN TERRACE	BAYONET HEAD
161161	JACKSON DONALD MERVYN	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH COVERED OUTDO	FORSYTH GLADE	KRONKUP
161162	J & TW DEKKER PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	BARRY COURT	COLLINGWOOD
161163	RYDE BUILDING COMPANY PTY LTD	ADDITIONS TO EXISTING SINGLE DETACHED DWELLING - UPPER STORE	BURGOYNE ROAD	PARK ALBANY
161166	OCCUPANCY PERMIT	OCCUPANCY PERMIT	COCKBURN ROAD	MIRA MAR
161167	GREGORY LEEDER	STRATA - CERTIFIED PLACE OF WORSHIP & EDUCATIONAL ESTABLISHMENT -	BREWSTER ROAD	COLLINGWOOD
161172	WARREN BENNETT	ALTERATIONS TO EXISTING SINGLE DETACHED DWELLING -	WAKEFIELD COURT	HEIGHTS MIRA MAR
161173	HOMES PTY LTD	DEMOLITION - SHED - UNCERTIFIED	CUTHBERT STREET	ALBANY
161175	A McCONNELL	ALTERATIONS & ADDITIONS TO EXISTING SINGLE DETACHED	BEDWELL STREET	EMU POINT
161176	A PONSFORD	SHED - UNCERTIFIED	STEWART HOUSE HILL	KRONKUP
161177	BUILDING APPROVAL CERTIFICATE	BUILDING APPROVAL CERTIFICATE - SECTION	WILSON STREET	LITTLE GROVE
161178	UNAUTHORISED PATIO	51(3) - UNAUTHORISED		
161178	K & T CASTLEHOW BUILDERS	NEW SEMI ENCLOSED DECK - UNCERTIFIED	MICHAELMAS WAY	COLLINGWOOD
161179	WARREN BENNETT	SHED - UNCERTIFIED	MORGAN PLACE	HEIGHTS MCKAIL
161180	HOMES PTY LTD			
161180	BUILDING APPROVAL CERTIFICATE SHED AND PATIO	BUILDING APPROVAL CERTIFICATE - SHED EXTENSION & PATIO	MANLEY CRESCENT	COLLINGWOOD
161181	OWNER BUILDER	SHED - UNCERTIFIED	RANGE COURT	HEIGHTS BAYONET HEAD
161182	OCCUPANCY PERMIT	OCCUPANCY PERMIT - SECTION 46 - NEW OFFICE BUILDING TO INSTI	CRESCENT HARDIE ROAD	SPENCER PARK
161183	B C & AND J G POWELL	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	LAKE SAIDE ROAD	YOUNGS SIDING

Application Number	Builder	Description of Application	Street Address	Suburb
161207	RYDE BUILDING COMPANY PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH PORCH ALFRESC	MAITLAND AVENUE	LITTLE GROVE
161208	GRAEME STEWART	NEW SINGLE DETACHED DWELLING TWO-STOREY WITH VERANDAH - UNC	BAY VIEW DRIVE	LITTLE GROVE
161209	WAUGH OWNER BUILDER	PATIO - UNCERTIFIED	WESTON RIDGE	WILLYUNG
161210	OCCUPANCY PERMIT	OCCUPANCY PERMIT - SECTION 46 - CHURCH	TALYUBERLUP WAY	LANGE
161212	CHURCH TURPS STEEL FABRICATIONS	ASSEMBLY BUILDING (CL PATIO - UNCERTIFIED	TUNNEY WAY	SPENCER PARK
161213	BUILDING APPROVAL CERTIFICATE UNAUTHORISED VARIATIONS	BUILDING APPROVAL CERTIFICATE - SECTION 51 - UNAUTHORISED VA	BAY VIEW DRIVE	LITTLE GROVE
161214	RANBUILD GREAT SOUTHERN	SHED - UNCERTIFIED	LITTLEHEART PLACE	MCKAIL
161215	R A WHITE & J MORRIS	COMPLETION OF NEW SINGLE DETACHED DWELLING & NEW	MATTHEW ROAD	YOUNGS SIDING
161216	PLUNKETT HOMES	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	RADIATA DRIVE	MCKAIL
161217	(1903) PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH PORCH ALFRESC	KARROO VISTA	BAYONET HEAD
161218	POCOCK BUILDING COMPANY PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH COVERED OUTDOO	LOWANNA DRIVE	MARBELUP
161219	T \$ S E NOSTRINI	PATIO - UNCERTIFIED	MINOR ROAD	ORANA
161220	OWNER BUILDER			
161220	WA BUILDING & MAINTENANCE PTY LTD	ASBESTOS ROOF - DEMOLITION	PEELS PLACE	ALBANY
161221	WA COUNTRY BUILDERS PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO VERA	CARTER STREET	GLEDHOW
161222	WA COUNTRY BUILDERS PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH VERANDAH ALFR	JUNIPER COURT	YAKAMIA
161223	DUNKELD CONSTRUCTION PTY LTD	ALTERATIONS & ADDITIONS TO EXISTING SINGLE DETACHED DWELLING	BAXTERI ROAD	CHEYNES
161224	WA COUNTRY BUILDERS PTY LTD	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH ALFRESCO PORC	DUSTAN WAY	MCKAIL
161225	C STEPHEN	NEW SINGLE DETACHED DWELLING ONE-STOREY WITH VERANDAH; RETA	HASSELL STREET	ELLEKER
161226	RANBUILD GREAT SOUTHERN	DEMOLITION - CARPORT	WATTLE COURT	COLLINGWOOD HEIGHTS
161227	P.M.A DEMO PTY LTD	REMOVAL OF FLOOR ROOF AND INTERNALS - DEMOLITION	YORK STREET	ALBANY

Application Number	Builder	Description of Application	Street Address	Suburb
161261	POCOCK BUILDING	NEW SINGLE DETACHED DWELLING TWO-STOREY WITH PATIO PORCH	CUNNINGHAM STREET	EMU POINT
161263	COMPANY PTY LTD	SHED - UNCERTIFIED	PRINCESS AVENUE	ROBINSON
161265	C DRESSLER	PATIO - UNCERTIFIED	ARGYLL STREET	GLEDHOW
161268	J GREEN	CARPORT - UNCERTIFIED	MINOR ROAD	ORANA
161270	ALBANY PROPERTY MAINTENANCE	PATIO - UNCERTIFIED	DEACON CREST	YAKAMIA
	OUTDOOR WORLD			