



ATTACHMENTS

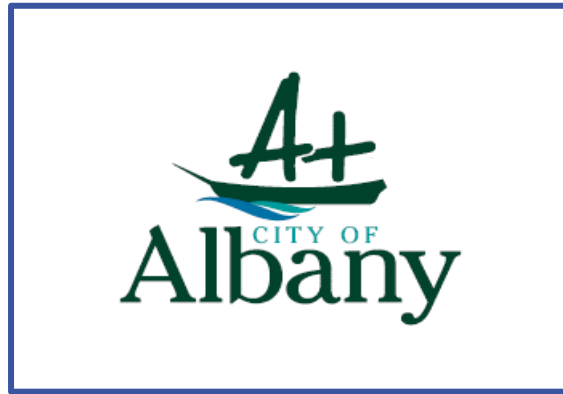
Ordinary Meeting of Council

Tuesday 22 September 2026

ORDINARY COUNCIL MEETING
ATTACHMENTS – 22/09/2026

TABLE OF CONTENTS

Report No.	Description	Page No.
CCS820	Monthly Financial Report July 2026	1
CCS821	List of Accounts Paid July 2026	12
CCS823	Delegated Authority Reports 16 July 2026 to 15 August 2026	38
CCS823	Sport and Recreation Strategy 2026-2030	42
CCS824	McAlpine Rise Major Land Transaction Business Plan	96
DIS483	Initiation to Adopt Amendment No. 7 to City of Albany Local Planning Scheme No. 2 for Advertising	120
DIS484	Planning And Building Reports August 2026	708
DIS486	Planning & Development Services Review – Proposed Executive Structure and Council Policy Position	719
AR202	Compliance Audit Return (CAR) 2025	721
LEMC043	Receive the Minutes of the Local Emergency Management Committee Meeting Held 28 May 2026	746



CITY OF ALBANY

MONTHLY FINANCIAL REPORT

Containing the Statement of Financial Activity

and the Statement of Financial Position

FOR THE PERIOD ENDED 31 JULY 2026

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

TABLE OF CONTENTS

Compilation Report

Statement of Financial Activity by Nature Classifications

Statement of Financial Position

Basis of Preparation

Note 1 Explanation of Material Variances

Note 2 Net Current Funding Position

Note 3 Cash Investments

Note 4 Receivables

Note 5 Capital Acquisitions

CITY OF ALBANY
COMPILATION REPORT
FOR THE PERIOD ENDED 31 JULY 2026

Report Purpose

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulations 34 and 35.

Overview

No significant matters are noted.

Statement Of Financial Activity by Nature Classifications

Shows a closing surplus for the period ended 31 July 2026 of \$53,985,965.

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

Preparation

Prepared by: Financial Services Coordinator

Reviewed by: Manager Finance

Date prepared: 26-Aug-2026

CITY OF ALBANY
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2026

	Ref Note	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a) /(a)	Var.
		\$	\$	\$	\$	\$	%	
OPERATING ACTIVITIES								
Revenue from operating activities								
Rates		52,735,608	52,735,608	52,497,274	52,578,965	81,690	0%	
Grants, subsidies and contributions		14,185,989	14,185,989	139,996	40,186	(99,810)	(71%)	
Fees and charges		27,297,059	27,297,059	2,201,508	2,109,033	(92,474)	(4%)	
Profit on asset disposal		-	-	-	15,000	15,000	0%	
Interest Earnings		4,673,346	4,673,346	380,214	326,430	(53,784)	(14%)	
Other Revenue		13,000	13,000	251	287	36	14%	
		98,905,003	98,905,003	55,219,243	55,069,901			
Expenditure from operating activities								
Employee costs		(41,607,029)	(41,607,029)	(2,454,254)	(2,430,338)	23,915	1%	
Materials and contracts		(31,536,238)	(31,536,238)	(2,045,549)	(1,600,702)	444,847	22%	▲
Utility charges		(2,284,409)	(2,284,409)	(143,123)	(114,439)	28,684	20%	
Depreciation on non-current assets		(26,642,954)	(26,642,954)	(2,220,246)	(2,220,246)	(0)	(0%)	
Finance costs		(326,938)	(326,938)	(10,079)	(2,539)	7,540	75%	
Insurance expenses		(1,199,471)	(1,199,471)	(3,417)	(6,780)	(3,363)	(98%)	
Loss on asset disposal		(409,144)	(409,144)	(34,094)	-	34,094	100%	
Other expenditure		(3,507,457)	(3,507,457)	(291,565)	(330,266)	(38,701)	(13%)	
		(107,513,641)	(107,513,641)	(7,202,327)	(6,705,311)			
Non-cash amounts excluded from operating activities								
Add: Depreciation on assets		26,642,954	26,642,954	2,220,246	2,220,246	0	0%	
Add: Loss on disposal of assets		409,144	409,144	34,094	-	(34,094)	(100%)	
Add: Implicit Interest		184,737	184,737	164	-	(164)	(100%)	
Less: Profit on disposal of assets		-	-	-	(15,000)	(15,000)	0%	
Non-current to current movement		-	-	-	15,857	15,857	0%	
		27,236,835	27,236,835	2,254,504	2,221,103			
Amount attributable to operating activities		18,628,197	18,628,197	50,271,421	50,585,692			
INVESTING ACTIVITIES								
Capital grants, subsidies and contributions		54,114,933	54,114,933	-	64,650	64,650	0%	
Proceeds from disposal of assets		1,157,000	1,157,000	96,416	15,000	(81,416)	(84%)	
Purchase of property, plant and equipment	5	(13,356,647)	(13,356,647)	(136,600)	(178,746)	(42,146)	(31%)	
Purchase and construction of infrastructure	5	(88,533,592)	(88,533,592)	(587,731)	(488,423)	99,307	17%	
Amount attributable to investing activities		(46,618,306)	(46,618,306)	(627,915)	(587,519)			
FINANCING ACTIVITIES								
Repayment of borrowings		(781,656)	(781,656)	-	-	-		
Proceeds from borrowings		6,500,000	6,500,000	-	-	-		
Proceeds from self-supporting loans		16,043	16,043	-	-	-		
Payments for principal portion of lease liabilities		(228,919)	(228,919)	(19,077)	(26,152)	(7,075)	(37%)	
Transfers to reserves (restricted assets)		(61,949,080)	(61,949,080)	-	-	-		
Transfers from reserves (restricted assets)		78,745,742	78,745,742	-	-	-		
Amount attributable to financing activities		22,302,130	22,302,130	(19,077)	(26,152)			
Surplus/(Deficit) for current financial year		(5,687,979)	(5,687,979)	49,624,429	49,972,021			
Surplus/(Deficit) at start of financial year		5,687,979	5,687,979	5,687,979	4,013,945	(1,674,034)	(29%)	▼
Surplus/(Deficit): closing funding position		-	-	55,312,408	53,985,965			

CITY OF ALBANY
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 JULY 2026

	Ref Note	31 July 2026	30 June 2026
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	3	80,679,276	69,532,150
Trade and other receivables		70,186,096	5,809,790
Other financial assets	2	16,043	16,416,043
Inventories	2	1,466,597	1,494,496
Other assets		4,779,760	4,457,786
TOTAL CURRENT ASSETS		157,127,771	97,710,266
NON-CURRENT ASSETS			
Trade and other receivables		2,190,395	2,206,252
Other financial assets		504,328	504,328
Property, plant and equipment		170,268,440	170,212,024
Infrastructure		467,700,664	467,193,171
Right-of-use assets		681,259	681,259
TOTAL NON-CURRENT ASSETS		641,345,087	640,797,034
TOTAL ASSETS		798,472,858	738,507,300
CURRENT LIABILITIES			
Trade and other payables		17,786,479	11,793,687
Contract liabilities		23,385,149	19,901,058
Lease liabilities		310,062	336,214
Borrowings		781,656	781,656
Employee related provisions		8,312,147	8,343,545
Other provisions		209,434	209,434
TOTAL CURRENT LIABILITIES		50,784,927	41,365,594
NON-CURRENT LIABILITIES			
Other liabilities		747,031	747,031
Lease liabilities		426,296	426,296
Borrowings		2,303,367	2,303,367
Employee related provisions		905,959	905,959
Other provisions		11,450,979	11,450,979
TOTAL NON-CURRENT LIABILITIES		15,833,632	15,833,632
TOTAL LIABILITIES		66,618,558	57,199,226
NET ASSETS		731,854,299	681,308,074
EQUITY			
Retained surplus		421,267,482	370,721,257
Reserve accounts		53,432,555	53,432,555
Revaluation surplus		257,154,263	257,154,263
TOTAL EQUITY		731,854,299	681,308,074

CITY OF ALBANY

NOTES TO THE MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 JULY 2026

BASIS OF PREPARATION

BASIS OF PREPARATION

The City has reclassified a small number of accounts for comparative purposes. The impact of these reclassifications are considered minor and immaterial and have been made to improve the reporting alignment of the monthly financial report and the annual financial statements.

REPORT PURPOSE

This report is prepared to meet the requirements of *Local Government (Financial Management) Regulations 1996, Regulation 34 and 35*. Note: The statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board, and the *Local Government Act 1995* and accompanying regulations.

The *Local Government (Financial Management) Regulations 1996* take precedence over Australian Accounting Standards. Regulation 16 prohibits a local government from recognising as assets Crown land that is a public thoroughfare, such as land under roads, and land not owned by but under the control or management of the local government, unless it is a golf course, showground, racecourse or recreational facility of State or regional significance. Consequently, some assets, including land under roads acquired on or after 1 July 2008, have not been recognised in this financial report. This is not in accordance with the requirements of *AASB 1051 Land Under Roads paragraph 15* and *AASB 116 Property, Plant and Equipment paragraph 7*.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

PREPARATION TIMING AND REVIEW

Date prepared: All known transactions up to 31 July 2026

SIGNIFICANT ACCOUNTING POLICES

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

THE LOCAL GOVERNMENT REPORTING ENTITY

All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between funds) have been eliminated.

All monies held in the Trust Fund are excluded from the financial statements.

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

CITY OF ALBANY
NOTES TO THE MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JULY 2026

NOTE 1

EXPLANATION OF MATERIAL VARIANCES TO YTD BUDGET IN EXCESS OF \$100,000

	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
OPERATING ACTIVITIES					
Revenue from operating activities					
Rates	81,690	0%			No material variance.
Grants, subsidies and contributions	(99,810)	-71%			No material variance.
Fees and charges	(92,474)	-4%			No material variance.
Profit on asset disposal	15,000	0%			No material variance.
Interest earnings	(53,784)	-14%			No material variance.
Other revenue	36	14%			No material variance.
Expenditure from operating activities					
Employee costs	23,915	1%			No material variance.
Materials and contracts	444,847	22%	▲	Timing/ Permanent	Materials and contracts expenditure recognised for the period ending 31 July 2026 is tracking ↓\$168k lower compared to the same period in FY25/26. There is an underspend relative to the budget, primarily due to the phasing of the following program: - Waste Minimisation (YTD Budget \$366k v Actuals \$0k).
Utility charges	28,684	20%			No material variance.
Depreciation on non-current assets	(0)	0%		Timing	Depreciation (non-cash in nature) for the period ended 31 July has not yet been processed. Finalisation of the June reporting period and capitalisation of 2026 asset additions must be completed before depreciation can be calculated and posted for subsequent reporting periods.
Finance costs	7,540	75%			No material variance.
Insurance expenses	(3,363)	-98%			No material variance.
Loss on asset disposal	34,094	100%			No material variance.
Other expenditure	(38,701)	-13%			No material variance.

CITY OF ALBANY
NOTES TO THE MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JULY 2026

NOTE 1

EXPLANATION OF MATERIAL VARIANCES TO YTD BUDGET IN EXCESS OF \$100,000

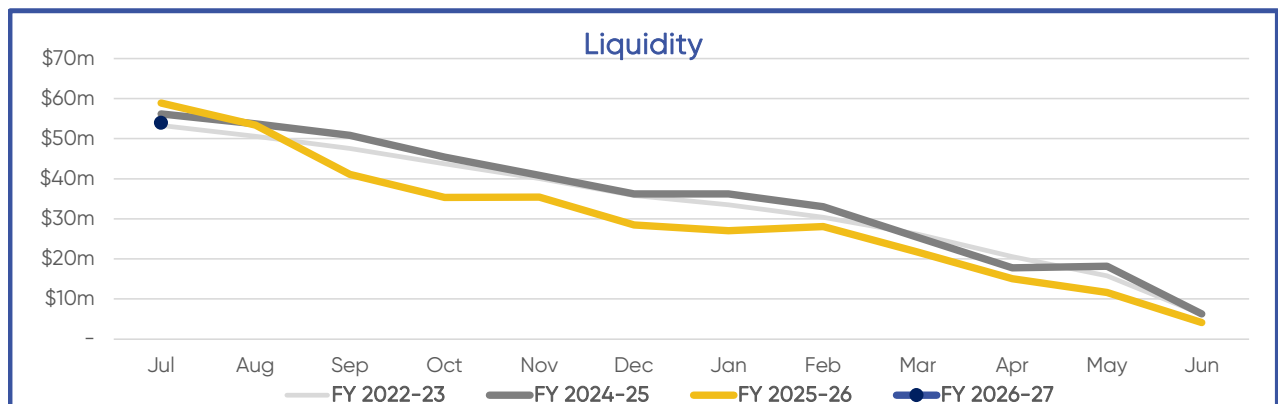
	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Non-cash amounts excluded from operating activities					
Add: Depreciation on assets	0	0%		Timing	Depreciation (non-cash in nature) for the period ended 31 July has not yet been processed. Finalisation of the June reporting period and capitalisation of 2026 asset additions must be completed before depreciation can be calculated and posted for subsequent reporting periods.
Add: Loss on disposal of assets	(34,094)	-100%			No material variance.
Add: Implicit Interest	(164)	-100%			No material variance.
Less: Profit on disposal of assets	(15,000)	0%			No material variance.
Non-current to current movement	15,857	0%			No material variance.
INVESTING ACTIVITIES					
Capital grants, subsidies and contributions	64,650	0%			No material variance.
Proceeds from disposal of assets	(81,416)	-84%			No material variance.
Purchase of property, plant and equipment	(42,146)	-31%			No material variance.
Purchase and construction of infrastructure	99,307	17%			No material variance.
FINANCING ACTIVITIES					
Repayment of borrowings	-	0%			No material variance.
Proceeds from borrowings	-				No material variance.
Proceeds from self-supporting loans	-	0%			No material variance.
Payments for principal portion of lease liabilities	(7,075)	-37%			No material variance.
Restricted Cash Utilised	-				No material variance.
Transfers to reserves (restricted assets)	-				No material variance.
Transfers from reserves (restricted assets)	-				No material variance.
Surplus/(Deficit) at start of financial year	(1,674,034)	-29%	▼		Variance is attributable to movement of the actual closing surplus position for FY25/26. Reserve figures are subject to finalisation, as too are the amounts stated within the carried forward projects within the FY2026/27 budget (estimated). The City will bring to Council an amended balanced budget review once the annual financial accounts are complete.

CITY OF ALBANY
NOTES TO THE MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JULY 2026

NOTE 2

NET CURRENT ASSETS & FUNDING POSITION

	Ref Note	FOR THE PERIOD ENDED 31 JULY 2026	FOR THE PERIOD ENDED 30 JUNE 2026	FOR THE PERIOD ENDED 31 JULY 2025
		\$	\$	\$
Current Assets				
Cash - Unrestricted	3	27,246,721	32,499,596	15,732,873
Cash - Restricted	3	53,432,555	53,432,555	51,200,047
Trade Receivables - Rates and Rubbish	4	65,291,184	2,459,463	61,924,124
Trade Receivables - Other		4,894,912	3,350,328	5,218,339
Inventories		1,466,597	1,494,496	1,180,492
Grants Receivable		2,656,649	2,832,478	4,395,053
Other Current Assets		2,123,111	1,625,308	1,448,497
Other Financial Assets - Self Supporting Loan		16,043	16,043	15,551
		157,127,771	97,710,266	141,114,976
Less: Current Liabilities				
Trade & Other Payables		(17,786,479)	(11,793,687)	(18,263,604)
Contract Liabilities		(23,385,149)	(19,901,058)	(5,084,595)
Lease Liabilities		(310,062)	(336,214)	(230,662)
Borrowings		(781,656)	(781,656)	(1,013,885)
Provisions		(8,521,580)	(8,552,979)	(7,645,292)
		(50,784,927)	(41,365,594)	(32,238,039)
Net Current Assets		106,342,845	56,344,672	108,876,937
Adjustments				
Add Back: Borrowings		781,656	781,656	1,013,885
Add Back: Lease Liabilities		310,062	336,214	230,662
(Less): Cash Backed Reserves		(53,432,555)	(53,432,555)	(51,191,390)
(Less): Other Financial Assets - Self Supporting Loan		(16,043)	(16,043)	(15,551)
		(52,356,880)	(52,330,727)	(49,962,393)
Net Current Funding Position		53,985,965	4,013,944	58,914,544

**COMMENTS:**

As at 31 July 2026, the Net Current Funding Position is \$4.9m (8.4%) lower than for the same period in FY2025/26. This is mainly attributable to the balance in contract liabilities.

No significant matters noted.

NOTE 3
CASH INVESTMENTS

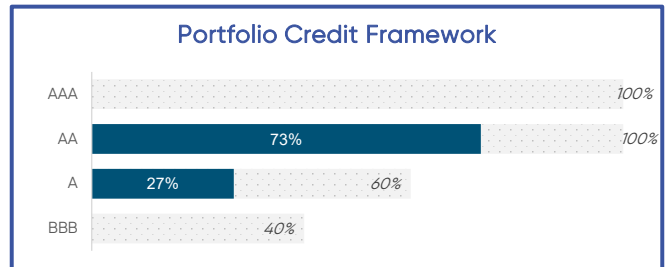
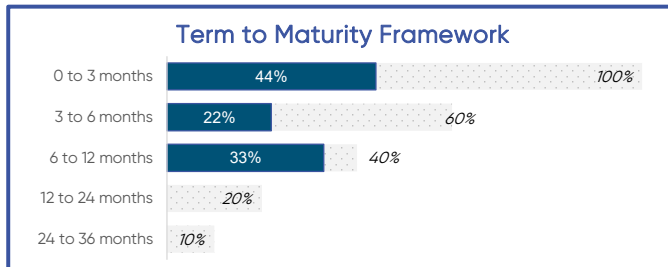
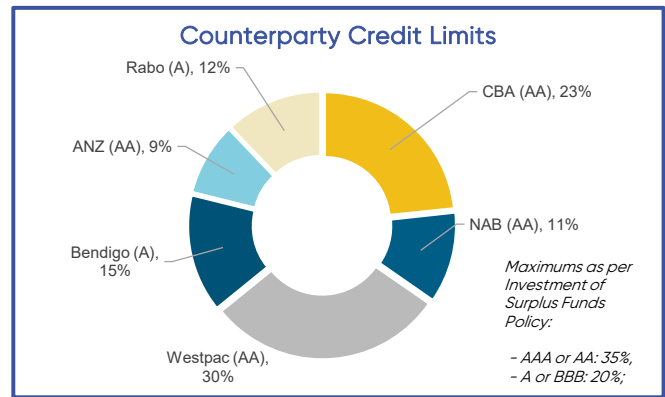
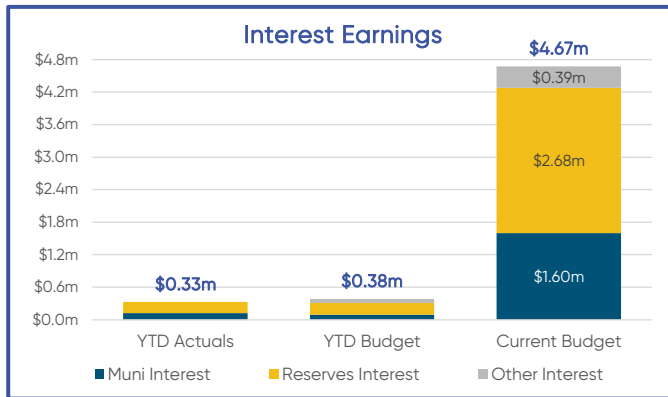
TERM DEPOSITS

Investment Type	Institution	S&P Rating	Interest Rate	Deposit Date	Maturity	Investment Term Category	Amount Invested (\$)	Expected Interest (\$)
General Municipal	CBA	AA	4.95%	Jul-26	Oct-26	0 to 3 months	7,000,000	85,438
General Municipal	ANZ	AA	4.92%	Jul-26	Oct-26	0 to 3 months	6,000,000	74,407
General Municipal	Westpac	AA	4.42%	Nov-25	Nov-26	6 to 12 months	3,000,000	132,600
							16,000,000	292,445
Reserves (Restricted)	Rabo	A	5.02%	Jun-26	Sep-26	0 to 3 months	8,000,000	100,125
Reserves (Restricted)	Westpac	AA	4.81%	Feb-26	Sep-26	6 to 12 months	8,500,000	237,469
Reserves (Restricted)	CBA	AA	4.97%	Jun-26	Sep-26	0 to 3 months	8,400,000	102,940
Reserves (Restricted)	Westpac	AA	4.19%	Oct-25	Oct-26	6 to 12 months	3,000,000	125,700
Reserves (Restricted)	NAB	AA	4.35%	Dec-25	Oct-26	6 to 12 months	7,500,000	294,966
Reserves (Restricted)	Westpac	AA	5.24%	Jun-26	Nov-26	3 to 6 months	5,000,000	109,825
Reserves (Restricted)	Bendigo	A	5.05%	Jun-26	Nov-26	3 to 6 months	9,700,000	206,676
							50,100,000	1,177,701
Weighted Average Interest Rate:			4.85%	SubTotal: Term Deposits:			66,100,000	1,470,146

FUNDS AT-CALL

Type	Institution	S&P Rating	Name / Purpose	Balance (\$)
General Municipal	CBA	AA	Municipal Operating Accounts	632,761
General Municipal	CBA	AA	Municipal Business Saver Account	13,898,024
Reserves (Restricted)	CBA	AA	Reserve Transactional Account	48,490
SubTotal: Funds At-Call:				14,579,276

Total Cash: **80,679,276**



COMMENTS:

Year-on-year movement in cash investment portfolio:

	31/07/2026	31/07/2025	\$ MVT	% MVT
Municipal	\$16.0m	\$6.0m	\$10.0m	166.67%
Reserve	\$50.1m	\$48.5m	\$1.6m	3.30%
Total	\$66.1m	\$54.5m	\$11.6m	21.28%

Average Return** **4.85%** **4.62%** **0.23%**

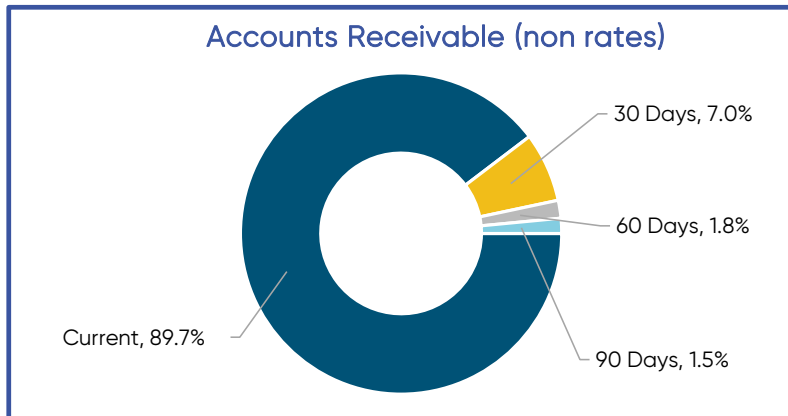
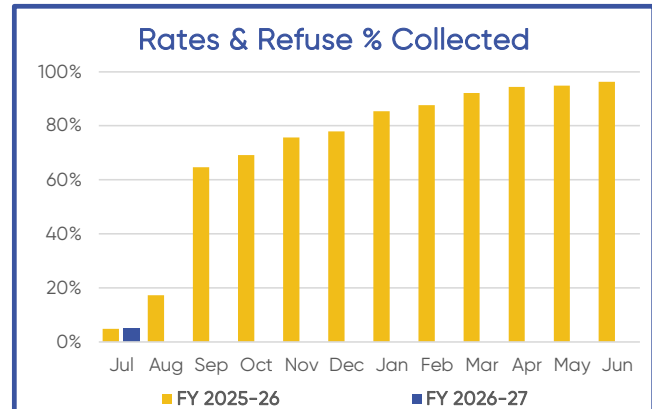
** Weighted Average Interest Rate for Term Deposits only

CITY OF ALBANY
NOTES TO THE MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JULY 2026

REPORT ITEM CCS820 REFERS

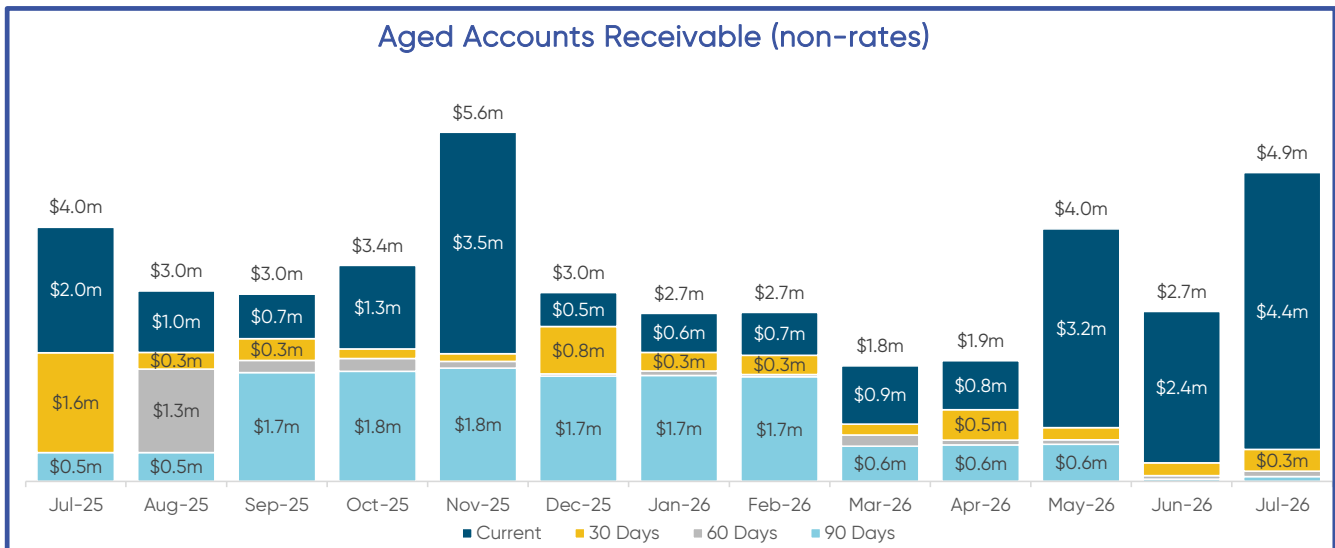
NOTE 4
RECEIVABLES

Rates & Refuse % Collected	\$
Opening Arrears Previous Years	2,459,463
Rates Levied	52,482,206
Refuse Levied	9,601,023
ESL Levied	4,058,470
Other Charges Levied	137,775
Amount Levied	68,738,935
(Less): Collections	(3,447,751)
Total Rates & Charges Collectable	65,291,184
% Collected	5.0%



	\$	%
Current	4,414,057	89.7%
30 Days	342,108	6.95%
60 Days	89,373	1.8%
90 Days	74,100	1.5%
Total	4,919,637	100.0%

Amounts shown above include GST (where applicable)



COMMENTS:

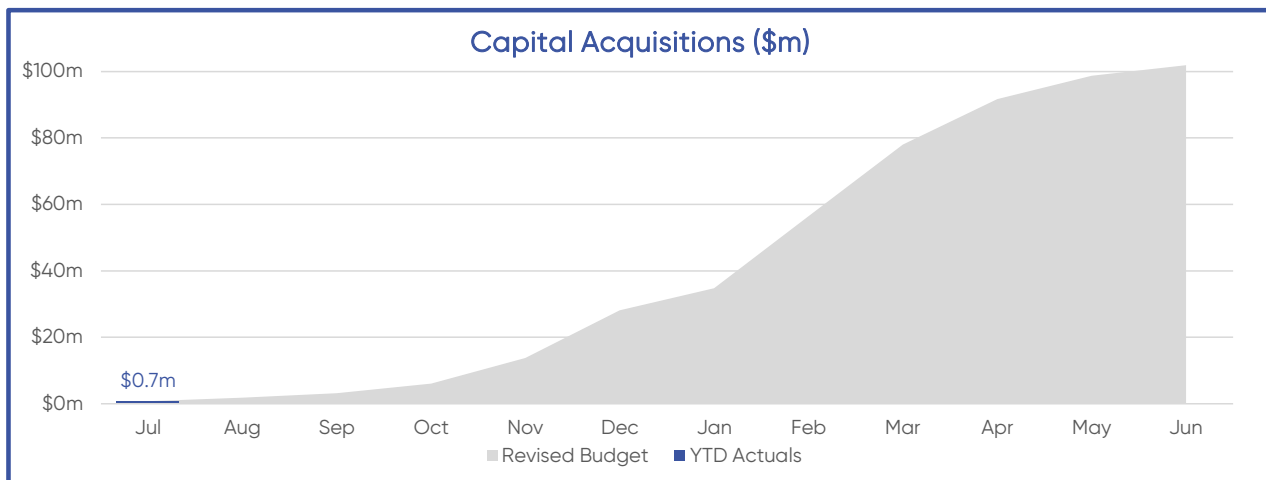
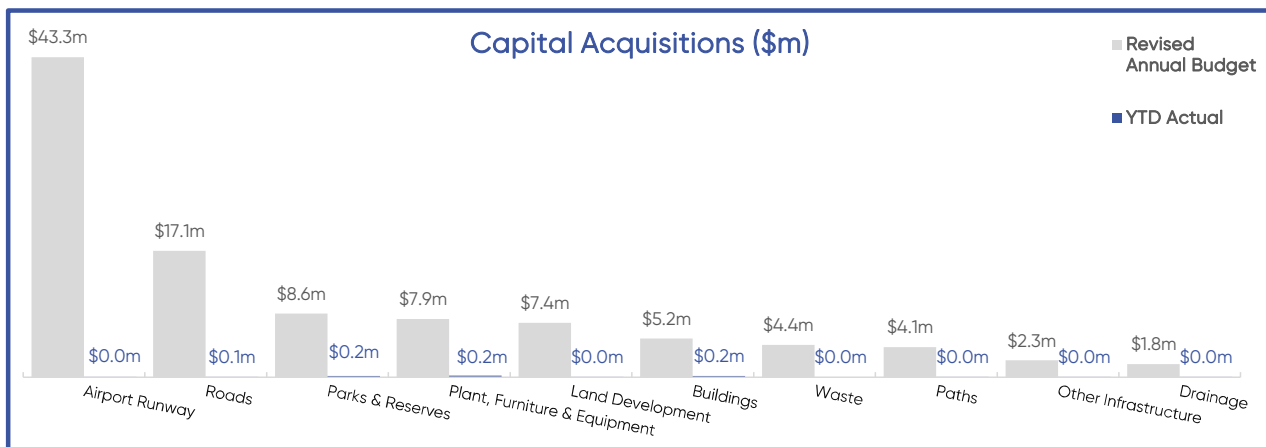
As at 31 July 2026, \$3.2m of current accounts receivable relates to the Main Raids milestone for Growing Regions Program - Albany Regional Airport. Funds were received 11 August 2026.

CITY OF ALBANY
NOTES TO THE MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JULY 2026

REPORT ITEM CCS820 REFERS

NOTE 5
CAPITAL ACQUISITIONS

Capital Acquisitions	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
	\$	\$	\$	\$	\$	%	
Airport Runway	43,265,000	43,265,000	123,968	4,750	(119,218)	(96%)	▼
Roads	17,081,259	17,081,259	224,145	54,323	(169,822)	(76%)	▼
Parks & Reserves	8,599,708	8,599,708	204,024	154,025	(49,999)	(25%)	
Plant, Furniture & Equipment	7,882,855	7,882,855	78,455	197,302	118,847	151%	▲
Land Development	7,350,000	7,350,000	3,763	17,350	13,587	361%	
Buildings	5,245,820	5,245,820	54,525	189,180	134,655	247%	▲
Waste	4,370,092	4,370,092	12,521	(0)	(12,521)	(100%)	
Paths	4,064,084	4,064,084	11,644	16,444	4,800	41%	
Other Infrastructure	2,277,572	2,277,572	6,383	33,358	26,975	423%	
Drainage	1,753,849	1,753,849	4,903	438	(4,465)	(91%)	
Total Capital Acquisitions	101,890,239	101,890,239	724,331	667,169	(57,161)	(8%)	



COMMENTS:

With the budget endorsed late July 2026, minimal spending has occurred on new capital projects.

No significant matters noted.

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
02-07-2026	35 DEGREES SOUTH	Surveying Services	1,695.65
02-07-2026	ADVERTISER PRINT	Printing Services	260.00
02-07-2026	ADVERTISER PRINT	Printing Services	100.00
02-07-2026	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Plant Parts and Repairs	68.62
02-07-2026	ALBANY ART WORKSHOPS / CAFE	Catering	633.00
02-07-2026	ALBANY COMMUNITY FOUNDATION (WA) LTD	Payroll Deductions	5.00
02-07-2026	ALBANY COMMUNITY HOSPICE	Payroll Deductions	10.00
02-07-2026	ALBANY FIREBREAK AND SLASHING SERVICE	Vegetation Management Services	10,796.50
02-07-2026	ALBANY GOLF CLUB INC	Reticulation Upgrade	220,000.00
02-07-2026	ALBANY INDOOR PLANT HIRE AND SALES	Indoor Plant Hire and Maintenance	77.00
02-07-2026	ALBANY INDOOR PLANT HIRE AND SALES	Indoor Plant Hire and Maintenance	154.00
02-07-2026	ALBANY IRRIGATION & DRILLING	Reticulation Supplies	266.45
02-07-2026	ALBANY LIGHT OPERA AND THEATRE COMPANY	Creative Support Grant	750.00
02-07-2026	ALBANY OCEAN ADVENTURES	REZDY Tour Sales	1,338.75
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	611.35
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	207.00
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	695.30
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	383.40
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	72.00
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	84.80
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	201.60
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	381.20
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	72.00
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	94.00
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	1,566.00
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	314.00
02-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	295.00
02-07-2026	ALBANY RADIO COMMUNICATIONS	Plant Parts and Repairs	2,312.00
02-07-2026	ALBANY SIGNS	Signage	187.00
02-07-2026	ALBANY SIGNS	Signage	1,716.00
02-07-2026	ALBANY SIGNS	Signage	104.50
02-07-2026	ALBANY SIGNS	Signage	99.00
02-07-2026	ALBANY SIGNS	Signage	253.00
02-07-2026	ALBANY SIGNS	Signage	308.00
02-07-2026	ALBANY V-BELT AND RUBBER	Plant Parts and Repairs	55.66
02-07-2026	ALL SEASONS TIMBER	Drainage Repairs	5,000.00
02-07-2026	AMPOL AUSTRALIA PETROLEUM PTY LTD	Diesel Purchases	19,785.36
02-07-2026	AMPOL AUSTRALIA PETROLEUM PTY LTD	Diesel Purchases	13,458.57
02-07-2026	A WALMSLEY	Artwork Sales VAC	400.00
02-07-2026	ANTONIA'S DANCE STUDIO	Dance Classes	520.00
02-07-2026	ASTAR SAFETY SERVICES PTY LTD	6 Monthly Maintenance - C24014	977.01
02-07-2026	ASTAR SAFETY SERVICES PTY LTD	6 Monthly Maintenance - C24014	205.50
02-07-2026	ASTAR SAFETY SERVICES PTY LTD	Fire Safety Equipment Servicing - C24014	3,871.50
02-07-2026	ASTAR SAFETY SERVICES PTY LTD	Fire Safety Equipment - C24014	8,107.86
02-07-2026	ATC WORK SMART	Casual Labour / Apprentices	286.59
02-07-2026	ATC WORK SMART	Casual Labour / Apprentices	260.54
02-07-2026	ATC WORK SMART	Casual Labour / Apprentices	268.35
02-07-2026	ATC WORK SMART	Casual Labour / Apprentices	337.91
02-07-2026	ATC WORK SMART	Casual Labour / Apprentices	260.54
02-07-2026	ATC WORK SMART	Casual Labour / Apprentices	298.16
02-07-2026	ATC WORK SMART	Casual Labour / Apprentices	327.98
02-07-2026	ATC WORK SMART	Staff Training	825.00
02-07-2026	ATC WORK SMART	Staff Training	165.00
02-07-2026	ATC WORK SMART	Staff Training	660.00
02-07-2026	ATC WORK SMART	Staff Training	495.00
02-07-2026	ATC WORK SMART	Staff Training	165.00
02-07-2026	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll Deductions	785.00
02-07-2026	BEST OFFICE SYSTEMS	Photocopier Charges	97.90
02-07-2026	BLUE SKY RENEWABLES PTY LTD	Tree Purchases	5,144.92
02-07-2026	BLUE SKY RENEWABLES PTY LTD	Tree Purchases	2,550.01
02-07-2026	BLUE SKY RENEWABLES PTY LTD	Horticultural Supplies	9,551.52
02-07-2026	BJ PARKER	Mowing Services	280.00
02-07-2026	BRIGHTMARK GROUP PTY LTD	Cleaning Services	2,103.24
02-07-2026	BRIGHTMARK GROUP PTY LTD	Cleaning Services	33,145.12
02-07-2026	BROOKS HIRE SERVICE PTY LTD	Plant And Equipment Hire	5,033.95
02-07-2026	CAD DESIGN OFFICER	Staff Reimbursement	388.83
02-07-2026	CAMPGROUND CARETAKER	Staff Reimbursement	195.78
02-07-2026	C EADES	Stock Items - VAC	407.04
02-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	566.50
02-07-2026	CGS QUALITY CLEANING	Cleaning Services	741.60
02-07-2026	CHILD SUPPORT AGENCY	Payroll Deductions	2,271.84

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
02-07-2026	COLES SUPERMARKETS	Office Supplies / Staff Amenities	562.75
02-07-2026	COLES SUPERMARKETS	Catering	307.50
02-07-2026	C GAWNED	Artwork Sale VAC	10.90
02-07-2026	COMMISSIONER OF MAIN ROADS	Grasmere-Elleker Road Line Marking	9,141.10
02-07-2026	COMMON GROUND TRAILS PTY LTD	Trail Maintenance Services	825.00
02-07-2026	COMMUNITY ARTS NETWORK WA INC	Sponsorship Payment	7,370.00
02-07-2026	CREATIONS HOMES PTY LTD	Maintenance Services - Albany Waterfront Bridge	2,398.00
02-07-2026	CREATIONS HOMES PTY LTD	Demolition of Peace park (pier of Remembrance Jetty).	8,275.18
02-07-2026	CREATIONS HOMES PTY LTD	Building Maintenance Services	1,064.40
02-07-2026	CREATIONS HOMES PTY LTD	Replace brick lintel and repoint brickwork	1,400.15
02-07-2026	CREATIONS HOMES PTY LTD	Peace Park Jetty Demolition	6,063.88
02-07-2026	CREATIONS HOMES PTY LTD	Animal Welfare Centre Spoon Drain	2,402.01
02-07-2026	CRUMPS CANVAS	Plant Parts and Repairs	500.00
02-07-2026	D & K ENGINEERING	Plant Maintenance	1,722.85
02-07-2026	DATACOM SOLUTIONS (AU) PTY LTD	Software Expenses - C23007	934.40
02-07-2026	DEPARTMENT OF TRANSPORT AND MAJOR INFRASTRUCTURE	Disclosure of Information Fees	5.10
02-07-2026	DEPARTMENT OF TRANSPORT AND MAJOR INFRASTRUCTURE	Disclosure of Information Fees	102.00
02-07-2026	DF WOODBURY	Stock Items - Visitor Centre	118.00
02-07-2026	DF WOODBURY	Stock Items - Visitor Centre	54.00
02-07-2026	DOG ROCK MOTEL	Accommodation	444.60
02-07-2026	EASIGROUP	Novated Lease Payroll Deductions	11,022.76
02-07-2026	ELITE STEEL FABRICATION	Remove and Replace Concrete Bollards	1,232.00
02-07-2026	ELITE STEEL FABRICATION	Building Repairs	1,771.00
02-07-2026	EMU POINT CAFE	Electricity Charges	4,370.06
02-07-2026	ENVIRONMENTAL MACHINERY GROUP PTY LTD	Plant Parts and Repairs	1,335.27
02-07-2026	E-TEQ RESOURCES	Liquid Waste Disposal Services	446.00
02-07-2026	E-TEQ RESOURCES	Liquid Waste Disposal Services	600.00
02-07-2026	E-TEQ RESOURCES	Liquid Waste Disposal Services	715.00
02-07-2026	E-TEQ RESOURCES	Liquid Waste Disposal Services	600.00
02-07-2026	E-TEQ RESOURCES	Liquid Waste Disposal Services	220.00
02-07-2026	E-TEQ RESOURCES	Liquid Waste Disposal Services	220.00
02-07-2026	EYERITE SIGNS	Signage	554.84
02-07-2026	FINANCIAL SERVICES COORDINATOR	Staff Reimbursement	39.00
02-07-2026	FRANGIPANI FLORAL STUDIO	Floral Arrangement	120.00
02-07-2026	FREAK MAESTRO	Stock Items - Box Office	13.50
02-07-2026	GHD PTY LTD	City of Albany - Water Supplies Program	10,475.52
02-07-2026	GHD PTY LTD	Urban Public Open Space Redesign	9,356.60
02-07-2026	G TRETHOWAN	Artwork Sales VAC	60.00
02-07-2026	GLOBAL MARINE ENCLOSURES PTY LTD	Maintenance of Ellen Cove Swim Enclosure	8,534.90
02-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	130.00
02-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	538.24
02-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	405.74
02-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	546.28
02-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	612.50
02-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	70.00
02-07-2026	GREAT SOUTHERN TREE CARE PTY LTD	Vegetation Management Services	14,378.00
02-07-2026	GREAT SOUTHERN TREE CARE PTY LTD	Vegetation Management Services	7,040.00
02-07-2026	GREEN SKILLS INCORPORATED	Vegetation Management Services - C24010(B)	7,962.13
02-07-2026	GREYBIRD MEDIA	Advertising	693.00
02-07-2026	GREYBIRD MEDIA	Advertising	930.00
02-07-2026	HOBBS PAINTING AND DECORATING	Painting Services	2,640.00
02-07-2026	HOME GROUP WA GREAT SOUTHERN PTY LTD	Refund	236.00
02-07-2026	HUMAN INSIGHTS	Professional Services	1,760.00
02-07-2026	ICS GROUP AUTO ELECTRICAL & AIR CONDITIONING PTY LTD	Plant Parts and Repairs	11,604.13
02-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	142.81
02-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	150.99
02-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	142.81
02-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	1,482.48
02-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	176.48
02-07-2026	IVENTURE WA PTY LTD	Pass Onsales	929.00
02-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	6,996.00
02-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	1,301.89
02-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	158.40
02-07-2026	J BAINES	Community Leadership Grant	500.00
02-07-2026	J WOOLF	Animal Collection Services	570.00
02-07-2026	J WOOLF	Animal Collection Services	570.00
02-07-2026	J WOOLF	Animal Collection Services	570.00
02-07-2026	JM TULIP	Art Classes / Materials	387.20
02-07-2026	JUNIPER A UNITING CHURCH COMMUNITY	Venue Hire	110.00
02-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	106.10
02-07-2026	KESTON ECONOMICS PTY LTD	Coastal Economics Summary	1,603.25

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
02-07-2026	KMART ALBANY	Day Care Room Supplies	83.50
02-07-2026	LEADING EDGE HI-FI ALBANY	Lead Audio RCA	59.75
02-07-2026	LGC TRAFFIC MANAGEMENT	Traffic Control	920.70
02-07-2026	LIFT DESIGN	Quarterly Lift Service - Library	701.50
02-07-2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Staff Training	500.00
02-07-2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Subscription Renewal	3,960.00
02-07-2026	LOCKYER AVENUE LUNCHBAR	Catering	144.00
02-07-2026	LOCKYER AVENUE LUNCHBAR	Catering	870.00
02-07-2026	LOUISE STEWART BROWN CREATIVE ARTWORKS	Artwork Sale VAC	36.25
02-07-2026	M & A PAINTING AND MAINTENANCE	Painting Services	1,232.00
02-07-2026	M & A PAINTING AND MAINTENANCE	Painting Services	8,486.50
02-07-2026	MAGIQ SOFTWARE PTY LTD	Annual Licence Fee	5,851.90
02-07-2026	MORAY & AGNEW LAWYERS	Legal Fees	21,221.20
02-07-2026	MORAY & AGNEW LAWYERS	Legal Fees	2,750.00
02-07-2026	NILLA'S ITALIAN KITCHEN	Maritime Festival Cooking Demonstrations	2,000.00
02-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	148.80
02-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	804.29
02-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	136.95
02-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	19.50
02-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	686.70
02-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	286.20
02-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	240.00
02-07-2026	PALMER CIVIL CONSTRUCTION	Pit Rehabilitation - C23008(D)	21,793.98
02-07-2026	PAUL ARMSTRONG PANELBEATERS	Insurance Excess	300.00
02-07-2026	POWERHOUSE ARCHITECTURAL DRAFTING	Architectural Services	4,796.00
02-07-2026	PSL LEGAL	Legal Fees	4,950.00
02-07-2026	QUICKSTIX CLEANING	Cleaning Services	200.00
02-07-2026	QUICKSTIX CLEANING	Cleaning Services	304.00
02-07-2026	RESIDENT	Refund - Charged For Two Mattresses Instead Of One	47.50
02-07-2026	RESIDENT	Refund - DA Withdrawn Before Assessment Commenced	979.20
02-07-2026	RID (AUSTRALIA)	Mosquito Repellent	344.02
02-07-2026	SALLY C AUSTRALIA	Workshop Presentation	600.00
02-07-2026	SHIRE OF KOJONUP	Sponsorship Payment	2,000.00
02-07-2026	SJ TRAFFIC MANAGEMENT	Traffic Control	2,837.16
02-07-2026	SMITHS ALUMINIUM AND 4WD CENTRE	Reticulation Supplies	1,950.00
02-07-2026	SOIL SOLUTIONS PTY LTD	Waste Disposal Services	119,735.36
02-07-2026	SOIL SOLUTIONS PTY LTD	Waste Disposal Services	8,914.88
02-07-2026	SOLAHART ALBANY AND ALBANY ECO HOUSE	Design, supply and install solar PV Mercer Rd admin	4,000.00
02-07-2026	SOUTH COAST ENVIRONMENTAL	Vegetation Management Services	8,030.00
02-07-2026	SOUTHERN SITE HIRE	Site Hire	555.50
02-07-2026	SOUTHERN SITE HIRE	Freight Charges	346.50
02-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	241.63
02-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	53.51
02-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	4.64
02-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	111.00
02-07-2026	STRATA CORPORATION PTY LTD	Vegetation Management Supplies	1,403.22
02-07-2026	SYNERGY	Electricity Charges	243.89
02-07-2026	SYNERGY	Electricity Charges	293.02
02-07-2026	SYNERGY	Electricity Charges	803.96
02-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	273.54
02-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	91.68
02-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	175.13
02-07-2026	TJ PIKORA	Artwork Sales VAC	130.89
02-07-2026	THE LG RACING & CEMETERIES EMPLOYEES UNION (WA)	Payroll Union Deductions	48.00
02-07-2026	THINK WATER GREAT SOUTHERN	Aerating Fountain	14,891.56
02-07-2026	THREE CHILLIES DESIGN PTY LTD	Q25027 - Construction of Granite Link Walk Trail	22,436.24
02-07-2026	THREE CHILLIES DESIGN PTY LTD	Construction of Shared Use and Walking Trail - Separable Portion A	15,206.07
02-07-2026	TOTAL VENTILATION HYGIENE PTY LTD	Plant Maintenance	405.00
02-07-2026	TOTAL VENTILATION HYGIENE PTY LTD	Plant Maintenance	708.82
02-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	4,307.77
02-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	3,524.32
02-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	2,702.88
02-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	387.20
02-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	4,065.18
02-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services	293,220.12
02-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services - C24013(B)	85,634.33
02-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services - C24013(B)	15,067.89
02-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services - C24013(B)	7,859.01
02-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services - C24013(B)	2,147.85
02-07-2026	WAGYL KAIP SOUTHERN NOONGAR ABORIGINAL CORPORATION	Elders COA Subcommittee Meeting	2,548.70
02-07-2026	WATER CORPORATION	Water Charges	605.49

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
02-07-2026	WATER CORPORATION	Water Charges	78.31
02-07-2026	WATER CORPORATION	Water Charges	6.02
02-07-2026	WESTERN POWER CORPORATION	Crown Easement Document Prep & Registration - Lot 828 Stirling Tce	1,063.59
02-07-2026	WOOLWORTHS GROUP LIMITED	Garbage Bags	10.00
02-07-2026	WOOLWORTHS GROUP LIMITED	Daycare Groceries	78.92
02-07-2026	WORKFORCE HEALTH ASSESSORS PTY LTD	Medical Services	924.00
09-07-2026	A.D. CONTRACTORS PTY LTD	Plant and Equipment Hire	305.34
09-07-2026	AHOY MANAGEMENT	Grant Payment	5,500.00
09-07-2026	ALBANY ART WORKSHOPS / CAFE	Event Services	1,365.00
09-07-2026	ALBANY COMMUNITY FOUNDATION (WA) LTD	Payroll Deductions	5,000.00
09-07-2026	ALBANY COMMUNITY RADIO T/AS GREAT SOUTHERN FM	Advertising	5,500.00
09-07-2026	ALBANY EVENT HIRE	Event Hire	311.20
09-07-2026	ALBANY EVENT HIRE	Event Hire	51.00
09-07-2026	ALBANY EVENT HIRE	Event Hire	372.24
09-07-2026	ALBANY EVENT HIRE	Event Hire	9,487.52
09-07-2026	ALBANY EVENT HIRE	Event Hire	3,115.00
09-07-2026	ALBANY LOCK & SECURITY	Locksmith Services	473.40
09-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	101.20
09-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	77.60
09-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	182.35
09-07-2026	ALBANY RECORDS MANAGEMENT	Offsite Storage	779.46
09-07-2026	ALBANY SIGNS	Signage	6,120.40
09-07-2026	ALBANY SIGNS	Signage	13,059.20
09-07-2026	ALBANY SIGNS	Signage	12,733.60
09-07-2026	ALBANY SIGNS	Signage	396.00
09-07-2026	ALBANY TOYOTA	Vehicle Parts and Repairs	124.39
09-07-2026	ALBANY TV SERVICES	Plant Maintenance	175.00
09-07-2026	ALBANY V-BELT AND RUBBER	Plant Parts and Repairs	446.83
09-07-2026	PACKHOARSE	Performance Fees	500.00
09-07-2026	AMD AUDIT & ASSURANCE PTY LTD	Deferred Pensioner Certification	660.00
09-07-2026	AMPOL AUSTRALIA PETROLEUM PTY LTD	Diesel Purchases	3,784.28
09-07-2026	AMPOL AUSTRALIA PETROLEUM PTY LTD	Diesel Purchases	14,103.76
09-07-2026	AMPOL AUSTRALIA PETROLEUM PTY LTD	Diesel Purchases	3,446.61
09-07-2026	ANN AND TOM PHOTOGRAPHY VIDEOGRAPHY	Videography	1,155.00
09-07-2026	APARC - AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD	Fee Pillar / Credit Card Charges	70.02
09-07-2026	APARC - AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD	Fee Pillar / Credit Card Charges	70.02
09-07-2026	ARCADIA TREES PTY LTD	Vegetation Management Services	2,475.00
09-07-2026	ARTS AND CULTURE TRUST	Venue Hire Deposit	1,000.00
09-07-2026	AUSSIE BROADBAND LIMITED	Internet Fees	317.00
09-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	1,866.00
09-07-2026	AUSTRALIAN TAXATION OFFICE	Payroll Deductions - PAYGW	273,211.26
09-07-2026	AUSTRALIA'S SOUTH WEST INCORPORATED	Advertising	1,760.00
09-07-2026	BARKER'S TRENCHING SERVICES	Trenching Services	1,100.00
09-07-2026	BETTER IMPACT PTY LTD	Software Subscription	5,215.00
09-07-2026	BILL GIBBS EXCAVATIONS	Sorting / Crushing of Waste Concrete Products	43,703.00
09-07-2026	BILL GIBBS EXCAVATIONS	Plant and Equipment Hire	11,968.00
09-07-2026	BILL GIBBS EXCAVATIONS	Progressive Capping of Finished Landfill	47,273.88
09-07-2026	BILL GIBBS EXCAVATIONS	Repairs to Western Stormwater Drain on Landfill	15,010.88
09-07-2026	BILL GIBBS EXCAVATIONS	Plant and Equipment Hire - Lake Warburton Gravel Pit	68,484.90
09-07-2026	BRIGHTMARK GROUP PTY LTD	Cleaning Services	543.40
09-07-2026	CARBON LEASING AND RENTALS PTY LTD	Novated Lease Charges	938.50
09-07-2026	COLES SUPERMARKETS AUSTRALIA PTY LTD	Catering	105.00
09-07-2026	C GAWNED	Reimbursement - Travel for Workshop	135.83
09-07-2026	COMMERCIAL AQUATICS AUSTRALIA (WA) PTY LTD	ALAC Aquatics Toddler Pool UV Filter	50,160.00
09-07-2026	COMMERCIAL AQUATICS AUSTRALIA (WA) PTY LTD	Supply swimplex grating	422.40
09-07-2026	COMPUTERS NOW PTY LTD	L3 Engineering Support	2,500.00
09-07-2026	CREATIONS HOMES PTY LTD	Demolition Services	1,564.00
09-07-2026	CREATIONS HOMES PTY LTD	University Paving	477.84
09-07-2026	CRITTERS UP CLOSE	Event Services	5,500.00
09-07-2026	D HAVEN	Merchandise	272.25
09-07-2026	D RASTRICK	Performance Fees	550.00
09-07-2026	DEVELOPMENT ENGINEER	Staff Reimbursement	770.00
09-07-2026	DRIVEADS PTY	Advertising	3,120.00
09-07-2026	ELLEKER VOLUNTEER BUSHFIRE BRIGADE	Reimbursement - Full Face Respirators For Appliances	1,784.20
09-07-2026	ENVIRONMENTAL HEALTH AUSTRALIA (WA) INC	Annual Subscription	550.00
09-07-2026	E-STRALIAN PTY LTD	E-bike lease	324.34
09-07-2026	FARMER'S CATERING	Catering	1,621.76
09-07-2026	FORMOSA FLORA PTY LTD	Seed Collection	9,212.50
09-07-2026	FOXTEL MANAGEMENT PTY LTD	Foxtel	235.00
09-07-2026	FULTON HOGAN INDUSTRIES	Campbell Road Reconstruction	392,664.69
09-07-2026	GIBSON INTERNATIONAL LTD	Service Level Agreement	8,143.30

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
09-07-2026	GREAT SOUTHERN COMMUNITY LEGAL SERVICES	Community Development Grant	5,280.00
09-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	192.50
09-07-2026	GREEN SKILLS INCORPORATED	Install fence at Troode street offset site - C24010(B)	7,498.98
09-07-2026	HARVEY NORMAN ALBANY	Photography Equipment	2,204.00
09-07-2026	HHG LEGAL GROUP	Legal Fees	918.35
09-07-2026	HOLCIM (AUSTRALIA) PTY LTD	Concrete supply	873.32
09-07-2026	IBIS INFORMATION SYSTEMS PTY LTD	Rate Modelling Implementation	4,400.00
09-07-2026	IBIS INFORMATION SYSTEMS PTY LTD	Breeze Implementation - Financial Module	4,400.00
09-07-2026	INDEFIANT PTY LTD	Graphic Design	1,430.00
09-07-2026	INSTANT WEIGHING	Calibration Services	1,966.37
09-07-2026	IVENTURE WA PTY LTD	Pass Onsales	2,960.24
09-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	2,078.54
09-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	104.50
09-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	104.50
09-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	810.35
09-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	104.50
09-07-2026	JS SCALLY	Performance Fees	650.00
09-07-2026	JOLLOF ON WHEELS	Gift Vouchers For Event	175.00
09-07-2026	JUST A CALL DELIVERIES	Internal Delivery Services	1,210.00
09-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	162.20
09-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	91.50
09-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	251.00
09-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	99.80
09-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	99.80
09-07-2026	KAUSAL OY	Software Subscriptions - Climate Dashboard	24,000.00
09-07-2026	KENNETH M STONE	Eyelets Added to Yoga Mats	240.00
09-07-2026	KMT CONTRACTING PTY LTD	Supply, transport and place select granite boulders to trail junctions	3,586.00
09-07-2026	KS GUILLE	Photography Services	1,320.00
09-07-2026	LANDGATE - PROPERTY & VALUATIONS	Interim Valuations	178.70
09-07-2026	LANDGATE - PROPERTY & VALUATIONS	Interim Valuations	30,451.54
09-07-2026	LANDGATE - PROPERTY & VALUATIONS	Interim Valuations	387.84
09-07-2026	LGC TRAFFIC MANAGEMENT	Traffic Control	13,977.72
09-07-2026	LGC TRAFFIC MANAGEMENT	Traffic Control	9,449.58
09-07-2026	LIFT DESIGN	Quarterly Lift Service - Town Hall	701.50
09-07-2026	LIFT DESIGN	Quarterly Lift Service - Town Hall Freight Lift	701.50
09-07-2026	LIFT DESIGN	Quarterly Lift Service - Centennial Park Football Stadium	701.50
09-07-2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Advertising	180.00
09-07-2026	LOCKYER AVENUE LUNCHBAR	Catering	259.20
09-07-2026	LUTZ P PAMBERGER	EAP Services	242.00
09-07-2026	LUTZ P PAMBERGER	EAP Services	242.00
09-07-2026	LUTZ P PAMBERGER	EAP Services	242.00
09-07-2026	M & A PAINTING AND MAINTENANCE	Painting Services	1,149.50
09-07-2026	MAD3 ENGINEERING	McAlpine Subdivisional Design – Civil Engineering Consultancy Service	33,231.94
09-07-2026	MANAGER ECONOMIC DEVELOPMENT	Staff Reimbursement	54.55
09-07-2026	M LEONARD	Exhibition Fees	750.00
09-07-2026	MASTERS PSYCHOLOGY	EAP Service	197.00
09-07-2026	MASTERS PSYCHOLOGY	EAP Service	143.00
09-07-2026	MASTERS PSYCHOLOGY	EAP Services	220.00
09-07-2026	MASTERS PSYCHOLOGY	EAP Services	297.00
09-07-2026	MASTERS PSYCHOLOGY	EAP Services	143.00
09-07-2026	MASTERS PSYCHOLOGY	EAP Services	220.00
09-07-2026	METAMORPHOSIS ASBESTOS REMOVAL SERVICES PTY LTD	Testing Services	1,001.00
09-07-2026	MILITARY SHOP & BRANDZ	Stock Items - Forts Store	356.83
09-07-2026	MINNA ENGINEERING	Town Hall clock repair	2,354.00
09-07-2026	MINNA ENGINEERING	Adjustments to Town Hall Clock Timing	660.00
09-07-2026	MINNA ENGINEERING	UWA Clock Adjustments	1,034.00
09-07-2026	MODERN TEACHING AIDS PTY LTD	Craft Supplies	65.67
09-07-2026	MUDDY BOTTOM CREEK	Catering	48.00
09-07-2026	NEV CLARKE ART PHOTOGRAPHY	Photography Services	495.00
09-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	33.95
09-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	217.55
09-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	41.60
09-07-2026	PAUL ARMSTRONG PANELBEATERS	Vehicle Towing	511.50
09-07-2026	PAYWISE PTY LTD	Novated Lease Charges	3,340.36
09-07-2026	PERTH MATTRESS & FURNITURE RECYCLING COMPANY	Mattress Recycling	3,977.60
09-07-2026	PUBLIC OUTDOOR PING PONG	Supply and Delivery of 2x Air Yellow Aluminium Table Tennis Tables	22,500.50
09-07-2026	PULSE SOFTWARE	Software Subscriptions	64,206.23
09-07-2026	RECONNECT HEALTH AND WELLBEING	EAP Services	396.00
09-07-2026	RECONNECT HEALTH AND WELLBEING	EAP Services	396.00
09-07-2026	REHBEIN CONSULTING PTY LTD	Certification Fee	2,035.00
09-07-2026	REVENUE DEVELOPMENT OFFICER	Staff Reimbursement	87.00

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
09-07-2026	SENTRIENT PTY LTD	Subscription Renewal	18,826.50
09-07-2026	SKILLHIRE WA PTY LTD	Casual Labour / Apprentices	2,814.64
09-07-2026	SKILLHIRE WA PTY LTD	Casual Labour / Apprentices	2,751.82
09-07-2026	SM CRAKE & KM HARKER	Cutting and Mulching of Trees	10,120.00
09-07-2026	SOUTH COAST ENVIRONMENTAL	Robinson Foreshore Maintenance	1,584.00
09-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services	1,950.96
09-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	528.39
09-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services	274.56
09-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	1,399.66
09-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	179.36
09-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	37,128.59
09-07-2026	SOUTHERN CROSS AUSTEREO PTY LTD	Advertising	264.00
09-07-2026	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	First Aid Supplies	455.38
09-07-2026	STIRLING PRINT	Graphic Design for ALAC Water Wheelchairs Signage	110.00
09-07-2026	STRATA CORPORATION PTY LTD	Vegetation Management Supplies	5,947.72
09-07-2026	SYNERGY	Electricity Charges	1,908.71
09-07-2026	SYNERGY	Electricity Charges	164.07
09-07-2026	SYNERGY	Electricity Charges	3,035.37
09-07-2026	SYNERGY	Electricity Charges	2,796.73
09-07-2026	SYNERGY	Electricity Charges	67,446.45
09-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	253.06
09-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	315.26
09-07-2026	TASNEEM VOHRA (HENNA FLORALS)	Event Services	1,050.00
09-07-2026	TEAM GLOBAL EXPRESS PTY LTD	Freight Charges	345.88
09-07-2026	THE 12 VOLT WORLD	Plant Parts and Repairs	190.00
09-07-2026	THE MUFFIN QUEEN	Catering	1,750.00
09-07-2026	THE MUFFIN QUEEN	Catering	504.00
09-07-2026	THE MUFFIN QUEEN	Catering	450.00
09-07-2026	THE WEST AUSTRALIAN NEWSPAPERS LIMITED	Newspaper Delivery 23/06/26 to 15/09/26	504.02
09-07-2026	THE WEST AUSTRALIAN NEWSPAPERS LIMITED	Newspaper Delivery Services - ALAC	591.54
09-07-2026	THINK WATER GREAT SOUTHERN	Plant and equipment	4,290.00
09-07-2026	TIMBRE PRO AUDIO	AV Hire	385.00
09-07-2026	TONY JACKSON SURVEYOR	Feature and Contour Survey	792.00
09-07-2026	TOTAL VENTILATION HYGIENE PTY LTD	Plant Maintenance	1,567.19
09-07-2026	TOTAL VENTILATION HYGIENE PTY LTD	Plant Maintenance	113.21
09-07-2026	TOTAL VENTILATION HYGIENE PTY LTD	Plant Maintenance	34.84
09-07-2026	TOTAL VENTILATION HYGIENE PTY LTD	Plant Maintenance	60.96
09-07-2026	TOTAL VENTILATION HYGIENE PTY LTD	Plant Maintenance	2,638.08
09-07-2026	TOTAL VENTILATION HYGIENE PTY LTD	Plant Maintenance	1,100.00
09-07-2026	TRUCK CENTRE WA PTY LTD	Plant Parts and Repairs	15.90
09-07-2026	TURPS STEEL FABRICATIONS	Progress Claim - ALAC Court Improvements Stage 2	13,200.00
09-07-2026	TURPS STEEL FABRICATIONS	Progress Claim - ALAC Court Improvements Stage 1	21,945.00
09-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	2,139.78
09-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	12,609.10
09-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	5,220.25
09-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	2,130.48
09-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services	262,702.72
09-07-2026	VK MILES	Cleaning Services	3,159.00
09-07-2026	WA MERMAIDS PTY LTD	Event Services	2,775.30
09-07-2026	WCP CIVIL PTY LTD	Retention Payment	61,862.52
09-07-2026	WESTERN POWER CORPORATION	Design Fee - Mckail Lighting Additions	1,320.00
09-07-2026	WHEATBELT SERVICES PTY LTD	Road Signage	2,037.20
09-07-2026	WOOLWORTHS GROUP LIMITED	Daycare Groceries	608.92
09-07-2026	WOOLWORTHS GROUP LIMITED	Daycare Groceries	32.50
09-07-2026	WORKFORCE HEALTH ASSESSORS PTY LTD	Ergonomic Assessment	900.90
09-07-2026	Y TOUSSAINT	Workshop Presentation	300.00
09-07-2026	YOUNGS SIDING VOLUNTEER BUSH FIRE BRIGADE	Reimbursement - Plumbing Supplies	161.23
09-07-2026	YOUNGS SIDING VOLUNTEER BUSH FIRE BRIGADE	Reimbursement - Cleaning Supplies	690.85
16-07-2026	303 MULLENLOWE AUSTRALIA PTY LTD	2026 Bicentennial - Media	9,675.60
16-07-2026	303 MULLENLOWE AUSTRALIA PTY LTD	2026 Bicentennial - Media	10,999.34
16-07-2026	A.D. CONTRACTORS PTY LTD	Road Maintenance Supplies	5,013.49
16-07-2026	A.D. CONTRACTORS PTY LTD	Plant and Equipment Hire	712.45
16-07-2026	A.D. CONTRACTORS PTY LTD	Plant and Equipment Hire	7,659.00
16-07-2026	ACCOUNTING OFFICER	Reimbursement of Uniform Purchase 2025/2026	139.28
16-07-2026	ACURIX NETWORKS PTY LTD	Managed Wi-Fi Service	19,773.60
16-07-2026	ADVERTISER PRINT	Printing Services	340.00
16-07-2026	ADVERTISER PRINT	Printing Services	220.00
16-07-2026	ADVERTISER PRINT	Printing Services	16.00
16-07-2026	ADVERTISER PRINT	Printing Services	141.00
16-07-2026	ADVERTISER PRINT	Printing Services	709.00
16-07-2026	ADVERTISER PRINT	Printing Services	15.00

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
16-07-2026	ADVERTISER PRINT	Printing Services	210.00
16-07-2026	ADVERTISER PRINT	Printing Services	25.00
16-07-2026	ADVERTISER PRINT	Printing Services	1,500.00
16-07-2026	ADVERTISER PRINT	Printing Services	788.00
16-07-2026	AIRBORNE MAPPING & PHOTOGRAPHY SERVICES	GIS Consultancy	1,900.00
16-07-2026	AL CURNOW HYDRAULICS	Plant Parts and Repairs	466.17
16-07-2026	ALBANY COMMUNITY FOUNDATION (WA) LTD	Payroll Deductions	5.00
16-07-2026	ALBANY COMMUNITY HOSPICE	Payroll Deductions	10.00
16-07-2026	ALBANY EVENT HIRE	Event Hire	258.00
16-07-2026	ALBANY IGA & SPENCER PARK IGA	Catering	96.16
16-07-2026	ALBANY IGA & SPENCER PARK IGA	Catering	32.49
16-07-2026	ALBANY IGA & SPENCER PARK IGA	Catering	219.38
16-07-2026	ALBANY IRRIGATION & DRILLING	Irrigation supplies	255.45
16-07-2026	ALBANY LOCK & SECURITY	Locksmith Services	398.10
16-07-2026	ALBANY LOCK & SECURITY	Locksmith Services	68.42
16-07-2026	ALBANY LOCK & SECURITY	Locksmith Services	171.05
16-07-2026	ALBANY RADIO COMMUNICATIONS	Plant Parts and Repairs	1,021.50
16-07-2026	ALBANY RETRAVISION	IT Equipment	369.00
16-07-2026	ALBANY SIGNS	Signage	841.50
16-07-2026	ALBANY SIGNS	Signage	237.60
16-07-2026	ALBANY SIGNS	Signage	528.00
16-07-2026	ALBANY SIGNS	Signage	1,611.50
16-07-2026	ALBANY SIGNS	Signage	126.50
16-07-2026	ALBANY SIGNS	Signage	126.50
16-07-2026	ALBANY TRUCK AND CAR HIRE	Plant and Equipment Hire	750.00
16-07-2026	ALBANY V-BELT AND RUBBER	Plant Parts and Repairs	257.52
16-07-2026	ANGLICARE WA	Community Development Funding	4,730.00
16-07-2026	ARCADIA TREES PTY LTD	Vegetation Management Services	15,840.00
16-07-2026	ARCADIA TREES PTY LTD	Vegetation Management Services	1,980.00
16-07-2026	ARCHETYPE PROJECTS	Multicourt Artwork - Construction Services	12,322.41
16-07-2026	ATC WORK SMART	Casual Labour / Apprentices	518.46
16-07-2026	ATC WORK SMART	Casual Labour / Apprentices	218.65
16-07-2026	ATC WORK SMART	Casual Labour / Apprentices	149.08
16-07-2026	ATC WORK SMART	Casual Labour / Apprentices	130.27
16-07-2026	ATC WORK SMART	Casual Labour / Apprentices	260.54
16-07-2026	ATC WORK SMART	Casual Labour / Apprentices	260.54
16-07-2026	AUSTRALIA POST	Postage	4,729.06
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	707.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	707.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	707.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	707.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	707.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	707.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	707.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	707.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	1,210.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	1,210.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	1,210.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	1,210.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	1,210.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	1,210.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	1,210.00
16-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	1,210.00
16-07-2026	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll Deductions	815.00
16-07-2026	AUSTRALIAN TAXATION OFFICE	Payroll Deductions - PAYGW	285,897.35
16-07-2026	BADGEMATE	Badge Printing	319.54
16-07-2026	BAYSIDE BLADES	Sporting Equipment	4,179.45
16-07-2026	BEST OFFICE SYSTEMS	Photocopier Charges	10,360.90
16-07-2026	BILL GIBBS EXCAVATIONS	Plant and Equipment Hire	69,060.75
16-07-2026	BLUE SKY RENEWABLES PTY LTD	Thermal Energy Supply	40,045.88
16-07-2026	BOC GASES AUSTRALIA LIMITED	Container Service	111.28
16-07-2026	BRIGHTMARK GROUP PTY LTD	Cleaning Services	445.50
16-07-2026	BRIGHTMARK GROUP PTY LTD	Cleaning Services	46.20
16-07-2026	BRIGHTMARK GROUP PTY LTD	Cleaning Services	55.00
16-07-2026	BRIGHTMARK GROUP PTY LTD	Cleaning Services	138.60
16-07-2026	BROOKS HIRE SERVICE PTY LTD	Plant And Equipment Hire	6,711.94
16-07-2026	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	6.08
16-07-2026	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	101.94
16-07-2026	BURRATA PTY LTD	Catering	430.00

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
16-07-2026	CAD DESIGN OFFICER	Staff Reimbursement	119.09
16-07-2026	CALIBRE CARE PTY LTD	Changing Place Maintenance	374.00
16-07-2026	CANNABIS BOTANICAL DISTILLERY PTY LTD	Town Hall Bar Stock	1,419.00
16-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	1,595.83
16-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	297.00
16-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	1,289.31
16-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	179.30
16-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	1,098.90
16-07-2026	CGS QUALITY CLEANING	Cleaning Services	247.19
16-07-2026	CHILD CARE EDUCATOR QUALIFIED	Staff Reimbursement	87.00
16-07-2026	CHILD SUPPORT AGENCY	Payroll Deductions	2,271.84
16-07-2026	CIVIL SURVEY SOLUTIONS	Annual Subscription	293.34
16-07-2026	COASTAL CRANES ALBANY	Plant and Equipment Hire	2,845.98
16-07-2026	COLES SUPERMARKETS	Staff Amenities	388.40
16-07-2026	COLES SUPERMARKETS	Catering	160.00
16-07-2026	COMMERCIAL AQUATICS AUSTRALIA (WA) PTY LTD	ALAC Swimplex Grates	920.70
16-07-2026	COMMONWEALTH BANK OF AUSTRALIA	Software Subscription	13,860.00
16-07-2026	COMSYS NETWORKS GROUP	IT Equipment	49,067.92
16-07-2026	CREATIONS HOMES PTY LTD	Depot Transportable Removal of Floor Covering	3,372.68
16-07-2026	CREATIONS HOMES PTY LTD	Girl Guides Shower Area Repairs	2,756.67
16-07-2026	CREATIONS HOMES PTY LTD	UWA Retainer Wall Regrout & Rectification	5,206.86
16-07-2026	CREATIONS HOMES PTY LTD	Eyre Park Gazebo Repair	25,244.62
16-07-2026	CUT ABOVE COLLECTIVE	Performance Fees	1,650.00
16-07-2026	D & K ENGINEERING	Plant Maintenance	1,855.92
16-07-2026	D & K ENGINEERING	Plant Maintenance	1,721.94
16-07-2026	DATAKOM SOLUTIONS (AU) PTY LTD	Software Expenses - C23007	3,490.81
16-07-2026	DEPT OF BIODIVERSITY CONSERVATION & ATTRACTIONS	Pass Onsales	5,850.00
16-07-2026	DOG ROCK MOTEL	Accommodation	731.70
16-07-2026	DUE SOUTH SURFING ACADEMY	Surfing Lessons	1,760.00
16-07-2026	EASIGROUP	Novated Lease Payroll Deductions	11,022.76
16-07-2026	EYERITE SIGNS	Signage	1,144.06
16-07-2026	FAUNATRACK	McAlpine Rise Fauna Spotter	3,696.00
16-07-2026	FRONTLINE FIRE & RESCUE EQUIPMENT	Plant Parts and Repairs	1,228.38
16-07-2026	FULTON HOGAN INDUSTRIES	Bitumen Seal Supplies	4,648.93
16-07-2026	FVS FIRE PTY LTD	Plant Maintenance	275.00
16-07-2026	GET GRAZING CO	Catering	290.00
16-07-2026	GHD PTY LTD	New Waste Facility Site Investigation and Design	2,077.68
16-07-2026	GHD PTY LTD	Albany Airport Runway Upgrade & Overlay Design	6,787.00
16-07-2026	GHD PTY LTD	Albany Airport Runway Upgrade & Overlay Design - Separable Portion B	176,126.16
16-07-2026	GHD PTY LTD	Water Supplies Program	920.48
16-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	87.50
16-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	405.74
16-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	546.28
16-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	563.24
16-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	2,256.00
16-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	297.00
16-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	297.00
16-07-2026	GREEN SKILLS INCORPORATED	Vegetation Management Services - C24010(B)	8,089.93
16-07-2026	HUMAN INSIGHTS	Professional Services	3,520.00
16-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	140.25
16-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	140.25
16-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	1,214.57
16-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	102.47
16-07-2026	INGOT HOTEL PERTH	Accommodation	4,800.00
16-07-2026	IXOM	Chlorine Gas	4,206.40
16-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	104.50
16-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	1,254.00
16-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	121.66
16-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	3,238.40
16-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	418.00
16-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	121.66
16-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	747.18
16-07-2026	JB HI-FI GROUP PTY LTD	IT Equipment	5,248.74
16-07-2026	JB HI-FI GROUP PTY LTD	IT Equipment	4,752.78
16-07-2026	J WOOLF	Animal Collection Services	570.00
16-07-2026	J WOOLF	Animal Collection Services	570.00
16-07-2026	JULIA ANWAR MCHENRY	Performance Fee	350.00
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	234.50
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	465.70
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	203.70
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	330.40

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	584.10
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	174.75
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	260.00
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	239.00
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	752.52
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	389.65
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	208.00
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	276.40
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	477.25
16-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	184.30
16-07-2026	KMART ALBANY	Gym Expenses	422.00
16-07-2026	LANDGATE - PROPERTY & VALUATIONS	Mining Tenements	294.65
16-07-2026	LE WYNNE	MC Services	500.00
16-07-2026	LGC TRAFFIC MANAGEMENT	Traffic Control	16,034.86
16-07-2026	LGC TRAFFIC MANAGEMENT	Traffic Control	2,046.00
16-07-2026	LGC TRAFFIC MANAGEMENT	Traffic Control	3,818.66
16-07-2026	LGIS INSURANCE BROKING - MARINE INSURANCE	Insurance Renewal	346.50
16-07-2026	LGIS INSURANCE BROKING - MARINE INSURANCE	Insurance Renewal	330.00
16-07-2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Membership Fees	560.00
16-07-2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Membership Fees	560.00
16-07-2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Membership Fees	560.00
16-07-2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Membership Fees	560.00
16-07-2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Membership Fees	560.00
16-07-2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Membership Fees	560.00
16-07-2026	LOCKYER AVENUE LUNCHBAR	Catering	761.30
16-07-2026	LOCKYER AVENUE LUNCHBAR	Catering	322.50
16-07-2026	LUCAS MECHANICAL AND AUTO ELECTRICAL	Plant Parts and Repairs	4,324.47
16-07-2026	LUCAS MECHANICAL AND AUTO ELECTRICAL	Plant Parts and Repairs	4,339.48
16-07-2026	LUCAS MECHANICAL AND AUTO ELECTRICAL	Plant Parts and Repairs	5,190.17
16-07-2026	LUCAS MECHANICAL AND AUTO ELECTRICAL	Plant Parts and Repairs	4,980.17
16-07-2026	LUCAS MECHANICAL AND AUTO ELECTRICAL	Plant Parts and Repairs	4,986.17
16-07-2026	LUCAS MECHANICAL AND AUTO ELECTRICAL	Plant Parts and Repairs	4,868.64
16-07-2026	LUCAS MECHANICAL AND AUTO ELECTRICAL	Plant Parts and Repairs	5,017.14
16-07-2026	LUCAS MECHANICAL AND AUTO ELECTRICAL	Plant Parts and Repairs	5,017.14
16-07-2026	LUCAS MECHANICAL AND AUTO ELECTRICAL	Plant Parts and Repairs	5,071.14
16-07-2026	LUCAS MECHANICAL AND AUTO ELECTRICAL	Plant Parts and Repairs	5,227.14
16-07-2026	LUCAS MECHANICAL AND AUTO ELECTRICAL	Plant Parts and Repairs	4,927.14
16-07-2026	MANAGER COMMUNITY RELATIONS	Staff Reimbursement	32.40
16-07-2026	MARKET CREATIONS AGENCY PTY LTD	Website Services	37,114.00
16-07-2026	MEGA VISION SOUND & LIGHTING	Maritime Festival - Fuel Levy	400.40
16-07-2026	MESSAGE4U PTY LTD	Monthly Access Fee	46.20
16-07-2026	MINTYY	Website Hosting	1,100.00
16-07-2026	MUIRS WELLSTEAD	Engine oil	19.69
16-07-2026	NE ROLFE	Facilitator Fee	385.00
16-07-2026	NEWMAN MECHANICAL SERVICES PTY LTD	Plant Parts and Repairs	2,417.11
16-07-2026	NORDIC FITNESS EQUIPMENT	Antibacterial Gym Wipes	1,478.95
16-07-2026	OCEAN DISCOVERY EDUCATION	Event Services	1,600.00
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	1,504.10
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	205.94
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	394.50
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	39.60
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	113.99
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	282.40
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	284.70
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	328.65
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	218.20
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	34.95
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	135.22
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	188.01
16-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	48.40
16-07-2026	OFFICEWORKS SUPERSTORES PTY LTD	Office Supplies / Stationery	99.95
16-07-2026	OPTEON PROPERTY GROUP PTY LTD	Valuation Services	1,925.00
16-07-2026	ORIKAN NEW ZEALAND LIMITED	Software Licence Fees	201.08
16-07-2026	PROMOTION PRODUCTS PTY LTD	Branded Merchandise	850.96
16-07-2026	QUICKSTIX CLEANING	Cleaning Services	365.00
16-07-2026	QUICKSTIX CLEANING	Cleaning Services	1,550.00
16-07-2026	QUICKSTIX CLEANING	Cleaning Services	350.00
16-07-2026	QUICKSTIX CLEANING	Cleaning Services	300.00
16-07-2026	R & J BATTERIES PTY LTD	Plant Parts and Repairs	668.32
16-07-2026	REECE PTY LTD	Pit grate	20.75

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
16-07-2026	REPLAS WA	Flat Top Bollards	15,676.10
16-07-2026	RESIDENT	Refund - Animal Sterilisation	250.00
16-07-2026	RESIDENT	Refund of nomination deposit for the 2025 Local Government Election	100.00
16-07-2026	SANITY MUSIC STORES PTY LTD	Local Stock DVD Order	591.28
16-07-2026	SCORPTEC COMPUTERS	IT Equipment	205.00
16-07-2026	SEVEN NETWORK LIMITED	Advertising	196.64
16-07-2026	SEVEN NETWORK LIMITED	Advertising	2,405.70
16-07-2026	SA ROST	Artwork Sales	181.81
16-07-2026	SKILLHIRE WA PTY LTD	Permanent Placement Fee	2,403.06
16-07-2026	SKILLHIRE WA PTY LTD	Casual Labour / Apprentices	2,788.51
16-07-2026	SOIL SOLUTIONS PTY LTD	Vegetation Management Supplies	50.00
16-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	418.40
16-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	3,066.31
16-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	525.53
16-07-2026	SOUTHERN SITE HIRE	Plant and Equipment Hire	3,725.00
16-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	111.00
16-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	17.64
16-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	46.00
16-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	117.92
16-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	96.00
16-07-2026	SPORTSMaster ATHLETIC INTERNATIONAL PTY LIMITED	Gym Equipment	294.50
16-07-2026	SPORTSWORLD OF WA	Stock Items - ALAC	2,493.15
16-07-2026	SPYX'S VERMIN CONTROL	Pest Control	484.00
16-07-2026	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	Country Kit Sales	2,400.00
16-07-2026	STIRLING PRINT	Printing Services	3,860.00
16-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	151.82
16-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	36.49
16-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	528.12
16-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	233.73
16-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	312.55
16-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	333.45
16-07-2026	TEAM GLOBAL EXPRESS PTY LTD	Freight Charges	384.52
16-07-2026	THE LG RACING & CEMETERIES EMPLOYEES UNION (WA)	Payroll Union Deductions	48.00
16-07-2026	THINKPROJECT AUSTRALIA PTY LTD	Annual Licence Support and Maintenance Fee	17,577.12
16-07-2026	THREE CHILLIES DESIGN PTY LTD	Granite Link / Signage Installation	22,165.00
16-07-2026	TOTAL VENTILATION HYGIENE PTY LTD	Plant Maintenance	6,772.76
16-07-2026	TOTAL VENTILATION HYGIENE PTY LTD	Plant Maintenance	7,774.20
16-07-2026	TOURISM COUNCIL WESTERN AUSTRALIA	Destination Development Training	775.00
16-07-2026	TOURISM COUNCIL WESTERN AUSTRALIA	Staff Training	325.00
16-07-2026	TOURISM COUNCIL WESTERN AUSTRALIA	Staff Training	630.00
16-07-2026	TRUCKLINE	Plant Parts and Repairs	181.50
16-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	3,232.96
16-07-2026	ULVERSCROFT LARGE PRINT BOOKS	Library Stock	235.80
16-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services	8,694.57
16-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services	8,050.74
16-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services - C24013(A)	1,277.42
16-07-2026	WAGYL KAIP SOUTHERN NOONGAR ABORIGINAL CORPORATION	Project Management	6,831.00
16-07-2026	WATER CORPORATION	Water Charges	177.69
16-07-2026	WATER CORPORATION	Water Charges	177.69
16-07-2026	WATER CORPORATION	Water Charges	226.55
16-07-2026	WATER CORPORATION	Water Charges	18.07
16-07-2026	WATER CORPORATION	Water Charges	338.20
16-07-2026	WATER CORPORATION	Water Charges	162.65
16-07-2026	WATER CORPORATION	Water Charges	101.05
16-07-2026	WATER CORPORATION	Water Charges	753.84
16-07-2026	WATER CORPORATION	Water Charges	500.85
16-07-2026	WATER CORPORATION	Water Charges	419.17
16-07-2026	WATER CORPORATION	Water Charges	478.89
16-07-2026	WATER CORPORATION	Water Charges	48.19
16-07-2026	WATER CORPORATION	Water Charges	38.87
16-07-2026	WATER CORPORATION	Water Charges	213.50
16-07-2026	WATER CORPORATION	Water Charges	186.39
16-07-2026	WATER CORPORATION	Water Charges	395.56
16-07-2026	WATER CORPORATION	Water Charges	69.28
16-07-2026	WATER CORPORATION	Water Charges	2,037.56
16-07-2026	WATER CORPORATION	Water Charges	222.54
16-07-2026	WATER CORPORATION	Water Charges	1,510.67
16-07-2026	WATER CORPORATION	Water Charges	33.13
16-07-2026	WATER CORPORATION	Water Charges	265.74
16-07-2026	WATER CORPORATION	Water Charges	155.60
16-07-2026	WHEATBELT SERVICES PTY LTD	Road Signage	4,603.50

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
16-07-2026	WHEATBELT SERVICES PTY LTD	Sandbags	3,190.00
16-07-2026	WHITFIELD ESTATE & PAWPRINT CHOCOLATE	Stock Items - Forts Store	496.92
16-07-2026	WILSON BREWING	Town Hall Bar Stock	1,843.71
16-07-2026	WOOLWORTHS GROUP LIMITED	Daycare Groceries	20.62
16-07-2026	WOOLWORTHS GROUP LIMITED	Daycare Groceries	777.17
16-07-2026	WOOLWORTHS GROUP LIMITED	Daycare Groceries	34.40
16-07-2026	WOOLWORTHS GROUP LIMITED	Staff Amenities	103.88
16-07-2026	YELLOWSTONE BAND	Performance Fees	440.00
16-07-2026	ZENITH LAUNDRY	Laundry Services	17.39
23-07-2026	A.D. CONTRACTORS PTY LTD	Plant and Equipment Hire	23,100.00
23-07-2026	A.D. CONTRACTORS PTY LTD	Bond Refund	3,014.00
23-07-2026	A.D. CONTRACTORS PTY LTD	Bond Refund	3,540.40
23-07-2026	A.D. CONTRACTORS PTY LTD	Plant and Equipment Hire	841.84
23-07-2026	A.D. CONTRACTORS PTY LTD	Road Maintenance Supplies - Emulsion	9,157.50
23-07-2026	A.D. CONTRACTORS PTY LTD	Plant and Equipment Hire	610.68
23-07-2026	A.D. CONTRACTORS PTY LTD	Plant and Equipment Hire	13,042.03
23-07-2026	A.D. CONTRACTORS PTY LTD	Gravel Production - C23008(A)	77,000.00
23-07-2026	AAA MOWING & LANDSCAPING	Gardening Services	330.00
23-07-2026	ADVERTISER PRINT	Printing Services	90.00
23-07-2026	ADVERTISER PRINT	Printing Services	135.00
23-07-2026	ADVERTISER PRINT	Printing Services	190.00
23-07-2026	ADVERTISER PRINT	Printing Services	465.00
23-07-2026	ADVERTISER PRINT	Printing Services	465.00
23-07-2026	AEROMIC MICROPHONES AUSTRALIA PTY LTD	Fitness Audio Electronic Protectant	138.99
23-07-2026	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Plant Parts and Repairs	200.00
23-07-2026	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Plant Parts and Repairs	200.00
23-07-2026	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Plant Parts and Repairs	3,494.93
23-07-2026	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Plant Parts and Repairs	119.26
23-07-2026	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Plant Parts and Repairs	562.10
23-07-2026	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Plant Parts and Repairs	593.12
23-07-2026	AL CURNOW HYDRAULICS	Plant Parts and Repairs	676.49
23-07-2026	ALBANY FENCING CONTRACTORS	Chain Link Mesh Gate - C24004(B)	9,130.00
23-07-2026	ALBANY LOCK & SECURITY	Locksmith Services	595.00
23-07-2026	ALBANY LOCK & SECURITY	Locksmith Services	5,726.27
23-07-2026	ALBANY MILK DISTRIBUTORS	Milk Delivery	229.95
23-07-2026	ALBANY MILK DISTRIBUTORS	Milk Delivery	255.50
23-07-2026	ALBANY MILK DISTRIBUTORS	Milk Delivery	138.68
23-07-2026	ALBANY MILK DISTRIBUTORS	Milk Delivery	587.65
23-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	754.85
23-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	733.10
23-07-2026	ALBANY ROLLER DERBY LEAGUE	Community Event Grant	3,300.00
23-07-2026	ALBANY SIGNS	Signage	275.00
23-07-2026	ALBANY SIGNS	Signage	126.50
23-07-2026	ALBANY SWEEP CLEAN	Street sweeping - C23005	9,856.00
23-07-2026	ALBANY SWEEP CLEAN	Street Sweeping - C23005	4,367.00
23-07-2026	ALBANY SWEEP CLEAN	Street Sweeping - C23005	2,112.00
23-07-2026	ALBANY TYREPOWER	Tyre Supply / Maintenance	52.50
23-07-2026	ALBERTUS "BO" JANMAAT	Artwork Sales	390.00
23-07-2026	ALINTA ENERGY	Gas Charges	54.85
23-07-2026	AMPAC DEBT RECOVERY (WA) PTY LTD	Debt Recovery	38.50
23-07-2026	AMPOL AUSTRALIA PETROLEUM PTY LTD	Diesel Purchases	12,444.73
23-07-2026	AMPOL AUSTRALIA PETROLEUM PTY LTD	Diesel Purchases	3,563.91
23-07-2026	ANTONIA'S DANCE STUDIO	Dance Classes	420.00
23-07-2026	ARCADIA TREES PTY LTD	Vegetation Management Services	2,530.00
23-07-2026	ARCADIA TREES PTY LTD	Vegetation Management Services	2,530.00
23-07-2026	ARCADIA TREES PTY LTD	Vegetation Management Services	2,024.00
23-07-2026	ASTAR SAFETY SERVICES PTY LTD	Fire Safety Equipment - C24014	400.00
23-07-2026	ATC WORK SMART	Casual Labour / Apprentices	298.16
23-07-2026	ATC WORK SMART	Casual Labour / Apprentices	298.16
23-07-2026	ATC WORK SMART	Casual Labour / Apprentices	168.96
23-07-2026	ATC WORK SMART	Casual Labour / Apprentices	149.08
23-07-2026	ATC WORK SMART	Casual Labour / Apprentices	147.64
23-07-2026	ATC WORK SMART	Casual Labour / Apprentices	168.96
23-07-2026	AUSFLEET SOFTWARE	Annual Subscription	965.25
23-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	707.00
23-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	707.00
23-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	707.00
23-07-2026	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Staff Training	1,291.00
23-07-2026	A KAADEN	Artwork Sales	87.36
23-07-2026	AVIATION ID AUSTRALIA	ASIC Applications	308.00
23-07-2026	AVIATION ID AUSTRALIA	ASIC Applications	616.00

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
23-07-2026	B CRONIN	Artwork Sales VAC	232.70
23-07-2026	BILL GIBBS EXCAVATIONS	Plant and Equipment Hire	14,973.75
23-07-2026	BILL GIBBS EXCAVATIONS	Road grading	15,631.00
23-07-2026	BIO DIVERSE SOLUTIONS	Professional Fees	14,646.50
23-07-2026	BLUECOAST CONSULTING ENGINEERS PTY LTD	Engineering Services	45,085.01
23-07-2026	BLUESCOPE DISTRIBUTION PTY LTD - ORRCON STEEL	Building Materials	1,706.23
23-07-2026	BROOKS HIRE SERVICE PTY LTD	Plant And Equipment Hire	5,113.86
23-07-2026	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	640.02
23-07-2026	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	512.64
23-07-2026	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	32.36
23-07-2026	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	219.72
23-07-2026	CABCHARGE PAYMENTS PTY LTD	Taxi Fares	480.77
23-07-2026	CAMLYN SPRINGS	Water Refills	340.00
23-07-2026	CAMLYN SPRINGS	Water Refills	51.00
23-07-2026	CARAVAN INDUSTRY ASSOCIATION	Membership Renewal	578.00
23-07-2026	CARBON LEASING AND RENTALS PTY LTD	Novated Lease Charges	938.50
23-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	94.42
23-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	34,278.38
23-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	4,125.00
23-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	28,083.51
23-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	19,869.30
23-07-2026	CENTIGRADE SERVICES PTY LTD	Plant Maintenance	510.77
23-07-2026	CGS QUALITY CLEANING	Cleaning Services	155.00
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	110.04
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	110.04
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	62.22
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	110.04
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	233.31
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	8,518.57
23-07-2026	CGS QUALITY CLEANING	Cleaning Services	299.09
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	137.57
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	358.81
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	2,827.55
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	6,613.62
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	1,349.92
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	119.59
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	741.60
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	284.59
23-07-2026	CGS QUALITY CLEANING	Cleaning Services	8,166.14
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	1,345.14
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	3,877.09
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	2,600.98
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	247.19
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	3,377.19
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	956.27
23-07-2026	CGS QUALITY CLEANING	Cleaning Services	924.00
23-07-2026	CGS QUALITY CLEANING	Cleaning Services	577.50
23-07-2026	CGS QUALITY CLEANING	Cleaning Services	2,112.00
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	55.02
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	157.89
23-07-2026	CGS QUALITY CLEANING	Cleaning Services	1,056.00
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	139.99
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	78.95
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	110.04
23-07-2026	CGS QUALITY CLEANING	Cleaning Services - C23016	110.04
23-07-2026	CGS QUALITY CLEANING	Cleaning Services	660.00
23-07-2026	CGS QUALITY CLEANING	Cleaning Services	924.00
23-07-2026	CHANDLER MACLEOD GROUP LIMITED	SVC Assessment	803.00
23-07-2026	C SIMPSON	Zumba Classes	1,350.00
23-07-2026	C SIMPSON	Zumba Classes	1,350.00
23-07-2026	CLEANFLOW ENVIRONMENTAL SOLUTIONS	Sewer Pipework Relining - York Street Library	3,030.50
23-07-2026	CLEANFLOW ENVIRONMENTAL SOLUTIONS	Sewer Pipework Relining - Keyser Road and Wright Street	20,891.46
23-07-2026	CLEANFLOW ENVIRONMENTAL SOLUTIONS	Sewer Pipework Relining - Becket Court	9,090.40
23-07-2026	CLEANFLOW ENVIRONMENTAL SOLUTIONS	Sewer Pipework Relining - Mira Mar	27,902.60
23-07-2026	CONSTRUCTIVE PD PTY LTD	Albany Botanic Walkway - C26004	27,149.31
23-07-2026	CYNERGIC INTERNET	Hosting Fees	2,314.88
23-07-2026	DARCIE HAVEN	Performance Fee	6,000.00
23-07-2026	DATAKOM SOLUTIONS (AU) PTY LTD	Software Expenses - C23007	55.00
23-07-2026	DATAKOM SOLUTIONS (AU) PTY LTD	Software Expenses - C23007	3,612.91
23-07-2026	D JACKSON	Screening Fee	550.00
23-07-2026	DENMARK TRAFFIC PTY LTD	Traffic Management - C24015(A)	11,747.35

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
23-07-2026	DEPARTMENT OF LG, INDUSTRY REGULATION AND SAFETY	BSL Levy Collection	41,077.05
23-07-2026	DEPARTMENT OF THE PREMIER & CABINET	Advertising	223.86
23-07-2026	DESIGNER DIRT PTY LTD	Gift Voucher	250.00
23-07-2026	DOWNRITE DEMOLITION	Supervise Removal of Remembrance Jetty	5,000.00
23-07-2026	EASIGROUP	Novated Lease Payroll Deductions	958.16
23-07-2026	ELITE STEEL FABRICATION	Plant Parts and Repairs	1,588.40
23-07-2026	E CROOK	Artist Payment	500.00
23-07-2026	E-STRALIAN PTY LTD	E-bike Lease	324.34
23-07-2026	ED INFRASTRUCTURE DEVELOPMENT AND ENVIRONMENT	Institute of Engineers Membership Renewal	640.00
23-07-2026	EYERITE SIGNS	Signage	193.12
23-07-2026	FULTON HOGAN INDUSTRIES	Campbell Road Reconstruction	250,691.43
23-07-2026	GFG CONSULTING	Planning & Development Services Review	25,928.65
23-07-2026	GILES C WATSON	Workshop Presentation	240.00
23-07-2026	GLASS SUPPLIERS	Fabricate Windows	8,905.86
23-07-2026	GLENN'S HEAVY RECOVERY & TOWING	Towing Services	1,452.00
23-07-2026	GLOBAL MARINE ENCLOSURES PTY LTD	Maintenance of Ellen Cove Swim Enclosure	7,488.80
23-07-2026	GLOBAL SPILL CONTROL PTY LTD	Equipment for Spill Kits	245.18
23-07-2026	GLOBAL SPILL CONTROL PTY LTD	Equipment for Spill Kits	515.63
23-07-2026	GOBOTECH PTY LTD	GOBOs for Town Square	6,987.20
23-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	181.50
23-07-2026	GREAT SOUTHERN PEST & WEED CONTROL	Pest Management Services	181.50
23-07-2026	GREAT SOUTHERN TREE CARE PTY LTD	Show Goal Posts	600.00
23-07-2026	HEIDELBERG MATERIALS AUSTRALIA PTY LTD	Concreting Supply	411.40
23-07-2026	HEIDELBERG MATERIALS AUSTRALIA PTY LTD	Concreting Supply	349.36
23-07-2026	HEIDELBERG MATERIALS AUSTRALIA PTY LTD	Concreting Supply	2,005.70
23-07-2026	HHG LEGAL GROUP	Legal Fees	762.30
23-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	142.81
23-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	142.81
23-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	1,386.71
23-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	142.81
23-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	140.25
23-07-2026	INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA LIMITED	Staff Training	572.00
23-07-2026	INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA LIMITED	Staff Training	572.00
23-07-2026	IXOM	Chlorine Service Fee	370.99
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	7,920.02
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	762.30
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	399.30
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	963.88
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	518.85
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	1,496.00
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	158.40
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	286.06
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	1,068.44
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	1,421.67
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	2,824.25
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	2,134.76
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	159.50
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	319.00
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	3,781.91
23-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	4,247.06
23-07-2026	J WOOLF	Animal Collection Services	570.00
23-07-2026	JM TULIP	Art Classes	350.00
23-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	216.45
23-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	92.40
23-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	81.40
23-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	205.00
23-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	99.50
23-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	193.65
23-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	214.60
23-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	645.00
23-07-2026	KMART ALBANY	Event Supplies	201.00
23-07-2026	KS GUILLE	Photography Services	220.00
23-07-2026	LANDGATE - PROPERTY & VALUATIONS	Interim Valuations	941.52
23-07-2026	LANDGATE - PROPERTY & VALUATIONS	Interim Valuations	1,367.52
23-07-2026	LANDGATE - PROPERTY & VALUATIONS	Interim Valuations	484.80
23-07-2026	LANDGATE - PROPERTY & VALUATIONS	Mining Tenements - Interim Valuations	65.10
23-07-2026	LANDGATE - PROPERTY & VALUATIONS	Interim Valuations	782.40
23-07-2026	LA GARVEY	Art Sales / Services	2,045.45
23-07-2026	LR EWEN	Stock Items - Box Office	33.75
23-07-2026	LM DESIGN	Stock Items - Pharmacy Store	312.26
23-07-2026	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE	LHAAC Sampling Scheme Annual Fee	10,234.86

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
23-07-2026	LOCHNESS LANDSCAPE SERVICES	Vegetation Management Services	24,788.34
23-07-2026	LOCHNESS LANDSCAPE SERVICES	Vegetation Management Services	24,327.57
23-07-2026	LOCHNESS LANDSCAPE SERVICES	Vegetation Management Services	2,499.99
23-07-2026	LOCHNESS LANDSCAPE SERVICES	Vegetation Management Services	18,385.02
23-07-2026	LOCUS GLOBAL AUSTRALIA PTY LTD	Software Subscriptions	16,500.00
23-07-2026	LOWER KING STORE	Drinks for Work Function	330.00
23-07-2026	M STONE	Stock Items - Pharmacy Store	168.50
23-07-2026	MASTERS PSYCHOLOGY	EAP Services	242.00
23-07-2026	MASTERS PSYCHOLOGY	EAP Services	297.00
23-07-2026	MASTERS PSYCHOLOGY	EAP Services	242.00
23-07-2026	MHW INTEGRATION PTY LTD	AV Maintenance & Support for the NAC - Q4	9,611.80
23-07-2026	MHW INTEGRATION PTY LTD	AV Maintenance & Support for the NAC - Accommodation	730.81
23-07-2026	M BURKE	Stock Items - Box Office	183.00
23-07-2026	MUIRS WELLSTEAD	Gas Bottle Swap	104.10
23-07-2026	NANARUP HILL FARM AND MACHINERY	Plant Parts and Repairs	3,424.85
23-07-2026	NEXT LEVEL MOUNTAIN BIKE PTY LTD	MTB Trails Stage 1 - Progress Claim 12	38,951.94
23-07-2026	NEXT LEVEL MOUNTAIN BIKE PTY LTD	Albany Heritage Park Link Trails	28,860.47
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	159.00
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	378.00
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	29.00
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	318.00
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	1,024.04
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	59.70
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	106.00
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	119.80
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	47.65
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	30.00
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	184.75
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	68.75
23-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	322.01
23-07-2026	OFFICEWORKS SUPERSTORES PTY LTD	Office Supplies / Stationery	168.30
23-07-2026	OFFICEWORKS SUPERSTORES PTY LTD	Office Supplies / Stationery	390.05
23-07-2026	OMNICOM MEDIA GROUP AUSTRALIA PTY LTD	Advertising - Maritime Festival	2,420.00
23-07-2026	OVER THE WIRE	Pooled Data Allowance	49.50
23-07-2026	PAXON GROUP	Airport Business Case Update	12,540.00
23-07-2026	PAYWISE PTY LTD	Novated Lease Charges	3,340.36
23-07-2026	PORONGURUP CHALETs	MC Services	500.00
23-07-2026	PRIORITY 1 FIRE & SAFETY PTY LTD	Fire Training	6,050.00
23-07-2026	QUICKSTIX CLEANING	Cleaning Services	100.00
23-07-2026	QUICKSTIX CLEANING	Cleaning Services	80.00
23-07-2026	QUICKSTIX CLEANING	Cleaning Services	600.00
23-07-2026	R & J BATTERIES PTY LTD	Plant Parts and Repairs	236.03
23-07-2026	R & J BATTERIES PTY LTD	Plant Parts and Repairs	88.04
23-07-2026	RECONNECT HEALTH AND WELLBEING	EAP Services	198.00
23-07-2026	RESIDENT	Waterwise Rebate	316.50
23-07-2026	RESIDENT	Refund - Cancelled Membership	87.10
23-07-2026	RESIDENT	Crossover Subsidy	634.50
23-07-2026	RESIDENT	Refund - Animal Sterilisation	50.00
23-07-2026	RESIDENT	Waterwise Rebate	400.00
23-07-2026	RESIDENT	Refund - Animal Sterilisation	150.00
23-07-2026	RP INFRASTRUCTURE PTY LTD	Professional Services	48,280.68
23-07-2026	SC AUSTRALIA	Stock Items - Forts Store	720.00
23-07-2026	SV WILLIAMS	Welcome to Country	300.00
23-07-2026	SEA & DRIFT	Stock Items - Box Office	230.00
23-07-2026	SEASHORE ENGINEERING PTY LTD	Emu Point Sand Nourishment	2,640.00
23-07-2026	SEVEN NETWORK LIMITED	Advertising	154.38
23-07-2026	SEVEN NETWORK LIMITED	Advertising	1,426.70
23-07-2026	SHAPE URBAN PTY LTD	Public Advertising Engagement	5,434.00
23-07-2026	SJ TRAFFIC MANAGEMENT	Traffic Control	5,263.50
23-07-2026	SJ TRAFFIC MANAGEMENT	Traffic Control	1,815.00
23-07-2026	SJ TRAFFIC MANAGEMENT	Traffic Control	2,466.90
23-07-2026	SJ TRAFFIC MANAGEMENT	Traffic Control	3,124.23
23-07-2026	SOIL SOLUTIONS PTY LTD	Plant and Equipment Hire - C23008(E)	962.50
23-07-2026	SOIL SOLUTIONS PTY LTD	Waste Disposal Services - C24013(C)	8,682.65
23-07-2026	SOIL SOLUTIONS PTY LTD	Waste Disposal Services - C24013(C)	123,622.14
23-07-2026	SOIL SOLUTIONS PTY LTD	Waste Disposal Services - C24013(C)	3,352.62
23-07-2026	SOS SWITCHED ON TO SAFETY	Annual Maintenance	3,190.00
23-07-2026	SOUTHERN CROSS AUSTEREO PTY LTD	Advertising	211.20
23-07-2026	SOUTHERN CROSS AUSTEREO PTY LTD	Advertising	468.60
23-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	234.00
23-07-2026	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	Event Standby - Maritime Festival	962.50

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
23-07-2026	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	First Aid Training	180.00
23-07-2026	STRIKE GROUP AUSTRALIA PTY LTD	Plant Parts and Repairs	819.03
23-07-2026	SURFING WESTERN AUSTRALIA	Southern Ocean Surf Reef - Evaluation Project	3,437.50
23-07-2026	SYNERGY	Electricity Charges	2,785.89
23-07-2026	SYNERGY	Electricity Charges	11.26
23-07-2026	SYNERGY	Electricity Charges	448.13
23-07-2026	SYNERGY	Electricity Charges	68.99
23-07-2026	SYNERGY	Electricity Charges	74.10
23-07-2026	SYNERGY	Electricity Charges	19.22
23-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	712.00
23-07-2026	TBB PLANNING PTY LTD	Scheme Amendment - Gladville Structure Plan	4,107.40
23-07-2026	TBB PLANNING PTY LTD	Gladville Structure Plan (Lancaster North)	39,152.28
23-07-2026	TBB PLANNING PTY LTD	Professional Services - Scheme Amendment - Gladville Structure Plan	3,000.25
23-07-2026	TEAM GLOBAL EXPRESS PTY LTD	Freight Charges	2,803.27
23-07-2026	THE LAKE HOUSE DENMARK	He Said She Said SBS	569.49
23-07-2026	THE LEISURE INSTITUTE OF WA (AQUATICS) INC	ALAC LIWA Accreditations to June 2027	3,427.82
23-07-2026	THE LEISURE INSTITUTE OF WA (AQUATICS) INC	2026 Aquatic & Recreation Conference	4,840.00
23-07-2026	THE MUFFIN QUEEN	Catering	392.00
23-07-2026	THE MUFFIN QUEEN	Catering	448.00
23-07-2026	THE ROYAL LIFE SAVING SOCIETY WA INC	Watch Around Water Stationery	778.80
23-07-2026	THE ROYAL LIFE SAVING SOCIETY WA INC	Uniforms / PPE	567.60
23-07-2026	THE WEST AUSTRALIAN NEWSPAPERS LIMITED	Newspaper Delivery 13/07/2026 - 05/10/2026	307.80
23-07-2026	THE WEST AUSTRALIAN NEWSPAPERS LIMITED	Newspapers	878.90
23-07-2026	THREE CHILLIES DESIGN PTY LTD	Q26019 McGonnell Park Pump Track	37,720.00
23-07-2026	THREE CHILLIES DESIGN PTY LTD	Granite Link - Imported Surface Material Installation	1,633.50
23-07-2026	TRAILBLAZERS	Uniforms / PPE	225.40
23-07-2026	TRAILBLAZERS	Uniforms / PPE	197.80
23-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	10,299.55
23-07-2026	TUTT BRYANT EQUIPMENT	Plant Parts and Repairs	984.50
23-07-2026	UMART ONLINE	IT Equipment	738.00
23-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services - C24013(B)	9,348.52
23-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services - C24013(B)	14,319.02
23-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services - C24013(B)	91,625.27
23-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services	271,848.36
23-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services - C24013(B)	2,954.33
23-07-2026	VEOLIA ENVIRONMENTAL SERVICES (AUSTRALIA) PTY LTD	Waste Disposal Services	9,057.02
23-07-2026	SOUTHERLY MAGAZINE	Advertising	330.00
23-07-2026	WATER CORPORATION	Water Charges	355.42
23-07-2026	WATER CORPORATION	Water Charges	380.24
23-07-2026	WATER CORPORATION	Water Charges	371.91
23-07-2026	WATER CORPORATION	Water Charges	265.74
23-07-2026	WATER CORPORATION	Water Charges	265.74
23-07-2026	WEST OZ WINES	Bar Stock - Town Hall	1,306.95
23-07-2026	WESTERN WORK WEAR	Staff Uniform	175.00
23-07-2026	WEX AUSTRALIA PTY LTD	Motorpass Charges	5,061.81
23-07-2026	WOOLWORTHS GROUP LIMITED	Daycare Groceries	19.50
23-07-2026	WOOLWORTHS GROUP LIMITED	Daycare Groceries	779.70
23-07-2026	WOOLWORTHS GROUP LIMITED	Daycare Groceries	794.18
23-07-2026	WOOLWORTHS GROUP LIMITED	Staff Amenities	121.16
23-07-2026	WOOLWORTHS GROUP LIMITED	Daycare Groceries	30.05
23-07-2026	WOOLWORTHS GROUP LIMITED	Daycare Groceries	21.07
23-07-2026	WREN OIL	Liquid Waste Disposal Services	118.12
23-07-2026	WREN OIL	Liquid Waste Disposal Services	189.20
23-07-2026	WREN OIL	Liquid Waste Disposal Services	386.10
23-07-2026	ZALE PTY LTD	Professional Services	5,500.00
30-07-2026	4 STEEL SUPPLIES	Road Maintenance Materials	2,304.50
30-07-2026	A GROCHOWSKI	Performance Fees	550.00
30-07-2026	ADVERTISER PRINT	Printing Services	13.00
30-07-2026	ADVERTISER PRINT	Printing Services	65.00
30-07-2026	ADVERTISER PRINT	Printing Services	39.00
30-07-2026	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Plant Parts and Repairs	317.11
30-07-2026	AIR BP	AVGAS Purchases	549.51
30-07-2026	AIR BP	AVGAS Purchases	1,220.48
30-07-2026	AKUBRA HATS PTY LTD	Stock Items - Forts Store	224.99
30-07-2026	AL CURNOW HYDRAULICS	Plant Parts and Repairs	288.41
30-07-2026	AL CURNOW HYDRAULICS	Plant Parts and Repairs	30.36
30-07-2026	AL CURNOW HYDRAULICS	Plant Parts and Repairs	331.76
30-07-2026	AL CURNOW HYDRAULICS	Plant Parts and Repairs	228.19
30-07-2026	AL CURNOW HYDRAULICS	Plant Parts and Repairs	420.75
30-07-2026	AL CURNOW HYDRAULICS	Plant Parts and Repairs	78.78
30-07-2026	ALBANY AUTO ONE	Plant Parts and Repairs	77.90

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
30-07-2026	ALBANY CENTRAL CABINETS PTY LTD	Cabinetry Supply and Install	1,276.00
30-07-2026	ALBANY CITY WIND ENSEMBLE	Community Events Grant	4,800.00
30-07-2026	ALBANY COMMUNITY FOUNDATION (WA) LTD	Payroll Deductions	5.00
30-07-2026	ALBANY COMMUNITY HOSPICE	Payroll Deductions	10.00
30-07-2026	ALBANY EVENT HIRE	Event Hire	373.92
30-07-2026	ALBANY IGA & SPENCER PARK IGA	Catering	1,099.97
30-07-2026	ALBANY INDOOR PLANT HIRE AND SALES	Indoor Plant Hire and Maintenance	344.85
30-07-2026	ALBANY INDOOR PLANT HIRE AND SALES	Indoor Plant Hire and Maintenance	27.50
30-07-2026	ALBANY LASERSCAPE	School Holiday Programme	1,100.00
30-07-2026	ALBANY LASERSCAPE	School Holiday Programme	660.00
30-07-2026	ALBANY LOCK & SECURITY	Locksmith Services	518.22
30-07-2026	ALBANY LOCK & SECURITY	Locksmith Services	357.96
30-07-2026	ALBANY PLASTERBOARD COMPANY	Mattress Recycling	1,485.00
30-07-2026	ALBANY PLAZA PHARMA	Medical Supplies	89.10
30-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	78.30
30-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	216.00
30-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	3,372.60
30-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	545.95
30-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	348.45
30-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	108.00
30-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	72.00
30-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	72.00
30-07-2026	ALBANY PLUMBING AND GAS	Plumbing Services	97.75
30-07-2026	ALBANY RECORDS MANAGEMENT	Offsite Storage	574.75
30-07-2026	ALBANY SCREENPRINTERS	Branded Hoodies	931.50
30-07-2026	ALBANY SIGNS	Signage	220.00
30-07-2026	ALBANY SIGNS	Signage	1,287.00
30-07-2026	ALBANY SIGNS	Signage	753.50
30-07-2026	ALBANY V-BELT AND RUBBER	Plant Parts and Repairs	387.06
30-07-2026	ALBANY V-BELT AND RUBBER	Plant Parts and Repairs	271.02
30-07-2026	ALEXIS' CREATIVE FACES	Event Services	1,700.00
30-07-2026	ALINTA ENERGY	Gas Charges	174.85
30-07-2026	ALL TRUCK REPAIRS	Vehicle Parts / Maintenance	4,866.64
30-07-2026	AMPOL AUSTRALIA PETROLEUM PTY LTD	Diesel Purchases	14,012.61
30-07-2026	ARTS AND CULTURE TRUST	Andy Griffiths - Reading is an Adventure	4,588.09
30-07-2026	ARTSOUTHWA INCORPORATED	Advertising	374.00
30-07-2026	ASHVORA LTD	Community Development Funding	5,500.00
30-07-2026	ATC WORK SMART	Casual Labour / Apprentices	149.08
30-07-2026	ATC WORK SMART	Casual Labour / Apprentices	175.30
30-07-2026	ATC WORK SMART	Casual Labour / Apprentices	449.20
30-07-2026	ATC WORK SMART	Casual Labour / Apprentices	419.52
30-07-2026	ATC WORK SMART	Casual Labour / Apprentices	221.76
30-07-2026	ATTEKUS	Software Subscription - Bookable	52,055.30
30-07-2026	AUSROAD MANUFACTURING PTY LTD	Plant Parts and Repairs	196.22
30-07-2026	AUSSIE BROADBAND LIMITED	Internet Fees	447.00
30-07-2026	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll Deductions	815.00
30-07-2026	BIO DIVERSE SOLUTIONS	Professional Fees	7,217.18
30-07-2026	BLACK AND WHITE CONCRETING	Footpath Repair Work	22,328.00
30-07-2026	BLOOMIN FLOWERS SPENCER PARK	Flower Box Arrangement	100.00
30-07-2026	BROCKS	Supply and install blinds at ALAC	908.00
30-07-2026	BROOKS HIRE SERVICE PTY LTD	Plant And Equipment Hire	1,677.98
30-07-2026	BROOKS HIRE SERVICE PTY LTD	Plant And Equipment Hire	471.93
30-07-2026	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	171.94
30-07-2026	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	21.64
30-07-2026	C & C MACHINERY CENTRE	Vehicle Parts and Repairs	127.17
30-07-2026	CENTENNIAL STADIUM INC	Utility Charges	516.67
30-07-2026	CGS QUALITY CLEANING	Cleaning Services	299.09
30-07-2026	CGS QUALITY CLEANING	Cleaning Services	110.04
30-07-2026	CGS QUALITY CLEANING	Cleaning Services	198.00
30-07-2026	CHILD SUPPORT AGENCY	Payroll Deductions	2,847.17
30-07-2026	COASTAL CRANES ALBANY	Plant and Equipment Hire	939.95
30-07-2026	COLES SUPERMARKETS AUSTRALIA PTY LTD	Office Supplies	149.90
30-07-2026	CR. BROUGH	Mayor and Councillor Monthly Payment for July 2026	3,351.84
30-07-2026	CR. CLARKE	Mayor and Councillor Monthly Payment for July 2026	3,351.84
30-07-2026	CR. LIONETTI	Mayor and Councillor Monthly Payment for July 2026	3,351.84
30-07-2026	CR. MACLAREN	Mayor and Councillor Monthly Payment for July 2026	3,351.84
30-07-2026	CR. MCKINLEY	Mayor and Councillor Monthly Payment for July 2026	3,351.84
30-07-2026	CR. STEPHENS	Mayor and Councillor Monthly Payment for July 2026	3,351.84
30-07-2026	CR. STOCKS	Mayor and Councillor Monthly Payment for July 2026	13,550.83
30-07-2026	CR. SUTTON	Mayor and Councillor Monthly Payment for July 2026	3,351.84
30-07-2026	CR. TERRY	Mayor and Councillor Monthly Payment for July 2026	5,519.17

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
30-07-2026	CREATIONS HOMES PTY LTD	Progress Claim - North Road Office Works	9,583.50
30-07-2026	CRUMPS CANVAS	Manufacture Retracting Hook Bin Tarp	1,250.00
30-07-2026	DEMI SKYE LORRAINE	Stock Items - Box Office	44.65
30-07-2026	DFES - DIRECT BRIGADE ALARM MONITORING	Annual Monitoring Fee	1,881.00
30-07-2026	DEPARTMENT OF THE PREMIER & CABINET	Advertising	47.97
30-07-2026	DF WOODBURY	Stock Items - Visitor Centre	102.00
30-07-2026	DOG ROCK MOTEL	Accommodation	806.40
30-07-2026	DYNAMIC GIFT INTERNATIONAL PTY LTD	Backlit Signs	1,450.90
30-07-2026	EASIGROUP	Novated Lease Payroll Deductions	11,022.76
30-07-2026	EDITH COWAN UNIVERSITY (ECU)	Ticket Sales	2,655.00
30-07-2026	ELITE STEEL FABRICATION	Bin Lifter Maintenance	1,529.00
30-07-2026	ELITE STEEL FABRICATION	Repair of Bin Lifters	214.50
30-07-2026	ERGOLINK	Ergonomic Equipment	1,869.52
30-07-2026	EYERITE SIGNS	Signage	90,983.75
30-07-2026	FETCH PRINT PTY LTD	Printing	4,785.00
30-07-2026	FN FOCUS PTY LTD	Performance Fees	7,150.00
30-07-2026	FRONTLINE FIRE & RESCUE EQUIPMENT	Fire Safety Equipment	290.26
30-07-2026	G & M DETERGENTS & HYGIENE SERVICES ALBANY	Cleaning Supplies	687.60
30-07-2026	GAAM EMERGENCY PRODUCTS	Brigade Supplies	81.40
30-07-2026	GOODYEAR AUTOCARE ALBANY	Tyre Supply / Maintenance	1,976.00
30-07-2026	GOODYEAR AUTOCARE ALBANY	Tyre Supply / Maintenance	115.15
30-07-2026	GRANDE FOOD SERVICE PTY LTD	Disposable Cups	158.40
30-07-2026	GREAT SOUTHERN COMMUNITY LEGAL SERVICES	Community Development Grant	5,500.00
30-07-2026	GREAT SOUTHERN GROVES PTY LTD	Stock Items - Visitors Centre	208.80
30-07-2026	GREAT SOUTHERN TREE CARE PTY LTD	Vegetation Management Services	550.00
30-07-2026	H+H ARCHITECTS	Architectural Services	572.00
30-07-2026	HARLEQUIN HANDS	Workshop Presentation	150.00
30-07-2026	HOLMES ARCHITECTS ALBANY	Architectural Services	1,980.00
30-07-2026	HUMAN INSIGHTS	Professional Services	1,320.00
30-07-2026	HUMAN INSIGHTS	Professional Services	1,760.00
30-07-2026	HUMAN INSIGHTS	Professional Services	3,300.00
30-07-2026	IBIS INFORMATION SYSTEMS PTY LTD	Software Subscriptions	13,750.00
30-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	153.70
30-07-2026	IMPACT SERVICES PTY LTD	Casual Labour / Apprentices	81.97
30-07-2026	INJURY MATTERS	Return of Unspent Grant Funds	398.16
30-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	2,042.55
30-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	159.50
30-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	695.22
30-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	275.29
30-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	781.00
30-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	432.85
30-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	552.75
30-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	158.40
30-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	158.40
30-07-2026	J AND S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	158.40
30-07-2026	J LAWS	Performance Fees	100.00
30-07-2026	JL COTTER	Artwork Sales	468.00
30-07-2026	JENNY TAYLOR DESIGNS	Stock Items - Forts Store	1,371.70
30-07-2026	J WOOLF	Animal Collection Services	570.00
30-07-2026	JTAGZ PTY LTD	Pet Registration Tags	486.75
30-07-2026	JC MITCHELL	School Holiday Workshop	150.00
30-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	74.45
30-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	360.85
30-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	154.45
30-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	186.50
30-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	309.90
30-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	91.45
30-07-2026	JUST SEW EMBROIDERY	Uniforms / PPE / Embroidery	406.15
30-07-2026	KMART ALBANY	Event Supplies	101.50
30-07-2026	KMART ALBANY	Cleaning Supplies	65.50
30-07-2026	KMART ALBANY	Storage Supplies	101.00
30-07-2026	KOSTER'S OUTDOOR PTY LTD	Building Maintenance Services	917.00
30-07-2026	LGISWA	Membership Fees	961,952.95
30-07-2026	LINKS MODULAR SOLUTIONS PTY LTD	Branded Wristbands	2,233.00
30-07-2026	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Sponsorship Payment	3,000.00
30-07-2026	LOCHNESS LANDSCAPE SERVICES	Vegetation Management Services	12,085.01
30-07-2026	LD DRYGAN	Maritime Exhibition - Prize Payment	500.00
30-07-2026	M & A PAINTING AND MAINTENANCE	Painting Services	22,000.00
30-07-2026	MARKETING AND COMMUNICATIONS OFFICER	Stock Items - Box Office	72.72
30-07-2026	MAXCO AUSTRALIA PTY LTD	Library projector replacement	4,939.04
30-07-2026	MA HOLDEN	Stock Items - VAC	72.73

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
30-07-2026	MORGAN RURAL SERVICES	Vegetation Management Services	124,206.71
30-07-2026	MUDDY BOTTOM CREEK	Catering	115.00
30-07-2026	MURPHY'S SPRAY & BLAST EQUIPMENT	Plant Parts and Repairs	4,006.68
30-07-2026	MY MEDIA INTELLIGENCE PTY LTD	Media Monitoring Subscription	19,250.00
30-07-2026	NANARUP HILL FARM AND MACHINERY	Plant Parts and Repairs	8,518.40
30-07-2026	NORTH ROAD SUPA IGA	ALAC Cafe Stock	24.40
30-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	499.00
30-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	35.80
30-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	180.75
30-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	78.00
30-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	227.99
30-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	21.75
30-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	191.72
30-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	143.25
30-07-2026	OFFICE NATIONAL ALBANY	Office Supplies / Stationery	243.01
30-07-2026	ONEMUSIC AUSTRALIA	License Fees	8,125.02
30-07-2026	ORIKAN NEW ZEALAND LIMITED	Credit Card Transaction Fee	29.74
30-07-2026	PALMER CIVIL CONSTRUCTION	Roadside Mulching	5,953.75
30-07-2026	PERFECT GYM SOLUTIONS PTY LTD	SMS Charges	1.21
30-07-2026	PERTH BLUES CLUB INCORPORATED	Event Sponsorship	2,000.00
30-07-2026	PERTH BOUNCY CASTLE HIRE	Event Hire	7,308.94
30-07-2026	QUBE ENERGY PTY LTD	Chlorine Delivery	1,392.24
30-07-2026	R & J BATTERIES PTY LTD	Plant Parts and Repairs	304.37
30-07-2026	R & J BATTERIES PTY LTD	Plant Parts and Repairs	122.36
30-07-2026	R & J BATTERIES PTY LTD	Plant Parts and Repairs	211.46
30-07-2026	RADICAL FITNESS	Group Fitness License	224.00
30-07-2026	RAECO INTERNATIONAL PTY LTD	Library Shelving	550.02
30-07-2026	REBUS RESTROOMS	Construction of Eyre Park Toilet	94,057.90
30-07-2026	RECONNECT HEALTH AND WELLBEING	EAP Services	203.50
30-07-2026	R-GROUP INTERNATIONAL	Telephone Charges	3,639.00
30-07-2026	ROYAL LIFE SAVING SOCIETY AUSTRALIA	Subscription Renewal	120.00
30-07-2026	SA ROST	Artwork Sales	181.81
30-07-2026	SHELTER AND GATHER STUDIO	Prize Payment	250.00
30-07-2026	SKILLHIRE WA PTY LTD	Casual Labour / Apprentices	2,960.50
30-07-2026	SKILLHIRE WA PTY LTD	Casual Labour / Apprentices	2,396.59
30-07-2026	SKILLHIRE WA PTY LTD	Casual Labour / Apprentices	2,396.59
30-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	549.12
30-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	650.32
30-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	549.12
30-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	325.16
30-07-2026	SOUTHCOAST SECURITY SERVICE	Security Services - C23019	650.32
30-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	170.40
30-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	40.50
30-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware / Safety Supplies	1,900.00
30-07-2026	SOUTHERN TOOL AND FASTENER CO	Hardware / Safety Supplies	390.00
30-07-2026	SPORT AND RECREATION SURFACES	Albany Turf Clean	3,795.00
30-07-2026	SPUN SPYDUS USERS NETWORK	Subscription Renewal	200.00
30-07-2026	STANTEC AUSTRALIA PTY LTD	Southern Ocean Surf Reef Construction	280.50
30-07-2026	STAR IMS PTY LTD	Ergonomic Services	369.19
30-07-2026	STAR SALES AND SERVICE	PPE for Staff	165.00
30-07-2026	SYNERGY	Electricity Charges	226.74
30-07-2026	SYNERGY	Electricity Charges	28.34
30-07-2026	SYNERGY	Electricity Charges	3,488.66
30-07-2026	SYNERGY	Electricity Charges	7,453.31
30-07-2026	SYNERGY	Electricity Charges	7,266.29
30-07-2026	SYNERGY	Electricity Charges	2,411.38
30-07-2026	SYNERGY	Electricity Charges	1,143.14
30-07-2026	SYNERGY	Electricity Charges	1,178.40
30-07-2026	SYNERGY	Electricity Charges	41,985.12
30-07-2026	SYNERGY	Electricity Charges	131.81
30-07-2026	SYNERGY	Electricity Charges	358.61
30-07-2026	SYNERGY	Electricity Charges	758.51
30-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	328.50
30-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	81.06
30-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	220.48
30-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	5.38
30-07-2026	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	34.92
30-07-2026	TEAM GLOBAL EXPRESS PTY LTD	Freight Charges	328.86
30-07-2026	T PODMORE	Maritime Exhibition Award Winner	250.00
30-07-2026	THE 12 VOLT WORLD	Vehicle Parts and Repairs	550.00
30-07-2026	THE ALBANY SHANTYMEN	Performance Fee	600.00

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments

Date	Creditor Name	Description	Inclusive Amount
30-07-2026	THE LG, RACING & CEMETERIES EMPLOYEES UNION (WA)	Payroll Union Deductions	48.00
30-07-2026	THE WEST AUSTRALIAN NEWSPAPERS LIMITED	Newspaper Delivery Services - ALAC	673.80
30-07-2026	THE WEST AUSTRALIAN NEWSPAPERS LIMITED	Advertising for the month June 2026	10,887.65
30-07-2026	TONY JACKSON SURVEYOR	Feature and Contour Survey	3,685.00
30-07-2026	TOTALLY SPORTS AND SURF	Display Rack	135.00
30-07-2026	TRUCK CENTRE WA PTY LTD	Plant Parts and Repairs	4,314.92
30-07-2026	TRUCKLINE	Vehicle Parts and Repairs	75.64
30-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	1,121.87
30-07-2026	TURTLE TRAFFIC PTY LTD	Traffic Control	13,774.48
30-07-2026	TUTT BRYANT EQUIPMENT	Plant Parts and Repairs	1,426.17
30-07-2026	TUTT BRYANT EQUIPMENT	Plant Parts and Repairs	1,251.58
30-07-2026	UMART ONLINE	Ergonomic Equipment	370.00
30-07-2026	WA TYRE RECOVERY	Tyre Recycling	1,064.20
30-07-2026	WADDAYADOIN MEDIA - SOUTHERLY MAGAZINE	Advertising	5,544.00
30-07-2026	WATER CORPORATION	Water Charges	316.24
30-07-2026	WATER CORPORATION	Water Charges	2,837.81
30-07-2026	WATER CORPORATION	Water Charges	304.21
30-07-2026	WATER CORPORATION	Water Charges	201.80
30-07-2026	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	Subscription Payment	68,711.52
30-07-2026	WESTRAC EQUIPMENT PTY LTD	Plant Parts and Repairs	269.67
30-07-2026	WILD EYED PRESS PTY LTD	Stock Items - Forts Store	1,414.23
30-07-2026	WURTH AUSTRALIA PTY LTD	Tools and Hardware	619.53
30-07-2026	YOUTH AFFAIRS COUNCIL OF WA	Membership Fees	350.00
30-07-2026	ZENITH LAUNDRY	Laundry Services	12.21
30-07-2026	ZENITH LAUNDRY	Laundry Services	61.60
30-07-2026	ZENITH LAUNDRY	Laundry Services	53.20
30-07-2026	ZOGGS AUSTRALIA	Stock Items - ALAC	5,445.00
31-07-2026	35 DEGREES SOUTH	Surveying Services	7,672.50
EFT Total			\$8,145,823.34

List of Accounts Paid 1 July 2026 to 31 July 2026

Electronic Funds Transfer Payments			
Date	Creditor Name	Description	Inclusive Amount
Payroll			
02-07-2026	SUPERCHOICE P/L	Compulsory superannuation	396.00
09-07-2026	VARIOUS - STAFF	Payroll - wages	1,001,719.18
10-07-2026	SUPERCHOICE P/L	Compulsory superannuation - Staff	211,264.57
23-07-2026	SUPERCHOICE P/L	Compulsory superannuation	141.00
23-07-2026	VARIOUS - STAFF	Payroll - wages	1,009,404.05
24-07-2026	SUPERCHOICE P/L	Compulsory superannuation - Staff	213,305.99
28-07-2026	SUPERCHOICE P/L	Compulsory superannuation	1,200.00
31-07-2026	SUPERCHOICE P/L	Compulsory superannuation	78.00
Payroll Total			\$2,437,508.79
Other (BPay, Direct Debit, International)			
02-07-2026	COMMONWEALTH BANK	Merchant Fees	3,569.84
06-07-2026	COMMONWEALTH BANK	Bank Fees	6.60
06-07-2026	QUEST	Processing and Monthly Service Fees - NAC	16.50
09-07-2026	TELSTRA	Phone Charges	702.59
09-07-2026	PIVOTEL	Satellite Phone Charges	490.00
09-07-2026	PIVOTEL	Spot Track Charges	310.00
10-07-2026	NUVEI AUSTRALIA	Cosy Corner Till Payment Service Fees	65.00
10-07-2026	LANSWEEPER NV	Subscription fees	12,041.75
10-07-2026	TELSTRA	Phone & Internet Charges	11,959.55
13-07-2026	COMMONWEALTH BANK	Bank Fees	1.10
15-07-2026	COMMONWEALTH BANK	Bank Fees	1,030.86
16-07-2026	VESTONE CAPITAL PTY LIMITED	ALAC Equipment Rental	11,007.28
17-07-2026	COMMONWEALTH BANK	Bank Fees	2.20
17-07-2026	CHECKMK	Software Subscription	9,147.89
20-07-2026	COMMONWEALTH BANK	Bank Fees	4.40
20-07-2026	WINDCAVE	Parking Terminal Fees	73.35
23-07-2026	COMMONWEALTH BANK	Audit Certificate Fee	90.00
23-07-2026	WA TREASURY CORPORATION	Loan Repayment	13,399.59
23-07-2026	TELSTRA	Internet Charges	415.83
23-07-2026	TELSTRA	Phone Charges	41.15
23-07-2026	TELSTRA	Phone Charges	10,365.82
27-07-2026	COMMONWEALTH BANK	Bank Fees	3.30
30-07-2026	THE BRITISH MUSEUM	License Fees	4,958.35
31-07-2026	COMMONWEALTH BANK	Bank Fees	1.10
Other Total			\$79,704.05

List of Accounts Paid For The Period Ending 29 July 2026

Credit Card Transactions

Date	Creditor Name	Description	Inclusive Amount
Chief Executive Officer			
29-06-2026	SWAN TAXIS PTY LTD	Taxi for CEO Perth Airport to accommodation for conference attendance	51.66
29-06-2026	CROWNE PLAZA HOTEL CANBERRA	Breakfast x 4 days for CEO whilst attending Conference in Canberra	114.13
30-06-2026	CAFE ESPRESSO ONE	CEO meeting with Elder Colbung	16.24
Events Coordinator			
01-07-2026	SPOTLIGHT ALBANY	Maritime Festival décor	205.20
01-07-2026	DAN MURPHY'S	Maritime Art Award VIP Open night	85.50
01-07-2026	ALBANY IGA	Maritime Art Award VIP Open night supplies	84.95
03-07-2026	BUNNINGS	Maritime Festival supplies	64.54
03-07-2026	WOOLWORTHS	Foreshore Friday supplies	60.15
03-07-2026	ALBANY IGA	Foreshore Friday items	63.33
06-07-2026	LIBERTY OYSTER HARBO	Maritime Festival, All At Sea generator fuel	32.43
08-07-2026	SPOTLIGHT ALBANY	Maritime Festival Family Movies - pick n mix bags	70.00
08-07-2026	WOOLWORTHS	Maritime Festival pick n mix refill for Tuesday session	88.95
08-07-2026	WOOLWORTHS	Maritime Festival Pick n Mix refill for Wednesday session	42.05
08-07-2026	OFFICEWORKS	Maritime Festival Pick n Mix refill	89.00
09-07-2026	WOOLWORTHS	Maritime Festival Pick n Mix refill	87.99
Community Emergency Services Manager			
17-07-2026	WOOLWORTHS	Catering for combined sector meeting	90.70
PA Executive Director Community Services			
01-07-2026	TOURISM COUNCIL WA	Application - 2026 WA Tourism Awards for 'Kaya 2026' in the Festivals & Events category	275.00
01-07-2026	SPECTRONICS	Events - EOFY - 2 x Ocean Wave Projectors - Inclusive Learning Technologies	209.00
01-07-2026	SP SURFPAINTS	Surfpaints Complete Art Studio - Events - Ping-Pong Tables	229.99
01-07-2026	DICK SMITH	Stage lights for CBD Revitalisation Christmas 2026	1,045.44
02-07-2026	SP BACKDROPSOURCE	Backdrop for "Albany Is " 2026 Listening Pod Project	1,755.00
02-07-2026	AUSTRALIAS SOUTH WEST	Subscription - Australia's South West - National Anzac Centre (Annual)	455.00
02-07-2026	GOOGLE ADS	Google Ad Cost per Click Advertising - National Anzac Centre - Communications	0.80
06-07-2026	INTUIT	Monthly Mailchimp Plan - Communications	663.90
07-07-2026	ALBANY IGA	Sunflower Oil for Popcorn Machine - Maritime Family Movies	11.25
08-07-2026	FACEBOOK	Facebook and Instagram Advertising	200.29
09-07-2026	DEPARTMENT OF COMMUNITIES	ECRU Annual Licensing Fee for Daycare 2026/27	497.00
10-07-2026	REX	Flights - ALB TO PER - CAVAL Expo - Adult and Community Services Librarian	793.41
10-07-2026	REX	Flights - ALB TO PER - LG Professionals Training - Community Development Officer	793.41
13-07-2026	TOURISMCOUN	Course Fees Practical AI in Social Media Marketing - Communications Coordinator & Officer	360.00
13-07-2026	EZI*UH Perth	Accommodation - CAVAL Expo - Community Services Librarian	598.54
21-07-2026	TOURISMCOUN	Refund - Course Fees	-360.00
21-07-2026	KIRSTENSIVYERA	Facilitator fee and materials - acrylic painting workshop - Youth Program	779.13
21-07-2026	SP FLOWER SHOP PTY L	Flowers Dr R Anderson Exploration Evening Speaker - Maritime Festival 2026	80.00
22-07-2026	WIXCOM	Wix - Monthly Subscription	7.41
23-07-2026	IBIS STYLES PERTH	Accommodation & Parking - Lifeguard Re-qualification -Duty Manager - Lifeguard	405.20
24-07-2026	LS FLOURISH ECLECTIC	Gift Voucher - Staff Departure Gift - Albany 2026 Project Officer	100.00
27-07-2026	REGIONAL EXPRESS	Flight change fee - 2026 WA Mental Health Conference - Team Leader NAC Operations	30.27
27-07-2026	SP HYPOP	Replacement AC Adaptor for The Fort Store Light Box	53.83
Operations Administration Officer			
22-07-2026	DEPARTMENT OF LOCAL GOV	Waste Facility Worker HRWL Renewal	44.00
22-07-2026	REX	Flights for training in Perth for Fleet Coordinator & Fleet Officer	881.56
23-07-2026	WOOLWORTHS	Depot kitchen restock	34.65
Trades Supervisor			
03-07-2026	BUNNINGS	Changing places toilet repair materials	52.00
15-07-2026	BUNNINGS	Welstead toilet repair materials	41.98
24-07-2026	BUNNINGS	Airport materials	9.92
PA to Mayor and Councillors			
02-07-2026	A I M QLD AND NT	Training for staff member	1,580.00
06-07-2026	BLOOMIN FLOWERS	Flowers for Elected Member - arrival of new baby	108.79
13-07-2026	PAPERBARK MERCHANTS	Ticket for CEO	11.50
13-07-2026	PAPERBARK MERCHANTS	Ticket for Deputy Mayor	11.50
23-07-2026	KMART	Freeman of the City Civic Function decorations	41.75
24-07-2026	KMART	Freeman of the City Civic Function Decorations	17.25
27-07-2026	REX	Flights for Cr Stephens travel to the leisure centre tour	476.76

List of Accounts Paid For The Period Ending 29 July 2026

Credit Card Transactions

Date	Creditor Name	Description	Inclusive Amount
Cultural Development Officer			
08-07-2026	DAN MURPHY'S	Bar Stock Albany Town Hall	818.77
13-07-2026	BLUE DOG POSTERS	Promotion of events	100.00
16-07-2026	DEPT OF RACING GAMING	Liquor Licence Town Hall	129.50
16-07-2026	DEPT OF RACING GAMING	Liquor Licence Town Hall	62.00
16-07-2026	DEPT OF RACING GAMING	Liquor Licence Town Hall	62.00
17-07-2026	DEPT OF RACING GAMING	Liquor Licence Town Hall	62.00
17-07-2026	DEPT OF RACING GAMING	Liquor Licence Town Hall	62.00
Library Officer			
15-07-2026	COLES	Puzzle supplies and Milk	6.05
15-07-2026	COLES	Puzzle supplies and Milk	14.50
15-07-2026	COLES	Junior refreshments holiday + youth	185.95
20-07-2026	AMAZON AU MARKETPLACE	Junior program activity resources - resin charms	15.99
20-07-2026	AMAZON AU MARKETPLACE	Junior resources bedazzling kit	27.99
20-07-2026	AMAZON AU MARKETPLACE	Junior program resources - bedazzling glue	36.87
20-07-2026	AMAZON AU MARKETPLACE	Display resources - Dual Lock 3M	25.99
27-07-2026	OFFICEWORKS	Library welcome stands x 3	328.00
Technical Support Officer			
03-07-2026	POLAR TECH AUSTRALIA	Replacement Battery for Library Scanner	22.99
06-07-2026	4CABLING	KVM for town hall projector	247.50
06-07-2026	REZDY	Monthly Software Subscription	288.53
06-07-2026	HTTPS://SCRIBEHOW/B	Monthly Software Subscription for Scribe	123.06
06-07-2026	INTNL TRANSACTION FEE	INTNL Fee for Scribe	3.08
10-07-2026	CAMLTYICS	Monthly Software Subscription	52.14
10-07-2026	INTNL TRANSACTION FEE	INTNL fee for Camlytics	1.30
14-07-2026	APPLECOM/BILL	Solocator app license for iPad	9.99
21-07-2026	CAMLTYICS	Camlytics Annual Software Subscription (switched from monthly to annual)	414.99
21-07-2026	INTNL TRANSACTION FEE	INTNL fee for Annual software subscription for Camlytics	10.37
21-07-2026	WWW.SKYMESH.NET.AU	Skymesh Monthly Service Fee	70.79
21-07-2026	BRISBANE SOUND GR	Microphone amplifier and audio cables	162.98
23-07-2026	STARLINK INTERNET	Starlink Monthly Service Fee - Emergency services	206.02
27-07-2026	STARLINK INTERNET	Monthly Service Fee - Starlink Gap CCTV	46.40
27-07-2026	ZOOMCOM	Monthly Software Subscription for Zoom	145.17
Leading Hand - Trades			
02-07-2026	G & L SHEETMETAL	Building maintenance	138.80
08-07-2026	SOIL SOLUTIONS PTY LTD	Seat slab	71.34
08-07-2026	T AND C SUPPLIES	Cement	46.05
09-07-2026	T AND C SUPPLIES	Roofing screes	194.60
10-07-2026	T AND C SUPPLIES	Building maintenance	52.05
13-07-2026	NEVILLES HARDWARE	Graffiti removal	141.30
17-07-2026	T AND C SUPPLIES	Re screw ALAC soffits	113.42
PA Executive Director Corporate and Commercial Services			
02-07-2026	EG*TRVL	Accommodation for Rates Officer for training in Perth	391.51
07-07-2026	COLES	Town Hall fridge stock	197.60
07-07-2026	COLES	Town Hall fridge stock	220.90
08-07-2026	EG*TRVL	Accommodation for Tourism Council for meeting with COA re 2027 Tourism conference	949.64
10-07-2026	EG*TRVL	Refund for Accommodation due to changed dates	-418.00
10-07-2026	EG*TRVL	Refund for Accommodation due to changed dates	-418.00
10-07-2026	EG*TRVL	Accommodation for AVC Coordinator for Conference	502.09
10-07-2026	EG*TRVL	Accommodation for AVC Officer for Conference	521.49
13-07-2026	PREMIER HOTEL ALBANY	Stock for Town Hall Fridge for Folk & Shanty Festival	89.99
13-07-2026	PREMIER HOTEL ALBANY	Stock for Town Hall Folk & Shanty Festival	86.97
13-07-2026	DAN MURPHY'S	Stock for Town Hall for Folk & Shanty Festival	53.90
15-07-2026	EVERYTHING AUSTRALIAN	Uniforms for VAC and Town Hall Staff for Workshops	540.00
15-07-2026	EVERYTHING AUSTRALIAN	Uniforms for VAC and Town Hall Staff for Workshops	630.00
17-07-2026	INLOGIK PTY LIMITED	Ongoing Monthly Credit Card Management System for City of Albany	532.79
20-07-2026	OFFICEWORKS	Ergonomic Equipment for Staff	79.00
20-07-2026	OFFICEWORKS	Ergonomic Equipment for Staff	40.00
27-07-2026	SHIJI SINGAPORE	Purchase of Review Pro for the Albany Visitor Centre for 2026/2027 period	2,481.69

List of Accounts Paid For The Period Ending 29 July 2026

Credit Card Transactions

Date	Creditor Name	Description	Inclusive Amount
27-07-2026	INTNL TRANSACTION FEE	International Transaction Fee Review Pro for the AVC	62.04
Training and Development Facilitator			
01-07-2026	SOCIAL MEDIA PERTH	Registration - State of Social '26 - Albany 2026	1,094.50
01-07-2026	OUTDOORS WORLD TRA	Registration - World Trails Conference - Reserves	1,452.10
02-07-2026	THE DESIGN CONFERENCE	Registration - Design Conference livestream - Major Projects	290.00
03-07-2026	HIDDEN DISABILITIES	Sunflower lanyards for Disability Pride Month	142.80
10-07-2026	PLANNING INSTITUTE AUS	Partial refund for price difference - Lunch Time Series - Planning Team	-89.00
21-07-2026	RIGHT CHOICE TRAINING	Staff Training Course - Finance	2,695.00
22-07-2026	LIFELINE TRAINING	Enrolment - Accidental Counsellor - P&C	357.50
22-07-2026	ZAMA YOGA	Enrolment - Yoga Instructor - ALAC	1,332.00
22-07-2026	OFFICEWORKS	Purchase of tape for P&C label printers	99.00
Visual Arts Officer			
01-07-2026	ARTWORKARCHIVECOM	Art collection website 12 month subscription	1,134.55
01-07-2026	INTNL TRANSACTION FEE	International Transaction Fee	28.36
Fleet Officer			
01-07-2026	ALBANY CAR WASH	Carwash Fob Top-Up	254.60
14-07-2026	MAIN ROADS WESTERN AUS	Special Purpose Vehicle Permit P844	25.00
17-07-2026	TRAILBLAZERS ALBANY	Work Boots - Fleet Officer	230.00
21-07-2026	MAIN ROADS WESTERN AUS	Special Purpose Vehicle License P338	25.00
Trades - Carpenter			
01-07-2026	NEVILLES HARDWARE	Materials and supplies	59.60
02-07-2026	PLUMBING ALBANY	Materials and supplies	10.81
06-07-2026	NEVILLES HARDWARE	Materials and supplies	6.80
06-07-2026	NEVILLES HARDWARE	Materials and supplies	6.80
06-07-2026	NEVILLES HARDWARE	Return	-6.80
21-07-2026	T AND C SUPPLIES	Materials and supplies	8.46
22-07-2026	T AND C SUPPLIES	Materials and supplies	44.96
24-07-2026	T AND C SUPPLIES	Materials and supplies	44.50
Adult and Community Services Librarian			
06-07-2026	JB HI FI ALBANY	Local Stock DVD purchase	370.76
06-07-2026	SHRI ANANTA PTY LTD	Staff Milk	9.60
08-07-2026	AMAZON AU MARKETPLACE	Be Connected Event Prize	30.98
09-07-2026	SHRI ANANTA PTY LTD	Staff Milk	9.60
20-07-2026	WOOLWORTHS	Event supplies	5.15
20-07-2026	WOOLWORTHS	Event supplies	34.70
21-07-2026	ALBANY IGA	Staff Milk	4.99
22-07-2026	AMAZON AU RETAIL	Purchase Request Book - Local Stock	34.65
23-07-2026	SPOTLIGHT ALBANY	Craft needles	12.00
24-07-2026	INTNL TRANSACTION FEE	Fraudulent Transaction - reported	18.16
24-07-2026	CALRANCH-TUCSON	Fraudulent Transaction - reported	726.39
24-07-2026	SHRI ANANTA PTY LTD	Staff Milk	9.60
Executive Director Corporate and Commercial Services			
10-07-2026	THE UNIVERSITY OF QU	Course fees for Diploma of Procurement and Contracting - Procurement Officer	5,900.00
15-07-2026	THE UNIVERSITY OF QU	Reimbursement for Fees as incorrect amount paid (NSW only)	-5,900.00
21-07-2026	THE UNIVERSITY OF QU	Course fees for Diploma of Procurement and Contracting - Procurement Officer	6,950.00
Waste Facility Leading Hand			
06-07-2026	ALBANY LEADING EDGE	Purchase of Trail Cam to assist with Multiple Facility Break - ins	239.00
16-07-2026	WAVECOM INSTRUMENTS	Upgrade to Wavecom Test and Tag Machine	327.80
Project Administrator			
01-07-2026	REX	Flights to Perth for Team Leader - Civil Infrastructure to attend TAFE course	476.76
03-07-2026	IPWEAORG	Enrolment for Road Engineering Foundations course - Technical Support Officer	2,420.00
03-07-2026	WESTERN POWER	Western Power design works for additional street lights	498.91
06-07-2026	HARVEY NORMAN AV/IT	Replacement Hot Water Urn for Mercer Road Conference Room	199.00
06-07-2026	REX	Flight from Perth to Albany for Technical Officer - Assets to attend course	262.21
15-07-2026	SUPER CHEAP AUTO	3x lumbar support pillows for Reserves trucks after ergonomic assessment	127.97
20-07-2026	188 APARTMENTS	Accommodation in Perth for Technical Officer - Engineering support to attend TAFE course	3,107.00
20-07-2026	188 APARTMENTS	Accommodation in Perth for Team Leader - Infrastructure to attend TAFE course	956.00
21-07-2026	DEPT OF LOCAL GOVERNME	High Risk Work Licence for Technical Leading Hand - Horticulture	92.00
23-07-2026	Dominos Estore Albany	Pizzas for staff for National Tree Day at Lake Weerlara	163.60
27-07-2026	188 APARTMENTS	Accommodation for Team Leader - Civil Infrastructure in Perth to attend TAFE course	956.00

List of Accounts Paid For The Period Ending 29 July 2026

Credit Card Transactions

Date	Creditor Name	Description	Inclusive Amount
Executive Director Community Services			
07-07-2026	SKIPPERS AVIATION	Flights - Laverton to Perth - Spydus Bulk Migration Go-Live - Library staff x 2	902.82
07-07-2026	REX	Flights - Albany to Perth Return - Spydus Bulk Migration Go-Live Library staff x 2	1,586.83
07-07-2026	GOLDRUSH TOURS	Bus Fares - Spydus Bulk Migration Go-Live - Kalgoorlie to Laverton - Library staff x 2	182.00
08-07-2026	SHIRE OF BRUCE ROCK	Accommodation - Spydus Bulk Migration Go-live - Library Systems Coordinator	137.50
08-07-2026	SHIRE OF BRUCE ROCK	Accommodation - Spydus Bulk Migration Go-live - Library Systems Project Officer	137.50
09-07-2026	SHIRE OF KOORDA	Accommodation for Spydus Bulk Migration Go-Live - Library staff x 2	380.00
24-07-2026	CITADINES STGEORGES TE	Accommodation - LIWA conference - ALAC staff x 4	2,655.96
Qualified Tradesperson Supervisor			
23-07-2026	MODERN MOTOR TRIMMERS	Seat Belt	307.59
Executive Assistant to CEO			
02-07-2026	A I M QLD AND NT	Enrolment for Information Officer - Development Services into New Leader (Online) Course	1,580.00
Technical Leading Hand - Trades			
01-07-2026	NEVILLES HARDWARE	Materials and supplies	131.35
01-07-2026	T AND C SUPPLIES	Materials and supplies	119.87
02-07-2026	T AND C SUPPLIES	Materials and supplies	338.32
02-07-2026	T AND C SUPPLIES	Materials and supplies	152.43
02-07-2026	T AND C SUPPLIES	Materials and supplies	129.00
02-07-2026	T AND C SUPPLIES	Materials and supplies	220.70
02-07-2026	T AND C SUPPLIES	Materials and supplies	59.42
03-07-2026	T AND C SUPPLIES	Materials and supplies	91.44
03-07-2026	T AND C SUPPLIES	Materials and supplies	151.94
03-07-2026	T AND C SUPPLIES	Materials and supplies	131.16
06-07-2026	T AND C SUPPLIES	Materials and supplies	104.75
06-07-2026	T AND C SUPPLIES	Materials and supplies	99.00
07-07-2026	WESTCOAST PAINT SUPPLIES	Materials and supplies	266.42
17-07-2026	BUNNINGS	Materials and supplies	44.08
20-07-2026	LOKKHART PTY LTD	Materials and supplies	398.10
20-07-2026	NEVILLES HARDWARE	Materials and supplies	144.80
21-07-2026	T AND C SUPPLIES	Materials and supplies	94.80
22-07-2026	BUNNINGS	Materials and supplies	29.61
27-07-2026	BUNNINGS	Materials and supplies	48.90
27-07-2026	WESTCOAST PAINT SUPPLIES	Materials and supplies	106.21
27-07-2026	T AND C SUPPLIES	Materials and supplies	97.64
27-07-2026	T AND C SUPPLIES	Materials and supplies	115.43
VAC Officer			
01-07-2026	CHAIRFORCE	Items for community use at the VAC	1,145.00
01-07-2026	SHOP FOR SHOPS	Items for exhibition/Pharmacy Art Store display	613.27
02-07-2026	CHAIRFORCE	Delivery for hall tables and bench	70.00
07-07-2026	GREAT SOUTHERN SUPPL	Maritime school holiday activities	14.50
13-07-2026	WOOLWORTHS	Welcome goodies for Artist in residence	39.64
13-07-2026	WOOLWORTHS	Battery for Town Hall safe	20.50
Community Development Coordinator			
06-07-2026	SPOTLIGHT ALBANY	Supplies for NAIDOC opening (2026/27)	16.00
06-07-2026	WOOLWORTHS	Supplies for NAIDOC opening (2026/27)	19.60
10-07-2026	SUBWAY ALBANY	Youth Plan Stakeholder Consultation Catering	186.00
Customer Service Supervisor - ALAC			
09-07-2026	SOUNDTRACK	Soundtrack license for Gym music	74.57
09-07-2026	INTNL TRANSACTION FEE	International Trans Fee	1.86
20-07-2026	WOOLWORTHS	Consumables for staff kitchen	30.10
Credit Cards Total			\$65,056.42

List of Accounts Paid For The Period Ending 31 July 2026

Purchasing Card Transactions			
Date	Creditor Name	Description	Inclusive Amount
Fuel Cards			
08-06-2026	LITTLE GROVE GENERAL STORE	DIESEL	165.09
09-06-2026	BP ATTADALE	ULS DIESEL (50)	146.68
10-06-2026	CALTEX BEDFORDALE	REGULAR ULP	51.55
10-06-2026	BP SPENCER PARK ALBANY	ULS DIESEL (50)	104.95
10-06-2026	BP ALBANY	REGULAR ULP	70.59
10-06-2026	UNITED MT BARKER	SURCHARGE	2.52
10-06-2026	UNITED MT BARKER	DIESEL	114.70
10-06-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	82.50
10-06-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	88.91
10-06-2026	AMPOL ALBANY (NORTH ROAD)	REGULAR ULP	56.00
11-06-2026	AMPOL ALBANY (NORTH ROAD)	PREMIUM	85.10
11-06-2026	AMPOL ALBANY (NORTH ROAD)	PREMIUM	92.98
12-06-2026	AMPOL NEDLANDS	DIESEL	121.11
12-06-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	62.71
12-06-2026	UNITED PETROLEUM PIE FACE ORANA	REGULAR ULP	40.31
13-06-2026	EG FUELCO ALBANY	REGULAR ULP	60.43
14-06-2026	AMPOL FORRESTDALE	DIESEL	86.45
14-06-2026	REDDY EXPRESS DUNCRAIG	ULTRA PULP	70.97
16-06-2026	CALTEX MT MELVILLE	REGULAR ULP	53.23
16-06-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	88.86
16-06-2026	EG FUELCO ALBANY	REGULAR ULP	68.31
17-06-2026	AMPOL ALBANY (NORTH ROAD)	REGULAR ULP	23.59
17-06-2026	BP ALBANY	REGULAR ULP	53.44
18-06-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	65.37
19-06-2026	LIBERTY ALBANY	PULP (RON 95)	63.47
19-06-2026	AMPOL BELMONT	DIESEL	105.92
19-06-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	55.15
19-06-2026	AMPOL ALBANY (NORTH ROAD)	PREMIUM	90.53
20-06-2026	EG FUELCO ALBANY	REGULAR ULP	53.53
22-06-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	35.40
23-06-2026	AMPOL ALBANY (NORTH ROAD)	REGULAR ULP	84.12
23-06-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	91.32
23-06-2026	CALTEX LANGFORD	DIESEL	86.62
23-06-2026	REDDY EXPRESS ALBANY ORANA	REGULAR ULP	64.41
23-06-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	61.76
24-06-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	69.67
24-06-2026	BP WILLIAMS	ULS DIESEL (50)	90.73
25-06-2026	AMPOL ALBANY (NORTH ROAD)	REGULAR ULP	56.26
25-06-2026	UNITED PETROLEUM PIE FACE ORANA	REGULAR ULP	41.60
25-06-2026	UNITED PETROLEUM PIE FACE ORANA	REGULAR ULP	57.90
26-06-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	55.61
26-06-2026	AMPOL ALBANY (NORTH ROAD)	PREMIUM	32.79
26-06-2026	METRO PETROLEUM ALBANY	REGULAR ULP	50.13
26-06-2026	AMPOL ALBANY (NORTH ROAD)	PREMIUM	59.98
26-06-2026	CALTEX MT MELVILLE	REGULAR ULP	63.99
27-06-2026	AMPOL ALBANY (NORTH ROAD)	REGULAR ULP	54.54
28-06-2026	CALTEX COMO	PREMIUM ULP	77.77
28-06-2026	UNITED BIBRA LAKE	REGULAR ULP	43.56
29-06-2026	CALTEX KELMSCOTT	DIESEL	96.22
01-07-2026	METRO PETROLEUM ALBANY	DIESEL	86.11
02-07-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	70.05
02-07-2026	AMPOL ALBANY (NORTH ROAD)	PREMIUM	79.20
02-07-2026	AMPOL ALBANY (NORTH ROAD)	PREMIUM	97.72
02-07-2026	AMPOL ALBANY (NORTH ROAD)	REGULAR ULP	74.47
02-07-2026	EG FUELCO ALBANY	REGULAR ULP	17.90
02-07-2026	EG FUELCO ALBANY	REGULAR ULP	56.92
03-07-2026	METRO PETROLEUM ALBANY	REGULAR ULP	36.02
03-07-2026	UNITED PERTH AIRPORT	PULP (RON 98)	62.13
03-07-2026	EG FUELCO ALBANY	REGULAR ULP	70.15
05-07-2026	CALTEX WATTLE GROVE	REGULAR ULP	61.99
06-07-2026	METRO PETROLEUM ALBANY	REGULAR ULP	51.91
07-07-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	118.74
07-07-2026	AMPOL ALBANY (NORTH ROAD)	DIESEL	66.38

List of Accounts Paid For The Period Ending 31 July 2026

Purchasing Card Transactions

Date	Creditor Name	Description	Inclusive Amount
07-07-2026	UNITED PETROLEUM PIE FACE ORANA	REGULAR ULP	54.50
07-07-2026	WEX AUSTRALIA	TRANSACTION FEES	52.29
08-07-2026	WEX AUSTRALIA	MANAGEMENT FEES	506.00

Purchasing Cards Total

\$5,061.81

Note: All Purchasing Card transactions noted above are dated in accordance with the supplier issued statement. All physical payments to the suppliers are made by Electronic Fund Transfer within the date range of 01 July 2026 to 31 July 2026

EXECUTED DOCUMENT AND COMMON SEAL RECORD

Document Number	DATE	Description
EDR26212311	12/08/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: LGIS Workcare Actual Wages Declaration 2025-2026 for the City of Albany PARTIES: N/A SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26212244	10/08/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Submission of Greening Scheme EOI towards waterwise verge subsidies and a native plant giveaway. PARTIES: N/A SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26212247	10/08/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Project: 2026 Senior Week Film Screenings with morning/afternoon tea at the Albany Public Library. Funding body: Advocare, Funding program: 2026 Seniors Week Grant. PARTIES: N/A SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26212207	07/08/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Award of eQuote for P26009 - Supply and Delivery of Drainage Products PARTIES: MJB Industries Pty Ltd SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26212208	07/08/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Execution of Contract for P26009 - Supply and Delivery of Drainage Products PARTIES: MJB Industries Pty Ltd SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26212183	06/08/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Application to Lotterywest under the Arts and Culture Infrastructure Grants Stream for the below Town Hall Auditorium works: Mezzanine, Accessibility, Lighting, Various Stage Works, Bar storage works.. PARTIES: N/A

EXECUTED DOCUMENT AND COMMON SEAL RECORD

		SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26212057	04/08/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Authorisation of Purchase Orders in Datascope for: Collection of Waste, Recycling & FOGO by Veolia from July 2026 to June 2027. Based on estimated bin lifts and potential quarterly price rises as per contract C24013 (A). Processing of Recycling by Veolia from July 2026 to June 2027. Based on estimated tonnages and potential quarterly price rises as per contract C24013 (B). Processing of FOGO by Soil Solutions from July 2026 to June 2027. Based on estimated tonnages and potential quarterly price rises as per contract C24013(C). PARTIES: N/A SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26212062	04/08/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Application to Good Things Australia under their Get Online Week Grant Program 2026. Project Description: Introduction to AI & Digital Art Workshop – Get Online Week 2026. PARTIES: N/A SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26211918	29/07/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: To approve the requisition that has been raised for the Recycling Modernisation Infrastructure Grant equipment. The executed grant agreement, procurement evaluation and supplier quotes are all attached to the requisition for reference. PARTIES: N/A SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26211904	28/07/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Landgate require a Stat Dec declaring that the CEO is authorised to request a Deed of Agreement over the lot. 1550 Cape Riche Road, Wellstead. PARTIES: N/A SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26211838	27/07/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: State Library of Western Australia, Travel Grant application for travel and accommodation costs associated with attending the SPARK 2026 - A CAVAL Library Partners Expo from the 4th -7th August 2026.

EXECUTED DOCUMENT AND COMMON SEAL RECORD

		PARTIES: N/A SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26211810	24/07/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: CEO Sign off required for MoU between CoA and Department of Health or mosquito control funding program. PARTIES: Department of Health SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26211777	22/07/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Award of Contract for P26008 - recycling Modernisation Infrastructure PARTIES: Smart Waste Solutions Australia Pty Ltd SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26211778	22/07/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Execution of Contract for P26008 - Recycling Modernisation Infrastructure. City of Albany Purchase Order to follow. PARTIES: Smart Waste Solutions Australia Pty Ltd. SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26211705	20/07/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Nomination of prescribed person Section 14 Road Traffic (Administration) Act 2008 PARTIES: Department of Transport SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26211706	20/07/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Letter to landowners of properties neighbouring Lot 20 Lake Warburton Road, Palmdale to advise of investigations for potential landfill site and invite feedback. PARTIES: N/A SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
EDR26211709	20/07/2026	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: Water Corporation Level of Service Agreement for: Harvest Rd Water Supply (Fire) Service (150mm) over portion of City managed Crown Reserve 42964, Emu Point Marina. PARTIES: Water Corporation

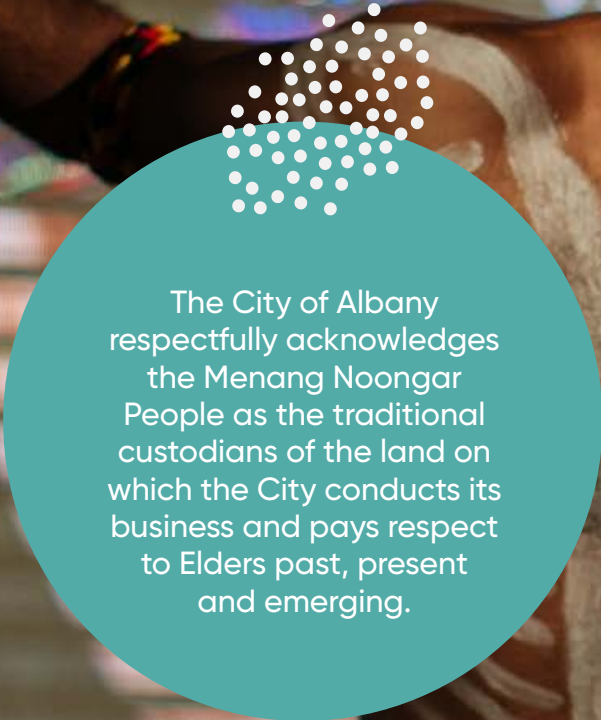
EXECUTED DOCUMENT AND COMMON SEAL RECORD

		SIGNED BY: Andrew Sharpe Chief Executive Officer (1 x copy)
NCSR26211642	16/07/2026	COPY OF COMMON SEAL DOCUMENT ITEM: N/A RE: Extinguish easement – act for drainage surrender easement burden PARTIES: N/A SIGNED BY: Andrew Sharpe Chief Executive Officer and Deputy Mayor Paul Terry on behalf of Greg Stocks (2 copies)

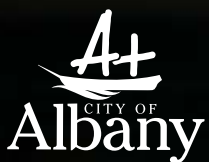
Sport and Recreation Strategy

2026-2030





The City of Albany respectfully acknowledges the Menang Noongar People as the traditional custodians of the land on which the City conducts its business and pays respect to Elders past, present and emerging.



102 North Road, Yakamia
PO Box 484, ALBANY, WA 6331
Phone: (08) 6820 3000
Email: staff@albany.wa.gov.au
Web: www.albany.wa.gov.au
Authorisation
Albany City Council
Chief Executive Officer



Contents

Mayor's Message	6
Vision	8
Council's Role in Sport and Recreation	9
Strategic Framework	10
Demographic Snapshot	12
Emerging Trends	15
Guiding Principles	17
Strategic Priorities	19
Measuring Progress	22



Mayor's Message

Here in Albany, being active is part of who we are.

Sport and recreation play a vital role in keeping our community active, healthy, and connected.

Whether it's playing a game of cricket or tennis, swimming laps at the pool, riding trails, or skateboarding at the Youth Challenge Park, these and many other recreational activities contribute to the liveability and wellbeing of Albany and the region.

Providing the spaces and places where people of all ages and abilities can participate in their chosen sport or activity is important but also challenging.

Albany has more residents achieving the recommended physical activity levels than the state average, particularly women. At the same time, how we participate is changing.

Informal, self-directed activities like walking, running and cycling are growing, alongside the emergence of new and modified sports such as pickleball and walking soccer.

Female participation in traditionally male-dominated sports is also increasing, creating new demand and exciting opportunities.

The City of Albany Sport and Recreation Strategy 2026–2030 responds to these shifts. It recognises the City's role as an advocate, facilitator, funder, partner, provider and regulator, while considering key challenges such as ageing infrastructure, environmental sustainability, climate resilience, and increasing competition for space and funding.

Guided by strong principles of access, thoughtful design and accountable investment, this strategy focuses on equity, inclusion, shared use, and long term sustainability.

Most importantly, it puts people first, recognising that participation is strongest when environments make being active easy, enjoyable and welcoming for everyone.

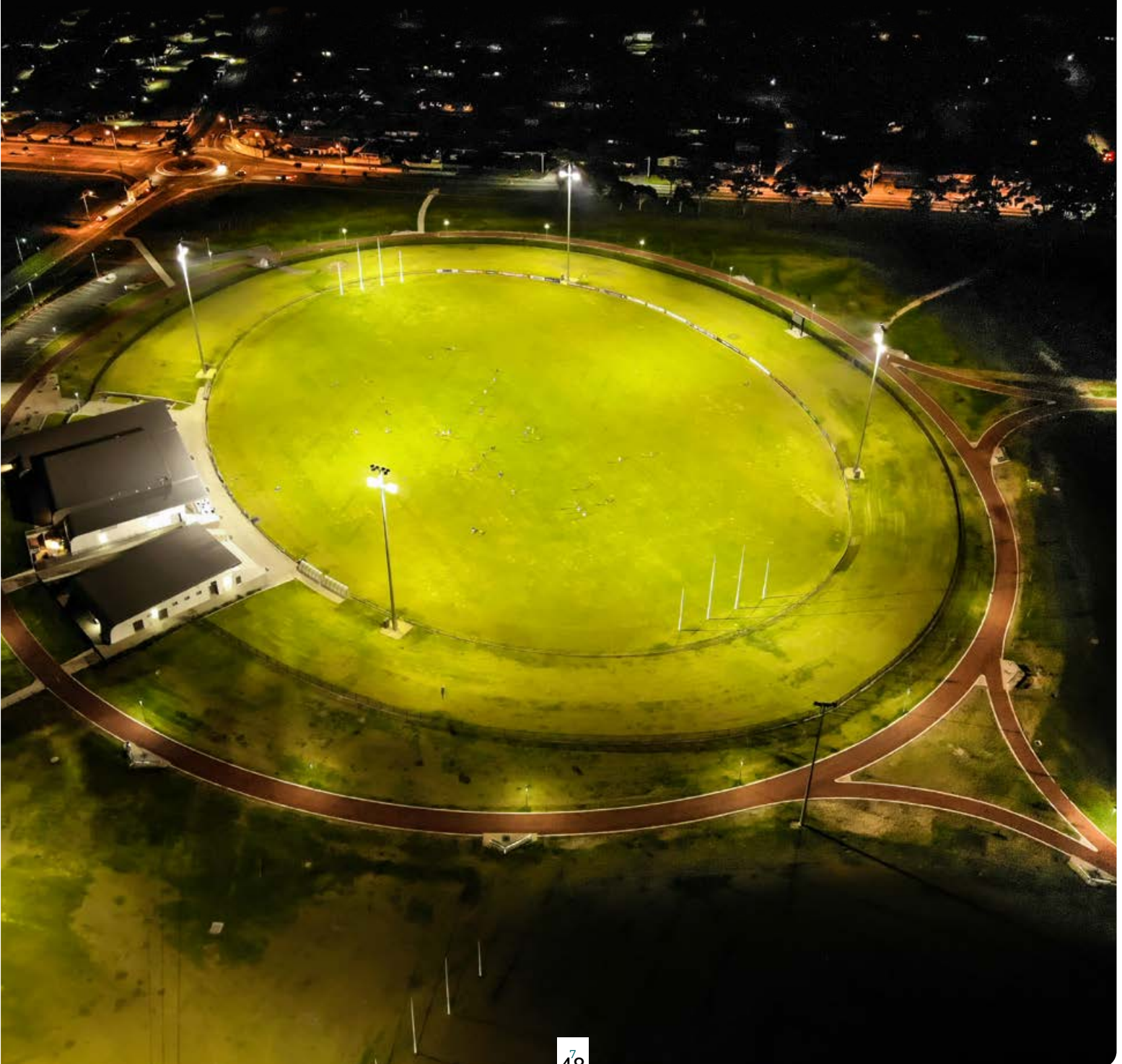
I commend this strategy to our community and look forward to working together to support an active Albany into the future.



Greg Stocks

Greg Stocks
MAYOR

The City of Albany's Sport and Recreation Strategy 2026–2030 will guide investment, planning, and delivery of sport and recreation facilities, programs, and services across the Albany community.



Vision

Active Albany: A Healthy and Connected Community

Purpose of this Strategy: To plan, advocate for and deliver sport and recreation facilities, services and programs that meet the needs of Albany's community.

Why Sport and Recreation Matters

Sport and recreation are central to building a healthy, active, and connected community. They contribute to individual wellbeing, strengthen social cohesion, and enhance Albany's liveability and economic vitality. Research¹ consistently shows that:

- Regular physical activity reduces the risk of chronic disease, improves mental health, and extends healthy life expectancy.
- Community sport and recreation foster social inclusion, volunteering, leadership, and civic pride.
- A strong sport and recreation network contributes to economic and environmental sustainability, supporting local employment and events while encouraging stewardship of public spaces.

These benefits extend beyond those who participate directly – families, carers, schools, health providers, and local businesses all gain from an active, engaged, and resilient community.

This Strategy supports the City of Albany's vision to be Western Australia's most sought-after and unique regional city in which to live, work, and visit. The City's liveability and community wellbeing are directly influenced by the opportunities it provides for residents and visitors to be active and engaged in sport and recreation.

Sport

Sport involves organised physical activity that requires physical effort and skill, and is usually played or competed under recognised rules, such as cricket, netball and soccer.

Active Recreation

Recreation refers to activities requiring physical exertion undertaken for enjoyment, relaxation, or wellbeing. These activities can range from structured pursuits in purpose-built facilities such as gyms, to unstructured activities in natural settings such as walking, cycling and surfing.

While passive recreation is not directly addressed in this strategy, it is recognised as an important contributor to a healthy and connected community. The outcomes of this strategy will also benefit those who participate in passive recreation activities.

[source: National Sport and Active Recreation Policy Framework Definition of sport and active recreation]

¹ KPMG (2018) The Value of Community Sport Infrastructure: Investigating the value of community sport facilities in Australia.



The City's role in Sport and Recreation

The City of Albany plays a vital leadership role in enabling an active, healthy, and connected community. Its involvement in sport and recreation includes direct delivery of facilities and programs as well as planning, partnership, advocacy, and regulation to ensure that opportunities are accessible, inclusive, and sustainable.

The City's level of involvement will vary depending on the issue, community need, and the City's sphere of influence. In some cases, the City leads the development and management of key sport and recreation infrastructure; in others, it supports community organisations, clubs, and partners to deliver programs or facilities. Through its strategic planning and coordination role, the City ensures that investment in sport and recreation aligns with community priorities, available resources, and long-term asset sustainability.

Within this strategy, the City's roles in sport and recreation include:

- **Advocate:** Represent community interests in sport and recreation planning, funding, and policy discussions with State and Federal agencies. Advocate for equitable access to programs, facilities, and open space across the Albany region.
- **Facilitate:** Make it easier for people to be active by providing planning guidance to clubs and community groups, supporting event coordination, and streamlining booking systems for City managed facilities.
- **Fund:** Provide financial and in-kind support to community groups and clubs, and investing in facility upgrades that align with strategic priorities and deliver broad community benefit.
- **Partner:** Form strategic partnerships with sporting associations, schools, health providers, and neighbouring local governments to expand participation opportunities and improve asset utilisation.
- **Provide:** Deliver and manage key sport and recreation facilities and community programs where this is within the City's remit and resources, ensuring that they are inclusive, safe, and sustainable.
- **Regulate:** Manage compliance with relevant legislation and local laws, including public health, planning, land use, and safety requirements associated with sport and recreation activities and facilities.



Strategic Framework

The City of Albany Sport and Recreation Strategy is aligned with the Council Plan 2026–2036. Adopted by Council in June 2026, the Council Plan outlines the City's vision and strategic priorities for the next ten years and provides the overarching framework to guide planning, investment and decision-making across the organisation.

Council Plan 2026 – 2036



Pillar: Community

Outcome: An inclusive and safe community where people feel proud of their heritage and can reach their potential.

Strategic Priority: An inclusive and safe community where people feel proud of their heritage and can reach their potential.

Informing Strategies and Plans

- Age Friendly Albany Plan 2023–2027
- Access & Inclusion Plan 2023–2027
- Youth Friendly Albany Plan 2022–2025 (under review)
- Bike Plan 2025–2030
- Trails Hub Strategy 2023–2025
- Health and Wellbeing Plan
- Community Development Strategy 2019–2022 (under review)
- Local Planning Strategy 2019

Development of the City of Albany Sport and Recreation Strategy



1

Desktop Research

Investigating national and state trends, best practice and emerging opportunities.



2

Internal Workshops

Understanding the needs, opportunities and constraints from various teams across the city.



3

Stakeholder Engagement

Community workshop held with over 50 participants from sporting associations across the Albany region.



4

Demographic and Participation Data

Collated and analysed via various sources including AusPlay, Local Clubs and Associations and Census data.

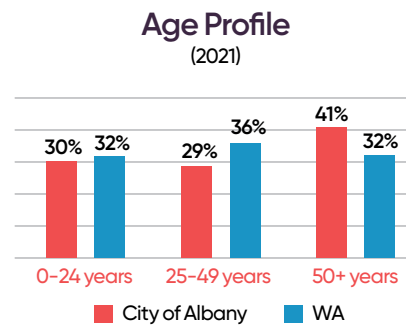
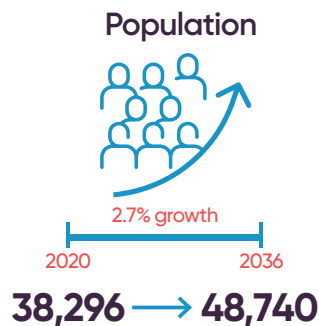


5

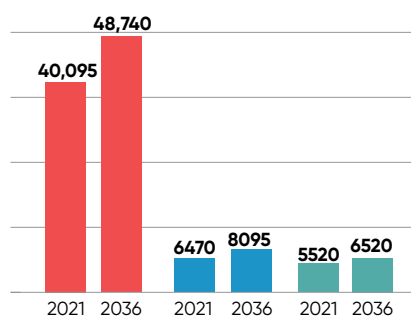
Existing Strategies and Plans

Identifying strategic priorities and alignment to ensure consistency and strategic integration.

Demographic Snapshot



Hinterland Population (includes Shires of Denmark and Plantagenet)



■ Albany ■ Denmark ■ Plantagenet

Source: Western Australia Tomorrow 12 Population Forecasts

Age Profile (2021-2036)

	Albany 2021	WA 2021	Albany 2036	WA 2036
0-14 years:	17.6%	19%	14.7%	16.4%
15-24 years:	10.7%	11.8%	10.4%	12.5%
25-44 years:	21.6%	28.3%	21.1%	27.7%
45-64 years:	26.7%	19.2%	24.5%	24.0%
65+ years:	23.4%	21.7%	29.1%	19.5%

Source: Western Australia Tomorrow 12 Population Forecasts

Aboriginal and Torres Strait Islander peoples:

Albany
3.2%
(WA 3.3%)

Born overseas:

Albany
19.2%
(WA 27.3%)

In labour force:

57.4%
(63.9% WA)

Median weekly household income:

\$1,350
(below WA average of \$1,815)

Persons with a disability

18.3%
(WA 16%)

Source: Albany | Region summary | Data by region | Australian Bureau of Statistics

Source: Snapshot of Western Australia | Australian Bureau of Statistics; 2021 Australia, Census Community Profiles | Australian Bureau of Statistics



Physical activity levels (2020)

58.5% of Albany residents

(5 years and over) met the recommended level of physical activity each week – higher than the WA average of 48.1%.

61.6% of females

met guidelines
(vs 49.2% WA average).

55.3% of males

met guidelines
(vs 46.9% WA average).



Overweight and obesity (2020)

45.4% of residents

were classified as obese (significantly higher than WA's 31.9%), while 32.9% were overweight (slightly lower than WA's 35.0%).

Source: Health and Wellbeing Profile: City of Albany 2011-2020 (Department of Health)



Sedentary behaviour (2020)

46.1% of residents

spent more than the recommended amount of time in screen-based sedentary leisure activities — similar to the WA average (45.1%).



Participation in Sport and Recreation

Most popular organised sports

Western Australia (2023-2024)	Albany (2024-2025)
- Soccer (3.6%) - AFL (3.2%) - Basketball (2.5%) - Netball (2.1%) - Cricket (1.7%) - Golf (1.7%) - Tennis (1.7%)	- Basketball (3.4%)* - Soccer (3.3%) - AFL (3%) - Golf (2.8%)* - Hockey (1.5%)* - Netball (1.3%)

Source: AusPlay | Clearinghouse | ASC and CoA club data
[*those that are higher than WA participation rate]

Most popular club-based activities for kids

Western Australia (2023-2024)	Albany (2024-2025)
- Soccer (11%) - AFL (8%) - Basketball (8%) - Gymnastics (8%) - Netball (7%)	- Soccer (22%)* - Basketball (15%)* - AFL (12%)* - Netball (8%)* - Cricket (5%)*

Note: Sport and recreation activity with the highest participation rate in WA is swimming (22%) – this has been excluded from comparison because it includes swimming lessons for which there is no comparable data in Albany.
Source: AusPlay | Clearinghouse | ASC and CoA club data
[*higher than WA participation rate]

National Physical Activity Guidelines – Australian average

30% of children
aged 2-17 years meet guidelines

2% of teenagers
aged 13-17 meet the guidelines



Source: Physical activity and exercise guidelines for all Australians | Australian Government Department of Health, Disability and Ageing

7,835 Park Run participations
in 2024-2025, representing total event attendances rather than unique participants.

Participation in Sport and Recreation

Most popular sport and recreation activities for WA adults



32%	48%
Fitness / Gym	Walking
17%	16%
Bushwalking	Swimming
15%	10%
Running / Jogging	Cycling

Source: AusPlay | Clearinghouse | ASC

Emerging Trends

The following trends in sport and recreation participation, facility management, and community engagement have informed the development of this Strategy. They highlight the changing needs, expectations, and opportunities that are shaping how local governments support sport and recreation.

Changing Patterns of Participation

Participation in sport and recreation is becoming more diverse and dynamic. Walking, running, cycling, and outdoor fitness are now the most popular forms of physical activity, reflecting a growing focus on health, mental wellbeing, and the enjoyment of parks and trails for everyday exercise. While participation in some traditional, structured sports has stabilised, informal and self-directed recreation continues to expand, driven by changing lifestyles, flexible work patterns, and a preference for casual involvement without long-term commitments.

New and modified sports such as pickleball and walking soccer are creating more inclusive, social, and lower-impact opportunities that appeal to people of all ages and abilities. At the same time, extended pre-seasons and year-round competitions are increasing demand for fields and courts, placing added pressure on maintenance and scheduling.

Across Australia, female participation has grown rapidly, particularly in sports historically dominated by men such as AFL, rugby, and cricket. This shift highlights the importance of equitable access to facilities, changerooms, and field space that can accommodate expanding participation and ensure continued growth in women's sport.

Sustainable Asset Management

Sustainable asset management has become a major focus for local governments as they respond to ageing infrastructure, rising maintenance costs, and increasing community expectations for quality and safety. Many facilities are reaching the end of their lifecycle, and limited renewal funding is placing pressure on councils to prioritise where investment is most needed.

Across the sector, there has been a clear trend toward multi-use and flexible facility design, allowing a single site to cater to a wider range of activities and achieve better utilisation. At the same time, environmental sustainability and climate resilience are influencing design and maintenance choices, with greater emphasis on water efficiency, energy conservation, and shade provision.

Extended sporting seasons, population growth, new sports, and increased participation among women are intensifying competition for access to fields and courts. These pressures are prompting more collaborative approaches to management, including shared-use agreements and evidence-based asset planning to ensure facilities remain safe, inclusive, and financially sustainable.

Access to external grant funding has become increasingly competitive, with programs now prioritising projects that demonstrate inclusion, sustainability, and measurable community impact. This shift places greater emphasis on partnerships, robust business cases, and evidence-based planning to secure investment and maintain vital community assets.



Enabling Participation

Recent trends show that enabling participation in sport and recreation goes beyond the provision of facilities. Participation is strongest where environments make being active easy, enjoyable, and inclusive for everyone. Increasingly, communities are seeking spaces that are safe and welcoming, programs that reflect diverse interests, and opportunities that remove barriers such as cost, transport, or accessibility.

Inclusive design and improved active transport connections are helping more people to participate close to home, while targeted programs are engaging groups that have traditionally been underrepresented, including people with disabilities, culturally diverse communities, and those experiencing disadvantage.

Volunteerism continues to underpin community sport, yet declining volunteer numbers and growing compliance requirements are prompting clubs to explore new governance models and shared service approaches. Support for volunteers through training and partnerships has become a key factor in sustaining participation and club viability.

Technology is also influencing how people engage in sport and recreation. Fitness apps, online training programs, and active gaming platforms are expanding participation options, while reinforcing the continued importance of social connection and real-world activity for health and wellbeing.

Tourism Opportunities

New economic opportunities are emerging through the rapid growth of nature-based and wellness tourism. Visitors are increasingly drawn to active recreation such as walking, cycling, and trail running in natural environments, while events of all scales, from community fixtures to major tournaments, continue to attract visitors, stimulate local economies, and build community pride.

Together, these trends create opportunities for local governments to support events and outdoor activity experiences that enhance visitor appeal, while also placing additional pressure on community facilities, open spaces, and maintenance resources. Balancing the needs of residents with those of visitors has become an increasingly important consideration, particularly in popular coastal and regional destinations.

For a detailed summary of these trends, see *City of Albany Sport and Recreation Strategy Background Report* (2025).

Guiding Principles

These principles set the expectations for how the **City** supports and develops sport and recreation in **Albany**.

Access

- **Equity and Inclusion** – Sport and recreation facilities and services will be designed and managed according to universal design principles, ensuring accessibility for all abilities and genders, and encouraging participation from people of all ages, cultures, and backgrounds.
- **Diversity of Activities** – The City of Albany will support a balanced mix of organised sport, informal recreation, and emerging activities, guided by demonstrated community need and equitable access to opportunities.
- **Location** – Sport and recreation facilities and services will be planned and distributed to provide fair and convenient access for all members of the community.

Design

- **Standards** – The development and maintenance of sport and recreation facilities will align with transparent, nationally recognised classification systems and standards to ensure quality, consistency, and adaptability to agreed levels of service.
- **Shared-use, Multi-purpose and Adaptable** – Facilities will be non-exclusive, fit-for-purpose for multiple users, and designed with flexibility to respond to evolving community needs.
- **Evidence-based and Accountable** – Decisions about facility development, upgrades, programs, and services will be guided by community engagement and supported by demonstrated evidence of need.

Investment

- **Collaborative Investment** – With limited and competitive funding, the City of Albany will align sport and recreation investment with long-term financial planning and pursue partnerships that deliver shared, sustainable outcomes.
- **Sustainability** – All facilities, programs, and services will incorporate environmentally sustainable design and management principles to embed climate resilience.
- **Governance** – Council will support clubs and community organisations to strengthen governance and financial management practices that ensure the sustainable development, operation, and maintenance of sport and recreation assets.



Strategic Priorities

The document outlines the strategies the City will pursue to support sport and recreation in Albany. The timeframes are indicative only. Implementation of these outcomes will be influenced by factors such as funding and/or budget availability, Council priorities and capacity, and levels of stakeholder and/or community support.



PRIORITY 1: INFRASTRUCTURE

Goal: Plan, deliver and maintain fit-for-purpose, inclusive, and sustainable sport and recreation facilities that meet community needs now and into the future.

Strategy	Outcome	26/27	27/28	28/29	29/30	30/31
1.1 Develop a Sport and Recreation Infrastructure Plan	A coordinated infrastructure plan to guide long-term asset renewal and the prioritisation of investment in sport and recreation facilities (including trails)					
1.2 Deliver Key Infrastructure Projects consistent with the Council Plan	Projects delivered:					
	ALAC redevelopment planning					
	Centennial Park Masterplan Review (including Centennial Park Sporting Precinct lighting upgrades)					
	Priority projects in Trails Hub Strategy					

PRIORITY 2: PARTICIPATION

Goal: Enable and encourage more people to be more active, more often, by providing inclusive programs, events, and opportunities that promote lifelong participation in sport and recreation.

Strategy	Outcome	26/27	27/28	28/29	29/30	30/31
2.1 Develop a Sport and Recreation Participation Plan	A coordinated participation plan to guide the future delivery of the City's sport and recreation programs and initiatives.					
2.2 Deliver Key Participation Projects	Projects delivered: • Deliver and enhance ALAC Services (Long Live You, Learn to Swim, social sports, and group programs) • Targeted Engagement programs focused on underrepresented groups					
2.3 Develop a Sport and Recreation Events Plan	Sport and recreation events are delivered to enhance community participation and visitor appeal.					

PRIORITY 3: CAPACITY BUILDING

Goal: Build a strong, skilled, and sustainable sport and recreation sector by supporting clubs to operate effectively and plan for the future.

Strategy	Outcome	26/27	27/28	28/29	29/30	30/31
3.1 Deliver Club Development Program	Clubs and sport and recreation organisations are well-governed, financially stable, and comply with legal and regulatory frameworks.					
3.2 Provide Facility Planning and Management Support	Measurable improvement in club management of community- or City-owned facilities.					

PRIORITY 4 – PARTNERSHIPS AND INVESTMENT

Goal: Strengthen collaboration and integrated planning to ensure the financial sustainability of sport and recreation infrastructure and services.

Strategy	Outcomes	26/27	27/28	28/29	29/30	30/31
4.1 Integrate Sport and Recreation Needs into City-wide Planning Frameworks	Community sport and recreation needs are reflected in structure planning, major developments, and community and economic development initiatives. Developer funding secured to support future sport and recreation demand as the population grows.					
4.2 Enhance partnerships with neighbouring local governments, State agencies, State Sporting Associations, and education providers	Effective planning, delivery and maintenance of sport and recreation facilities and programs.					
4.3 Provide a sustainable funding program for community infrastructure development and upgrades.	An annual budget is allocated for community sport and recreation infrastructure projects and a funding policy that aligns with State Government funding frameworks to enable community groups and associations to leverage investment.					

 Design or planning stage
  Implementation stage
  Ongoing project



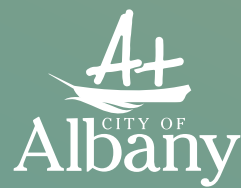
Measuring Progress

Our progress in delivering these outcomes will be monitored over the life of the Sport and Recreation Strategy and will be measured through reporting to:

- Recreation and Trails Project Control Group (internal) (quarterly)
- Community (via City Website)
- Executive Management Team (annually)

At the end of the Sport and Recreation Strategy lifecycle, a report will be prepared on the outcomes of the strategy and recommendations developed for future iterations of the strategy.





CITY OF ALBANY SPORT AND RECREATION STRATEGY

Background Report

City of Albany Sport and Recreation Strategy: Background Report

Produced in October 2025 by Concept 2 Strategy for the City of Albany.

Disclaimer

Any representation, statement, opinion or advice, expressed or implied in this document is made in good faith and on the basis Concept 2 Strategy, directors, employees and associated entities are not liable for any damage or loss whatsoever which has occurred or may occur in relation to taking or not taking action in respect of any representation, statement or advice referred to in this document.

Some of the analysis in this report is based on research and publications undertaken by others. Every care has been taken to correctly attribute the work to its author(s), however Concept 2 Strategy takes no responsibility for any errors in attribution that may have occurred during the creation of this report.

Concept 2 Strategy and its employees are not qualified to provide legal, medical or financial advice. Accordingly, detailed information in this regard will require additional professional consultation in order to adequately manage and maintain the facilities and reduce risk.

Acknowledgement

Concept 2 Strategy recognises and values the heritage, culture and spiritual connection of Aboriginal people with the lands and waterways in Western Australia. We pay our respects to their cultures, and to their Elders – past, present and emerging.

Version Control: 141025

CONTENTS

Executive Summary	4
Benefits of Sport and Recreation	6
Emerging Trends	8
Changing Patterns of Participation	8
Sustainable Asset Management	9
Enabling Participation	12
Tourism Opportunities	14
Policy and Planning Context	15
National	15
Western Australia	16
Great Southern	17
Albany	18
Socio-Economic Context	20
Participation Trends	22
Adults	22
Children	26
Endnotes	29

EXECUTIVE SUMMARY

This Background Report provides the evidence base to inform the development of the City of Albany Sport and Recreation Strategy. It brings together demographic and participation data, insights from internal workshops, and an assessment of existing trends, challenges and opportunities across the sport and recreation sector.

The report does not make recommendations; rather, it establishes the shared understanding needed to develop a strategic framework that responds to current and emerging community needs, aligns with City policy and planning frameworks, and supports sustainable investment in sport and recreation.

Methodology

The Background Report was developed through a combination of desktop research, stakeholder engagement, and data analysis to establish a robust evidence base for strategy development.

- **Desktop Research:** Review of relevant academic literature, policy frameworks, and national data sources including the Australian Bureau of Statistics (ABS) and AusPlay participation datasets.
- **Workshops with City Teams:** Collaborative workshops were held with staff from across the organisation to identify key issues, trends, and priorities relating to sport, recreation, and facility management.
- **Document Review:** Assessment of strategic and operational documents outlined in the Sport and Recreation Strategy Scoping Document to ensure alignment with existing plans and policies.
- **Participation Data:** Analysis of local club registration and participation data to provide insight into current activity levels, trends, and potential gaps in provision.

Together, these methods provide a comprehensive understanding of the current state of sport and recreation in Albany and the factors influencing future demand and service delivery.

Context

Sport and recreation play a vital role in the health, wellbeing and connectedness of the Albany community. The City manages an extensive network of sport and recreation assets that support formal sport, informal recreation, and community events. However, changes in demographics, participation patterns and resourcing pressures are creating complex challenges for local government and community partners.

Workshops with City teams confirmed a consistent vision: sport and recreation are at the heart of a healthy, active and connected Albany community. The City's role is to make it easier for everyone to be active by planning, funding and delivering inclusive and sustainable facilities, services and programs that meet the diverse needs of the community.

Key Trends and Findings

1. Changing Patterns of Participation

Participation is shifting from organised sport toward more flexible, social, and self-directed forms of recreation. Residents increasingly seek activities that support health, wellbeing, and connection to nature such as walking, fitness, trails, and wellness experiences.

While demand for traditional club sport remains strong, participation growth is uneven across demographics, with lower involvement among teenagers, women, and older adults. This broadening definition of recreation requires a more inclusive and adaptive planning approach that balances formal and informal opportunities.

2. Sustainable Asset Management

The City faces increasing pressure to maintain an expanding and ageing asset base amid limited funding and workforce capacity. Extended sporting seasons, high utilisation rates, and the co-use of grounds for events accelerate wear and limit recovery time.

Future planning must embed lifecycle management, evidence-based standards, and climate-resilient design to ensure facilities remain fit-for-purpose and financially sustainable.

Access to external funding is increasingly competitive, with reduced investment opportunities and longer maintenance and replacement cycles. Strategic prioritisation, advocacy, and partnership development will be essential to attract funding and ensure that new infrastructure aligns with community and visitor needs.

3. Enabling Participation

Declining volunteerism, workforce shortages, and the complexity of compliance requirements are constraining the community's capacity to deliver sport and recreation opportunities. Inclusion and accessibility remain key challenges, particularly for people with disabilities, Aboriginal people, culturally diverse residents, and gender-diverse participants.

Enabling participation will require new models of collaboration, shared facility management, improved training and support for clubs, and infrastructure designed to universal access standards.

4. Tourism Opportunities

Sport and recreation facilities contribute significantly to local tourism, events, and economic activity. Sporting events enhance Albany's profile as a destination, while community facilities support regional participation across the Great Southern.

Participation Trends

Analysis of local club participation data provides insight into organised sport trends across the Albany local government area. For many sports, children's participation is higher than the Western Australian average, with particularly strong engagement in soccer and basketball.

In contrast, adult participation rates are lower than the State average across most traditional team sports, reflecting broader trends of declining adult involvement in structured competition and a shift toward informal, self-organised and fitness-based activities. The exceptions are in basketball, golf, and hockey, where adult participation is comparatively strong.

While reliable data on informal and unstructured recreation at the local level is limited, broader Western Australian and national trends are likely to apply. Research indicates steady growth in non-club-based activities such as walking, fitness and gym participation, yoga and outdoor recreation. These activities are often self-organised and/or provided by commercial businesses, with the result that they are not consistently captured in local sporting club datasets.

It is also important to note that the available participation data only represents a small proportion of the population. Despite growing recognition of the benefits of physical activity, national and state-level research continues to show that most Australians are not sufficiently active for good mental wellbeing and physical health.

Implications for Strategy Development

The analysis in this Background Report points to the need for a strategic, whole-of-organisation response that:

- Embeds equity, access, and inclusion across all levels of planning and delivery.
- Strengthens asset management, lifecycle planning, and data capture.
- Builds the capability and sustainability of the volunteer and community sport workforce.
- Integrates climate resilience and environmental sustainability.
- Aligns advocacy and investment decisions with clear evidence and community outcomes.

Together, these insights provide the foundation for developing a forward-looking Strategy that will guide the City's planning, partnerships, and investment in sport and recreation over the next decade.

THE BENEFITS OF SPORT & RECREATION

Sport and recreation deliver a wide range of benefits to individuals, communities and economies, extending far beyond physical activity itself. A growing body of Australian and international research highlights that investment in sport and active recreation contributes to improved health and wellbeing, stronger social connections, educational development, economic growth, and environmental sustainability. These outcomes position sport and recreation as essential components of liveable, resilient and equitable communities.

Health and wellbeing

Participation in sport and recreation is strongly associated with better physical health outcomes across all age groups. Regular physical activity reduces the risk of major non-communicable diseases including cardiovascular disease, Type 2 diabetes, obesity and certain cancers, while improving musculoskeletal strength, mobility and balance.²⁵

The health literature is unequivocal that even modest increases in activity yield measurable public health gains. A 2024 meta-analysis of over 2.6 million adults found that participation in a wide range of sports was consistently linked to lower rates of premature mortality and chronic disease, compared with non-participants.²⁶

The mental-health and wellbeing benefits of sport and recreation are equally well-documented. Participation in physical activity, particularly in outdoor or social settings, has been shown to reduce stress, anxiety and depressive symptoms, and to enhance mood, confidence and life satisfaction. “Green exercise” in natural environments provides additional psychological restoration through exposure to nature and social connectedness.

For older adults, continued involvement in recreation supports independence and quality of life, while for young people it contributes to self-esteem, resilience and a sense of belonging.²⁷

Although participation carries some risk of injury, analysis indicates that the health gains from increased activity substantially outweigh the costs associated with sport-related injuries. The evidence base therefore supports community investment in safe, inclusive and accessible opportunities for people to be active throughout life.²⁵

Social connection and community cohesion

Beyond health outcomes, sport and recreation play a vital role in fostering social capital and community cohesion. Participation builds networks of trust, reciprocity and civic engagement, strengthening the social fabric of communities. Shared participation – whether in a local netball competition, a walking group, or a volunteer committee – creates a sense of belonging and shared identity that transcends demographic and cultural differences.²⁴

For many groups, particularly those experiencing isolation or disadvantage, recreation provides an important entry point for inclusion. Informal and low-cost activities such as walking or outdoor fitness in public open spaces offer accessible avenues for participation regardless of income or ability. Evidence also shows that structured programs can help reduce antisocial behaviour among young people by providing positive role models and safe, supervised environments.²⁴

At a community level, volunteering in sport contributes substantially to civic life. Volunteers gain skills, purpose and social connection, while their collective efforts sustain local clubs and events. However, recent trends indicate declining volunteerism and increasing pressure on remaining volunteers, an issue with significant implications for the sustainability of community sport.²²

Education, skills and personal development

Sport and recreation also contribute to education and lifelong learning. Participation develops transferable “soft skills” such as teamwork, leadership, discipline and problem-solving.²⁸ For young people, involvement in sport correlates with higher levels of school engagement, attendance and achievement, though the strength of this relationship varies with program quality and social context.

Outdoor and adventure recreation programs have been linked to enhanced resilience, environmental awareness and self-efficacy. These experiences build confidence and interpersonal skills that extend into academic, professional and community settings. Collectively, the evidence suggests that sport and recreation function as informal yet powerful systems of education and personal growth.²⁹

Economic and tourism impacts

The economic contribution of sport and recreation is significant. Direct expenditure on facilities, events, equipment, and participation generates employment and supports local businesses, while visitor expenditure associated with sporting and recreation events adds to regional tourism income.

A 2018 report estimated that nationally community sport generates around \$6.3 billion in economic value. This value includes the increased economic activity generated as well as the monetary benefit generated by the increased productivity of community sports participants. When combined with health and social benefits, this figure rises to \$16.2 billion annually.²⁴

Environmental and sustainability benefits

While less extensively quantified, environmental benefits are increasingly recognised in contemporary sport and recreation planning. Participation in active transport such as walking and cycling reduces carbon emissions and traffic congestion, while nature-based recreation encourages appreciation of natural landscapes and environmental stewardship.²⁷

Sustainable facility design, including energy-efficient buildings, water-sensitive landscaping and hydro-zoning of playing fields, helps minimise operational costs and resource consumption. The integration of biodiversity objectives into park and open-space management demonstrates how recreation infrastructure can contribute positively to ecological outcomes while supporting community use.³⁰

National Physical Activity Context

Despite these well-known benefits of sport and physical exercise, the most recent Australian data show that many people across all age groups are not meeting evidence-based activity targets.

In children and adolescents, the situation is particularly concerning. The majority of children aged 2–14 fail to meet Australia's physical activity and sedentary-behaviour guidelines.³³ The vast majority exceed recommended sedentary screen times, and few combine adequate daily activity with limited sedentary behaviour. As children age, the gap between recommended and actual activity widens further, pointing to declines in movement and increases in sedentary behaviour through adolescence.

Among adults, the shortfalls are also significant. In 2022, 37 per cent of adults aged 18–64 were not sufficiently active, falling short of the guideline of 150 minutes of moderate to vigorous activity per week.³³ The proportion is even higher when considering the strength/muscle-based activity guideline: over 70 per cent of adults do not meet those targets. Insufficient activity trends upward with increasing age and is more common among women and people in lower socioeconomic groups.

Conclusion

Across the literature, the evidence is consistent: investment in sport and recreation yields broad and measurable benefits for individuals, communities, and economies. Physical activity improves health outcomes and reduces health system costs; participation fosters inclusion, civic engagement, and social resilience; and well-designed infrastructure drives local economic and environmental outcomes.

However, national data from the Australian Institute of Health and Welfare shows that most Australians remain insufficiently active. Only around 30% of children and 44% of adults meet the recommended physical activity guidelines. Inadequate activity levels contribute significantly to chronic disease, lower quality of life, and higher healthcare expenditure, with an estimated \$2.4 billion in annual disease costs attributed to insufficient physical activity.²⁵ These findings highlight the continuing need to make active living easier, more accessible, and more appealing across all life stages.

While much of the evidence focuses on general or national impacts, the same mechanisms apply at the local level. For Albany, strategic planning for sport and recreation provides an opportunity to leverage these benefits and address the broader national challenge of inactivity. Strengthening participation pathways, expanding access to informal and outdoor recreation, and investing in inclusive, sustainable facilities will help enhance community wellbeing, support economic development, and strengthen environmental stewardship in line with broader City objectives.

EMERGING TRENDS

The following emerging trends highlight the key factors influencing participation patterns, facility design, asset management, and community engagement. Together, they emphasise the need for adaptable, inclusive, and sustainable infrastructure and programming that can respond to the diverse needs of communities now and into the future.

1. Changing Patterns of Participation

Participation in sport and recreation is changing. Across Australia, participation in many *structured, competitive sports* has plateaued, while *informal and unstructured recreation* such as walking, running, cycling, mountain biking, and gym-based activity continues to grow.

This shift reflects changing lifestyles, flexible work patterns, and time pressures that make casual, self-directed activity more attractive than fixed weekly commitments.

1.1 Diverse and Evolving Sports Participation

Recent years have seen the rapid emergence and growth of non-traditional sports and modified versions of established games. These activities often share common features: adaptability to different environments (surfaces, sizes, and locations), informal styles of play, and a focus on accessibility. Examples include pickleball, cardio tennis, walking soccer, frisbee soccer, AFL 9s, and T20 cricket.¹ The popularity of these new sports reflects a demand for variety, accessibility, and lower-impact options that appeal to a wide demographic.

Australia's ageing population (driven by increased life expectancy, lower birth rates, and the maturation of the baby boomer generation), is growing demand for programs and equipment that support active ageing, injury prevention, and social connection. Modified formats have become an important retention and inclusion tool, helping to keep participants engaged across life stages.^{1,3}

This change is occurring alongside intensified competition between different sports for younger participants, particularly where parents face clashes in timetables across different sports.

Implications: Evolving sports are driving the need for flexible, multi-use spaces that can accommodate varied formats and adaptable programming and support participation across all ages and abilities.¹³

1.2 Female Participation in Sport

Participation trends show significant growth in female participation, particularly in sports historically dominated by men. Soccer continues to experience steady growth, while Australian Rules Football (AFL) and cricket have seen significant surges in female player numbers in recent years. The introduction of professional women's leagues and greater broadcast coverage has helped elevate the profile of female athletes, inspiring participation at the grassroots level.⁸

The rapid growth in female participation has highlighted a shortage of appropriate facilities, particularly older venues that lack female changerooms. While national sporting associations have developed unisex facility guidelines, and state and federal governments have acknowledged the demand, the pace of infrastructure upgrades often lags participation growth.

Beyond changerooms, the greatest challenge for many sports is the availability of suitable field space to accommodate additional teams for both training and competition.¹⁴

While female participation in sport is rising overall, many teenage girls, particularly during puberty, drop out of organised sport, with multi-gender teams cited as one barrier to continued involvement.³¹

Implications: Increases in female participation often necessitate upgrading changerooms to meet unisex standards, expanding the supply of playable field space, and embedding inclusivity into club fixtures and program delivery.

1.3 Extended Seasons

The trend towards extended pre-seasons, year-round competitions, and off-season alternative formats (e.g., small-sided football in summer) is intensifying competition for field and court space. The extension of traditional sporting seasons and the overlap between summer and winter sports is placing greater pressure on existing infrastructure.⁴

Implications: Effective asset management has become a critical focus for sport and recreation facility providers as demands on infrastructure increase and resources become more constrained.

1.4 Growth of Informal Recreation

Over the past two decades, there has been a clear shift from formal, structured sports to less structured, more casual forms of physical activity. Walking, running, and cycling, often undertaken in park and nature reserves, are among the fastest-growing participation activities. This trend reflects a desire for flexibility, accessibility, and personalisation in recreation choices.¹ Many people now favour activities that can be undertaken at a time, place, and frequency that suits their lifestyle, without the commitment of formal competition schedules.

Implications: The rise of unstructured recreation requires a shift in planning priorities from a focus solely on competition-based facilities to investment in extensive, well-connected walking and cycling network and high-quality public open spaces.

1.5 Focus on Health and Wellbeing

A growing emphasis on personal health, fitness, and mental wellbeing is also reshaping participation patterns. This shift has driven strong growth in gym memberships, boutique fitness studios, group fitness classes, yoga, Pilates, saunas, and other wellbeing-focused activities, with an increasing expectation that facilities cater to both physical and mental health needs.^{1,5}

Parks are also evolving into hubs for informal group fitness and social exercise, intensifying demand for outdoor gym elements, durable surfaces, flexible open areas, and supportive infrastructure.

Another emerging trend is social prescribing, sometimes referred to as green social prescribing, which is a public health approach to wellbeing that connects people with non-clinical community activities such as walking groups or volunteering to improve mental health, physical activity, and social connection.^{1,5} Local governments are well positioned to facilitate such initiatives through accessible parks, trails, and community programs.

Implications: Flexible and irregular working hours are fuelling demand facilities that can accommodate exercise before, during, or after non-standard work times; and for public open spaces that can be utilised for outdoor fitness and wellbeing activities.

2. Sustainable Asset Management

Sustainable asset management has become a central focus in sport and recreation planning, driven by rising maintenance costs, ageing infrastructure, and increasing community expectations for quality and safety.

2.1 National Facility Lifecycle Insights

The Australian Sports Commission has engaged the Gemba Group to develop a *National Sport Infrastructure Action Plan*.³⁶ Gemba recently completed engagement with local government authorities across the country. This revealed a range of challenges facing LGAs in the delivery of sport and recreation facilities, including:

Demand & Needs Analysis

- Demand for facilities exceeds supply, with limited and inconsistent participation or facility-use data.
- Weak coordination between National and State sporting bodies and LGAs hinders strategic infrastructure planning.
- Gaps in service planning and accessibility understanding lead to misaligned facility provision.

Design & Build

- Land constraints, rising construction costs and regulatory complexity limit new developments.
- Accessibility and inclusion often overlooked due to limited consultation and design guidance.
- Funding processes and community consultation can delay project delivery.

Phase 3 – Operate & Access

- Lack of long-term asset management plans and over-reliance on volunteers impacts operations.
- Growing insurance, compliance and operating costs strain limited budgets.
- Smaller sports and users with accessibility needs often face barriers to facility access.

Maintain & Upkeep

- Deferred maintenance and unclear responsibilities due to weak asset management frameworks.
- Retrofitting facilities for accessibility and technology is costly.
- Natural and outdoor facilities face faster degradation from overuse and climate impacts.

2.2 Multi-purpose Design

To address changes in sport and recreation participation, there is an increasing trend towards larger sport facilities (i.e. those accommodating four or more fields or indoor courts), shifting from single-purpose to multi-purpose design. Larger facilities not only attract higher visitation but also achieve better cost recovery through economies of scale. They offer greater scheduling flexibility and cater to diverse activities.²

Implications: Future planning should integrate flexible design principles and scalable infrastructure, to ensure that facilities remain relevant and financially sustainable in the face of changing community preferences and participation patterns.

2.3 Safe and Inclusive Design

Equity and accessibility, particularly for people with disability or mobility impairments, are now fundamental principles in facility planning and design. Inclusion extends to older adults, First Nations communities, culturally and linguistically diverse groups, LGBTQIA+ communities, and those experiencing social isolation.

There is also growing attention to participant safety and comfort, incorporating principles such as *Crime Prevention Through Environmental Design (CPTED)*, provision for CCTV where practicable, and the integration of digital and communication technologies that enhance visibility, access and user experience.¹⁶

Implications: Embed universal design and CPTED principles in all new and refurbished facilities to ensure environments are safe, welcoming, and accessible for all users.

2.4 Climate Change

Climate change is increasingly shaping how sport and recreation are planned, managed, and delivered. Hotter summers, more frequent extreme weather events, and declining water availability are impacting the viability, safety, and scheduling of outdoor sport and recreation activities across Australia. In some regions, competitions are being rescheduled to avoid the hottest parts of the day, while water restrictions are limiting the ability to maintain turf and playing surfaces to acceptable standards.

The *Climate Risk and Adaptation in the Sport Sector* report identifies heat stress, air quality, flooding, and infrastructure damage as key risks facing community and professional sport and notes the need for adaptation planning to protect participation, infrastructure, and community wellbeing.¹⁷

Environmental and regulatory pressures are also intensifying, requiring stronger integration between recreation planning, biodiversity conservation, and water management. Strategies such as hydro-zoning, drought-tolerant turf species, shaded spectator areas, and energy-efficient lighting are becoming standard components of sustainable facility design.¹⁸

Implications: Sport and recreation planning increasingly requires the integration of climate-resilient and water-efficient design principles to ensure facilities remain safe, functional and sustainable under changing environmental conditions. This includes adapting scheduling and programming to reduce heat-related health risks, and aligning facility planning with broader biodiversity and water management frameworks to support long-term environmental resilience.

2.5 Field and Court Capacity

Growing participation in both organised and social sport is placing increasing pressure on existing playing fields and indoor courts. National data indicates that facility demand is outpacing supply, leading to competition for access, reduced recovery time between seasons, and increased maintenance costs.¹⁹

These pressures are compounded by extended sporting seasons, population growth, and the addition of new women's teams across multiple codes.

To increase the carrying capacity of facilities, local governments and clubs are implementing measures such as:

- Reconfiguring sports spaces to accommodate multiple uses.
- Constructing or upgrading changerooms to support growing participation.
- Introducing dedicated seasonal maintenance periods.
- Upgrading irrigation systems and sports surface resilience measures.
- Implementing water-saving initiatives.
- Enhancing floodlighting to extend playable hours.
- Introducing technology-enabled machinery to speed-up maintenance during short recovery windows.

These improvements extend training and competition hours, reduce weather-related cancellations, and improve turf resilience. However, maintaining field quality still requires scheduled rest periods for essential maintenance.

Implications: Asset management strategies must balance demand for increased access with the realities of maintenance, lifecycle costs, and infrastructure renewal. Whole-of-asset approaches to facility planning also provide innovative solutions such as supporting training in public open space rather than fields and ovals.

2.6 Lifecycle and Maintenance Planning

State and local governments are now prioritising business planning that incorporates lifecycle costing, capital renewal, and sinking funds to ensure the sustainability of sport and recreation assets.

Many community facilities were originally developed for single or dual use under long-term lease arrangements, where maintenance responsibilities rested largely with volunteer-run clubs. However, declining volunteer capacity, limited management experience, and the absence of structured sinking funds have made this model increasingly unsustainable.

As facilities age, clubs often turn to local governments for financial or technical assistance to meet evolving facility standards set by national sporting organisations.

In response, contemporary asset management practice promotes more adaptive models of tenure and shared responsibility. These include hire or licence agreements instead of full lease or ownership models, particularly for smaller clubs with limited capacity, and training in lifecycle maintenance and asset planning to build club capability. Such approaches support equitable access, reduce financial risk for both clubs and councils, and ensure facility upkeep aligns with long-term renewal strategies.

While field sharing remains a key objective, in many cases, shared use of ancillary facilities such as clubhouses, carparks, and changerooms may be a more achievable outcome than shared field use.²⁰

Implications: Transitioning towards flexible hire or licence arrangements, supported by clear maintenance responsibilities, adaptive models of club involvement aligned with club capacity, and targeted training in lifecycle maintenance and asset planning, will strengthen long-term sustainability across the sport and recreation sector.

2.7 Shared Use Agreements

Shared use agreements are an increasingly important strategy for maximising the community value of existing sport and recreation assets. Schools use facilities during school hours, while community clubs and recreation groups access them outside school hours, extending use across the week and avoiding duplication of assets.

Such partnerships can deliver significant community and financial benefits but require careful negotiation of responsibilities, including maintenance, insurance, access, and scheduling. Successful models are typically underpinned by formal agreements, shared asset management plans, and clear lines of accountability between education departments, local governments, and community organisations.²⁰

Implications: Explore opportunities for shared-use and encourage early engagement between education providers, local governments, and sporting organisations during concept and design phases.

2.8 Rising Quality & Service Expectations

Modern, well-maintained facilities are now a baseline expectation. Users expect high standards in cleanliness, safety, accessibility, and amenities, and increasingly seek integrated spaces that combine play, fitness, and social connection. Parks and open spaces are also expected to provide supporting infrastructure such as water fountains, seating, shade, and lighting to enhance comfort and usability.

Facilities are evolving to include complementary commercial and health-oriented uses such as allied health clinics, cafés, and wellness studios that generate additional community benefit while diversifying revenue streams and improving financial sustainability.

Design standards grounded in national and state frameworks provide a consistent approach to achieving these expectations.²⁰ However, regional centres face distinct challenges: facilities often serve broader catchments and attract users from surrounding local government areas, requiring recognition of regional service roles and shared investment responsibilities.

Implications: Master planning should apply recognised national and state design frameworks to ensure facilities meet contemporary standards of quality, safety, and accessibility, while recognising the broader service role of regional centres. Planning should also explore opportunities for shared investment and complementary commercial uses that enhance amenity and long-term sustainability.

2.9 Declining Access to Grant Funding

Access to external funding for sport and recreation development has become increasingly competitive. Federal and state grants are now often targeted toward projects that demonstrate clear alignment with policy priorities such as inclusion, climate resilience, and economic activation rather than general infrastructure renewal. Smaller local governments and volunteer-run clubs can struggle to meet the complex application, reporting, and co-funding requirements that accompany these programs.²⁴

Recent research highlights a decline in per-capita public investment in community sport and active recreation, alongside growing reliance on local governments to fund maintenance and renewal.²³ This funding gap has led to deferred maintenance, longer replacement cycles, and increased pressure on councils to deliver facilities that meet contemporary standards without additional state or federal support.

Implications: Future planning should focus on prioritising investment through robust business cases, partnership approaches, and evidence of community impact to strengthen funding competitiveness.

3. Enabling Participation

Creating the right conditions for participation goes beyond providing facilities; it requires environments, programs, and connections that make being active easy, enjoyable, and inclusive. Enabling participation involves removing physical, social, and economic barriers; designing welcoming and accessible spaces; and ensuring that everyone, regardless of age, ability, or background, has opportunities to engage in sport and recreation in ways that suit their interests and lifestyles.

3.1 Inclusive and Accessible Spaces

Research consistently shows that health, enjoyment, and social connection are the primary motivators for participation in sport and recreation. Inclusive and accessible design ensures that facilities meet the needs of a broad cross-section of the community regardless of age, gender, ability, or cultural background and helps remove barriers to participation.²¹

Active transport infrastructure, such as walking and cycling paths, is also critical enabling infrastructure, particularly for vulnerable and disadvantaged groups who may have limited access to private transport.

Welcoming and less competitive environments can further improve engagement, while perceptions of safety strongly influence participation. In informal public spaces, this means providing clear sightlines, adequate lighting, passive surveillance, and thoughtful vegetation management to create spaces where people feel comfortable and secure.

Implications: Planning should prioritise universal design, active transport links, and safe, welcoming environments that enable equitable participation across all ages, abilities, and backgrounds.

3.2 Participation Pathways

Accessible and visible participation pathways are essential for sustaining lifelong involvement in sport and recreation. In regional areas, pathways are often constrained by limited access to facilities, coaching expertise, and competition opportunities. Many athletes and coaches must travel long distances to access higher-level training, mentoring, or talent development programs. Locally, competition for time slots and the shortage of qualified coaches further restrict opportunities for advancement.

Establishing structured pathways not only supports athletes but also strengthens the broader sport ecosystem by developing coaches, officials, and administrators. Providing clear progression from entry-level participation through to advanced or representative levels helps build confidence, retain participants, and create stronger, more sustainable clubs.

Implications: Planning should focus on accessible entry-level programs and clear development pathways for players, coaches, officials, and administrators to build skills, confidence, and long-term engagement in sport and recreation.

3.3 Volunteer Sustainability

Volunteers remain the backbone of community sport, yet rates of volunteer involvement have been steadily declining over the past decade. This trend places growing pressure on a small number of committed individuals who shoulder most administrative, operational, and event responsibilities.²²

Changing work and lifestyle patterns are key drivers of this decline. Irregular shift work, increases in part-time and casual employment, and greater family and personal demands all limit the time people can commit to volunteering. The resulting shortage and high turnover of volunteers create significant challenges for facility management, fixture coordination, and event delivery.

In response, some clubs are adopting new operational models such as amalgamating into multi-sport organisations to share resources or partnering with licensed venues and local governments to assume administrative or asset management responsibilities. These adaptive approaches can reduce volunteer burden while maintaining opportunities for community participation.

Implications: Addressing the decline in volunteerism requires rethinking club governance and delivery models through shared services, paid administrative support, and facility designs that minimise maintenance requirements. Sustainable planning should also prioritise strategies to attract, retain, and support volunteers while ensuring sport delivery remains viable with reduced reliance on volunteer labour.

3.4 Participant Safeguarding

Participant safeguarding has become a national priority across all sectors, including sport and recreation. It focuses on protecting children, young people, and vulnerable adults from abuse, preventing harm, and promoting their wellbeing through the creation of safe and supportive environments.¹⁰

National and state sporting organisations, alongside government agencies, have strengthened policy frameworks and introduced mandatory requirements for child-safe practices. These include compliance with the National Principles for Child Safe Organisations, working with children checks, staff and volunteer training, and clear reporting pathways for concerns or incidents. These requirements can place an additional burden on clubs and create a reluctance on some members to volunteer.

Safeguarding in sport extends beyond compliance; it involves embedding a culture of safety, respect, and inclusivity into all aspects of club and facility operations. This includes ensuring that physical spaces are designed to reduce risks, fostering positive relationships between participants and leaders, and empowering children and young people to speak up if they feel unsafe.

Implications: Sport and recreation facility planning must integrate safeguarding principles into design, operations, and programming. This involves considering sightlines, lighting, and supervision points in physical spaces, providing safe transport and access options, and ensuring staff and volunteers are trained in safeguarding responsibilities. By embedding these measures, facility providers can create environments where participation is both enjoyable and safe for all vulnerable people.

3.5 Technology as a Driver and Barrier

Technology is increasingly shaping how people participate in, engage with, and experience sport and recreation. While technology has contributed to increased sedentary behaviour, it is also a tool for promoting activity.

Advances in virtual reality (VR), augmented reality (AR), and eSports are driving new forms of participation, with devices becoming more affordable and accessible. The growing popularity of “exergaming” (active gaming) blends physical activity with digital entertainment.⁶ Active gaming platforms use body movement as the controller, helping participants raise their heart rates and improve fitness.⁷

Digital tools are also being used to enrich outdoor recreation through wearable fitness devices and mobile apps and digital platforms such as Strava, Map My Ride, and other tracking apps, which allow users to map routes, record performance, share experiences, and compare results over time.

Community expectations now include technology-enabled environments. This ranges from smart features in public spaces, such as Wi-Fi-enabled lighting; solar-powered USB charging stations; interactive kiosks and digital information boards; and integration of virtual and augmented play experiences. These features can enhance user engagement, provide real-time information, and create more interactive, personalised recreation experiences.

Implications: Future sport and recreation facilities will need to integrate technology into both indoor and outdoor environments. This includes providing connectivity (e.g., public Wi-Fi), supporting the use of wearable fitness devices, designing flexible spaces that can host technology-enabled activities, and incorporating interactive digital elements into park and trail infrastructure.

4. Tourism Opportunities

4.1 Nature-based Tourism

Nature-based tourism is one of the fastest-growing segments of the tourism market. It includes a diverse range of experience offerings, including trails-based tourism (hiking, cycling, horse riding and paddling); as well as Aboriginal cultural experiences and wellness tourism.

Visitors are increasingly seeking experiences that allow them to connect with the natural environment, appreciate cultural heritage, and engage in authentic, place-based activities.¹²

Key factors contributing to this trend include:

- A desire for new and diverse travel experiences.
- The growing popularity of combining business travel with leisure (“bleisure”) trips.
- A shift towards wellness-focused and restorative travel.
- A global movement towards reconnecting with nature as a counterbalance to urban and technology-driven lifestyles.

Nature-based tourism utilises many of the same natural assets, spaces and facilities that residents use for outdoor and informal recreation. Trails, beaches, waterways, and parks serve dual roles as both community recreation areas and visitor attractions. As such, planning for sport and recreation also influences the quality and appeal of the visitor experience.

Implications: Planning for sport and recreation should consider the tourism potential of facilities and their surrounding natural and cultural environments. Investment in visitor-friendly infrastructure such as wayfinding, interpretation, amenities, and accessible trails, can support both community use and visitor experiences, helping to position the area as a destination for cultural and nature-based tourism.

4.2 Events as Tourism Drivers

Events ranging from large-scale sporting competitions to community fixtures play a significant role in attracting visitors, extending length of stay, and generating economic impact.¹¹

High-profile sporting events can also elevate the profile of facilities and destinations; while recurring local events create consistent demand for infrastructure and services.

For local governments, the ability to host events is often a strategic objective that influences facility design, scheduling, and maintenance planning.

Event hosting can require:

- Increased field/court capacity and flexibility.
- Temporary infrastructure (e.g., grandstands, marquees, lighting towers).
- Enhanced amenities and spectator facilities.
- Upgraded transport links, parking, and pedestrian access.
- Accelerated maintenance cycles due to high-intensity use.

Implications: Asset management planning should account for the additional pressures created by sport and recreation events. This includes scheduling post-event recovery periods for playing surfaces, ensuring amenities meet the expectations of visitors and event organisers, and balancing the needs of local user groups with the requirements of major events.

POLICY & PLANNING CONTEXT

The following provides a high-level overview of strategic documents which guide and support the development of sport and recreation planning.

National Context

Sport Horizon: National Sport Strategy 2024-2034

Purpose: To realise the benefits of sport (health and wellbeing, strengthened community connections, and increased productivity). Focuses on organised sport and active recreation.

Objectives:

1. **Inclusion** – Promote inclusive practices and environments that are safe and encourage participation, involvement, and leadership across diverse cohorts.
2. **Participation** - Increase rates of participation and involvement in sport, and maximise access and quality of experiences.
3. **High Performance** - Enhance Australia's reputation as a fair, successful and leading-edge sporting nation with opportunities and development pathways for high performance athletes, coaches and officials to thrive.
4. **Safety** - Instil safe sporting environments through a genuine culture of respect and integrity at all levels of sport.
5. **International Engagement** - Leverage the power of sport to bring people together, project Australia's values and identity, and promote Australia's international priorities.
6. **Economy and Environment** - Enable the sport sector to prosper at all levels. Leverage the significant investments in sport, including infrastructure and facilities. Promote sustainable practices and environmental leadership.

The National Sport Strategy consists of five supporting strategies:

- Play Well: Australia's Sport Participation Strategy
- Win Well: Australia's High Performance 2032+ Sport Strategy
- Sport Diplomacy 2030
- National Preventative Health Strategy
- National Integrity Framework

PlayWell: Australia's Sport Participation Strategy (2023)

Purpose: to create safe, welcoming, inclusive and fun sporting experiences for all Australians.

Objectives:

1. **Empowering people and organisations** - Building the capability of people and organisations to meet the needs of everyone involved in sport
2. **Driving lifelong involvement** - Foster a sporting environment that enables positive lifelong involvement in sport.
3. **Activating places and spaces** - Creating, improving, activating and better managing places and spaces to ensure everyone can have safe and enjoyable sporting experiences.
4. **Building connections** - Creating a connected and collaborative sport ecosystem that supports all organisations to provide high quality sporting experiences.
5. **Equitable access** - Prioritising equity and choice to ensure all Australians can access sport.
6. **Transforming culture** - Changing the culture of sport in Australia to create an environment where everyone can access safe, inclusive, welcoming and fun experiences.

Win Well: Australia's High Performance 2032+ Sport Strategy

Purpose: Focuses on optimising outcomes and sustainable success for Summer and Winter Olympic and Paralympic and Commonwealth Games sports.

Objectives:

- Performance deliver
- Athlete performance pathways
- World-leading knowledge + practice
- Outstanding people + organisations

Australia's Sports Diplomacy Strategy 2032+

Purpose: Expand Australia's national power by harnessing the potential for sport to bring people together and project Australia's modern identity, and by strengthening the capability of Australia's sport sector on the international stage.

National Integrity Framework

Purpose: To help protect the integrity of Australian sport. The Framework creates a consistent approach for sports to protect their members; keep their sport safe and fair; deal with integrity threats and manage complaints; and hold people who do the wrong thing accountable.

The Framework is a suite of policies designed to target areas in most need of protection. These include the:

- Safeguarding Children and Young People Policy
- Competition Manipulation and Sports Wagering Policy
- Member Protection Policy
- Improper Use of Drugs and Medicine Policy
- Complaints, Disputes and Discipline Policy

National Preventative Health Strategy 2021-2030

Purpose: To improve the health and wellbeing of all Australians at all stages of life through an effective prevention system.

Relevant Objective:

- **Increasing physical activity** - A whole-of-systems approach to physical activity to better support Australians to embed physical movement into their everyday life.

Sport Volunteer Coalition Action Plan 2022-2026

Purpose: To enable people from all walks of life to realise opportunities to contribute to club and community goals and ways that suit them.

Objectives:

- **Celebrate** - Communicate the broad value of sport volunteering through powerful storytelling
- **Empower** - Support and connect volunteers in sport
- **Reimagine** - Support the sector to re-design the sport volunteering
- **Experience Innovate** - Drive and stimulate innovation in sport volunteering

National Policy Framework for Girls and Women in Sport 2030

Purpose: For the Commonwealth and State/Territory government jurisdictions to collectively measure progress on achieving equality for girls and women in sport.

Objectives:

- **Leadership** – to increase the number of women in leadership positions at all levels.
- **Places and Spaces** – to ensure sport places and spaces for girls and women are accessible, safe, comfortable and culturally appropriate.
- **Participation** – to increase the number of girls and women participating in all levels of sport to equal the participation rates of men and boys.

State Context

Sport and Recreation Industry Priorities

Purpose: Focuses on priorities relating to the activation of infrastructure.

Priorities:

- **Value** - The ability to understand, quantify and articulate the social, economic, health and environmental benefits derived from sport and recreation.
- **People** - The people involved in the delivery of sport and recreation have well developed capabilities, aligned to the needs of the industry.
- **Structures and Systems** - The structures and systems that support the sport and recreation industry are fit-for-purpose and operate efficiently and effectively.
- **Environment** - The places and spaces in which sport and recreation occurs are accessible, safe and available into the future.
- **Opportunity** - Participants are attracted, retained and able to transition from entry level to elite.

Strategic Priorities for WA Sport (SportWest)

Purpose: This document outlines the key priorities and the practical support required from industry stakeholders to progress community sport in Western Australia.

1. **Capability:** Developing the people and the organisations who support the industry.
2. **Access:** improving access to sport participation opportunities for the community.
3. **Innovation:** growing a sport sector that embraces knowledge, collaboration, data and technology.

Western Australian Bicycle Network Plan 2017 Update

Purpose: To take a whole-of government approach to cycling.

Objectives:

1. Build evidence and demonstrate the benefits of cycling for the community
2. Encourage cycling to build active and healthy communities
3. Provide a high-quality, interconnected bicycle network
4. Improve the level of safety for people cycling
5. Build and enhance relationships with advocacy groups and relevant stakeholders.

WA Strategic Trails Blueprint 2022-2027

Purpose: An overarching guide for consistent and coordinated planning, development and management of quality trails and trail experiences across Western Australia. It provides a vision, guiding principles, strategic directions and actions for consideration across the state by government, trail managers, landholders, trail organisations, tourism operators and the community.

Great Southern

Great Southern Development Commission Strategic Plan 2024-2025

Purpose: By working in partnership with Government, businesses and communities, the Commission aims to coordinate and support endeavours that build an integrated regional economy, foster regional growth, and transform our communities into vibrant places to live, work and grow. The Plan is aligned with the WA Regional Development Framework which guides the State's regional development agenda

Strategic Priorities:

- Regional Liveability
- Economic Development, Diversification and Innovation
- Climate Resilience and Low Carbon Transition
- Aboriginal Empowerment and Prosperity
- Organisational Excellence

Great Southern Strategic Regional Plan 2022-2027 (RDA Great Southern)

Purpose: Provides direction for RDA Great Southern to deliver actions and initiatives that advance socio-economic outcomes for the Great Southern region.

Great Southern Regional Sport and Recreation Plan (2018)

Purpose: Consolidates priorities for resourcing and investing in sport and recreation infrastructure and to provide a high-level planning tool for each of the partnering local governments.

Great Southern Regional Trails Master Plan 2020-2029

Purpose: Focuses on creating remarkable and accessible trail experiences, improving existing trails, building associated infrastructure, and developing a comprehensive marketing strategy.

Great Southern 2050 Cycle Strategy

Purpose: Sets out a blueprint for connecting, enhancing, and extending the Great Southern's cycling network. It also outlines opportunities to improve safety for riders using road systems, build the confidence and skills of all riders, improve long-term planning for cycling, and create unique cycle-tourism experiences.

Albany

Strategic Community Plan 2032

Purpose: Guide long-term social, economic, environmental, and cultural development of Albany. Outlines long-term aspirations around liveability, prosperity, environment, and community.

Relevant Objectives:

- 1.1 A diverse and inclusive community
- 1.2 A happy, healthy and resilient community
- 3.2 Interesting, vibrant and welcoming places
- 3.4 A safe, sustainable and efficient transport network

Access and Inclusion Plan 2023-2027

Purpose: Aims to reduce and where possible, eliminate barriers for those living with a disability in our community.

Relevant strategies:

- Outcome 1: Access to City of Albany Events and Services
- Outcome 2: Access to City Buildings and Facilities
- Outcome 4: Access to Quality Service
- Outcome 8: Advocacy and the Community

Age-Friendly Albany Plan 2023-2027

Purpose: Ensure that Albany is a place that supports people to age actively.

Relevant strategies:

- Outcome 1: Community and Health Care
- Outcome 2: Transport
- Outcome 4: Social Participation.
- Outcome 5: Outdoor Spaces and Buildings
- Outcome 7: Civic Participation and Employment

Youth Friendly Albany Plan 2022-2025

Purpose: To develop a youth-friendly community.

Objectives:

- **Planning for the Future** – Young people are given the necessary skills, experience and opportunities to pursue the career of their choice and successfully transition to living independently.
- **Spaces and Places** - Young people have access to accessible safe spaces and places in the community, and they are included in facility and service design.
- **Community Connection & Wellbeing** - Creating opportunities for young people to connect and participate in community life in ways that they choose.

Public Health Plan 2018-2022

Purpose: Provide an integrated approach to the provision of facilities, programmes and services to address not only environmental health, but chronic disease, mental health issues, communicable diseases and other issues common in our communities.

Relevant strategies:

- Outcome 1: Healthy, Active Lifestyles
- Outcome 2: Socially connected and empowered
- Outcome 3: Safe and prepared

Safer Albany Plan 2020-2023

Purpose: To improve community safety.

Priorities:

- **Priority 1: Safer spaces and places** - Residents and visitors feel safe in their homes and when accessing our parks, playgrounds, beaches, transport routes, shopping and entertainment precincts.

Community Development Strategy 2019-2022

Purpose: Provides a framework to guide community development activity.

Objectives:

- Strong, thriving Community Groups
- Vibrant, inclusive and connected neighbourhoods
- Places, People and Spaces

Bike Plan 2025-2030

Purpose: Provides a framework to guide the development of cycling infrastructure and programs to ensure that riding a bike for transport or enjoyment is safe and accessible for all ages and abilities.

Focus Areas:

- **Infrastructure** – delivering safe, connected and inclusive bike routes, facilities and crossing points
- **Activation, Engagement and Education** – building community awareness, skills and motivation to ride
- **Policy and Planning** – embedding cycling into City processes and land use planning
- **Advocacy** – influencing external stakeholders and unlocking funding and collaboration opportunities

Trails Hub Strategy 2023-2025

Purpose: The *City of Albany Trails Hub Strategy 2015 – 2025* was developed to provide strategic guidance and assist the City to become one of Australia's primary trail destinations. The purpose of this addendum is to review the achievements to date against the objectives and action plan. It seeks to analyse the evolving context since the strategy's inception, identifying emerging opportunities with the goal of integrating them into modified actions for the upcoming three-year period.

Objectives:

1. **Trails Network** - Develop, upgrade and maintain a high-quality trails network for a broad range of outdoor adventure trail users.
2. **Trails Infrastructure and Services** - Well planned and designed facilities and services which directly encourage the use of the trails network.
3. **Visitor Experience** - Support Albany to provide an exceptional trails visitor experience which will deliver economic and tourism benefits to the community
4. **Governance, Management and Cooperation** - Optimise governance, management and cooperation across trail landowners, stakeholder groups and regional partners throughout the Lower Great Southern region to support Albany's position as the region's central trail hub and trails destination.

Club Development Plan

Purpose: Assist the Club Development Officer and broader City of Albany team to determine and action priority developments for clubs and associations.

Priorities:

- **People** – volunteer training and development
- **Places** – facilities management and development
- **Partnerships** – supporting partnerships to achieve people and place objectives

Centennial Park Master Plan (2012)

Purpose: Review 2008 Master Plan and assess the current facilities and site conditions.

Objectives:

- Create a concept master plan for the precinct which allow for staged development and provide for the existing and anticipated future needs of user groups.
- Develop concept plans which address the vehicular and pedestrian access issues.
- Identify future development opportunities.
- Assess the existing and future needs of each user group and ensure the proposed master plan can accommodate the required flexibility which may be required for future sporting and user accommodation and expansion.

Albany Leisure and Aquatic Centre – Redevelopment Feasibility Study (2024)

Purpose: Assess feasibility of ALAC upgrade or redevelopment.

Objectives:

- Confirm the options available to the City having regard to the anticipated current life of existing ALAC infrastructure.
- Explore all development opportunities related to the ALAC site to enable the City to determine the extent of the long-term investment commitment to its upgrade or redevelopment.
- To ensure that future operating models provide the City with the optimum solution to meet the ongoing needs of the City of Albany community.

SOCIO-ECONOMIC CONTEXT

Understanding Albany's demographic and socio-economic profile is critical to ensuring that sport and recreation planning and investment respond to the needs, preferences, and capacity of the community. Population structure, income levels, cultural diversity and volunteer capacity all influence participation patterns, facility demand and the community's ability to sustain local clubs and programs. The following analysis highlights the key trends shaping current and future service needs across the City.

Demographic Profile

In the 2021 Census, the Albany Local Government Area (LGA) recorded a population of 38,763 across 17,961 dwellings, with an average household size of 2.4 persons and a median age of 45 years.³⁷ The estimated resident population in 2025 is 40,949.³⁸

The City's population profile is characterised by:

- A dominant 45–69 year age group (27%), indicating a high proportion of smaller or older households approaching or in retirement.
- When combined with 65+ years of age, this cohort comprises 50 per cent of the population.
- A relatively large child and youth cohort (0–14 years) representing 18 per cent of the total population, suggesting growing proportion of families with school aged children, but outward migration of young adults for tertiary education or employment (15–24 years represents 11%).

This dual pattern of ageing and youth presence highlights the need for facilities and programs that are adaptable across life stages, supporting both family recreation and active ageing.

Socio-economic indicators suggest moderate relative disadvantage. Albany's SEIFA Index of 955 sits in the third quintile (where the first quintile is most disadvantaged, and the fifth quintile is most advantaged).³⁹ This is below the State and Perth averages but remains favourable compared to other regional centres. However, several suburbs – Lockyer-Gledhow, Milpara-Orana, Spencer Park-Collingwood Heights, and Yakamia – experience higher levels of disadvantage and associated health risks.

Fifty-seven per cent of the population aged 15 years and over are employed, of which approximately half work full-time (52.4%).³⁷

Median household income is \$1,350, well below the Western Australian median household income of \$1,815, reflecting the prevalence of lower-paid service industries and a significant proportion of retirees.³⁷

Household structures are also evolving, with the proportion of single households higher than for WA (29.3% compared to 25.4); and the proportion of family households lower than for WA (68.3% compared to 71.2%). Of the latter, families without children make up the majority (46.7%), reinforcing the ageing demographic trend.³⁷

Albany's ethnographic and cultural profile is dominated by Anglo-Celtic ancestry, with 75.5 per cent of Albany residents born in Australia. Aboriginal and Torres Strain Islander people make up 3.8 per cent of the population and have a lower median age than the general Albany population (26 years). There are small populations of migrants from England (7.1%), New Zealand (1.7%), the Philippines (1.6%) and South Africa (1.2%).³⁷

Catchment Profile

Albany services an additional hinterland population of 11,698 living in the shires of Denmark and Plantagenet (less than one hours' drive time), and a regional population of 66,002 (Great Southern).³⁸

Demographic characteristics within both catchments broadly align with the City as a whole, including:

- A higher proportion of seniors relative to regional WA.
- Lower personal income levels, indicating cost sensitivity among users.

Population Growth

Population forecasts project that Albany's population will grow to 48,730 by 2036 (1.3% annual growth rate); with a combined hinterland population (Denmark and Plantagenet) of 63,330.⁴⁰

This steady growth is lower than the average annual growth rate for Western Australia (1.8%). However, recent data indicates that Albany is in the top five fastest growing regional centres in Australia, as measured by annual growth in net internal migration. In the twelve months to December 2024, Albany recorded a threefold increase in annual migration inflows; and the highest quarterly growth rate among in Australia (68%).⁴¹

Implications for planning

Albany's demographic structure has direct implications for the planning and delivery of sport and recreation infrastructure, programs and services. The dominance of older adults and retirees will continue to shape demand for low-impact, social and wellness-based activities, such as walking, cycling, yoga and aquatic fitness. Facility design should prioritise universal access, safety, and social connection, while programming should support healthy ageing and lifelong participation.

At the same time, the presence of a large child and youth cohort highlights the importance of maintaining quality junior sport pathways, active play spaces and family-oriented facilities. Investment in multi-generational and flexible spaces will be essential to meet the needs of both families and older adults.

Lower household incomes and higher levels of relative disadvantage across several suburbs underscore the need for affordable participation options and cost-sensitive programming. Targeted investment in disadvantaged areas, and programs that reduce barriers related to cost, transport, or access to equipment, will support equity outcomes and align with broader public health objectives.

Finally, Albany's strong inward migration trend and regional service role reinforce the importance of forward planning for population growth and facility capacity. As the City grows to an estimated 48,730 residents by 2036 (combined with 14,600 from neighbouring local government areas), facility planning and programming must anticipate higher demand for both structured and unstructured sport and recreation.

PARTICIPATION TRENDS

This section examines participation trend data to identify how people participate in physical activity and the future trends and demands for sport and recreation in the City of Albany.

The AusPlay Survey – funded and led by the Australian Sports Commission (ASC) – is Australia's primary source of sport and physical activity participation data.

AusPlay commenced in October 2015 as a large-scale, continuous survey tracking the sporting and physical activity behaviours of Australians. It provides a robust evidence base for identifying trends, gaps, and opportunities in facility provision and program development.

In 2023–24, the ASC introduced a revised survey methodology, creating a break in the timeseries. As a result, data from 2023–24 onwards cannot be directly compared with results from 2015–23 for trend analysis.

How active are West Australian Adults?

Table 1 presents participation trends for Western Australian adults. While the data is not specific to the City of Albany, it provides a useful reference point for identifying key sporting trends within the State.

The AusPlay data highlights that participation in non-structured, lifestyle-based activities far exceeds participation in traditional club sport amongst Western Australian adults. Walking (47.8%) is by far the most popular activity, followed by fitness/gym (31.9%), with both typically undertaken outside formal sporting structures.

Activities linked to the natural environment are also prominent, with bushwalking (17.4%), running and jogging (15.4%) and cycling (10.4%) all featuring in the top six. Swimming (15.5%) is also a popular activity, though the AusPlay data does not distinguish between pool-based and open-water participation.

Structured club-based sports such as soccer (5.8%), basketball (4.9%), Australian Rules Football (AFL) (4.4%), netball (2.5%), and cricket (2.5%) attract comparatively lower participation levels than informal or fitness-based activities.

Organised Participation

When participation is considered through the lens of organised or club-based activity, a clear correlation emerges:

- Activities that are more informal in nature such as walking, bushwalking, swimming, running, and cycling are overwhelmingly undertaken outside of structured environments.
- By contrast, sports including soccer, basketball, AFL, netball, and cricket show a much stronger alignment between overall participation and organised participation. These sports are largely reliant on formal competition structures, with relatively little participation occurring outside of club settings.

This correlation reinforces the broader trend that lifestyle and fitness activities thrive in unorganised contexts.

The AusPlay data also highlights clear gendered participation patterns.

- Women are more likely to engage in walking, gym, bushwalking, swimming, Pilates, and yoga.
- Men record higher participation in running, cycling, soccer, basketball, AFL, golf, tennis, and cricket.

These patterns point to the importance of providing a broad and diverse range of opportunities, balancing lifestyle-based and informal activities with traditional club sport, to ensure equitable access across genders.

Summary

Overall, the data highlights two key trends:

- Most adult participation occurs outside of clubs. Informal and lifestyle-based activities such as walking, fitness, bushwalking, swimming, running, cycling dominate overall participation rates.
- Organised sport remains concentrated in a small set of traditional team sports. Participation in soccer, basketball, AFL, netball, and cricket is largely tied to formal club structures.

Table 1. Top Activities for WA Adults showing participation by activity and organised participation (club-based activity), January-December 2024.³²

Activity	WA Adults Total		Females		Males	
Type of Participation	Total	Organised	Total	Organised	Total	Organised
Walking (Recreational)	47.8%	4.6%	56.5%	6.0%	39.1%	3.3%
Fitness/Gym	31.9%	12.3%	35.2%	16.4%	28.5%	8.3%
Bushwalking	17.4%	-	20.4%	-	14.3%	-
Swimming	15.5%	2.7%	17.8%	3.1%	13.2%	2.4%
Running/jogging	15.4%	4.1%	14.1%	4.4%	16.7%	3.7%
Cycling	10.4%	1.4%	8.6%	1.0%	12.2%	1.8%
Pilates	6.0%	4.4%	11.3%	8.2%	-	-
Football/soccer	5.8%	3.6%	2.0%	1.2%	9.7%	6.0%
Basketball	4.9%	2.5%	2.6%	1.4%	7.2%	3.7%
Yoga	4.7%	2.8%	7.9%	4.7%	1.5%	1.0%
Australian Football	4.4%	3.2%	1.3%	1.1%	7.5%	5.4%
Golf	3.9%	1.7%	1.7%	0.8%	6.1%	2.7%
Tennis	3.3%	1.7%	3.0%	1.3%	3.7%	2.0%
Netball	2.5%	2.1%	4.6%	3.9%	-	-
Cricket	2.5%	1.7%	1.1%	-	4.0%	2.9%

Note. Those cells without data are estimates where margin of error is considered too unreliable to use.

A range of factors help to explain these trends:

- **Lifestyle pressures:** People with busy schedules are less inclined to commit to the regular time and social obligations of traditional club sport. They prefer flexible options, such as going for a run, attending a fitness class, or visiting the gym.
- **Personalised health and fitness:** This shift aligns with the megatrend of “personalised sport for health and fitness,” encompassing activities such as gym workouts, group fitness, swimming laps, yoga, Pilates, and social court sports. These can be undertaken individually or socially, without requiring a long-term commitment.
- **Natural environment and climate:** The state’s natural assets including parks, beaches, and trails and the moderate climate in the southern part of WA provide abundant opportunities for informal activity.

Limitations

The state data lacks detailed analysis of participation among diverse groups, particularly in relation to people with disability, Aboriginal and Torres Strait Islander peoples, culturally and linguistically diverse (CALD) communities, people from lower socio-economic backgrounds, and those who do not identify exclusively as female or male.

Research shows that these groups often experience systemic and practical barriers to participation in sport and active recreation.³⁵

- People living with disability are less likely to meet physical activity guidelines and report lower participation in organised sport, with barriers including inaccessible infrastructure, cost, transport, limited inclusive programs, and lack of trained coaches or adaptive equipment.
- First Nations participation is often shaped by connection to Country and culture, yet access to culturally safe facilities and programs remains inconsistent.
- Culturally and linguistically diverse communities may face challenges related to affordability, language, transport, or unfamiliarity with local sporting systems, which can limit engagement in club-based activities.
- People in lower-income households are less likely to engage in organised sport and more likely to experience cost and access barriers. In regional areas, these barriers can be amplified by limited public transport options.
- Gender diversity and inclusion are also critical considerations. There is currently no accurate national demographic data on participation among people who do not identify exclusively as female or male, making projections difficult.

How does Albany compare?

There is limited local data with which to compare Western Australian sport and recreation participation trends. However, analysing the number of registered players or participants in club-based activities provides one method of comparing state and local participation rates. The following analysis is based on participation data reported by Albany clubs – see Table 2.

Table Key

- **Estimated Albany participants:** Calculated by applying the Western Australian adult participation rate to Albany's 2021 Census population.
- **Club participation rate:** Calculated as the number of registered Albany participants divided by the Albany population.
- **Variance:** Expressed as the percentage difference between the estimated number of Albany participants (based on WA participation rates) and the actual number of registered participants reported by Albany clubs.

Findings

Participation levels in Albany show notable variation when compared with Western Australian averages. While several sports perform above the state benchmark, others record significantly lower participation rates.

Higher-than-average participation:

Albany demonstrates strong engagement across both **competitive** and **recreational** activities.

- **Competitive sports:** Hockey (+89%) and basketball (+36%) perform above average.
- **Recreational and lifestyle activities:** Golf (+65%), mountain biking (+34%), equestrian (+124%), sailing (+137%), and surf lifesaving (+313%) record substantially higher participation than the WA average, highlighting Albany's coastal and nature-based setting.

Table 2. Participation in organised sport and recreation by Albany adults (15+ years) showing comparison with WA data.

Activity	WA Data		Club Data 2025		Comparison
	WA Adult Participants	Estimated Albany population	Total 15+	% of Albany population	Variance (%)
Swimming	2.7%	863	59	0.2%	-93.2%
Football/soccer	3.6%	1,151	1,052	3.3%	-8.6%
Basketball	2.5%	799	1,087	3.4%	+36.0%
AFL	3.2%	1,023	969	3.0%	-5.3%
Golf	1.7%	544	894	2.8%	+64.5%
Tennis	1.7%	544	241	0.8%	-55.7%
Netball	2.1%	671	420	1.3%	-37.4%
Cricket	1.7%	544	259	0.8%	-52.3%
Hockey	0.8%	256	484	1.5%	+89.2%
Touch Football	0.4%	128	138	0.4%	+7.9%
Athletics	0.7%	224	67	0.2%	-70.1%
Volleyball	1.4%	448	251	0.8%	-43.9%
Table tennis	0.4%	128	140	0.4%	+9.5%
Roller Derby	0.0%	-	46	0.1%	-
Surf Lifesaving	0.2%	64	264	0.8%	+312.9%
Bowls	0.7%	224	235	0.7%	+5.0%
Mountain Biking	0.2%	64	86	0.3%	+34.5%
Equestrian	0.3%	96	215	0.7%	+124.2%
Water skiing	0.0%	-	16	0.1%	-
Rowing	0.2%	64	34	0.1%	-46.8%
Sailing	0.3%	96	227	0.7%	+136.7%
Badminton	0.9%	288	68	0.2%	-76.4%

Comparable participation:

Participation in **football/soccer, table tennis, touch football, and bowls** is broadly consistent with WA averages, indicating stable club participation relative to population size.

Lower-than-average participation:

The largest gaps are evident in **swimming (-93%), athletics (-70%), tennis (-56%), netball (-37%), cricket (-52%), and volleyball (-44%)**. These results may reflect facility limitations, seasonal constraints, or informal participation that is not captured through club registration.

Gendered differences:

Comparing male and female participation variance highlights distinct patterns across key sports in Albany, reflecting both emerging opportunities and persistent gaps.

- **Football/Soccer:** Overall participation in Albany is slightly below the state average (-8.6%), but this masks a strong female over-representation (+146.9%) and a significant male under-representation (-39.4%). This suggests that women's soccer has developed a strong local foothold, while men's participation may be plateauing or shifting to alternative recreation.
- **Basketball:** Participation is above average across both genders, with female participation (+91.6%) outpacing male participation (+12.3%). This reflects basketball's broad appeal as a social, indoor, and family-friendly sport, and aligns with national trends showing strong female growth.
- **Australian Football (AFL):** Albany's total participation is close to the WA average (-5.3%), yet this conceals a female participation rate 64% higher than the state average and a male rate 20% lower. The rapid growth in women's AFL locally mirrors statewide increases in female participation, while the decline among men may reflect overall adult drop-off in competitive sport participation.

Across these sports, the pattern is consistent: female participation in Albany exceeds state averages, while male participation is trending below the state benchmark in traditional competitive codes.

Informal and Community-Based Participation

While much of Albany's participation data focuses on club-based sport, **Parkrun** provides valuable insight into the city's growing engagement with informal, community-driven physical activity. Parkrun is a free, weekly, community-organised 5-kilometre run or walk held in parks and open spaces around the world. It is non-competitive and open to all ages and abilities, encouraging regular physical activity, social connection, and community participation outside traditional club sport structures.

In Albany, participation has increased steadily over the past three years, from 5,469 total participations in 2022–23 to 7,835 in 2024–25, averaging 145 weekly participants.

Parkrun occupies a unique space between structured and individual activity: it is a social form of participation that blends physical activity with community connection. The growth of Parkrun in Albany reflects a broader shift towards accessible, low-cost, and flexible recreation opportunities that appeal to people seeking regular exercise and social engagement without the commitment of formal competition.

Implications for planning

Overall, Albany's adult participation profile reflects a diverse but uneven landscape, with clear strengths in outdoor activities and opportunities to improve access and participation in traditional team sports. This pattern is consistent with national participation megatrends that highlight a shift towards unstructured, flexible, and self-directed forms of activity.

This reinforces the need to balance investment between maintaining facilities for traditional competition-based sports and expanding opportunities for informal and social recreation.

How active are West Australian Children?

While adult participation is increasingly shaped by lifestyle factors and informal activity, the picture is different for children and young people. The following section examines children's participation patterns.

Table 3 presents participation trends for Western Australia children outside of school hours. The AusPlay data shows that children's participation is more heavily concentrated in organised, club- or program-based activities compared to adults.

Swimming (22.3%) is the most popular organised activity for children, with particularly strong female participation.

Team sports dominate the next tier of activities. Soccer, AFL, basketball, and netball all attract significant numbers of participants.

Activities with strong gender alignment are also evident. Girls are much more likely to participate in gymnastics, netball, and dance, while boys are more likely to play soccer, AFL, basketball, and cricket.

Recreational activities such as walking, running, cycling, and bushwalking feature, but at much lower levels than team sports and swimming.

Summary

Overall, the data highlights three trends:

- Children's participation patterns show a stronger reliance on organised sport compared to adults, underscoring the continuing role of clubs and formal programs in junior physical activity.
- Swimming and traditional team sports dominate the participation landscape, contrasting with adults where lifestyle-based and informal activities are more prominent.
- Participation patterns are highly gendered, with clear differences between the activities preferred by girls and boys.

These state-wide trends provide a valuable benchmark. The following section considers how participation patterns within the City of Albany align with or diverge from these broader Western Australian results.

Table 3. Top Activities for WA Children (under 14 years of age), January-December 2024.³²

Activity	Total	Female	Male
Swimming	22.3%	26.0%	18.4%
Football/soccer	11.2%	3.8%	19.4%
Australian football	8.3%	-	14.1%
Basketball	8.1%	5.1%	11.6%
Gymnastics	8.0%	12.8%	-
Netball	6.8%	11.9%	-
Dancing (recreational)	6.7%	10.3%	-
Walking (recreational)	4.2%	4.5%	4.0%
Running/jogging	3.8%	4.0%	3.6%
Cycling	3.2%	-	3.3%
Cricket	3.2%	-	5.0%
Tennis	3.0%	-	-
DanceSport	3.1%	5.7%	-
Athletics, track and field	2.7%	-	-
Bushwalking	2.3%	-	-
Karate	2.2%	-	-
Fitness/gym	2.2%	-	-

Note. Those cells without data are estimates where margin of error is considered too unreliable to use.

How does Albany compare?

As with adult participation, here is limited local data with which to compare Western Australian participation trends for children. However, analysing the number of registered players or participants in club-based activities provides one method of comparing state and local participation rates. The following analysis is based on participation data reported by Albany clubs – see Table 4.

Table Key

- **Estimated Albany participants:** Calculated by applying the Western Australian children's participation rate to Albany's 2021 Census population.
- **Club participation rate:** Calculated as the number of registered Albany children participants divided by the Albany children's population.
- **Variance:** Percentage difference between the estimated number of Albany participants based on WA participation rates and the actual number of registered participants reported by clubs.

Cells without Western Australian data indicate a margin of error too high for reliable comparison. Albany data is provided for completeness.

Above-average participation:

Albany records significantly higher participation in football/soccer (+93.5%), basketball (+81.7%), Australian football (+46.9%), and cricket (+44.0%). These results suggest a strong and active junior sport environment supported by well-established local clubs.

Surf lifesaving (+104.6%) also stands out as a local strength, reflecting Albany's strong coastal identity and community engagement.

Comparable participation:

Participation in netball (+11.7%) and volleyball (+8.6%) aligns closely with state trends.

Below-average participation:

Participation is significantly lower in swimming (-95.9%), tennis (-92.1%), and athletics (-41.1%). The sharp deficits suggest possible constraints in facility access, program affordability, or availability of beginner-level instruction, particularly in swimming and tennis.

Overall, Albany's participation profile for children reflects a strong culture of organised team sport.

Table 4. Participation in organised sport and recreation by Albany children (Under 14 years) showing comparison with WA data.

Type of Participation	WA Data		Club Data 2025		Comparison
Activity	Total	Estimated Albany population	Total <14	% of Albany population	Variance (%)
Swimming	22.3%	1,515	62	0.9%	-95.9%
Football/soccer	11.2%	761	1,472	21.7%	+93.5%
Australian football	8.3%	564	828	12.2%	+46.9%
Basketball	8.1%	550	1,000	14.7%	+81.7%
Netball	6.8%	462	516	7.6%	+11.7%
Cricket	3.2%	217	313	4.6%	+44.0%
Tennis	3.0%	204	16	0.2%	-92.1%
Athletics, track and field	2.7%	183	108	1.6%	-41.1%
Touch Football	-	-	12	0.2%	-
Junior Rugby	-	-	59	0.9%	-
Volleyball	0.8%	54	59	0.9%	+8.6%
Roller Derby	-	-	27	0.4%	-
Surf Lifesaving	1.0%	68	139	2.0%	+104.6%
Golf	0.6%	41	5	0.1%	-87.7%
Mountain Biking	-	-	23	0.3%	-
Sailing	-	-	20	0.3%	-

Gendered differences:

While gender-disaggregated participation data for children is limited, the available figures for football/soccer and basketball reveal similar patterns to those observed in adult participation.

- **Football/Soccer:** Girls' participation in Albany is 236% higher than the Western Australian average, compared with +55.9% for boys, producing a total variance of +93.5% overall.
- **Basketball:** A similar pattern is evident, with female participation (+168%) far exceeding both male participation (+35.7%) and the overall variance (+81.7%).

Together, these trends mirror the adult participation patterns, where women's involvement in both sports also exceeds male participation relative to state averages. This suggests that Albany is achieving early success in supporting girls' participation and maintaining that engagement into adulthood. It also highlights the importance of continued investment in inclusive facilities, coaching pathways, and flexible competition structures that sustain these positive gender trends over time.

Implications for planning

Albany's strong participation in children's team sports highlights the importance of maintaining quality playing fields, indoor courts, and club facilities to support continued growth in structured junior sport.

However, the low participation in individual sports such as swimming, tennis, and athletics indicates a need to strengthen entry-level and skill-development pathways.

Overall Comparison – Adults and Children

Comparing Albany's participation profile across both adults and children highlights distinct patterns that align with broader participation megatrends.

Children:

Albany's children participate in organised team sports at rates well above the Western Australian average, particularly in football/soccer (+93.5%), basketball (+81.7%), Australian football (+46.9%), and cricket (+44.0%). This demonstrates a strong local culture of junior sport, supported by established clubs and community facilities.

Adults:

Adult participation is more uneven, with higher engagement in recreational and lifestyle activities such as golf (+64.5%), mountain biking (+34%), equestrian (+124%), and sailing (+137%), but lower involvement in some traditional competitive sports including netball (-37%) and cricket (-52%).

Life-course transition:

Taken together, the data shows a clear transition from structured to unstructured participation as people age. Albany's children are highly engaged in competitive team sport, but as they move into adulthood, participation declines. Strategic planning should therefore focus on retaining youth engagement through adolescence and ensuring facilities and programs adapt to changing patterns of adult participation.

Adult participation patterns may align with national megatrends indicating a long-term move towards self-directed, lifestyle-based physical activity and reduced reliance on formal clubs. However, there is limited local data on informal recreation, gym participation, and wellbeing activities such as yoga and Pilates. This limits the ability to fully assess participation in lifestyle and non-club-based activities.

ENDNOTES

1. AusPlay (2025) *A New Picture of How Australians Get Active*.
2. Australian Sports Commission (2023) *Australia's Sport Participation Strategy: Play Well*; Australian Sports Commission (2025) "Action plan announced to review sport infrastructure" Available at: <https://www.ausport.gov.au/media-centre/news/australian-sport-infrastructure-given-a-major-boost>
3. Australian Sports Commission (nd) *Older adults*. Available at: <https://www.ausport.gov.au/participation/participants/olderadults>; Australian Institute of Health and Welfare (2018) *Physical activity across the life stages*.
4. "How the AFL and NRL have crept into cricket's traditional summer timeslot", *The Conversation*, 28 January 2025. Available at: <https://theconversation.com/how-the-afl-and-nrl-have-crept-into-cricket-traditional-summer-timeslot-247330>
5. Newsome A. et al (2004) "2024 ACSM Worldwide Fitness Trends: Future Directions of the Health and Fitness Industry", *ACSM Health and Fitness Journal*. 28(1):14-26.
6. Neumann, D. (2016) "On the use of virtual reality in sport and exercise: Applications and research findings", in Z. Hill (ed) *Virtual Reality: Advances in Research and Applications*. Hauppauge NY: Nova Science Publishers Inc. pp. 153-182; Miah, A. A. Fenton and S. Chadwick (2024) "Virtual Reality and Sports: The Rise of Mixed, Augmented, Immersive and Esports Experiences", in Schmidt, S. L. (ed) *21st Century Sports: How Technologies Will Change Sports in the Digital Age*. Springer.
7. Lampropoulos, Anastasiadis, and Garzon (2025) "Augmented Reality and Virtual Reality in Exergaming" *Future Internet* 17(8).
8. ABC News "Female participation explodes in AFL, soccer and cricket", 17 October 2023. Available at : <https://www.abc.net.au/news/2023-10-17/female-participation-explodes-in-afl-soccer-and-cricket/102986692>; Cricket Australia records big uptick in female participation. 21 August 2023. Available at: <https://www.cricket.com.au/news/3645076/cricket-australia-records-big-uptick-in-female-participation>
9. Ausleisure "Community Activities Struggle as Volunteer Numbers Decline". November 3, 2024. <https://www.ausleisure.com.au/news/community-activities-struggle-as-volunteer-numbers-decline>
10. Sport Integrity Australia (nd) *Safeguarding in Sport*. Available at: <https://www.sportintegrity.gov.au/what-we-do/safeguarding>
11. Tourism Research Australia (2024) *Australia's visitor economy in 2024*.
12. Austrade (2024) *The rise of nature-based tourism Australia*. Available at: <https://www.austrade.gov.au/en/news-and-analysis/news/the-rise-of-nature-based-tourism-in-australia>
13. Sport Aus (2018) *Sport 2030: Participation, Performance, Integrity, Industry*.
14. Australian Sports Commission (2024) *Women in Sport*. Available at: <https://www.ausport.gov.au/clearinghouse/evidence/women-in-sport>
15. Australian Government Department of Health and Aged Care (2021) *National Preventive Health Strategy 2021–2030*.
16. Sport Australia (2019) *Sport Australia's Design for Everyone Guide*.
17. FrontRunners and Environmental Defenders Office (2024) *Sports, Climate Change and Legal Liability*; Stewart, B. and G. Dingle (2018) "Playing the Climate Game: Climate Change Impacts, Resilience and Adaptation in the Climate-Dependent Sport Sector", *Managing Sport and Leisure*, 23(4-6):293-314.
18. Western Australian Local Government Association (WALGA) (2021) *Climate Change Policy Statement*.
19. Australian Sports Commission (2023) *State of Play: Trends in Australian Sport 2023*.
20. Department of Sport and Recreation (2007) *Facility Planning Guide: Sport and Recreation Facilities*; Office for Recreation, Sport and Racing (2018) *Recreation and Sport Facility Design Guide*.

21. Australian Sports Commission (nd) *Barriers and Motivation*. Available at: https://www.ausport.gov.au/youth_participation/barriers_and_motivation
22. Australian Sports Commission (2025) *Benefits of Sport: What are the benefits of volunteers and volunteering in sport?* Available at: <https://www.ausport.gov.au/clearinghouse//evidence/volunteers-in-sport/benefits>
23. SGS Economics and Planning (2024) *Ability of local governments to fund infrastructure and services: NSW Parliamentary Inquiry*.
24. KPMG (2018) *The Value of Community Sport Infrastructure: Investigating the value of community sport facilities in Australia*.
25. Australian Institute of Health and Welfare (2023). *Economics of sport and physical activity participation and injury*. Available at: <https://www.aihw.gov.au/reports/sports-injury/economics-of-sport-and-physical-activity/contents/summary>
26. Oja et al (2024) "Health benefits of different sports: a systematic review and meta-analysis of longitudinal and intervention studies including 2.6 million adult participants", *Sports Medicine Open*, 46.
27. Mansfield et al (2020) "A systematic review of outdoor recreation (in green space and blue space) for families to promote subjective wellbeing", Available at: <https://whatworkswellbeing.org>.
28. Bailey, R., Hillman, C., Arent, S. and Petitpas, A. (2013) 'Physical activity: An underestimated investment in human capital?', *Journal of Physical Activity and Health*, 10(3), pp. 289–308.
29. Down, M., D. Picknoll, T. Edwards, F. Farrington, G. Hoyne, B. Piggott & M. C. Murphy (2024) "Outdoor adventure education for adolescent social and emotional wellbeing: a systematic review and meta-analysis", *Journal of Adventure Education and Outdoor Learning*. Available at: e: <https://doi.org/10.1080/14729679.2024.2386350>
30. KPMG (2020) *The Value of Community Sport and Active Recreation Infrastructure*. Available at: <https://sport.vic.gov.au/resources/the-value-of-community-sport-and-active-recreation-infrastructure>
31. Institute for Health and Sport (2023) *Factors relating to women and girls' participation (retention and dropout) in Sport*.
32. Sports Australia (2024) *AusPlay: State of Play*. Accessed online. Available at: <https://www.clearinghouseforsport.gov.au/research/ausplay/results>
33. Australian Institute of Health and Welfare (2024) *Physical Activity*. Available at: <https://www.aihw.gov.au/reports/physical-activity/physical-activity>
34. Orygen (2022) *Mental health and suicide risk in trans and gender-diverse young people - Orygen, Revolution in Mind*. Available at: <https://www.orygen.org.au/About/News-And-Events/2022/Mental-health-and-suicide-risk-in-trans-and-gender>
35. Australian Sports Commission (nd) *Equity, Diversity and Inclusion*. Available at: https://www.ausport.gov.au/integrity_in_sport/inclusive-sport
36. Gemba Group (2025) *National Sport Infrastructure Action Plan: LGA Engagement Report Summary*.
37. Australian Bureau of Statistics (2021) *Albany 2021 Census*. Available at: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA50080>
38. REMPLAN (2025) *Albany Demographic and Community Insights*. Available at: <https://app.remplan.com.au/albany/community/summary>
39. Australian Bureau of Statistics (2021) *Socio-Economic Indexes for Areas (SEIFA)*. Available at: <https://www.abs.gov.au/statistics/people/people-and-communities/socio-economic-indexes-areas-seifa-australia/latest-release>
40. Department of Planning, Lands and Heritage (2025) *WA Tomorrow 12 Population Forecasts*. Available at: <https://www.wa.gov.au/organisation/departments/departments-of-planning-lands-and-heritage/western-australia-tomorrow-12-population-forecasts>
41. Regional Australia Institute (2025) *Regional Movers Index. December 2024 Quarter Report*.

Business Plan for Major Land Transaction

McAlpine Rise Subdivision and Sale Proposal

Project	McAlpine Rise, Lockyer
Document type	Major Land Transaction Business Plan
Prepared by	Principal Strategic Projects, Risk & Governance Specialist
Authorised by	Executive Director Corporate and Commercial Services
Document status	Draft for Council consideration
Planning approval	WAPC Application 203222 approved 16 July 2026
Correction letter	WAPC correction letter dated 22 July 2026
Attachment	Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026
Adjoining land arrangement	MOU with Uniting Church Homes / Juniper
Date	28 August 2026

Acknowledgement of Country

The City of Albany respectfully acknowledges the Menang Noongar people as the traditional custodians of the land on which the City conducts its business and pays respect to elders past and present.

Table of Contents

Acknowledgement of Country	1
Introduction	2
1. Overview	3
Background	3
Land and Ownership	3
WAPC Subdivision Approval	4
2. Summary of the Proposed Major Land Transaction.....	4
Community Benefits	4
Development Yield and Subdivision Statistics.....	5
Plan Attachment Summary.....	5
3. MOU with Uniting Church Homes / Juniper	5
Key MOU matters	6
Infrastructure and Land Contributions	6
4. Strategic Alignment	6
Strategic Outcomes	7
Council Plan 2026-2036.....	7

5. Financial Effect and Delivery	7
Funding and Cost Framework.....	7
Financial Assessment Summary.....	8
Financial Effect on the City.....	8
6. Delivery Programme and Procurement	9
Delivery Programme Summary	10
Project Delivery and Governance.....	10
Delivery Programme and Procurement	10
7. Local Government Act Compliance	10
Major Land Transaction Classification	10
Threshold Assessment.....	11
Section 3.59 Assessment.....	11
Regulation 10 and Related Disclosure	11
8. Key Risks and Mitigation.....	12
9. Public Consultation and Advertising.....	12
Consideration of Submissions.....	13
10. Conclusion.....	13
Attachment - Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026.....	13

Introduction

This Business Plan has been prepared in accordance with section 3.59 of the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996. It outlines the City of Albany's proposal to undertake a major land transaction to implement the approved McAlpine Rise subdivision through the construction of enabling infrastructure and the future disposal of residential lots on City-owned land in Lockyer.

The proposed major land transaction comprises the construction of the infrastructure necessary to implement the approved subdivision, satisfaction of subdivision conditions, creation of residential lots and the future disposal of those lots. This Business Plan also describes the adjoining land arrangements with Uniting Church Homes (Juniper), as documented in the Memorandum of Understanding (MOU). Although the MOU does not itself authorise the proposed major land transaction, it establishes arrangements relating to land contributions, infrastructure delivery and cost recovery that are material to understanding the proposal and its financial effects.

This Business Plan has been prepared to provide Council and the community with information about the proposed major land transaction, including its purpose, anticipated costs, benefits, risks and expected impacts. Adoption of this Business Plan for public advertising does not commit Council to proceed with the proposed major land transaction. A final decision will only be made after the public submission period has closed, submissions have been considered, and a further report has been presented to Council in accordance with section 3.59 of the Local Government Act 1995.

1. Overview

Background

McAlpine Rise is located in Lockyer and forms part of the established residential area bounded by McAlpine Crescent, Mueller Street, Gifford Street, Bryson Street and surrounding road networks. The site is strategically located within the Albany urban area and is capable of being integrated with existing infrastructure, services and residential development.

The proposal facilitates the subdivision and development of City-owned land to increase the supply of serviced residential lots within an established urban area. The project includes the delivery of roads, drainage, public open space, public access ways and associated infrastructure required to support future residential development.

The project forms part of the City's broader response to housing demand within the Albany region and supports the efficient use of City-owned land assets. The proposal seeks to deliver additional housing opportunities within an existing serviced locality while minimising the need for expansion into undeveloped areas.

The project has been supported through funding secured under the Australian Government Housing Support Program – Community Enabling Infrastructure Stream. This funding assists in delivering the infrastructure required to facilitate residential development and reduces the capital investment that would otherwise be required from the City. The funding arrangements also support the delivery of affordable housing outcomes through the creation and future sale of residential lots.

A range of potential development locations were considered by the City during assessment of opportunities to increase residential land supply. McAlpine Rise was identified as a preferred site due to its location within an established residential area, proximity to existing infrastructure and services, City ownership, and suitability for residential subdivision.

The current proposal builds upon earlier residential development within the McAlpine Rise area. Stage 1A of the former Lot 247 Cull Road subdivision was completed in 2010, creating residential lots and partially constructing McAlpine Crescent and Bryson Street together with associated infrastructure.

The approved subdivision of Lots 9002 Mueller Street and 150 Townsend Street, Lockyer, represents the next stage of residential development within the locality and utilises infrastructure connections established through previous development phases.

Land and Ownership

The proposed major land transaction relates primarily to Lot 9002 Mueller Street on Deposited Plan 406898, Certificate of Title Volume 2899 Folio 200, which is owned by the City of Albany. Adjoining land included within the approved subdivision framework comprises Lot 150 Townsend Street on Deposited Plan 55978, Certificate of Title Volume 2673 Folio 296, owned by Uniting Church Homes (Juniper).

The approved subdivision incorporates both properties to facilitate an integrated subdivision outcome, including the provision of roads, public open space, servicing infrastructure and other development requirements necessary to implement the approved subdivision. The City component of the proposal comprises the development and subdivision of City-owned land and the future disposal of resulting residential lots.

The relationship between the City Development and the adjoining Juniper land is managed through the Memorandum of Understanding described elsewhere in this Business Plan. The inclusion of both properties within the approved subdivision framework supports the coordinated delivery of infrastructure and land contributions required to achieve the approved subdivision outcome and the orderly development of the broader area.

WAPC Subdivision Approval

The McAlpine Rise subdivision is supported by Western Australian Planning Commission Application 203222, approved on 16 July 2026 for Lots 9002 Mueller Street and 150 Townsend Street, Lockyer. A correction letter dated 22 July 2026 was also issued. The attached Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026, provides for 107 residential lots, including a grouped housing site, public open space, public access ways, road reserves and balance Lot 9003.

The WAPC decision advice confirms the application was conditionally approved and that, once the conditions of approval are fulfilled, the WAPC is prepared to endorse a deposited plan. The approval is valid for four years, with the deposited plan required to be submitted by close of business on 16 July 2030.

The proposal is now being considered through the statutory major land transaction process. Subject to Council's further consideration following public advertising, the proposal may progress to delivery of infrastructure, satisfaction of subdivision conditions, creation of residential lots and subsequent disposal of those lots. This Business Plan is based on the approved subdivision framework and associated planning approvals.

2. Summary of the Proposed Major Land Transaction

The McAlpine Rise subdivision and sale proposal comprises the development and subdivision of City-owned land in Lockyer, including the construction of roads, drainage, public open space, public access ways and associated infrastructure necessary to support residential development. The proposal also includes satisfaction of subdivision approval conditions, creation of residential lots and the future disposal of those lots in accordance with the Local Government Act 1995.

The proposal is based on Western Australian Planning Commission Application 203222, approved on 16 July 2026, for Lots 9002 Mueller Street and 150 Townsend Street, Lockyer. The approved subdivision framework incorporates City-owned land and adjoining land owned by Uniting Church Homes (Juniper) and provides for residential development supported by associated infrastructure and community assets.

The City component of the proposal comprises the development and subdivision of City-owned land and the subsequent disposal of resulting residential lots.

Arrangements governing the interface between the City Development and the adjoining Juniper land are described in the Memorandum of Understanding and are addressed elsewhere in this Business Plan.

Infrastructure delivered through the subdivision, including roads, drainage, public open space and associated assets, is expected to form part of the City's infrastructure network and asset portfolio following completion of the project.

Community Benefits

The proposed major land transaction is expected to:

- increase the supply of serviced residential land within the Albany urban area;
- support housing affordability and housing choice;
- facilitate residential development within an established urban area;
- deliver roads, drainage, public open space and associated infrastructure;
- support local employment and economic activity during delivery of the project;
- make productive use of City-owned land for long-term community benefit; and
- contribute to the City's strategic planning objectives for growth, housing and infrastructure provision.

Development Yield and Subdivision Statistics

The approved subdivision, as shown on the attached Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026, provides for the following development yield and subdivision statistics:

Development Component	Current Plan Basis
Total lots	107 residential lots, including a grouped housing site
Total lot area	5.3847 ha
Average lot size	504 m ²
Minimum lot size	358 m ²
Maximum lot size	7,300 m ²
City lots	83
Juniper lots	22
Public open space	1.0004 ha
Public access way	1,093 m ²
Road reserves	1.5604 ha
Balance lot	Lot 9003, 4.532 ha
Grouped housing site	7,300 m ²

**The total lot count includes all residential lots shown on the approved subdivision plan, including the grouped housing site. The City and Juniper lot figures identify ownership-related components only and should be read with the approved plan*

Plan Attachment Summary

The Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026, shows the approved subdivision layout for Lot 150 Townsend Street and Lot 9002 on Deposited Plan 406898, Lockyer. It identifies a 12.5868 ha subject area and provides for 107 residential lots, including a 7,300 m² grouped housing site.

The plan records a total residential lot area of 5.3847 ha, an average lot size of 504 m², a minimum lot size of 358 m² and a maximum lot size of 7,300 m². It also identifies public open space of 1.0004 ha, public access way area of 1,093 m², road reserves of 1.5604 ha and balance Lot 9003 of 4.532 ha.

The plan notes that it has been prepared for planning purposes, with areas, contours and dimensions subject to survey. Accordingly, the Business Plan should continue to treat the plan as the current subdivision layout basis, while recognising that final areas and dimensions may be confirmed through the subdivision clearance and survey process.

3. MOU with Uniting Church Homes / Juniper

The City and Uniting Church Homes (Juniper) have entered into a Memorandum of Understanding (MOU) to facilitate coordination between the McAlpine Rise subdivision and adjoining land owned by Juniper. The MOU establishes a framework for land contributions, infrastructure delivery, future servicing arrangements and cost recovery mechanisms relevant to implementation of the approved subdivision.

The MOU provides for the contribution of land required for roads and public open space associated with the approved subdivision and establishes arrangements relating to the delivery of infrastructure capable of servicing both the City Development and any future development of adjoining Juniper land. The MOU also

addresses reimbursement and cost recovery arrangements associated with infrastructure delivery and future connection opportunities.

The MOU has been considered as part of the City's assessment of the proposed major land transaction, including the financial, operational and governance implications of those arrangements. Matters arising from the MOU are reflected throughout this Business Plan where relevant.

Key MOU matters

MOU matter	Business Plan treatment
Juniper Road Contribution	Disclosed as a material land contribution associated with the City Development.
Juniper POS Contribution	Disclosed as a material public open space land contribution.
Juniper Connection Works	Disclosed as infrastructure enabling future Juniper connection.
Design Cost Reimbursement	Disclosed as a financial effect item.
Road Crossings	Disclosed as a delivery and cost recovery interface item.
Bryson Road Cost Recovery	Disclosed as a legal and financial matter requiring confirmation.
Future Juniper Development	Recognised as a dependency affecting potential future reimbursements and cost recovery arrangements.

Infrastructure and Land Contributions

Contribution	Responsible Party
Road land contribution	Juniper
Public open space land contribution	Juniper
Trunk infrastructure	City
Future connection works	Subject to MOU arrangements
Design cost reimbursements	Subject to agreed methodology
Future recoveries	Subject to MOU arrangements and applicable legislation

4. Strategic Alignment

The City of Albany continues to experience demand for residential land and affordable housing opportunities. Constraints on housing supply and the availability of development-ready land have been identified as factors affecting housing availability within the Albany urban area. The McAlpine Rise subdivision responds to these conditions through the delivery of serviced residential lots within an established residential area supported by existing infrastructure networks.

The McAlpine Rise subdivision and sale proposal is aligned with the City of Albany Council Plan 2026-2036 and supports the City's objectives relating to housing supply, sustainable growth, infrastructure delivery and responsible asset management. The proposal facilitates the development of residential land within an established urban area and provides the infrastructure necessary to support future residential development.

The subdivision will increase the supply of residential land within the Albany urban area while making efficient use of existing infrastructure and services. Through the delivery of roads, drainage, public open space, public

access ways and associated infrastructure, the project contributes to the long-term development of the Lockyer locality and supports the orderly growth of the urban area.

The proposal also supports the effective utilisation of City-owned land and contributes to broader community and economic outcomes through the release of serviced residential lots to the market. The project has been planned to integrate with surrounding residential development and existing infrastructure networks while providing opportunities for future growth.

The subdivision has also been planned having regard to broader sustainability, water management and active transport objectives, including opportunities to support connected public open space, integrated drainage outcomes and future active transport connections within the surrounding urban area.

The City considers the proposal to be consistent with its strategic planning framework and capable of contributing to current and future housing needs while delivering community infrastructure and supporting long-term community benefit.

Strategic Outcomes

The proposed major land transaction is expected to:

- increase the supply of residential land within the Albany urban area;
- support sustainable urban growth through the provision of serviced residential lots;
- deliver roads, drainage, public open space and associated community infrastructure;
- make effective use of City-owned land assets for community benefit;
- support long-term economic and community development outcomes; and
- contribute to the City's strategic objectives for growth, development and infrastructure delivery.

Council Plan 2026-2036

Pillar	3. Infrastructure
	A vibrant city with attractive and connected spaces, supported by forward thinking and responsible planning and development. Strategic Priority: Enable sufficient land supply and diversity of housing options.
Initiative	3.1.2.a McAlpine Rise Development
Description	3.1.2.a McAlpine Rise Development.

5. Financial Effect and Delivery

Funding and Cost Framework

The McAlpine Rise subdivision is supported through funding provided under the Australian Government Housing Support Program – Community Enabling Infrastructure Stream. The funding agreement requires the project to support affordable housing outcomes, and the City intends to manage the future release of residential lots in a manner consistent with those objectives.

The financial assessment undertaken by the City considers the capital cost of delivering the subdivision, grant funding contributions, project cashflow, future sale proceeds, ongoing asset obligations, lifecycle costs and the financial implications of arrangements with Uniting Church Homes (Juniper).

The assessment also considers infrastructure interfaces, reimbursement arrangements and potential cost recovery mechanisms arising from the Memorandum of Understanding and associated project arrangements. These matters have been incorporated into the assessment of the expected financial effect of the proposed major land transaction.

Financial Assessment Summary

Financial Matter	Assessment Outcome
Project Budget	\$14,217,570 (exc. GST)
Grant Funding	\$14,217,570 (exc. GST)
Water Corporation Servicing Estimate	The Water Corporation Land Development Agreement for WAPC Application 203222 includes an estimated fee of \$662,278.20 including GST for water supply, wastewater, drainage and related subdivision clearance requirements. This estimate is based on 83 proposed lots and remains subject to confirmation through the Water Corporation clearance process.
Design Cost Apportionment	Design and engineering cost apportionment has been considered in accordance with project documentation and agreed project assumptions.
Road Crossings	Provision has been made for road crossing works associated with future Juniper connections, in accordance with the agreed project arrangements.
Bryson Road Recovery	Potential future recovery mechanisms have been considered as part of the financial assessment and legal review process.
Juniper Land Contributions	Land contributions associated with roads and public open space have been considered in the assessment of the proposal.
Residual City Exposure	Residual financial exposure has been assessed and incorporated into project risk and financial planning.
Lifecycle Costs	Future operating, maintenance, renewal and depreciation impacts have been assessed and incorporated into the overall financial effect assessment.

Financial Effect on the City

The City has assessed the financial implications of the proposed major land transaction for the purposes of preparing this Business Plan. The assessment indicates that the proposal is expected to be financially manageable within the context of the project funding arrangements, governance framework and risk management measures established for the project, subject to Council's further consideration following public advertising.

The assessment considers:

- project delivery costs and funding sources;
- cashflow requirements over the life of the project;
- future sale proceeds from residential lots;
- ongoing asset ownership and maintenance obligations;
- project risk and contingency provisions;
- reimbursement and recovery arrangements associated with adjoining land; and
- long-term financial impacts on the City.

The Business Plan identifies a project budget of \$14,217,570, supported by Australian Government Housing Support Program funding, and estimated sale proceeds of \$16,600,000 from the future release of residential lots. Financial outcomes will be considered further before any final decision is made to proceed with the transaction.

The financial assessment also notes the Water Corporation servicing estimate of \$662,278.20 including GST for water supply, wastewater, drainage and related subdivision clearance requirements. This estimate is based on 83 proposed lots and will be confirmed through the Water Corporation clearance process.

In summary:

Financial Item	Amount
Project Budget	\$14,217,570 excluding GST
Commonwealth Funding	\$14,217,570 excluding GST
City Contribution	No direct City capital contribution currently identified
Estimated Sale Proceeds	\$16,600,000
Residual Exposure	Subject to confirmation through delivery, market and funding assumptions
Lifecycle Cost Impact	To be confirmed through asset handover, maintenance planning and future budget processes

6. Delivery Programme and Procurement

The City will deliver the McAlpine Rise subdivision through a structured programme comprising detailed design completion, procurement, construction of enabling infrastructure, satisfaction of subdivision conditions, creation of new lots and subsequent lot release and sale.

The delivery programme has been developed having regard to subdivision approval requirements, funding obligations, procurement processes and project dependencies, including matters arising from the MOU with Uniting Church Homes (Juniper). Correspondence relating to the MOU indicates that ceding of land required for road and public open space purposes is intended to occur prior to commencement of construction works and that infrastructure interfaces have been considered in project planning.

Delivery Programme Summary

Programme Item	Delivery Outcome
Land Ceding	Land required for road and public open space purposes is incorporated into the delivery framework established under the Development Approval and MOU.
Construction Commencement	Construction is programmed to commence following completion of procurement, approvals and project preconditions.
Construction Risk	Key delivery risks, including programme and weather-related risks, have been considered in project planning.
Funding Milestones	Funding is received in two stages. The first is upon approval of the grant agreement, and the second is upon commencement of works.
Procurement	Procurement will be undertaken in accordance with the City's procurement framework, governance requirements and delegated authority arrangements.

Project Delivery and Governance

The City has established governance, procurement, financial management and reporting arrangements to manage the delivery of the project. These arrangements include project oversight, funding compliance, contractor procurement, contract management, risk management and reporting to Council where required.

The City has governance and project management arrangements available to support delivery of the subdivision and associated infrastructure works, subject to Council's further consideration following the statutory public notice and submission process.

Delivery Programme and Procurement

Milestone	Target Date
WAPC Approval	Completed
Tender Award	Late 2026
Construction Commencement	Mid 2027
Practical Completion	Mid 2027 (Stage 1)
Titles Issued	Mid-Late 2027 (Stage 1)
Lots Released for Sale	Mid-Late 2027 (Stage 1)

7. Local Government Act Compliance

Major Land Transaction Classification

The McAlpine Rise subdivision and sale proposal is being progressed as a proposed major land transaction for the purposes of section 3.59 of the Local Government Act 1995. The proposal involves the development and subdivision of City-owned land, construction of enabling infrastructure and the subsequent disposal of residential lots created through the subdivision process. The City has assessed the proposal against the requirements of the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996 and considers that it should be progressed through the major land transaction process.

The City has considered legal advice regarding the classification of the proposal and, on that basis, is progressing the proposal under the major land transaction provisions of section 3.59 of the Local Government Act 1995.

Threshold Assessment

The City has completed an assessment of the estimated value of the proposed transaction in accordance with the Local Government (Functions and General) Regulations 1996. The assessment includes the value of the land development works, associated infrastructure, project delivery costs and the value of actions undertaken by the City to achieve the purpose of the transaction.

The assessment indicates that the estimated value of the proposed transaction is expected to exceed the prescribed threshold and therefore should be treated as a proposed major land transaction requiring a Business Plan and public advertising under section 3.59 of the Local Government Act 1995.

Section 3.59 Assessment

In accordance with section 3.59 of the Local Government Act 1995, the City has undertaken an assessment of the proposed major land transaction and its expected impacts.

Required Assessment Matter	Assessment Outcome
Effect on City Facilities and Services	The project creates new roads, drainage assets, public open space, public access ways and associated infrastructure that will become part of the City's asset portfolio and service responsibilities.
Effect on Other Service Providers	The proposal has been assessed against subdivision servicing requirements and utility provider obligations. Infrastructure interfaces with adjoining land have also been considered.
Financial Effect on the City	The financial assessment considers project expenditure, grant funding, sale proceeds, lifecycle costs, recoveries, asset obligations and ongoing financial impacts.
Effect on the City's Current Plan	The proposal supports the objectives of the City of Albany Council Plan 2026-2036 relating to housing supply, sustainable growth, infrastructure delivery and responsible asset management.
Ability of the City to Manage the Transaction	The City has established governance, project delivery, procurement, financial management and reporting arrangements to manage the transaction.
Other Prescribed Matters	The City has considered the statutory and regulatory matters relevant to the proposal, including matters arising from the MOU and adjoining land arrangements.

The assessment indicates that the City has governance arrangements and resources available to manage the proposed major land transaction, subject to Council's further consideration and any matters raised through public submissions.

Regulation 10 and Related Disclosure

The City has considered the Memorandum of Understanding with Uniting Church Homes (Juniper) and the associated land, infrastructure and cost recovery arrangements as part of its assessment of the proposed major land transaction. The MOU addresses matters including land contributions for roads and public open space, infrastructure interfaces, reimbursement arrangements and potential future cost recovery mechanisms associated with adjoining land.

These matters have been disclosed in this Business Plan to provide transparency regarding the relationship between the City Development and the adjoining Juniper land. The City has considered the requirements of Regulation 10 of the Local Government (Functions and General) Regulations 1996 and has incorporated the information necessary to ensure that Council and the community are able to understand the nature, effect and implications of the proposed transaction.

This Business Plan has been prepared to address the matters required by section 3.59 of the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996, and to support Council and community consideration of the proposed major land transaction.

8. Key Risks and Mitigation

The City has considered the key risks associated with the proposed major land transaction. The following summary identifies the main risk themes and the proposed mitigation approach for the purposes of public advertising and Council consideration.

Risk Theme	Mitigation Approach
Compliance with section 3.59 process	Progress the Business Plan, public notice and submission process in accordance with section 3.59 of the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996.
Project cost or market variation	Monitor the project budget, grant funding, Water Corporation estimate, delivery costs and sale assumptions before any final decision is made to proceed.
Delay in conditions, servicing or delivery	Track subdivision approval conditions, servicing agreements, procurement steps and delivery milestones through project governance and reporting arrangements.
Environmental or bushfire requirements	Implement applicable subdivision approval conditions and manage environmental and bushfire matters through the subdivision implementation process.
Community concern or process misunderstanding	Use clear state-wide and local public notice, invite written submissions for a period of not less than six weeks, and report submissions back to Council before any final decision is made.

9. Public Consultation and Advertising

This Business Plan will be advertised in accordance with section 3.59 of the Local Government Act 1995. The City will give state-wide and local public notice of the proposed major land transaction, including details of where the Business Plan may be inspected or obtained, the period during which submissions may be made, and the methods by which submissions can be lodged.

Written public submissions will be invited for a period of not less than six weeks from the date state-wide and local public notice is given, in accordance with section 3.59 of the Local Government Act 1995. During this period, members of the community, stakeholders and interested parties may provide submissions regarding the proposed major land transaction.

At the conclusion of the public advertising period, a further report will be presented to Council to consider any submissions received and determine whether to proceed with the proposed major land transaction. Any decision to proceed will be made in accordance with section 3.59 of the Local Government Act 1995.

Consideration of Submissions

Following the close of the advertising period, Council will receive a report summarising submissions received and addressing any issues raised during public consultation. Council may:

- proceed with the proposed major land transaction;
- proceed with the proposed major land transaction with modifications that are not significantly different from the proposal advertised; or
- determine not to proceed with the proposed major land transaction.

The purpose of the advertising process is to ensure the community is provided with a meaningful opportunity to consider the proposal and make submissions prior to Council making its final decision regarding the proposed major land transaction.

10. Conclusion

The McAlpine Rise subdivision and sale proposal supports the City of Albany Council Plan 2026-2036 by increasing residential land supply, enabling sustainable growth, delivering supporting infrastructure and making effective use of City-owned land.

The proposal is supported by Western Australian Planning Commission Application 203222 and incorporates the approved subdivision framework, associated planning approvals, the attached Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026, and supporting project documentation. The Business Plan reflects the development yield, project scope, delivery arrangements and financial framework associated with potential implementation of the subdivision, subject to Council's further consideration following public advertising.

The Business Plan also addresses the relationship between the City Development and adjoining land owned by Uniting Church Homes (Juniper). The arrangements documented in the Memorandum of Understanding, including land contributions, infrastructure interfaces, reimbursement mechanisms and cost recovery provisions, have been considered in the assessment of the proposal and its financial effects. These matters have been disclosed to ensure transparency and provide a complete understanding of the proposed major land transaction.

The City's assessment indicates that the proposal is consistent with its strategic objectives, can be managed through existing governance and project delivery arrangements, and has the potential to deliver positive community outcomes. The anticipated financial, operational and governance impacts have been considered and remain subject to the statutory public notice and submission process.

Following completion of the statutory public notice and submission process, a further report will be presented to Council to consider any submissions received and determine whether to proceed with the proposed major land transaction in accordance with section 3.59 of the Local Government Act 1995.

Attachment - Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026

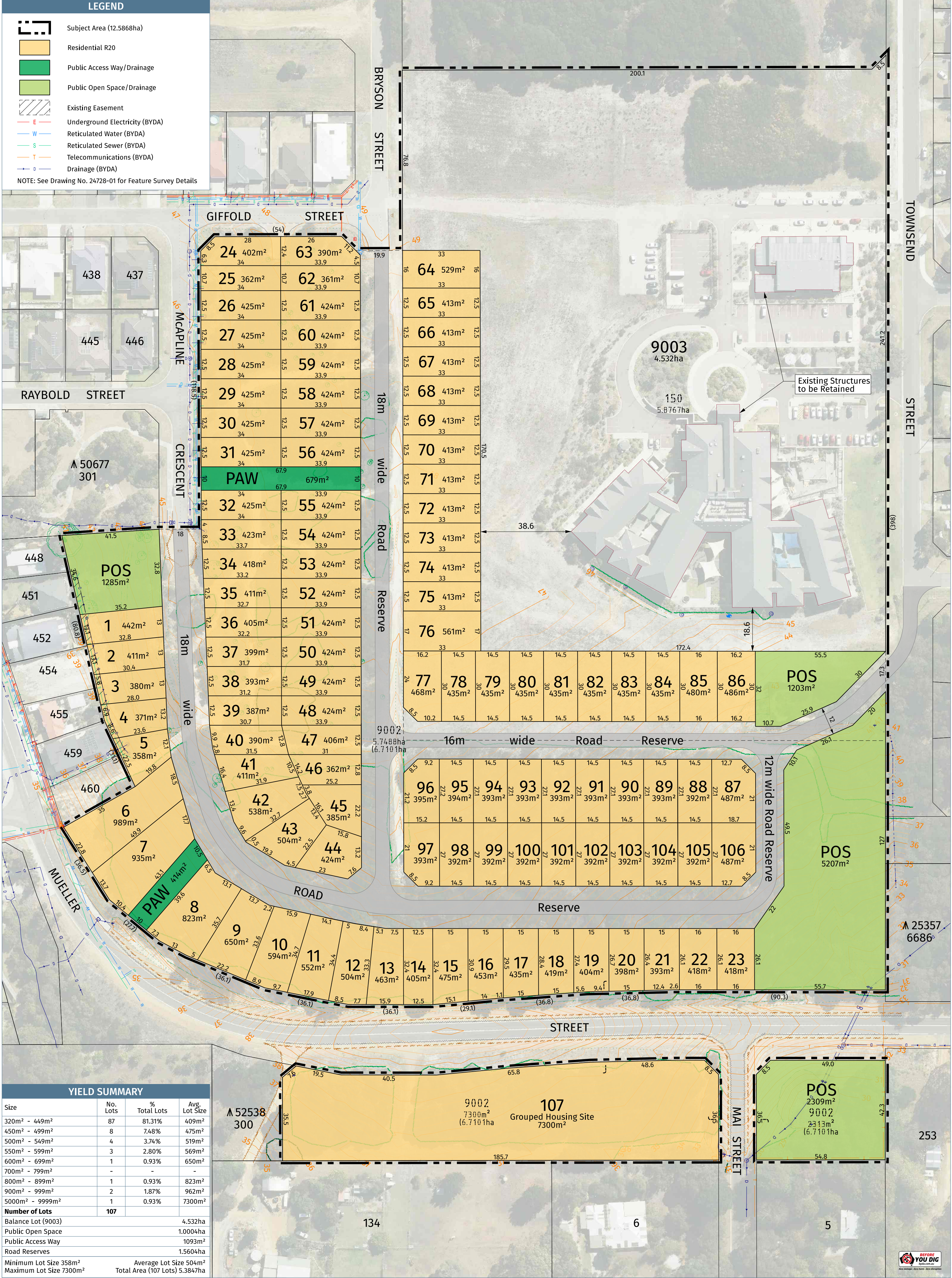


Freehold
Subdivision Plan No

LEGEND

- Subject Area (12.5868ha)
- Residential R20
- Public Access Way/Drainage
- Public Open Space/Drainage
- Existing Easement
- Underground Electricity (BYDA)
- Reticulated Water (BYDA)
- Reticulated Sewer (BYDA)
- Telecommunications (BYDA)
- Drainage (BYDA)

NOTE: See Drawing No. 24728-01 for Feature Survey Details



YIELD SUMMARY

Size	No. Lots	% Total Lots	Avg. Lot Size
320m ² - 449m ²	87	81.31%	409m ²
450m ² - 499m ²	8	7.48%	475m ²
500m ² - 549m ²	4	3.74%	519m ²
550m ² - 599m ²	3	2.80%	569m ²
600m ² - 699m ²	1	0.93%	650m ²
700m ² - 799m ²	-	-	-
800m ² - 899m ²	1	0.93%	823m ²
900m ² - 999m ²	2	1.87%	962m ²
5000m ² - 9999m ²	1	0.93%	7300m ²
Number of Lots	107		
Balance Lot (9003)			4.532ha
Public Open Space			1.0004ha
Public Access Way			1093m ²
Road Reserves			1.5604ha
Minimum Lot Size 358m ²		Average Lot Size 504m ²	
Maximum Lot Size 7300m ²		Total Area (107 Lots) 5.3847ha	

FREEHOLD SUBDIVISION

Lot 150 (No. 11) Townsend Street and Lot 9002 on DP406898, LOCKYER

Date | 26/05/26
Drawn | NB
Checked | SJ
Base Data | Landgate June 25
Projection | ALB2020

Plan No. | 24728-03
Rev. | G



Harley Dykstra
SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT
PERTH - PERL SOUTH WEST GREAT SOUTHERN
9495 1947 9792 6000 9844 5100

info@harleydykstra.com.au www.harleydykstra.com.au

WAPC ref: 203222
Date: 16 July 2026
Enquiries: Vincent Jenkins
9892 7318

Transmitted via email only to: eservices@atco.com, EH.eSubmissions@health.wa.gov.au,
landplanning@education.wa.edu.au, WAPC.Referrals@watercorporation.com.au,
LPRAC@westernpower.com.au, albany@dbca.wa.gov.au, planning.enquiry@dwer.wa.gov.au,
staff@albany.wa.gov.au, landplanning@education.wa.edu.au

APPROVAL OF APPLICATION WAPC REF: 203222

Reference is made to an application for the subdivision of Lots 9002 Mueller Street & 150 Townsend Street, Lockyer.

Please be advised the Western Australian Planning Commission has approved application WAPC ref: 203222 and once the attached conditions of approval are fulfilled, is prepared to endorse a Deposited plan in accordance with the plan date-stamped 20 April 2026.

This decision is valid for four (4) years from the date of this notice. The Deposited plan must be submitted within the term of the approval, that is, by the close of business on 16 July 2030.

CONDITION(S):

1. The plan of subdivision is to be modified in accordance with the attached plan (Attachment A) dated 13 July 2026.

(Western Australian Planning Commission)

2. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to the lots shown on the approved plan of subdivision.

(Water Corporation)

3. Arrangements being made with the Water Corporation so that provision of a sewerage service to each lot shown on the approved plan of subdivision.

(Water Corporation)

4. The provision of easements for existing or planned future water, sewerage and/or drainage infrastructure as may be required by Water Corporation being granted free of cost to that body.

(Water Corporation)

5. Suitable arrangements being made with the Water Corporation for the drainage of the land either directly or indirectly into a drain under the control of that body.

(Water Corporation)
6. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision.

(Western Power)
7. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure.

(Western Power)
8. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:

a) lots can accommodate their intended use; and
b) finished ground levels at the boundaries of the lots the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.

(City of Albany)
9. Prior to the commencement of subdivisional works, a Water Management Report is to be prepared and approved, in consultation with the Department of Water and Environmental Regulation, consistent with any approved Water Management Report.

(City of Albany)
10. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Water Management Report for the site, or where no Plan exists, to the satisfaction of the Western Australian Planning Commission.

(City of Albany)
11. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed roads connected by a constructed roads to the

local road system and such roads are constructed and drained at the landowner/applicant's cost.

(City of Albany)

12. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken for construction of roads in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:

(a) street lighting in accordance with dark sky principles is installed on all new subdivisional roads to the standards of the relevant licensed service provider;
(b) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly;
(c) temporary turning areas are provided to those subdivisional roads that are subject to future extension; and
(d) street trees are provided in accordance with the City of Albany requirements.

(City of Albany)

13. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area. The approved shared paths are to be constructed by the landowner/applicant.

(City of Albany)

14. All pedestrian access ways within the subdivision being constructed and drained at the landowner/applicant cost and shown on the diagram or plan of survey (deposited plan) as such and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown.

(City of Albany)

15. Pursuant to Section 150 of the *Planning and Development Act 2005* and Division 3 of the Planning and Development Regulations 2009 a covenant preventing vehicular access onto Mueller Street being lodged on the certificates of title of the proposed Lots 6 to 23 at the full expense of the landowner/applicant. The covenant is to prevent access, to the benefit of City of Albany, in accordance with the subdivision plan (attached) and the covenant is to specify:

"No vehicular access is permitted to and from (as applicable) Mueller Street."

(City of Albany)

16. Prior to the commencement of subdivisional works, and in consultation with the Department of Biodiversity, Conservation and Attractions, measures being undertaken to

identify any vegetation on the site worthy of retention, including any potential habitat or foraging trees for threatened fauna species, and protection measures implemented to ensure such vegetation is not impacted by subdivisional works.

(City of Albany)

17. Information is to be provided to demonstrate that the measures contained in Section 6; Tables 8 and 10 of the Bushfire Management Plan Bio Diverse Solutions, BAL Contour Plan, Lot 9002 Mueller Street and Lot 150 (No. 11) Townsend Street, Lockyer, Final v2, 26/03/2026 have been implemented during subdivisional works. This information should include a completed 'Compliance Certificate' prepared by the bushfire planning practitioner.

(City of Albany)

18. A notification, pursuant to Section 165 of the *Planning and Development Act 2005*, is to be placed on the certificates of title of the proposed Lots 1 – 27, 39 – 44, 60 – 66, 84 – 89 and 104 - 106 which have a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor.

Notice of this notification is to be included on the diagram or plan of survey (deposited plan).

The notification is to state as follows:

"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land."

(Western Australian Planning Commission)

19. A plan is to be provided to identify areas of the proposed lots that have been assessed as BAL-40 or BAL-Flame Zone.

A restrictive covenant to the benefit of the local government, pursuant to section 129BA of the Transfer of Land Act 1893, is to be placed on the certificate of title of the proposed Lots 6, 7, 8 and 170 advising of the existence of a restriction on the use of the land within areas that have been assessed as BAL-40 or BAL-Flame Zone.

Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to state as follows:

"No habitable buildings are to be built within areas identified as BAL-40 or BAL-Flame Zone."

(City of Albany)

20. The landowner / applicant making a pro-rata contribution, in monetary form, to the Department of Education towards the provision of land for a public primary school site(s) and /or expansion of existing public primary school site(s) to serve the broader locality in accordance with the contribution methodology outlined in the Western Australian Planning Commission's Operational Policy 2.4.

(Department of Education)

21. The proposed reserves shown on the approved plan of subdivision being shown on the diagram or plan of survey (deposited plan) as reserves for Public Open Space and Public Access Way and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown.

(City of Albany)

22. Uniform fencing being constructed along the shared boundaries of lots abutting proposed Lots 6 to 23 and abutting Mueller Street; proposed residential lots and proposed Lot 150; proposed residential lots and Public Open Space; and proposed residential lots and Pedestrian Access Ways.

(City of Albany)

23. Arrangements being made for the proposed public open space to be developed by the landowner/applicant to a minimum standard and maintained for two summers through the implementation of an approved landscape plan providing for the development and maintenance of the proposed public open space in accordance with the requirements of Liveable Neighbourhoods and/or dark sky principles and to the specifications of the local government.

(City of Albany)

ADVICE:

1. In regard to Conditions 2 and 3, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/ applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
2. In regard to Condition 6, Western Power provides only one underground point of electricity supply per freehold lot.
3. The landowner/applicant and the local government are advised to refer to the Institute of Public Works Engineering Australasia Local Government Guidelines for Subdivisional Development (current edition). The guidelines set out the minimum best practice requirements recommended for subdivision construction and granting

clearance of engineering conditions imposed.

4. In regard to Conditions 11 and 12, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.
5. In regard to Condition 20, the landowner/applicant is responsible for undertaking a per hectare valuation for the land subject of the subdivision application within the six (6) months prior to seeking clearance of the condition from the Department of Education. The per hectare value will be used by the Department of Education to inform the pro-rata contribution (1/1500th per applicable lot created) payable to the Department of Education in accordance with the WAPC's Operational Policy 2.4. Alternatively, the landowner/applicant may elect to pay the maximum contribution amount in accordance with Operational Policy 2.4, per lot created.
6. The proponent is advised to contact 'Before You Dig Australia' (www.byda.com.au) prior to undertaking any excavation works to determine the location of underground gas infrastructure. Construction and excavation works are to be managed in accordance with ATCO's requirements for working around gas infrastructure.
7. It is recommended that the City initiate an amendment, as soon as practically possible, to regularise the land's zoning and residential density coding to reflect the land use and density outcome proposed by this subdivision. This is needed to provide certainty regarding the applicable density and to avoid any confusion associated with the conflicting land use and densities shown in the South Lockyer Structure Plan.
8. Given the topography and dual road frontage associated with proposed Lots 6 - 23, it is the Western Australian Planning Commission's expectation that detailed consideration be given to ensuring appropriate earthworks, retaining, uniform fencing and verge landscaping is designed and implemented to achieve developable lots and to ensure a high standard of residential and visual amenity.
9. With regard to Condition 23, the development is to include full earthworks, reticulation, grassing of key areas, and pathways that form part of the overall pedestrian and/or cycle network.

Any lighting within the public open space shall comply with the dark sky principles and AS/NZS 4282:2019 - Control of the obtrusive effects of outdoor lighting. Smart lighting should also be installed to ensure that lighting infrastructure is capable of remote operation and/or timing.

If there are any queries in regard to this application, please contact the planning officer listed at the top of this letter.

A handwritten signature in black ink, appearing to read 'Mesnard', enclosed within a simple, elongated oval shape.

Jonathan Mesnard
Secretary

16 July 2026

APPLICATION DETAILS

Applicant	Steven Jersky, Harley Dykstra 31 Albany Highway Albany 6330
Owner	1. Uniting Church Homes 2. City of Albany
Application Receipt	15 April 2026
Lot Number	150,9002
Diagram / Plan	Plan 55978 / Diagram 55978, Plan 406898 / Diagram 406898
Location	
C/T Volume/Folio	2673/296,2899/200
Street Address	Lots 9002 Mueller Street & 150 Townsend Street, Lockyer
Local Government	City of Albany

LEGEND

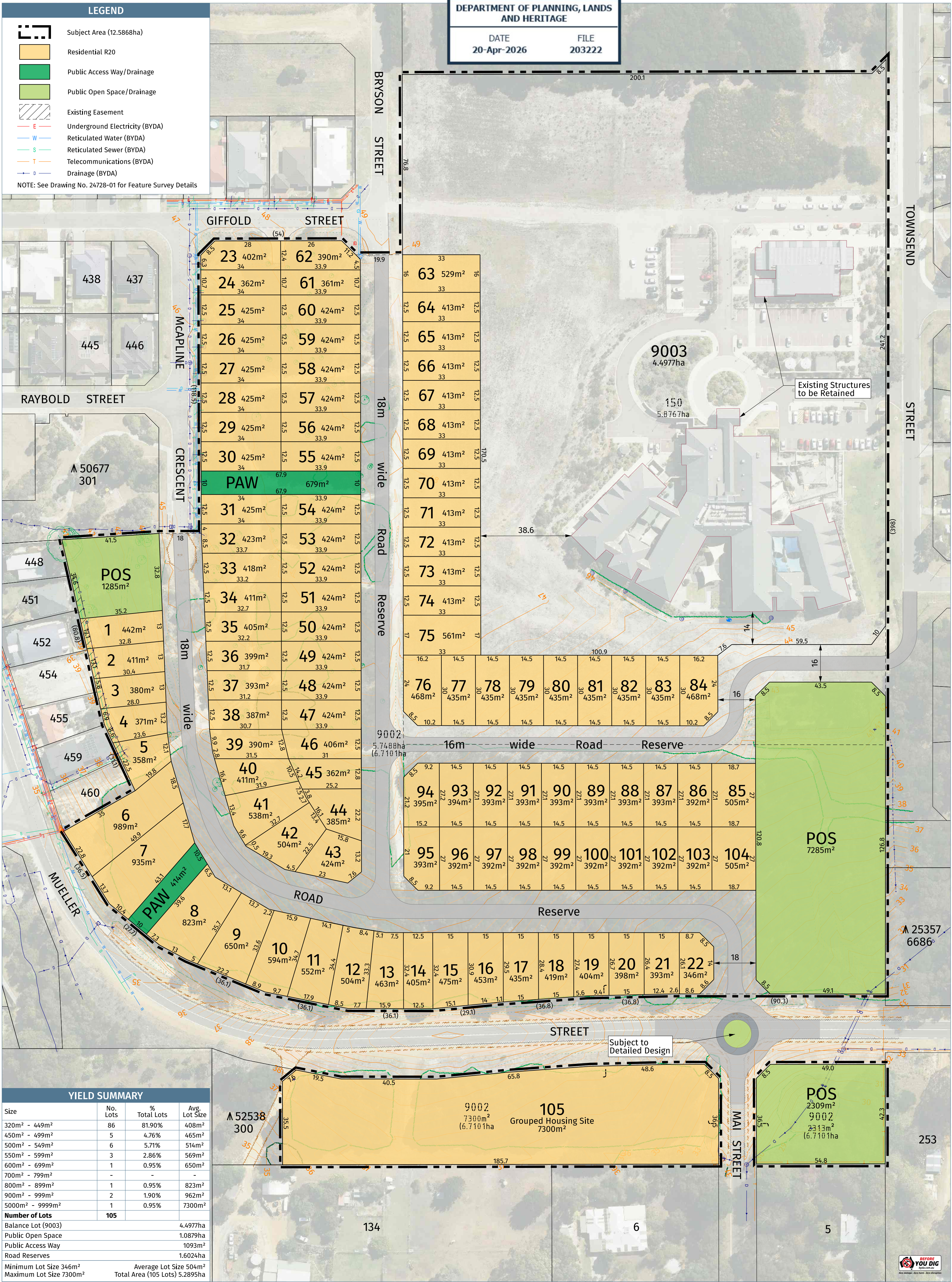
- Subject Area (12.5868ha)
- Residential R20
- Public Access Way/Drainage
- Public Open Space/Drainage
- Existing Easement
- Underground Electricity (BYDA)
- Reticulated Water (BYDA)
- Reticulated Sewer (BYDA)
- Telecommunications (BYDA)
- Drainage (BYDA)

NOTE: See Drawing No. 24728-01 for Feature Survey Details

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE
20-Apr-2026

FILE
203222



YIELD SUMMARY

Size	No. Lots	% Total Lots	Avg. Lot Size
320m ² - 449m ²	86	81.90%	408m ²
450m ² - 499m ²	5	4.76%	465m ²
500m ² - 549m ²	6	5.71%	514m ²
550m ² - 599m ²	3	2.86%	569m ²
600m ² - 699m ²	1	0.95%	650m ²
700m ² - 799m ²	-	-	-
800m ² - 899m ²	1	0.95%	823m ²
900m ² - 999m ²	2	1.90%	962m ²
5000m ² - 9999m ²	1	0.95%	7300m ²
Number of Lots	105		

Balance Lot (9003)	4.4977ha
Public Open Space	1.0879ha
Public Access Way	1093m ²
Road Reserves	1.6024ha
Minimum Lot Size 346m ²	Average Lot Size 504m ²
Maximum Lot Size 7300m ²	Total Area (105 Lots) 5.2895ha

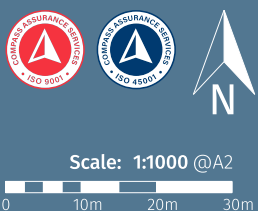
FREEHOLD SUBDIVISION

Lot 150 (No. 11) Townsend Street and Lot 9002 on DP406898, LOCKYER

Date | 13/04/26
Drawn | NB
Checked | SJ
Base Data | Landgate June 25
Projection | ALB2020

Plan No.
24728-03

Rev.
F



Harley Dykstra

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

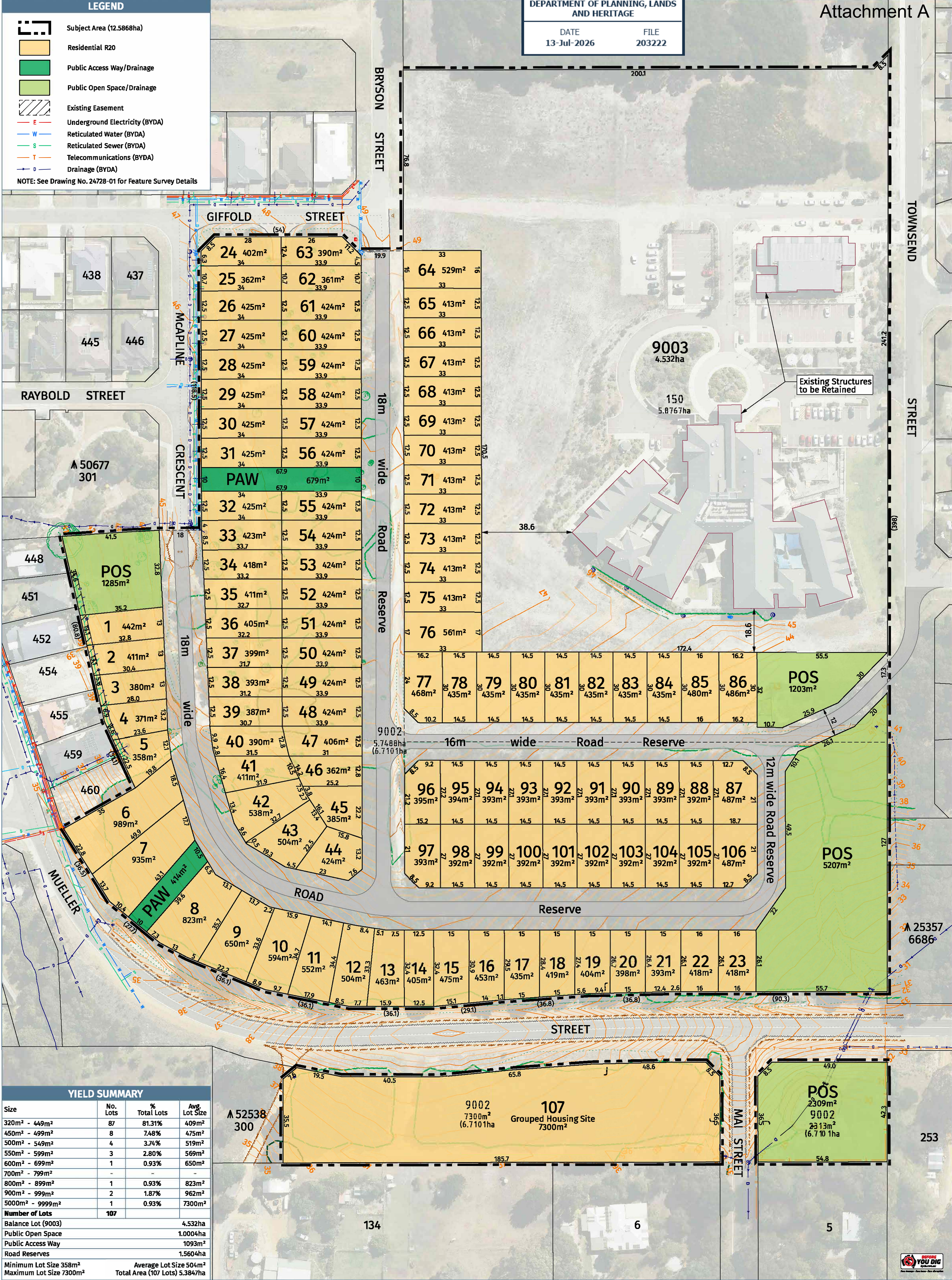
PERTH - PEEL 9495 1947 SOUTH WEST 9792 6000 GREAT SOUTHERN 9844 5100

info@harleydykstra.com.au www.harleydykstra.com.au

LEGEND

- Subject Area (12.5868ha)
- Residential R20
- Public Access Way/Drainage
- Public Open Space/Drainage
- Existing Easement
- Underground Electricity (BYDA)
- Reticulated Water (BYDA)
- Reticulated Sewer (BYDA)
- Telecommunications (BYDA)
- Drainage (BYDA)

NOTE: See Drawing No. 24728-01 for Feature Survey Details



YIELD SUMMARY

Size	No. Lots	% Total Lots	Avg. Lot Size
320m ² - 449m ²	87	81.31%	409m ²
450m ² - 499m ²	8	7.48%	475m ²
500m ² - 549m ²	4	3.74%	519m ²
550m ² - 599m ²	3	2.80%	569m ²
600m ² - 699m ²	1	0.93%	650m ²
700m ² - 799m ²	-	-	-
800m ² - 899m ²	1	0.93%	823m ²
900m ² - 999m ²	2	1.87%	962m ²
5000m ² - 9999m ²	1	0.93%	7300m ²
Number of Lots	107		
Balance Lot (9003)			4.532ha
Public Open Space			1.0004ha
Public Access Way			1093m ²
Road Reserves			1.5604ha
Minimum Lot Size 358m ²			Average Lot Size 504m ²
Maximum Lot Size 7300m ²			Total Area (107 Lots) 5.3847ha

FREEHOLD SUBDIVISION

Lot 150 (No. 11) Townsend Street and Lot 9002 on DP406898,
LOCKYER

Date | 26/05/26
Drawn | NB
Checked | SJ
Base Data | Landgate June 25
Projection | ALB2020

Plan No. 24728-03
Rev. G



Harley Dykstra

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

PARTH - PEEL SOUTH WEST GREAT SOUTHERN
9495 1947 9792 8000 9844 5100

info@harleydykstra.com.au www.harleydykstra.com.au





2 Bulwer Street
PERTH WA 6000
T: (+61) 8 9227 2600
F (+61) 8 9227 2699
www.auroraenvironmental.com.au

Environmental Assessment Report - Lot 39 Elizabeth Street, Bayonet Head



Prepared For: DevelopmentWA
Level 7/5 Spring Street,
PERTH WA 6112

Report Number: AP2026-032

Report Version: V2

Report Date: 15 April 2026

DISCLAIMER

This document has been produced in accordance with and subject to an agreement between Aurora Environmental (**"Aurora"**) and the client for whom it has been prepared (**"Client"**). It is restricted to those issues that have been raised by the Client in its engagement of Aurora and prepared using the standard of skill and care ordinarily exercised by Environmental / Occupational Health and Safety consultants in the preparation of such documents.

Any person or organisation that relies on or uses the document for purposes or reasons other than those agreed by Aurora and the Client without first obtaining the prior written consent of Aurora, does so entirely at their own risk and should not alter their position or refrain from doing so in reliance of this document. Aurora denies all liability in tort, contract or otherwise for any loss, damage or injury of any kind whatsoever (whether in negligence or otherwise) that may be suffered as a consequence of relying on this document for any purpose other than that agreed by Aurora.

QUALITY ASSURANCE

Aurora Environmental has implemented a comprehensive range of quality control measures on all aspects of the company's operation.

An internal quality review process has been applied to each project task undertaken by us. Each document is carefully reviewed and signed off by senior members of the consultancy team prior to issue to the client.

Document No: DVW-PP04074_EAR_001_ch_V2

Report No: AP2026-032

Author: Dr Catherine Hall
Senior Environmental
Scientist / Zoologist



Signature

15 April 2026

Date

Reviewed by: Paul Zuvela
Principal Environmental
Scientist



Signature

15 April 2026

Date

DISTRIBUTION

NO. OF COPIES	DOCUMENT FILE NAME	REPORT VERSION	DATE	PREPARED FOR	INITIALS
1	DVW-PP04074_EAR_001_ch_V1	V1	1 April 2026	DevelopmentWA	CH
1	DVW-PP04074_EAR_001_ch_V2	V2	15 April 2026	DevelopmentWA	CH

EXECUTIVE SUMMARY

Aurora Environmental was commissioned by DevelopmentWA to prepare this Environmental Assessment Report for the proposed scheme amendment and subdivision of the northern portion of Lot 39 Elizabeth Street, Bayonet Head located in the City of Albany.

The Site is currently zoned 'Rural' under the Albany Local Planning Scheme 2 and identified as an area of 'Urban Growth'. The proposal will rezone the northern portion of the Site (Scheme Amendment Area) to 'Residential' while retaining the southern portion of the Site as 'Rural'.

This Environmental Assessment Report outlines the current understanding of the environmental conditions present within Lot 39. The assessment has consolidated information and data derived from technical studies previously completed for the Site combined with up-to-date government datasets and relevant literature to assess the environmental values and constraints that could influence the scale and nature of development within the Site. This environmental assessment found:

- Lot 39 was included in the Bayonet Head Outline Development Plan which was formally assessed by the Environmental Protection Authority (EPA) as a strategic proposal and subsequently approved by the Minister for the Environment in 2013 subject to the conditions set out in Ministerial Statement (MS) 942. The approval under MS 942 included a ten year time limit, which has now lapsed.
- The Scheme Amendment Area has been extensively cleared and no longer contains any areas of intact native vegetation or fauna habitat. Remnant native vegetation and fauna habitat is present in the southern part of Lot 39, but is outside of the Scheme Amendment Area. No conservation significant flora, fauna or ecological communities have been previously identified in the Scheme Amendment Area. It is possible that some conservation significant fauna species may, on occasions, move through the Scheme Amendment Area due to the presence of habitat areas within surrounding properties. However, none of the conservation significant fauna species identified in the desktop assessment are expected to permanently reside or rely upon the Scheme Amendment Area. Remnant vegetation within the southern part of Lot 39, and outside of the Scheme Amendment Area, may provide habitat for conservation significant species such as the Western Ringtail Possum (Threatened) and Quenda (Priority 4). This habitat will not be impacted by the proposed development.
- Lot 39 has not been reported as a known or suspected contaminated site under the *Contaminated Sites Act 2003* (CS Act) and therefore is not registered in the Department of Water and Environmental Regulation's (DWER) Contaminated Sites database. The Site has predominantly been used for low-intensity agriculture (livestock grazing), with limited evidence of potentially contaminating activities. A Preliminary Site Investigation (PSI) prepared for Lot 39 (Aurora Environmental, 2024b) identified six Areas of Potential Environmental Concern (APEC). These were related to historical agricultural practices, stockpiled materials, imported fill and ground disturbance. The risk of groundwater contamination was considered extremely low.
- Approximately 70 % of the Scheme Amendment Area is mapped as 'high to moderate risk' of acid sulfate soils (ASS) occurring within 3 metres (m) of the natural soil surface. Site observations and a review of historical aerial photographs support this classification, with evidence of waterlogging and grey/dark grey organic rich soils in areas that are considered likely

to have been former wetlands. The potential presence of ASS requires further investigation. If ASS materials are confirmed, an ASS and Dewatering Management Plan will be required. The potential to disturb ASS may occur via excavation or dewatering during construction.

- Lot 39 is located within the catchment of Oyster Harbour. It is approximately 900 m west of the shoreline of Oyster Harbour. There are no permanent, surface water features present within the Site. However, surface flow from the northern portion of the Site is directed via a shallow open drain which discharges to a dam, in the northeastern portion of Lot 39. It is likely that excess surface water which is not detained or infiltrated within the Site flows into the Albany surface drainage system and ultimately discharges to Oyster Harbour. The dam and open drain were the only surface water features present within the Scheme Amendment Area. Coffey Environments (2008) mapped a wetland in the southern portion of Lot 39, which was assessed to be commensurate with a Resource Enhancement (RE) management category. This wetland is outside of the Scheme Amendment Area, and therefore will not be impacted by the proposed development.
- The Scheme Amendment Area is located within the unproclaimed Karri Groundwater Area. The depth to groundwater beneath the Scheme Amendment Area has not been confirmed through on-site monitoring, but is expected to be shallow. It is suspected that the dam in the northeastern part of the Scheme Amendment Area may intersect groundwater and therefore reflect local groundwater conditions. Water quality of the groundwater system beneath the Scheme Amendment Area has not been investigated. Shallow groundwater will need to be considered in terms of future finished levels as well as construction requirements
- Approximately 50 % of the Scheme Amendment Area is mapped as a 'bush fire prone area' where additional planning and building requirements may apply. This classification is due to the presence of vegetation that is present outside of the Scheme Amendment Area.
- The Department of Planning, Lands and Heritage's (DPLH) Aboriginal Cultural Heritage Inquiry System (ACHIS) indicates that there are no registered, lodged or historic Aboriginal Cultural Heritage (ACH) sites within the Scheme Amendment Area. A recent archaeological and ethnographic survey of Lot 39 (WKSAC, 2024) recorded a cultural scar tree along on the western boundary of the Scheme Amendment Area. WKSAC (2024) reported that this record would be submitted to the DPLH and nominated as a heritage site. However, it is not evident that this has occurred as there is no listing in the ACHIS. The scar tree was not recorded during an earlier archaeological and ethnographic survey conducted for the Bayonet Head Outline Development Plan by Brad Goode and Associates (2007).

Based on the environmental attributes and values identified in this assessment, a recommended environmental management framework is summarised as follows:

Inland Waters – Surface Water and Groundwater

- Implement the Water Management Report through future planning and development stages.
- Review the civil engineering design for the proposed development against groundwater levels to establish if groundwater dewatering will be required during construction.
- If gross soil contamination is identified and/or dewatering/disturbance of ASS is required during construction, investigate groundwater quality.

Terrestrial Environmental Quality (Contamination and ASS)

- Conduct targeted soil investigation as recommended in the PSI (Aurora Environmental, 2024b) ensuring data gaps are investigated appropriately. Investigations and remediation (if required) are to be implemented in accordance with the CS Act.
- Perform an ASS investigation in accordance with DWER Guidelines (DER, 2015a) to assess the extent of potential ASS risks.
- Depending on the civil engineering design and the results of the ASS investigation, prepare an ASS and Dewatering Management Plan if required. Any disturbance of ASS is to be managed in accordance with DWER Guidelines (DER, 2015b).
- Prepare and implement a Construction Environmental Management Plan (CEMP). The CEMP is to include measures to avoid, minimise and mitigate environmental impacts associated with construction. The CEMP is to include an unexpected finds procedure.

Social Surroundings

- If the scar tree cannot be retained, investigate whether the tree is classified as a 'site' as defined in the *Aboriginal Heritage Act 1972* (AH Act);
- Pending the outcome of the above, if the scar tree is classified as a 'site' ensure it is protected, unless authorisation under the AH Act is obtained.
- Ensure the CEMP includes provisions relating to the protection of cultural heritage and management of any unexpected finds encountered during construction.
- Liaise with Wagyl Kaip Southern Noongar Aboriginal Corporation and ensure Cultural Monitors are present during ground-disturbing works.

Bushfire Management

- Implement the Bushfire Management Plan to avoid, minimise and mitigate bushfire risks.

Environmental risks related to the development of the Site can be adequately avoided, managed and mitigated by implementing the recommended environmental management framework. In terms of environmental approvals, Aurora Environmental has concluded:

- The proposed scheme amendment is not likely to result in significant environmental impacts, and therefore unlikely to be assessed by the EPA under Section 48A of the *Environmental Protection Act 1986* (EP Act). For the same reason, a referral under Section 38 of the EP Act is not recommended.
- As there is no native vegetation in the Scheme Amendment Area, a native vegetation clearing permit will not be required.
- The proposed development within the Scheme Amendment Area will not impact any TECs or threatened flora or fauna and therefore a section 40 permit under the *Biodiversity Conservation Act 2016* (BC Act) will not be required.
- As the Scheme Amendment Area is within the unproclaimed Karri Groundwater Area, approval under the *Rights in Water and Irrigation Act 1914* (RIWI Act) for the abstraction of groundwater, including dewatering, will not be required.

Environmental Assessment Report - Lot 39 Elizabeth Street, Bayonet Head

- The proposed development within the Scheme Amendment Area will not impact any matters of national environmental significance (MNES) protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Therefore, a referral under the EPBC Act will not be required.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
ATTACHMENTS	11
COMMON ABBREVIATIONS AND ACRONYMS	12
1 INTRODUCTION	14
1.1 PROJECT OVERVIEW	14
1.1.1 Project History	14
1.2 PURPOSE AND SCOPE OF WORK	14
1.2.1 Purpose of this Assessment	14
1.2.2 Scope of this Assessment	15
1.2.3 Previous Assessments	15
2 SITE DETAILS	17
2.1 SITE IDENTIFICATION DETAILS	17
2.2 PLANNING CONTEXT	17
2.3 LAND USE	17
2.3.1 Current Land Use	17
2.3.2 Historic Land Use	17
2.3.3 Surrounding Land Use	19
3 EXISTING ENVIRONMENT	21
3.1 CLIMATE	21
3.2 TOPOGRAPHY	21
3.3 LANDFORM AND SOILS	21
3.3.1 Geology and Soils	21
3.3.2 Acid Sulfate Soils	22
3.4 CONTAMINATION	23
3.5 HYDROLOGY	23
3.5.1 Flood Risk	24
3.5.2 Wetlands	24
3.6 HYDROGEOLOGY	25
3.6.1 Groundwater	25
3.6.2 Groundwater Licences	25

3.6.3	Public Drinking Water Source Areas	25
3.7	VEGETATION AND FLORA	26
3.7.1	Regional Context	26
3.7.2	Site Vegetation	26
3.7.3	Significant Vegetation Communities	27
3.7.4	Conservation Significant Flora	27
3.7.5	Dieback	28
3.8	CONSERVATION AREAS	28
3.8.1	Reserves	28
3.8.2	Environmentally Sensitive Areas	29
3.8.3	Albany Local Biodiversity Strategy	29
3.9	BUSH FIRE RISK	29
3.10	TERRESTRIAL FAUNA	29
3.10.1	Conservation Significant Fauna	30
3.10.2	Black Cockatoo Habitat	31
3.11	HERITAGE	31
3.11.1	Aboriginal Cultural Heritage	31
3.11.2	Other Heritage	32
4	ENVIRONMENTAL ASPECTS AND IMPACTS	33
4.1	IDENTIFICATION OF RELEVANT ENVIRONMENTAL AND HERITAGE ASPECTS	33
4.2	INLAND WATERS	33
4.2.1	Key Considerations	33
4.2.2	Recommendations	34
4.3	TERRESTRIAL ENVIRONMENTAL QUALITY	34
4.3.1	Key Considerations	34
4.3.2	Recommendations	36
4.4	SOCIAL SURROUNDINGS	36
4.4.1	Key Considerations	36
4.4.2	Recommendations	37
5	ENVIRONMENTAL APPROVALS	38
5.1	STATE APPROVALS	38

5.1.1	Part IV <i>Environmental Protection Act 1986</i>	38
5.1.1.1	Scheme Amendment	38
5.1.1.2	Section 38	38
5.1.2	Native Vegetation Clearing Permits	39
5.1.3	<i>Biodiversity Conservation Act 2016</i>	39
5.1.4	<i>Rights in Water and Irrigation Act 1914</i>	39
5.1.5	<i>Aboriginal Heritage Act 1972</i>	40
5.1.6	<i>Contaminated Sites Act 2003</i>	40
5.2	COMMONWEALTH APPROVALS	41
5.2.1	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	41
5.3	STATE PLANNING POLICIES	42
6	ENVIRONMENTAL ASSESSMENT AND MANAGEMENT FRAMEWORK	44
7	SUMMARY AND RECOMMENDATIONS	46
8	REFERENCES	49

TABLES IN TEXT

Table 1: Previous Environmental Assessments Completed for the Site	15
Table 2: Site Details	17
Table 3: Summary of Historical Aerial Photographs	17
Table 4: Surrounding Land Use	20
Table 5: Geology and Soil Characteristics	22
Table 6: State Planning Policy Considerations	42
Table 7: Environmental Management Framework	44

PLATES IN TEXT

Plate 1: Climate Statistics	21
-----------------------------	----

ATTACHMENTS

LIST OF FIGURES

1. Location
2. Development Concept
3. Soils
4. Wetlands
5. Regional Vegetation
6. Vegetation
7. Significant Vegetation
8. Significant Flora
9. Habitat
10. Habitat Quality
11. Significant Fauna

LIST OF APPENDICES

1. Historical Aerial Photographs
2. Protected Matters Search Tool Results

COMMON ABBREVIATIONS AND ACRONYMS

ACH	Aboriginal Cultural Heritage
ACHIS	Aboriginal Cultural Heritage Inquiry System
ACM	Asbestos containing material
AH Act	<i>Aboriginal Heritage Act 1972 (WA)</i>
AHD	Australian Height Datum
ANEF	Australian Noise Exposure Forecast
APEC	Areas of Potential Environmental Concern
ASS	Acid sulfate Soils
BAL	Bushfire Attack Level
BC Act	<i>Biodiversity Conservation Act 2016 (WA)</i>
BMP	Bushfire Management Plan
COPC	Contaminants of potential concern
COT	Certificate of Title
CS Act	<i>Contaminated Sites Act 2003 (WA)</i>
CSA	Contaminated Sites Auditor
DBCA	Department of Biodiversity, Conservation and Attractions (WA)
DBH	Diameter breast height
DCCEEW	Department of Climate Change, Energy, Environment and Water (Cwth)
DSI	Detailed Site Investigation
DPLH	Department of Planning, Lands and Heritage (WA)
DWER	Department of Water and Environmental Regulation (WA)
EP Act	<i>Environmental Protection Act 1986 (WA)</i>
EPA	Environmental Protection Authority (WA)
EP Regulations	<i>Environmental Protection Regulations 1987 (WA)</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cwth)</i>
ESA	Environmentally Sensitive Area
GoWA	Government of Western Australia
ha	hectare
IBRA	Interim Biogeographic Regionalisation for Australia
KL	kilolitre
km	kilometre
LPS	Local Planning Scheme

LSP	Local Structure Plan
m	metre
MAR	Mandatory auditor review
m BGL	Metres below ground level
MGL	Maximum groundwater level
MNES	Matters of National Environmental Significance
mm	millimetre
OCPs	organochlorine pesticide
NT Act	<i>Native Title Act 1993</i> (Cwth)
PMST	Protected Matters Search Tool
PDWSA	Public Drinking Water Source Area
PSI	Preliminary Site Investigation
RIWI Act	<i>Rights in Water and Irrigation Act 1914</i> (WA)
PEC	Priority Ecological Community
SHV	Student Housing Village
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
TEC	Threatened Ecological Community
TPFA	Threatened and Priority Fauna
TPS	Town Planning Scheme
UFI	Unique Feature Identifier
UST	Underground storage tanks
WAPC	Western Australian Planning Commission (WA)

1 INTRODUCTION

1.1 PROJECT OVERVIEW

DevelopmentWA has engaged Aurora Environmental to prepare an Environmental Assessment Report a proposed Scheme Amendment for Lot 39 Elizabeth Street, Bayonet Head (the Site). The Site is 18.8604 hectares (ha), located in Western Australia (WA), within the City of Albany (**Figure 1**).

Under the Albany Local Planning Scheme 2 (LPS2), the Site is currently zoned 'Rural' (City of Albany, 2025) and identified as an area of 'Urban Growth' (City of Albany, 2019). It is proposed to rezone the northern portion of the Site (Scheme Amendment Area; **Figure 1**) to 'Residential' while retaining the southern portion of the Site as 'Rural'.

A Development Concept Plan (Concept Plan) has been prepared incorporating areas for residential development and public open space (POS) (**Figure 2**).

For the purposes of this report the following terms are frequently used, and are defined as follows:

- **Site:** Cadastral boundary of Lot 39;
- **Scheme Amendment Area:** Northern portion of Lot 39 that is proposed for rezoning and development (10.2299 ha);
- **Concept Plan:** Proposed subdivision plan for the northern portion of Lot 39;
- **Bayonet Head Outline Development Plan area:** Extent of the former Outline Development Plan that was referred and assessed by the WA Environmental Protection Authority (EPA).

1.1.1 Project History

In 2008, the Site was included in the Bayonet Head Outline Development Plan which was referred to the EPA. The EPA considered the referred development a strategic proposal under the *Environmental Protection Act 1986* (EP Act) with the level of assessment being a 'Strategic Environmental Assessment' (SEA). Following completion of the assessment process, the development proposal was approved for implementation by the Minister for Environment in August 2013, subject to implementation of the conditions set out in Ministerial Statement 942 (MS 942). It is noted that MS 942 expired in August 2023, and therefore no longer has any statutory basis.

The current Site only comprised a small part of the Bayonet Head Outline Development Plan.

1.2 PURPOSE AND SCOPE OF WORK

1.2.1 Purpose of this Assessment

This assessment outlines the current understanding of the Site's environmental conditions and identifies environmental constraints that may influence development potential.

The assessment has consolidated information and data derived from technical studies previously completed for the Site (**Table 1**) combined with up-to-date government datasets and relevant literature to assess the environmental values and potential constraints that could influence the scale and nature of development within the Site.

1.2.2 Scope of this Assessment

The key aspects which are addressed in the report include:

- Physical characteristics such as:
 - Geology, geomorphology/landform, soils and risk of acid sulfate soils (ASS);
 - Groundwater information from online sources where available; and
 - Wetlands and other surface water features.
- Biological values and other sensitive areas including:
 - Potential conservation significant flora, fauna and ecological communities from the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) Protected Matters Search Tool (PMST) and the Department of Biodiversity, Conservation and Attractions' (DBCAs) databases for threatened and priority flora and fauna; and
 - A likelihood of occurrence assessment for conservation significant flora, fauna and ecological communities; and
 - Environmentally sensitive areas (ESAs) and other conservation significant areas.
- Aboriginal and European heritage values via review of the Department of Planning, Lands and Heritage's (DPLH) Aboriginal Heritage Inquiry System (AHIS) and the Heritage Council's inHerit database and the heritage survey conducted for Lot 39.
- Site contamination risks arising from historical uses and surrounding activities This will be ascertained by reviewing and summarising the findings of the Preliminary Site Investigation (PSI) prepared by Aurora Environmental (2024).
- An environmental management framework linking environmental recommendations to the future planning stages relevant to the proposed development of the Site. The management framework will include policy considerations, management objectives to avoid and minimise risk to the environment, recommended management plans and measures, and optimal timing for implementation.
- An overview of the environmental and heritage legislative requirements applicable to the Site, including an assessment of whether a referral under the *Environmental Protection Act 1986* (EP Act) or the EPBC Act are recommended.

1.2.3 Previous Assessments

Numerous technical studies have been completed for the Site by Aurora Environmental and other consultants (**Table 1**). These reports have been reviewed to inform the preparation of this report.

TABLE 1: PREVIOUS ENVIRONMENTAL ASSESSMENTS COMPLETED FOR THE SITE

SURVEYS AND ASSESSMENTS
Aurora Environmental is aware of the following environmental and heritage investigations relevant to the Site that were prepared or used for the original Bayonet Head Outline Development Plan submitted in 2008.

SURVEYS AND ASSESSMENTS

- Coffey Environments (2007) Acid Sulfate Soil Desktop Assessment Bayonet Head Outline Development Plan Area Albany. Report prepared for Heath Development Company and CAMABB. Project ref.: 2007/255
- Coffey Environments (2008) Bayonet Head Outline Development Plan Wetlands Assessment. Report prepared for Heath Development Company. EP2008/061
- Coffey Environments (2009) Flora and Vegetation Assessment. Bayonet Head ODP Albany. Report prepared for Heath Development Company. EP2008/064
- Coffey Environments (2009) Bayonet Head Outline Development Plan Area – Fauna Assessment. Report prepared for Heath Development Company. EP2009/035
- Coffey Environments (2010) Bayonet Head – Plan for Development Strategic Environmental Assessment (EPA Assessment No. 1758). EA2009/014
- Brad Goode & Associates Consulting Anthropologists & Archaeologists (Brad Goode) (2007) An Aboriginal Heritage Survey for the Proposed Sub-division of Bayonet Head Albany Western Australia.
- PPK Environment & Infrastructure (PPK) (2000) Bayonet Head Flood Management Plan. Report prepared for the City of Albany. 92L057A:PR2:5683A, Rev B

Other reports were also used for the Bayonet Head Outline Development Plan. However, the Site was not included within the study area for these reports.

The following investigations have been undertaken since 2024 for the Site:

- Aurora Environmental (2024) Environmental Due Diligence Investigation – Lot 39 Elizabeth Street, Bayonet Head. Letter prepared for DevelopmentWA.
- Aurora Environmental (2024) Preliminary Site Investigation. Lot 39 Elizabeth Street, Bayonet Head. Report prepared for DevelopmentWA. 2024/183
- PGV Environmental (2024) Lot 39 Elizabeth Street, Bayonet Head – Environmental Advice. Letter prepared for DevelopmentWA.
- Rowe Group Design (2024) Due Diligence Planning Report. Lot 39 Elizabeth Street, Bayonet Head. R9896
- Stantec (2024) Lot 39 Elizabeth Street, Albany. Engineering Servicing Report. Civil, Electrical and Communication Services. Report prepared for DevelopmentWA. 304770492
- Wagyl Kaip Southern Noongar Aboriginal Corporation (WКСN AC) (2024) Report of an Ethnographic and Archaeological Site Identification Survey at Lot 39 Elizabeth Street, Bayonet Head, Albany, Western Australia. Report prepared for DevelopmentWA. WКСN-AN-003

2 SITE DETAILS

2.1 SITE IDENTIFICATION DETAILS

Lot 39 Elizabeth Street, Bayonet Head (the Site) comprises 18.8604 ha. It is located approximately 7.5 km northeast of the Albany CBD (**Figure 1**). Site identification details are summarised in **Table 2**.

TABLE 2: SITE DETAILS

IDENTIFICATION FEATURES	DETAILS
Site Address	No Street Address
Certificate of Title	323/16A
Parcel Identifier	Lot 39 on Diagram 33941
Land Tenure	Freehold
Current Site Owner	Western Australian Land Authority
Local Government Authority	City of Albany
Local Planning Scheme Zoning	The Site is zoned Rural in the City of Albany Local Planning Scheme No. 2.

2.2 PLANNING CONTEXT

The Site is zoned 'Rural' under the City of Albany Local Planning Scheme 2 (LPS2). It is also within an area identified as 'Urban Growth' (City of Albany, 2019).

2.3 LAND USE

2.3.1 Current Land Use

The Site is divided into paddocks for livestock grazing.

2.3.2 Historic Land Use

Aerials photographs from 1961 to 2024 accessed via Landgate were viewed to assess previous uses and land activities within the Site and surrounding area. A summary of historic activities is summarised in **Table 3** and selected historical aerial photographs are provided in **Appendix 1**.

TABLE 3: SUMMARY OF HISTORICAL AERIAL PHOTOGRAPHS

YEAR	THE SITE	SURROUNDING AREA
October 1961	The Site is cleared of native vegetation. Areas within the eastern, northern and southern portion appear much darker in colour, corresponding with low-lying areas. Based on the date of the photograph (26 October 1961) and topography, these areas are likely to be inundated, have been subject to recent inundation, or comprise organic rich soils.	North: Land has been partially cleared for agricultural purposes. South: Land has been partially cleared for agricultural purposes. East: Land has been partially cleared for agricultural purposes. West: Land has been partially cleared for agricultural purposes.
February 1977	Fencelines matching current boundary lines evident. No inundation apparent. Dam constructed just to the	North: Land has some areas of vegetation regrowth.

YEAR	THE SITE	SURROUNDING AREA
	southeast of the Site. Cleared track within the central portion of the Site.	South: Land has some areas of vegetation regrowth. East: Land has been cultivated with some areas of vegetation regrowth. West: Land is used for agricultural purposes.
April 1988	Vegetation has re-established in the southern portion of the Site. Cleared track no longer evident. Cleared area in northeast of the Site (Northeast dam) with clearly delineated drainage line extending from the northwest corner. Access track from Elizabeth Street towards the western boundary of the Site, crossing the drainage line. Patches of white sand in northern portion of the Site, possibly indicative of test pits.	North: Area has been developed for residential purposes. South: Land has some areas of vegetation regrowth. East: Area is cleared for agricultural purposes. West: Land is used for agricultural purposes.
November 1996	A shed has been constructed along the western boundary of the Site, with a driveway extending from Elizabeth Street. The southern portion of the Site is vegetated. The northeast dam remains visible, with vegetation establishing along the drainage line. Green grass is likely an indicator of shallow groundwater levels.	North: More residential development. South: Land is now covered with vegetation. East: Land is partially cleared for agricultural purposes with other areas vegetated. West: Land is used for agricultural purposes.
January 2001	No obvious changes from 1996 except for the extension of riparian vegetation along the drainage line to northeast dam and clearing of vegetation in southeastern part of the Site.	North: More residential development. South: Same as 1996 photo. East: More vegetation growth. West: Land is used for agricultural purposes.
February 2003	No significant changes since 2001.	North: No significant change. South: No significant change. East: Increasingly vegetated. West: Earthworks for future housing development.
January 2007	No substantial change from 2001, except interior fence visible delineating northwest part of Site.	North: No significant change. South: No significant change. East: Increasingly vegetated. West: Earthworks for future housing development.
June 2010	Northeast dam vegetation increased in density. Vegetation growth near mid-eastern boundary.	North: No significant change. South: Pump station installed. Boundary fire breaks installed. East: Increasingly vegetated.

YEAR	THE SITE	SURROUNDING AREA
		West: West to northern part of Site occupied by residences.
January 2011	Northeast dam and drainage line vegetation increased density. Vegetated area along eastern boundary shows access tracks throughout.	North: No significant change. South: Small area of vegetation cleared. East: Increasingly vegetated. West: No significant change.
October 2012	Northeast dam and drainage line - vegetation has been cleared. Vegetated area along the eastern boundary has been cleared. Seasonal inundation visible in northwest corner.	North: No significant change. South: Small area of vegetation cleared. East: Increasingly vegetated. West: No significant change.
2014 Jan – 2016 Nov	No significant change since 2012.	North: No significant change. South: No significant change. East: Increasingly vegetated. West: Geotechnical investigation sand mounds visible. Stockpiles of soil.
February 2017	Laydown area for the storage of equipment and stockpiling of gravel (?) associated with roadworks on Elizabeth Street. No other changes.	North: No significant change. South: No significant change. East: Increasingly vegetated. West: More stockpiles of soil.
May 2018	Drains constructed near the dam in the northeastern portion of the Site as well as within the in southern wetland area. Lay down area for storage of equipment returned to pasture and stockpiles no longer evident.	North: No significant change. South: No significant change. East: Increasingly vegetated. West: More stockpiles of soil.
May 2018 – May 2022	No significant change.	North: No significant change. South: No significant change. East: No significant change. West: No significant change.
April 2024	Vegetation in south of the Site partly cleared. No other significant change.	North: No significant change. South: No significant change. East: No significant change. West: No significant change.
November 2024	No significant change.	North: No significant change. South: No significant change. East: No significant change. West: No significant change.

2.3.3 Surrounding Land Use

Land to the north and east of the Site has been developed for residential use. Land to the east is vacant, supporting dense regrowth vegetation . This area is also used for grazing livestock (**Table 4**).

TABLE 4: SURROUNDING LAND USE

ASPECT	DETAILS
North	Urban Residential – Elizabeth Street, Residential R5/20.
East	Undeveloped wetland – Dense vegetation with weed infestation. Property used for running sheep.
South	Undeveloped wetland – Dense native vegetation with access tracks as firebreaks around inside boundary of lot. Area indicated as Primary School in Local Planning Scheme.
West	Northern part – Urban Residential Paul Terry Drive. Southern part – Cleared undeveloped land with access tracks linking Paul Terry Drive with land to the south, identified as City of Albany Polygon ID 12241629. Part of Oyster Harbour Estate.

3 EXISTING ENVIRONMENT

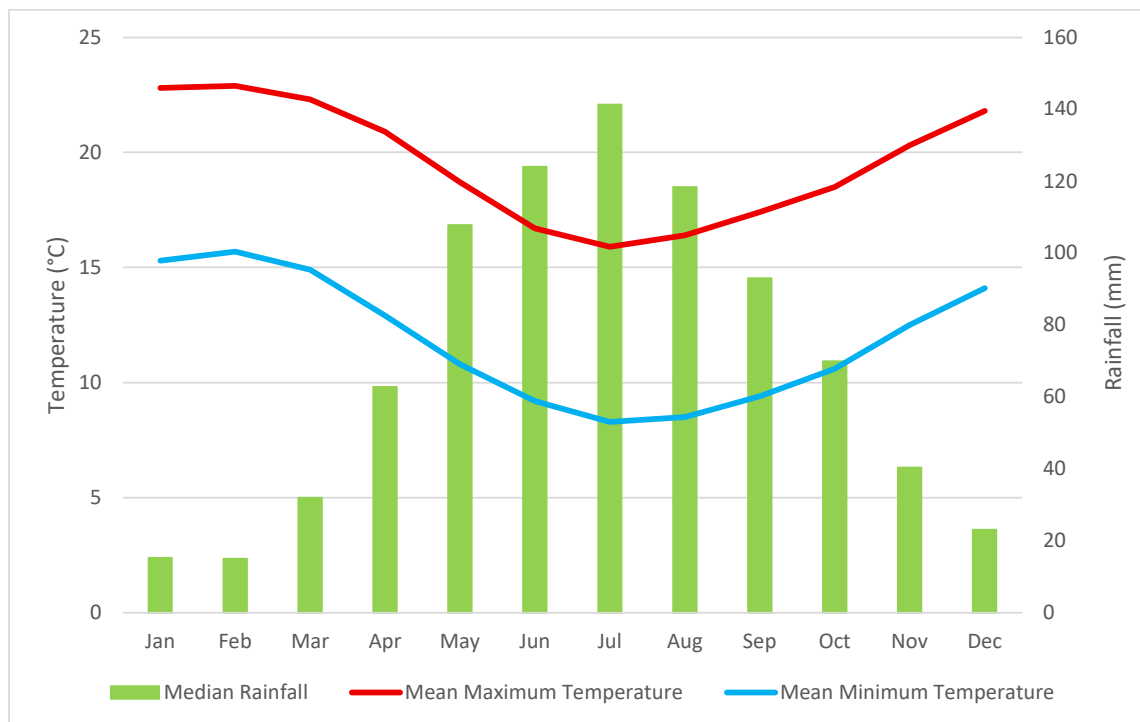
3.1 CLIMATE

Albany has a Mediterranean climate, characterised by generally warm summers and cool, wet winters. The median annual rainfall for Albany is 920.9 millimetres (mm) (Bureau of Meteorology, 2026; Station: 009500). Most rainfall falls between May and August with each of these months typically receiving over 100 mm (**Plate 1**).

Temperatures are generally mild, with summer average minimum and maximum temperatures of 15°C to 23°C respectively, and average minimum and maximum winter temperatures of 9°C and 16°C (**Plate 1**).

The least windy time of the year is typically during the mornings between March and August, with the calmest month being May. Afternoons are typically windier than the mornings throughout the year. Summer is the windiest season (BoM, 2026).

PLATE 1: CLIMATE STATISTICS



3.2 TOPOGRAPHY

The Site is elevated between approximately 5-14 metres Australian Height Datum (m AHD), with the lowest points within the eastern and southern portions, rising up to the north and west.

3.3 LANDFORM AND SOILS

3.3.1 Geology and Soils

The geology of the Site is identified as predominantly sand of alluvial origin, with a small area of residual colluvial sand along the north and northeastern Site border (DMIRS, 2018a). The regolith is 'Sandplain' (DMIRS, 2018b), and the bedrock is 'granitic gneiss interlayered with metagabbro' (DMIRS,

2018c). The Site is part of the Albany Sandplain Soil Zone (DPIRD, 2025a), King Soil System (DPIRD, 2025b) and Minor Valleys S7 slope phase (DPIRD, 2025c). Characteristics of the geology and soil types are provided in **Table 5**.

TABLE 5: GEOLOGY AND SOIL CHARACTERISTICS

ASPECT	UNIT NAME	DESCRIPTION	REFERENCE
Geology			
Regolith	Sandplain	Sandplain, mainly eolian; includes some residual deposits.	DMIRS, 2018b
Bedrock	Nornalup Zone metagranitic unit	Granitic gneiss interlayered with metagabbro; may include intrusions of Recherche and Esperance Supersuites.	DMIRS, 2018c
Surface Geology	S14	SAND - white to pale grey, fine to medium, occasionally coarse, angular to sub-angular quartz, few fines, moderately sorted.	DMIRS, 2018a
Surface Geology	S6	SAND - pale grey, fine to coarse, angular to sub-rounded quartz, loose, moderately sorted, occasional pebbles of laterite.	DMIRS, 2018a
Soils			
Soil Zone	Albany Sandplain Zone	Gently undulating plain dissected by a number of short rivers flowing south. Eocene marine sediments overlying Proterozoic granitic and metamorphic rocks. Soils are sandy duplex soils, often alkaline and sodic, with some sands and gravels.	DPIRD, 2025a
Soil System	King System	Dissected siltstone and sandstone terrain, on the southern edge of the Albany Sandplain Zone, with shallow gravel, sandy gravel, grey sandy duplex and pale deep sand. Jarrah-marri-sheoak woodland and mallee-heath.	DPIRD, 2025b
Soil Phase	Minor Valleys S7 slope phase	Broad valleys in sedimentary rocks; 30 m relief; smooth slopes. Deep sands and iron podzols on slopes; Albany Blackbutt-jarrah-sheoak woodland. Podzols and yellow duplex soils on floors; paperbark woodland, teatree heath.	DPIRD, 2025c

3.3.2 Acid Sulfate Soils

The common name given to soils and sediments containing iron sulfides is acid sulfate soils (ASS). When exposed to air due to drainage or disturbance, these soils produce sulfuric acid, often releasing toxic quantities of iron, aluminium and heavy metals.

Almost the entirety of the Site is mapped as a Class I ASS risk area (**Figure 3**). This classification indicates there is a high to moderate risk of ASS occurring within 3 m of the natural soil surface (DWER, 2017a). These areas are associated with low lying areas prone to inundation and are likely to be within the footprint of historic wetlands that have since been cleared and or heavily modified. The subsurface acidification risk for the entire Site is mapped as H2 which indicates that >70% of the map unit has a high subsurface acidification risk or is presently acid (DPIRD, 2025d).

During a site inspection, Aurora Environmental (2024b) recorded indicators of high-risk ASS including waterlogged soil, former wetlands and grey/ dark grey organic rich soils. The site observations align with the risk mapping.

3.4 CONTAMINATION

A review of the DWER Contaminated Sites Database did not identify any registered contaminated sites within or adjacent to the Site (DWER, 2026a). DevelopmentWA commissioned Aurora Environmental to prepare a Preliminary Site Investigation (PSI) for Lot 39. As part of the PSI, a Basic Summary of Records search request was submitted to the DWER and confirmed that the Site has not been reported as a known or suspected contaminated site either prior to or after the commencement of the *Contaminated Sites Act 2003* (CS Act) (Aurora Environmental, 2024b).

The PSI (Aurora Environmental, 2024b) made the following findings:

- **Historical and Current Land Use:** The Site has predominantly been used for low-intensity agriculture (sheep grazing), with limited evidence of potentially contaminating activities, including pesticide application and minor material stockpiling.
- **Areas of Potential Environmental Concern (APECs):** Six APECs were identified, primarily related to historical agricultural practices, stockpiled materials, imported fill, and ground disturbance.
- **Contaminants of Potential Concern (COPCs):** COPCs include asbestos containing materials (ACM), agricultural chemicals (e.g., pesticides, herbicides), and potential hydrocarbons. Limited sampling detected no asbestos in surface fragments; however, further investigation was recommended.
- **Groundwater and ASS:** The risk of groundwater contamination was deemed extremely low. Portions of the Site are mapped as High to Moderate risk for ASS, necessitating specific management during future works.
- **Regulatory Compliance:** The Site has not been classified under the CS Act. However, future redevelopment may trigger additional assessment and reporting requirements.

Notwithstanding the above findings, the likelihood of gross contamination at the Site was considered low, though further investigations were recommended to confirm environmental suitability for residential use (Aurora Environmental, 2024b).

3.5 HYDROLOGY

The Site is situated in the unproclaimed Albany Coast surface water area (DWER, 2026b) and the Oyster Harbour Estuarine sub-catchment (DWER, 2026c). It is situated 900 m west of the shoreline of Oyster Harbour. The Site is hydrologically linked to Oyster Harbour via surface and groundwater. Two major rivers flow into Oyster Harbour; King River and Kalgan River. The Site is located 1.2 km south of the King River. Oyster Harbour is part of the Healthy Estuaries WA program, a State Government initiative aimed at improving the health of estuaries in WA by reducing nutrient inputs and managing water quality.

There are no permanent, surface water features present within the Site. However, surface flow from the northern portion of the Site is directed via a shallow open drain that discharges into a dam, in the northeastern portion of the Site. It is likely that excess surface water which is not detained or

infiltrated within the Site flows into the Albany surface drainage system and ultimately discharges to Oyster Harbour.

Surface and groundwater enter the southern portion of the property from the west and flow into the wetland located in the southern portion of the Site before exiting to the east, where the water discharges into an unnamed wetland on the adjacent property.

3.5.1 Flood Risk

The Site has a flood risk category of 'L2', which is described as '3-10% of map unit having a moderate to high flood risk' (DPIRD, 2026). The 1961 aerial photograph (**Appendix 1**) suggests that a large proportion of the Site may be susceptible to inundation during wet conditions.

The Site is also mapped as having a waterlogging category of 'M1', which is described as '10-30% of map unit has a moderate to very high waterlogging risk' (DPIRD, 2025e).

Floodplain mapping provides guidance about land potentially impacted by major flooding events (DWER, 2024). Floodplain risk mapping identifies areas which may be within the floodway (i.e., at risk of moving floodwaters) and floodplain areas (i.e., at risk of inundation in flood events). The Site is not within any mapped floodway or floodplain areas.

Flood modelling for the greater Bayonet Head Catchment (which includes Lot 39) by PPK (2000) investigated pre- and post-development scenarios. The drainage study found the Catchment generally slopes toward the Alison Parade and Elizabeth Street outlet to Oyster Harbour. Under an extreme event, the drainage network present (at the time of the investigation) was considered insufficient to cater for a large storms such as the 100 year Average Recurrence Interval (ARI) event, causing inundation. A large wetland area east of Lot 39 was identified as providing a detention function for surface water. Drainage modelling for the Bayonet Head Outline Development Plan retained this function with overland flow from the northwest area passing through Lot 39 to the east and discharging offsite.

3.5.2 Wetlands

The Site does not intersect any South Coast Significant Wetlands (DBCA, 2017).

A wetland assessment within the Bayonet Head Outline Development Plan area by Coffey Environments (2008) mapped and assessed a wetland that intersects the southern portion of Lot 39, but outside of the proposed Scheme Amendment Area (**Figure 4**). This wetland (Wetland. 62) extends into adjacent properties to the south and east of Lot 39 (**Figure 4**).

Wetland 62 is known as Elizabeth Heights Wattie Swamp. It was assessed and considered to be commensurate with the Resource Enhancement (RE) management category. It is noted that:

- the methodology adopted at the time of the original assessment by Coffey Environments (2008) has since been superseded; and
- significant clearing has occurred at this wetland between 2022-2024, though parts still remain densely vegetated.

The Strategic Environmental Assessment(Coffey Environments, 2010) reported that degraded portions of Wetland 62 would contain stormwater management infrastructure, such as swales and

detention basins, depending on further detailed planning prior to subdivision. This wetland will not be impacted by the proposed development on Lot 39.

3.6 HYDROGEOLOGY

The Site is located within the Albany Sandplain Hydrological Zone which is described as:

“Gently undulating plain dissected by a number of short rivers flowing south. Eocene marine sediments overlying Proterozoic granitic and metamorphic rocks. Soils are sandy duplex soils, often alkaline and sodic, with some sands and gravels... The western part of the hydrozone is reasonably well drained by the Kalgan and King rivers, resulting in local and intermediate groundwater flow systems discharging into the surface drainage.” (DPIRD, 2022).

3.6.1 Groundwater

The Site is within the unproclaimed Karri groundwater area (DWER, 2026d) and the Karri groundwater subarea (DWER, 2026e).

Groundwater monitoring undertaken for the Strategic Environmental Assessment was limited to the southern half of the Bayonet Head Outline Development Plan area, with Lot 39 being outside of the groundwater investigation area. The investigation by Crimalis (2008) found the soil profile within investigation area generally comprises fine-grained silty sands and a layer of low permeability silty clays at a depth of approximately 2.5 m below ground level (BGL), resulting in the presence of a locally perched water table above the regional groundwater table with both rapidly responding to rainfall events (Coffey Environments, 2010). The perched water table does not intersect with the surface, except where wetlands were mapped (Coffey Environments, 2010). It is not known if similar conditions exist within Lot 39 without further investigation.

The depth to groundwater beneath the Scheme Amendment Area has not been established. However, groundwater is expected to be shallow based on the presence of year round water in the dam within the northeastern part of the Site (which is suspected to intersect groundwater) and evidence of inundation during the winter months. The surface water observed within the Site during the PSI was considered likely to be an expression of groundwater, in which case the water table rises above the surface for part of the year (Aurora Environmental, 2024b). Groundwater quality beneath the Site is unknown (Aurora Environmental, 2024b).

3.6.2 Groundwater Licences

There are no groundwater abstraction licences within the Site or within 2 km of the Site (DWER, 2026f).

No registered groundwater bores are present on the Site (DWER, 2026g).

3.6.3 Public Drinking Water Source Areas

Public drinking water source areas (PDWSAs) are surface water catchments and groundwater resources that provide drinking water to cities, towns and communities throughout WA. They are declared and protected under the *Metropolitan Water Supply, Sewerage, and Drainage Act 1909* or the *Country Areas Water Supply Act 1947*.

The Site is not located within a PDWSA, with the closest PDWSA being more than 10 km from Lot 39 to the west (DWER, 2025).

3.7 VEGETATION AND FLORA

3.7.1 Regional Context

The Site is located in the Jarrah Forest region (JAF), one of 89 bioregions recognised under the Interim Biogeographic Regionalisation for Australia (IBRA). There are two sub-regions in the JAF, namely Northern Jarrah Forest (JA0F1) and Southern Jarrah Forest (JAF02). The Site is located within the JAF02 sub-region described as “Jarrah-Marri forest on laterite gravels and, in the eastern part, by Wandoo - Marri woodlands on clayey soils. Eluvial and alluvial deposits support *Agonis* shrublands. In areas of Mesozoic sediments, Jarrah forests occur in a mosaic with a variety of species-rich shrublands” (Hearn *et al.*, 2002).

Broadscale (1:3,000,000) pre-European vegetation mapping of WA, identifies one Vegetation Association (VA) that is mapped across the Site:

- **VA 978:** Low forest, woodland or low woodland with scattered trees comprising Jarrah (*Eucalyptus marginata*), Banksia (*Banksia* spp.) or Casuarina (*Allocasuarina* spp.) (vegetation type 7) (DPIRD, 2019).

The Albany Regional Vegetation Survey (ARVS) provides a local and regional overview of the native vegetation by describing, mapping and assessing the conservation status of the vegetation within the City of Albany. The ARVS identifies the remnant vegetation in the southern portion of Lot 39 as *Taxandria juniperina* Closed Forest¹ (**Figure 5**). There is 779 ha remaining of this vegetation type which represents 1.8 % of the native vegetation in the ARVS survey area, with 9.9 % protected in conservation reserve and an additional 25.8 % within ‘Other Crown Reserves’ (Sandiford and Barrett, 2010). The vegetation patch on Lot 39 is outside of the Scheme Amendment Area, and is 4.15 ha which represents 0.53% of this vegetation type in the ARVS survey area. Recent aerial photographs indicate that part of this vegetation was cleared between 2022-2024.

3.7.2 Site Vegetation

Vegetation mapping within the broader Bayonet Head Outline Development Plan area was undertaken by Coffey Environments (2009a). At the time of the survey (circa 2005), two patches of native vegetation were mapped within Lot 39, with the balance comprising pasture and cleared areas (**Figure 6**). The patches were mapped as two vegetation types and were described as:

- **AfLCF:** Low Closed *Allocasuarina fraseriana* Forest over *Agonis theiformis*, *Jacksonia furcellata* and *Xanthosia rotundifolia* over *Lepidosperma gradiatum* and *Lepidosperma squamatum*.
- **AsCiTOS:** Tall Open *Astartea scoparia* and *Callistachys lanceolata* scrub over *Juncus kraussii*, *Baumea articulata*, *Lepidosperma gradiatum* and *Hypolaena exsulca*.

The mapped extent of the AfLCF patch was 0.16 ha and its condition was assessed as Good (**Figure 6**). This patch was mapped within the Scheme Amendment Area but has since been cleared.

The extent of the AsCiTOS patch was originally mapped as 4.77 ha and its condition was assessed as Good to Degraded (**Figure 6**). The 2024 aerial photograph shows a reduced vegetation extent within

¹ This survey may not have included a site visit

the area mapped as AsCITOS in Lot 39 (**Figure 6**), and is estimated to occupy approximately 2.4 ha. This vegetation type occurs wholly outside of the Scheme Amendment Area.

Both vegetation types were described as Wetland/Transitional Vegetation which comprised a mosaic nature with the understorey including wetland/transitional species as well as species more common in drier areas (Coffey Environments, 2009a).

3.7.3 Significant Vegetation Communities

Database results from the Commonwealth PMST (DCCEEW, 2026a; **Appendix 2**) and the DBCA restricted dataset for significant ecological communities (10 km radius) identified four significant vegetation communities listed under the EPBC Act, the WA *Biodiversity Conservation Act 2016* (BC Act) and / or listed by DBCA, these were:

- *Banksia coccinea* Shrubland/*Eucalyptus staeri*/Sheoak Open Woodland (DBCA listed Priority 1 Priority Ecological Community (PEC) and part of the EPBC Act listed Endangered Proteaceae dominated Kwongkan shrubland Threatened Ecological Community (TEC));
- Subtropical and Temperate Coastal Saltmarsh (DBCA listed Priority 3 PEC and EBCA Act listed Vulnerable);
- *Astartea scoparia* Swamp Thicket (DBCA listed Priority 1 PEC, EPBC Act not listed); and
- *Empodisma* peatlands of southwestern Australia (EPBC Act listed Endangered).

The buffered extents of known occurrences of TECs/PECs from the DBCA's restricted records do not overlap with the Site, except for approximately 125 square metres in the south-eastern corner of Lot 39 (**Figure 7**). The area intersecting with Lot 39 is devoid of native vegetation and not representative of a TEC/PEC.

The PMST database search (DCCEEW, 2026a; **Appendix 2**) identifies the *Empodisma* peatlands and Kwongkan shrublands as likely to occur and may occur respectively within the Site. However, these ecological communities are not present as the Site does not support Kwongkan shrublands due to historical clearing and the remnant vegetation within Lot 39 does not meet the flora or soil diagnostic characteristics of the *Empodisma* peatlands (DCCEEW, 2022).

The remnant wetland vegetation within the southern portion of Lot 39 (outside of the Scheme Amendment Area), appears to share similarities in species composition with the *Astartea scoparia* Swamp Thicket PEC, with *A. scoparia* being a dominant species. The closest known occurrence of this PEC in the DBCA Threatened and Priority Ecological Community database is approximately 2.5 km southwest of Lot 39, with a further 10 occurrences approximately 3-5 km south of Lot 39 (**Figure 7**).

Astartea scoparia Swamp Thicket was not listed as a PEC at the time of the Coffey Environments (2009a) flora and vegetation assessment for the Bayonet Head Outline Development Plan. As this area has been impacted by clearing since the original assessment, an updated flora and vegetation survey would be required to assess if the remaining vegetation is representative of the *Astartea scoparia* Swamp Thicket PEC.

3.7.4 Conservation Significant Flora

The DBCA restricted dataset for Threatened and Priority flora identified 23 conservation significant flora species, represented by 59 records within 10 km of the Site (**Figure 8**). The WA Herbarium

(WAHERB) dataset identified 73 conservation significant flora species, represented by 205 records within 10 km of the Site. Records from the WA Herbarium should be reviewed with caution as data accuracy can be highly variable. None of the records from these database searches intersect the Site.

A search of the Commonwealth PMST identified the following EPBC Act listed flora which are known, or suitable habitat is known, to occur within the Site (DCCEEW, 2026a; **Appendix 2**):

Species or species habitat known to occur within area:

- Brown's Banksia (*Banksia brownii*); EPBC Act listed Critically Endangered;
- Good's Banksia (*Banksia goodii*); EPBC Act listed Vulnerable;
- Manypeaks Rush (*Chorifex abortivus*); EPBC Act listed Endangered;
- Dwarf Hammer-orchid (*Drakaea micrantha*); EPBC Act listed Vulnerable;
- Albany Cone Bush (*Isopodon uncinatus*); EPBC Act listed Endangered;

The northern portion of the Site is cleared and no longer contains areas of intact native vegetation (Aurora Environmental, 2024b). This area does not provide suitable habitat for any conservation significant flora.

The southern portion of the Site contains a wetland with some native vegetation. Coffey Environments (2009a) did not record any conservation significant flora species within Lot 39. However, no quadrats were sampled within Lot 39 during the flora and vegetation survey. This does not necessarily mean that the presence of significant flora was not assessed in Lot 39, but the absence of tracklogs mean the survey coverage can be verified. Nonetheless, the likelihood of conservation significant flora being found in this area is considered low due to historic and relatively disturbances that include clearing, grazing and weed invasion.

3.7.5 Dieback

The DBCA's *Phytophthora* Dieback Occurrence dataset (DBCA, 2025a) shows no occurrences of *Phytophthora* dieback have been recorded within the Site or within 2 km of the Site. A significant proportion of Lot 39 is uninterpretable due to the absence of native vegetation.

A dieback survey was conducted for Lots 1000 and 1001 Lower King Road, approximately 560 m southwest of Lot 39. The survey by Coffey Environments (2008) confirmed the presence of *Phytophthora cinnamomi* extensively throughout both lots.

3.8 CONSERVATION AREAS

3.8.1 Reserves

No DBCA Legislated Lands and Water reserves (DBCA, 2025b) intersect the Site. The closest DBCA managed reserves are approximately 2.4 km southeast (Green Island Nature Reserve; Reserve no. 24808), 2.9 km north (Bon Accord Road Nature Reserve; Reserve no. 30469), and 3.8 km southeast of the Site (Gull Rock National Park; Reserve no. 27107).

A review of the Collaborative Australian Protected Areas Database (CAPAD) did not identify any additional reserve areas (DCCEEW, 2026b).

3.8.2 Environmentally Sensitive Areas

Environmentally Sensitive Areas (ESAs) are areas declared by the Minister for Environment under section 51B of the *Environmental Protection Act 1986* (EP Act) and are typically associated with environmental values such as important wetlands, TECs, threatened flora and Bush Forever sites.

No ESAs intersect the Site ESAs (DWER, 2021). The closest ESAs are approximately 950 m east (Oyster Harbour) and two sites, one 1.3 km southwest and another 1.7 km northwest, that are likely associated with threatened flora.

3.8.3 Albany Local Biodiversity Strategy

The City of Albany's draft Local Biodiversity Strategy (City of Albany and Aurora Environmental, 2025) evaluated and ranked remnant native vegetation patches (or Local Natural Areas) within the local government area using a multi-criteria analysis based on weighted ecological criteria. The ecological criteria included aspects such as connectivity, presence of wetlands, habitat for significant species, representation, patch size, etc. This classification process ranks Local Natural Areas and allows the City of Albany to prioritise efforts and resources towards protecting against threats and enhancing of areas with important ecological value.

The only area within Lot 39 that was scored, is a small native vegetation patch associated within the wetland in the southern part of the Lot, which is outside of the Scheme Amendment Area. The native vegetation patch was assigned an overall ranking score of 57, placing it outside of the top 100 Local Natural Areas.

3.9 BUSH FIRE RISK

The Bush Fire Prone Areas 2025 dataset (Department of Fire and Emergency Services [DFES], 2025) identifies bush fire prone areas of WA, as designated by the Fire and Emergency Services Commissioner. Approximately 50 % of the Scheme Amendment Area is mapped as a 'bush fire prone area' (**Figure 6**). The exception being the northwest part of the Scheme Amendment Area.

3.10 TERRESTRIAL FAUNA

Fauna habitat mapping within the broader Bayonet Head Outline Development Plan area was undertaken by Coffey Environments (2009b). One habitat type was mapped within Lot 39 (**Figure 9**):

- **Wetland Mosaic (WM):** Degraded Peppermint (*Agonis flexuosa*) and *Callistachys lanceolata* Woodland over *Pteridium esculentum*.

A total of 9.59 ha within Lot 39 was mapped as WM habitat type by Coffey Environments (2009b), with the remaining areas mapped as Cleared Pasture (**Figure 9**). Habitat condition ranged from 'Good' within the wetland area in the southern portion of the Site to 'Disturbed' and 'Highly Degraded' across the remainder of the Site (**Figure 10**).

Since this survey, the northern portion of the Site has become further degraded and no longer includes any areas of intact, naturally occurring native fauna habitat. The small dam in the northeast may provide some refuge for water birds and other fauna. The extent of habitat surrounding the wetland has decreased due clearing between 2022-2024 however, some fauna habitat remains (Aurora Environmental, 2024b).

3.10.1 Conservation Significant Fauna

The DBCA's restricted dataset for Threatened and Priority fauna identified 4,212 conservation significant fauna records comprising 79 species occurring within 10 km of the Site (**Figure 11**) including:

- 53 species of bird;
- Two species of fish;
- Five species of invertebrate;
- 16 species of mammal; and
- Three species of reptile.

Of the above classes of fauna, the following conservation status has been nominated (noting that some species have multiple statuses):

- One species listed Extinct under the BC Act;
- Five species listed Critically Endangered under the EPBC Act and BC Act;
- 17 species listed Endangered under the EPBC Act and BC Act;
- 13 species listed Vulnerable under the EPBC Act and BC Act;
- 27 species listed Specially Protected - Migratory;
- Two species listed Specially Protected - Conservation Dependent;
- Two species listed Specially Protected - Other Specially Protected
- One species listed as DBCA Priority 2;
- Three species listed as DBCA Priority 3; and
- Six species listed as DBCA Priority 4;

Common terrestrial conservation significant species recorded within 10 km of the Site include Carnaby's Cockatoo (Endangered), Baudin's Cockatoo (Endangered), Forest Red-tailed Black Cockatoo (Vulnerable), Western Ringtail Possum (Critically Endangered) and Quenda (Priority 4). A single Baudin's Cockatoo has been recorded in the wetland vegetation on the Site. The record is dated 2001 with an accuracy of 500 m and confidence in identification listed as 'uncertain'. No other records of conservation significant fauna intersect the Site. No conservation significant fauna species were recorded within the Site during the fauna survey by Coffey Environments (2009b).

The habitat in the southern portion of the Site (outside of the Scheme Amendment Area) was identified as potentially providing suitable habitat for Western Ringtail Possums (*Pseudocheirus occidentalis*; Critically Endangered) (Aurora Environmental, 2024a). It may also provide suitable habitat for Quenda (*Isodon fusciventer*; Priority 4). Both of these species have been recorded in native vegetation on adjacent or nearby properties. Due to vegetation condition and past clearing, these species may be present but the vegetation is unlikely to be considered primary habitat.

3.10.2 Black Cockatoo Habitat

The Site is located within the known breeding range of Baudin's Cockatoo and Carnaby's Cockatoo, and within the modelled distribution of Forest Red-tailed Black Cockatoo (DAWE, 2022).

The habitat within the Site intersects an area that is mapped as requiring investigation as foraging habitat for Carnaby's Cockatoo (DBCA, 2018). However, site visits have confirmed that the native vegetation is unsuitable as foraging habitat for Carnaby's Cockatoo (Aurora Environmental, 2024a). In addition, the native vegetation does not meet the criteria of high-quality foraging habitat for Baudin's Cockatoo or Forest Red-tailed Black Cockatoo (DAWE, 2022).

There is no suitable nesting or roosting habitat present in the native vegetation in the southern portion of the Site (Aurora Environmental, 2024a). However, the Site is located within 6 km of confirmed roosting sites for Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo (DBCA, restricted dataset, 2026) and adjacent to Eucalypt woodland and proteaceous heath (Coffey Environments, 2009a) which would be considered high-quality foraging habitat (DAWE, 2022). This indicates that the wetland and the dam in the northeast of Lot 39 may provide a water resource to these species. The native vegetation surrounding the wetland may provide temporary shelter to Black Cockatoos that have been drinking from these areas. However, other wetlands in better condition are present within 500 m of the Site and would also provide a suitable water source for Black Cockatoos. Although Black Cockatoos may overfly the Site or temporarily be present at water sources or forage on pasture weeds, it is highly unlikely that the Site represents a significant habitat resource for Black Cockatoos in this area.

3.11 HERITAGE

3.11.1 Aboriginal Cultural Heritage

The Site does not intersect any registered, lodged or historic Aboriginal cultural heritage (ACH) sites (DPLH, 2026a, DPLH-, 2026b, DPLH, 2026c). The following sites are present within 2 km of the Site:

- Place ID 24019: 'Oyster Harbour Caravan Park Lake' (Historic). Camp; Creation / Dreaming Narrative; Landscape / Seascape Feature. Approximately 210 m east;
- Place ID 21498: 'Windemere Scatter' (Lodged). Artefacts / Scatter; Ochre; Other. Approximately 640 m east;
- Place ID 22553: 'Alfred Knapp's Seasonal Camp' (Historic). Camp; Historical. Approximately 640 m west;
- Place ID 636: 'Oyster Harbour (total)' (Registered). Creation / Dreaming Narrative. Approximately 1 km east; and
- Place ID 5744: 'Oyster Harbour, Albany' (Registered). Artefacts / Scatter; Camp; Fish Trap; Other. Approximately 1.9 km northeast.

An archaeological and ethnographic survey was conducted by Brad Goode and Associates (2007) for the Bayonet Head Outline Development plan, inclusive of Lot 39. The survey, which included consultation with Aboriginal representatives nominated by the Albany Heritage Reference Group Aboriginal Corporation. Nominated persons represented the Southern Noongar and Wagyl Kaip Native Title Claimant Groups (Brad Goode and Associates, 2007). No ACH sites within Lot 39 were identified from desktop research or as a result of the site visit and consultation with Aboriginal representatives.

An ethnographic and archaeological site identification survey specific to Lot 39 (WKSAN AC, 2024) was commissioned by DevelopmentWA. This survey identified one cultural feature recorded as a scar tree along the western boundary of the Site (**Figure 2**). The report indicated that this record would be submitted for registration as a Cultural Heritage Site with the DPLH. However, it is not evident that this has occurred. In addition, it was requested that the wetland on the southern portion of the Site be retained and protected as 'green space' to assist in protecting floral and faunal diversity and populations in the area, local subterranean waterways and cultural heritage values embedded in significant landscapes such as wetlands, forests and waterways (WKSAN AC, 2024).

3.11.2 Other Heritage

No World Heritage Properties occur within the Site (DCCEEW, 2026a). The Commonwealth PMST identified the buffer of 12 Commonwealth Lands within 10 km of the Site (DCCEEW, 2026a; **Appendix 2**).

The Site does not intersect any State heritage places and there are no State heritage places within 2 km of the Site (DPLH, 2026d).

The Site does not intersect any Municipal heritage places (DPLH, 2026e). Three heritage sites are located within 2 km of the Site including:

- Lower King Store; Place no. 15674; located 1.4 km northeast of the Site;
- Point Henty; Place no. 15641; located 1.9 km northeast of the Site; and
- Eyre and Wylie Memorial; Place no. 15578; located 1.9 km southwest of the Site.

InHerit (GoWA, 2026) contains information about cultural heritage places listed in the State Register of Heritage Places, local government inventories, the Australian Government's heritage list and other non-government lists and surveys. No sites registered on InHerit intersect the Site.

4 ENVIRONMENTAL ASPECTS AND IMPACTS

4.1 IDENTIFICATION OF RELEVANT ENVIRONMENTAL AND HERITAGE ASPECTS

The preparation of the Concept Plan (**Figure 2**) has considered the preliminary environmental factors identified in previous environmental reports, in conjunction with various technical inputs and supporting documentation.

The Concept Plan covers the northern portion of the Site, identify areas for residential development and POS, some of which will be associated with drainage features such as the dam in the northeastern corner of the Site and drainage to this area. The road layout in the Concept Plan has been designed to avoid the scar tree identified in the 2024 heritage survey. The southern portion of Lot 39, which includes the RE wetland, is not proposed to be rezoned. This area will be considered separately as part of planning for the broader Bayonet Head area.

Using the information collated in Section 3 of this report it has been determined that the following EPA environmental factors are relevant to the proposed rezoning and development of the northern portion of Lot 39:

- Inland waters;
- Terrestrial environmental quality; and
- Social surroundings.

The key considerations and recommendations relevant to each of the above factors are discussed in Sections 4.2 to 4.4. Flora, fauna and vegetation factors are not considered relevant for this assessment as no intact native vegetation or significant fauna habitat features will be impacted.

4.2 INLAND WATERS

4.2.1 Key Considerations

Based on the outcomes of the assessment the following key considerations have been identified for the factor of inland waters:

- Pre-development surface water and groundwater conditions within the Scheme Amendment Area have been investigated. These are being considered in further detail in a Water Management Report, consistent with the requirements of State Planning Policy (SPP) 2.9.
- Shallow groundwater levels (<3 m BGL) are likely to be present within the Scheme Amendment Area. Historical evidence and site observations suggest groundwater is expressed naturally on the surface during wet seasons. Groundwater conditions will need to be considered:
 - when determining the finished levels to ensure there is adequate protection of property and infrastructure, including when designing the drainage system; and
 - during construction where temporary dewatering may be needed for the installation of servicing infrastructure.
- The dam in the northeast corner of the Scheme Amendment Area will be retained in a proposed POS area. Historic aerial photographs show water is present in this dam year round. Under

certain conditions, standing water bodies may become a potential source of nuisance insects such as midges and mosquitoes. This matter should be addressed in the Water Management Report.

- The PSI (Aurora Environmental, 2024b) consider the risk of groundwater contamination is extremely low, unless gross soil contamination is identified.

4.2.2 Recommendations

The following recommendations are made regarding inland waters:

- Prepare and implement a Water Management Report in accordance with the requirements of SPP 2.9 (WAPC, 2025a and 2025b) as part of future planning and development, ensuring stormwater quality, erosion/sediment controls and treatment trains align with the Stormwater Management Manual for WA (DWER, 2022) and Decision Process for Stormwater Management in WA (DWER, 2017b).
- Review the civil engineering design against groundwater conditions to establish whether dewatering will be required during construction. If required, further investigations will be required to establish groundwater quality and guide management of dewatering discharge to prevent adverse impacts to water resources, including Oyster Harbour.
- Implement a groundwater quality assessment if dewatering is proposed or gross contamination is identified within the Scheme Amendment Area.

4.3 TERRESTRIAL ENVIRONMENTAL QUALITY

4.3.1 Key Considerations

Based on the outcomes of the PSI (Aurora Environmental, 2024b), six APECs were identified as discussed below.

APEC 1: Farm shed and sheep handling yard

A farm shed was observed near the western boundary of the Site. The farm shed was constructed between 1988 and 1990 with zincalume sheeting and a concrete base. Access to the interior of the shed was not possible at the time of the site inspection. Anecdotal information provided by a representative of the Site owner suggests that the shed is used for machinery storage (including a tractor), and small quantities of fuel (<100 litres of diesel) and chemicals (e.g., glyphosate). It is understood that refuelling activities, as well as chemical handling, are conducted inside the shed on the concrete hardstand. It is also possible that soils beneath the concrete slab were treated for termites using pesticides during the shed construction.

A small sheep handling yard adjoins the southern side of the shed. Anecdotal information indicates that these handling yards are used for animal husbandry activities, including the application of lice control treatments to sheep. There was no evidence of a sheep dip on Site.

During the inspection, minor fragments of potential asbestos containing materials (PACM) were noted. Laboratory analysis of these fragments did not detect the presence of asbestos. However, other fragments of flat sheet fibre cement material with a dimpled pattern on one side were observed but

could not be retrieved for laboratory analysis. Based on Aurora Environmental's experience in visual identification of asbestos, it is considered likely that this material contains asbestos.

It is currently uncertain if additional ACMs were used in the internal construction of the shed.

APEC 2: Application of pesticides/herbicides/insecticides to pastures

Aerial photography indicates that portions of the Site have been used for low-intensity agricultural activities since the earliest available photograph (1961). According to the DWER (2021) guidelines, agricultural land use can be a potentially contaminating activity. Anecdotal information also suggests that the firebreaks at the Site are managed by the application of glyphosate. The COPCs associated with such activities include heavy metals, organochlorine pesticides (OCPs), organophosphorus pesticides (OPPs), and carbamate-based pesticides.

APEC 3: Rubble used to consolidate the dam wall in northeast portion of the site

Anecdotal information provided by the representative of the site owner suggest that approximately 100m² of cement/clay roofing tiles, derived from a demolished house in the area, were used to consolidate the southern wall of the dam in the northeast portion of Lot 39. Aerial photographs shows that the dam was constructed between February 1977 and April 1988. During the inspection fragments of cement roof tiles were observed in this area, and there were no signs of uncontrolled construction and demolition waste co-located with the roof tile fragments. ACM is commonly associated with historic demolition materials and maybe present in the materials used in the dam wall.

APEC 4: Ground disturbing activities, material stockpiling and laydown during Elizabeth Street 2017 roadworks

Aerial photographs captured between February 2017 and May 2018 show that the northeastern portion of Lot 39 was temporarily used as a laydown area for material and plant equipment, as well as what appears to be a site office, during roadworks on Elizabeth Street. The photos reveal several stockpiles of raw materials stored on-site, along with stockpiles of what appear to be reworked natural soils or fill materials excavated from the road alignment.

The presence of plant equipment introduces the potential that refuelling and minor mechanical work may have been carried out during this period. The May 2018 aerial photograph shows that these materials were removed and the footprint of the laydown area was scraped/graded after completion.

APEC 5: Imported material used to construct internal roadways

The 1977 aerial photograph shows a constructed track in the central portion of Lot 39, appearing to be made from imported material. The footprint of this track is not visible in subsequent aerial photographs. The 1988 and 1996 aerial photographs show a new track leading from the site entrance from Elizabeth Street to the farm shed along the western boundary. This track also appears to have been made using imported fill material. This access track remains in place.

APEC 6: Stockpiles of sand of unknown origin in the northwest of site

The May 2020 aerial photograph shows evidence of a stockpile or ground disturbance along the northwestern boundary of Lot 39, coinciding with the neighbouring housing development. The origin and nature of these materials are uncertain. During the site inspection, a second area of stockpiled imported cream coloured sand fill was observed north of the farm shed. The origin of this material is

also unknown, although no construction and demolition waste were observed on the surface of this stockpile.

Acid Sulfate Soils

A substantial proportion of the Scheme Amendment Area is mapped as Class I ASS risk (high to moderate risk of ASS occurring within 3 m of the natural soil surface) and indicators of high-risk ASS (waterlogged soils, former wetlands and grey/dark grey organic rich soils) were observed during a site inspection.

The risk of encountering high-risk ASS was assessed as high.

The DWER (formerly the Department of Environment and Regulation [DER]) guidance *Identification and Investigation of ASS and Acidic Landscapes* (DER, 2015a) indicates that earthworks that disturb more than 100 m³ of soil or involve lowering of groundwater levels in areas mapped as Class I require intrusive investigations to evaluate the presence of ASS materials prior to ground disturbing activities.

4.3.2 Recommendations

The following recommendations are made in relation to terrestrial environmental quality:

- **Targeted Soil Investigation:** Conduct additional assessment and sampling (where necessary) to confirm the absence or extent of contamination associated with the identified APECs.
- **ASS:** Perform an ASS investigation in accordance with DWER guidelines to assess the extent of potential ASS risks. Pending the results of the ASS investigation, prepare an ASS and Dewatering Management Plan (ASSDMP) in accordance with DWER guidelines.
- **Groundwater Quality Assessment:** Only required if gross soil contamination is identified and/or dewatering/disturbance of ASS is required during construction.
- **Construction Environmental Management Plan (CEMP):** A CEMP to be prepared and implemented by the construction contractor. The CEMP is to include measures to avoid, minimise and mitigate environmental impacts associated with construction, and to include an unexpected finds procedure in the event of contamination or hazardous materials are discovered during site works.

These recommendations could be undertaken simultaneously and will support compliance with regulatory requirements and mitigate possible risks associated with developing the Site for future residential land use.

4.4 SOCIAL SURROUNDINGS

4.4.1 Key Considerations

Based on the outcomes of the assessment the following key considerations have been identified for social surroundings:

- Based on the DPLH's AHIS, the Site does not intersect any ACH sites (registered, lodged or historic).

- A cultural feature (recorded as a scar tree) was identified during the archaeological and ethnographic assessment midway along the western boundary of Lot 39 (WКСN AC, 2024). WКСN AC (2024) indicated that this tree would be submitted to the DPLH for lodgement and eventual registration. However, it is not evident that this has occurred as there is no listing in the ACHIS. It was requested that this tree be protected and any damage to it constitutes damage to Aboriginal heritage representing a breach of the *Aboriginal Heritage Act 1972* (AH Act) (WКСN AC, 2024).
- WКСN AC (2024) advised that there is moderate potential for encountering Aboriginal sites and/or cultural materials within Lot 39.
- The Scheme Amendment Area is approved by Project Elders for development, barring the damage of any cultural heritage values (WКСN AC, 2024).

4.4.2 Recommendations

The following recommendations are made in relation to social surroundings:

- Clarify the status of the scar tree to determine if it is classified as a 'site' as defined in the AH Act.
- Pending the outcome of the above, if the scar tree is classified as a 'site', ensure it is protected, unless authorisation under the AH Act is obtained.
- Wagyl Kaip Southern Noongar Aboriginal Corporation requested that Cultural Monitors be present during ground-disturbing works and that communications between the Corporation and DevelopmentWA remain open.
- The CEMP referenced in Section 4.3.2 also include provisions relating to the protection of cultural heritage and management of any unexpected finds encountered during construction.

5 ENVIRONMENTAL APPROVALS

5.1 STATE APPROVALS

5.1.1 Part IV *Environmental Protection Act 1986*

5.1.1.1 Scheme Amendment

Under the EP Act, the EPA can formally assess scheme amendments that may have a significant impact on the environment. Only the Scheme Amendment Area is proposed to be rezoned, with the zoning for the southern portion remaining as 'Rural'.

The EPA environmental factors identified as potentially relevant include:

- Inland waters;
- Terrestrial environmental quality; and
- Social surroundings.

Based on the assessment of the values outlined in Section 3 of this report, along with the recommendations provided in Section 4, it is considered highly unlikely that the EPA would assess the proposed scheme amendment. This aligns with current practice, especially given prescribed classes of scheme amendments exempt from referral/assessment and the ability for EPA to decide not to assess under s48A.

5.1.1.2 Section 38

A proponent or a decision-making authority may refer a proposal to the EPA under Section 38 of the EP Act, if the proposal has environmental issues not considered in the assessment of the Scheme Amendment, or the proposal does not comply with an assessed Scheme. Referral under Section 38 of the EP Act can be made by:

- The proponent;
- A decision-making authority; or
- A third party.

Referral to the EPA is generally undertaken where a project or proposal is deemed to have a high risk of a significant environmental impact. In 2008, Lot 39 was included in the Bayonet Head Outline Development Plan that was referred to the EPA under Section 38. The referred development was considered a strategic proposal and was formally assessed by the EPA as a SEA. On completion of the assessment, the EPA provided its recommendation to the Minister for the Environment. The referred proposal was subsequently approved by the Minister for the Environment in August 2013, subject to implementation of the conditions in MS 942. MS 942 had a time limit of ten years, which has now passed and the Ministerial authorisation has lapsed.

Based on the results of this assessment, it is Aurora Environmental's view that the proposed rezoning and development within Lot 39 will not significantly impact the environment. The potential environmental impacts can be adequately managed under other regulatory mechanisms throughout the subsequent planning stages. Therefore, a referral to the EPA is not recommended. Although

MS 942 has now lapsed, the development proposed within the northern portion of Lot 39 will not directly impact any of the previously proposed conservation areas nor does it conflict with any requirements of the previous EPA approval.

5.1.2 Native Vegetation Clearing Permits

In WA, the clearing of native vegetation requires authorisation from the DWER, unless the clearing is being conducted for an exempt purpose. The potential exemptions are contained in Schedule 6 of the EP Act and Regulation 5 of the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*, noting that Regulation 5 exemptions do not apply to areas mapped as ESAs.

Development approval (e.g. subdivision approval) under the *Planning and Development Act 2005* provides a pathway for clearing of native vegetation without requiring a native vegetation clearing permit. This pathway falls into the Schedule 6 exemptions (Clause 9). However, if clearing is required in advance of subdivision approval (e.g. to conduct earthworks or construct servicing infrastructure), approval via a native vegetation clearing referral or a clearing permit will be required to clear remnant native vegetation.

As the Scheme Amendment Area has been cleared and no longer contains areas of native vegetation, a clearing permit will not be required.

5.1.3 Biodiversity Conservation Act 2016

The BC Act provides a framework for the protection of biodiversity in WA. The objectives of the Act are to provide for:

- The conservation and protection of biodiversity and biodiversity components in WA; and
- The ecologically sustainable use of biodiversity components in WA.

The scope of the BC Act and its associated regulations protect flora, fauna, ecological communities, and critical habitats.² Approvals under the BC Act (section 40 permit) are required for activities that take or disturb listed threatened species or TECs.

Based on the results of this assessment, the proposed development will not impact any TECs or threatened flora or fauna species. Therefore, a section 40 permit will not be required.

5.1.4 Rights in Water and Irrigation Act 1914

The *Rights in Water and Irrigation Act 1914* (RIWI Act) governs the regulation and rights associated with water resources in WA. The Act is administered by the DWER which issues licences and permits to:

- Take water (for groundwater abstraction or for dewatering);
- Construct wells (including bores and soaks); and
- Interfere with the bed and banks of a watercourse.

In accordance with Schedule 1, Division 2, clause 7(2) of the RIWI Act, the DWER ensures the proposed taking and using of water are ecologically sustainable and environmentally acceptable. Approvals to

² Critical habitats are habitats listed under the BC Act as being critical to the survival of a threatened species or a threatened ecological community.

construct a groundwater bore and to abstract groundwater for dewatering (except for minor dewatering below threshold levels) or irrigation purposes requires approval when proposed in proclaimed groundwater areas. However, as the Scheme Amendment Area is not within a proclaimed groundwater area, no 5C/26D licences are anticipated. Nevertheless, any temporary dewatering and discharge must be managed in accordance with Water Quality Protection Note 13 (Department of Water, 2012) and an ASSDMP prepared for the Site.

5.1.5 Aboriginal Heritage Act 1972

The AH Act Guidelines (DPLH, 2023) outline that before embarking on any activities on land, landowners should undertake the following steps to determine whether those activities will affect Aboriginal sites or Aboriginal objects (as defined in the Guidelines):

- Assess whether there is any Aboriginal heritage on the land. This may include searching the ACHIS or undertaking consultation with Aboriginal people;
- Consider any potential for harm to any Aboriginal sites that are discovered; and
- Determine the nature and level of potential harm and whether a Section 18 consent will be required.

Two archaeological and ethnographic assessments have been undertaken which cover the Scheme Amendment Area. One archaeological feature (cultural scar tree) was recorded on the western border of the Scheme Amendment Area. The Concept Plan shows that this tree will be retained. If this tree cannot be retained, then further investigation to confirm its status will be required, and if deemed a 'site', authorisation under the AH Act will be needed. It was also deemed moderately likely that other cultural features may be found on the site during ground-disturbing activities (WKSAC, 2024). It is recommended an Aboriginal Heritage Management Protocol is included as part of the CEMP to manage unexpected finds encountered during construction. WKSAC (2024) also recommended Cultural Monitors are employed to be present at the Site during ground-disturbing activities.

As ACH is unlikely to be impacted by the proposed development, no further approvals are expected to be required under the AH Act. However, this position may change if new cultural heritage materials are discovered during the course of site works, or if the scar tree cannot be retained, and it is found that the tree is classified as a 'site'.

5.1.6 Contaminated Sites Act 2003

The CS Act provides the legal framework for:

- Identifying, reporting, classifying, and remediating contaminated land in WA;
- Managing risks to human health, the environment, and land use viability; and
- Complementing the EP Act by addressing contamination and legacy issues not covered under that Act.

Under the Act, owners, occupiers, polluters, and auditors must report known or suspected contamination to the DWER. After reporting, the DWER may classify sites as:

- Possibly Contaminated – Investigation Required;
- Contaminated – Remediation Required;

- Contaminated – Restricted Use; and
- Remediated for Restricted Use.

These classifications guide the actions needed before development or proposed changes in land use.

As discussed in previous sections of this report, further investigations are recommended to determine the absence or extent of contamination associated with the identified APECs. The requirement to report under the CS Act should be reviewed once the findings of these investigations have been completed. Where required, remediation of any identified contamination should be completed in accordance with the requirements of the CS Act.

5.2 COMMONWEALTH APPROVALS

5.2.1 *Environment Protection and Biodiversity Conservation Act 1999*

Actions that have, or are likely to have, a significant impact on a matter of national environmental significance (MNES) require referral to the Commonwealth DCCEEW under the EPBC Act. A significant impact is defined as an impact which is important, notable, or of consequence, having regard to its context or intensity (DoE 2013).

There are nine MNES protected under the EPBC Act as follows:

- World heritage properties;
- National heritage places;
- Wetlands of international importance (listed under the Ramsar Convention);
- Listed threatened species and ecological communities;
- Migratory species protected under international agreements;
- Commonwealth marine areas;
- The Great Barrier Reef Marine Park;
- Nuclear actions (including uranium mines); and
- A water resource, in relation to coal seam gas development and large coal mining development.

The EPBC Act applies to ‘actions’ which:

- Have a ‘significant impact’ on MNES;
- Are undertaken by Commonwealth government agencies and have a significant impact on the environment anywhere in the world; or
- Are undertaken by any person and have a significant impact on Commonwealth land (even if the activity is not actually carried out on the Commonwealth land).

If a proposal fits one of these descriptions, it will be required to be referred to the DCCEEW. If the proposal is not consistent with any of the above descriptions, the Environmental Impact Assessment provisions of the EPBC Act will not apply and there is no need to obtain the approval of the Commonwealth Minister for the Environment (Environmental Defenders Office [EDO], 2024).

This assessment has determined that it is highly unlikely that any MNES would be significantly impacted by the proposed development. Therefore, there is no requirement to refer the project under the EPBC Act.

5.3 STATE PLANNING POLICIES

Table 6 provides a summary of key considerations for relevant SPPs that may be relevant to environmental management within the Site.

TABLE 6: STATE PLANNING POLICY CONSIDERATIONS

SPP	RELEVANT ASPECT	CONSIDERATION
2.0 Environment and Natural Resources Policy	Avoid development that may result in unacceptable environmental damage.	The Scheme Amendment Area does not contain any areas of intact native vegetation. Native vegetation associated with a RE wetland is present south of the Scheme Amendment Area within the southern portion of Lot 39. This area will not be impacted by the proposed development.
	Protect significant natural and cultural features.	A cultural heritage feature (scar tree) was identified along the western boundary of the Scheme Amendment Area. This tree will be avoided and retained.
	Consider potential on-site and off-site impacts.	No other significant natural or cultural features have been identified within the Scheme Amendment Area.
	Water resources	Groundwater and surface water constraints have been identified. A Water Management Report is being prepared and will be implemented.
	Air Quality	Surrounding land uses have been reviewed. The proposed development will not impact upon surrounding receptors. Potential dust emissions during construction will be temporary, and can be adequately managed by preparing and implementing a CEMP.
	Soil and land quality	A PSI has been prepared for Lot 39, recommending further investigation be conducted. Potential contamination issues, if identified through further investigation, will be managed in accordance with the requirements of the CS Act. Intrusive site investigations are recommended to confirm the presence of ASS in accordance with DWER Guidelines (DER, 2015a). Pending the findings of this investigation, an ASS and Dewatering Management Plan outlining the treatment and management of ASS in accordance with DWER guidelines (DER, 2015b) may be required.
	Biodiversity	The Scheme Amendment Area has been extensively cleared and no longer contains areas of significant biodiversity. Biodiversity values can be improved through new planting opportunities in POS areas.
2.9 Water	Integrated water management	Groundwater and surface water constraints have been identified.

SPP	RELEVANT ASPECT	CONSIDERATION
		A Water Management Report has been prepared for the Scheme Amendment Area, addressing pre-development and post-development conditions. The Water Management Report aims for adequate protection of water resources, public health and the management of flood risk through the provision of appropriate design and infrastructure.
3.7 Bushfire	Bushfire protection.	Approximately 50 % of the Scheme Amendment Area is mapped in a bush fire prone area. Further assessment of bush fire risk and potential development of management strategies to manage bushfire risk will be required due to the presence of vegetation to the east and south of the Scheme Amendment Area.

6 ENVIRONMENTAL ASSESSMENT AND MANAGEMENT FRAMEWORK

Based on the key environmental attributes and values identified in this assessment, a recommended environmental management framework for investigations and management strategies is summarised in Table 7.

TABLE 7: ENVIRONMENTAL MANAGEMENT FRAMEWORK

ASPECT	RECOMMENDED ACTIVITY	TIMING
Inland waters - surface water and groundwater	A Water Management Report has been prepared for the Scheme Amendment Area in accordance with SPP 2.9 (WAPC, 2025a) and <i>Planning for Water Guidelines</i> (WAPC 2025b), ensuring stormwater quality, erosion/sediment controls and treatment trains align with the Stormwater Management Manual for WA (DWER, 2022) and Decision Process for Stormwater Management in WA (DWER, 2017b).	Implement the Water Management Report through future planning and development stages.
	Review the civil engineering design against local groundwater conditions to establish if dewatering will be required during construction.	Subdivision
	If gross soil contamination is identified (see below) and/or dewatering/disturbance of ASS is required during construction, investigate groundwater quality.	Subdivision and construction
Terrestrial environmental quality	Conduct targeted soil investigation as recommended in the PSI (Aurora Environmental, 2024b) ensuring data gaps are investigated appropriately. Investigations and remediation (if required) are to be implemented in accordance with the CS Act.	Prior to subdivision
	Perform an ASS investigation in accordance with DWER Guidelines (DER, 2015a) to assess the extent of potential ASS risks.	Subdivision
	Depending on the civil engineering design and the results of the ASS investigation, prepare an ASS and Dewatering Management Plan if required. Any disturbance of ASS is to be managed in accordance with DWER Guidelines (DER, 2015b).	Subdivision and construction
	Prepare and implement a CEMP. The CEMP is to include measures to avoid, minimise and mitigate environmental impacts associated with construction. The CEMP is to include an unexpected finds procedure.	Construction
Social Surroundings – Aboriginal cultural heritage	If the scar tree cannot be retained, investigate whether the tree is classified as a 'site' as defined in the AH Act.	Construction
	Pending the outcome of the above, if the scar tree is classified as a 'site' ensure it is protected, unless authorisation under the AH Act is obtained.	Construction
	Ensure the CEMP includes provisions relating to the protection of cultural heritage and management of any unexpected finds encountered during construction.	Construction

ASPECT	RECOMMENDED ACTIVITY	TIMING
	Liaise with Wagyl Kaip Southern Noongar Aboriginal Corporation and ensure Cultural Monitors are present during ground-disturbing works.	Construction
Bushfire	A bushfire risk assessment has been undertaken and management plan prepared. Implement the Bushfire Management Plan to avoid, minimise and mitigate bushfire risks.	Implement the Bushfire Management Plan through future planning and development stages.

7 SUMMARY AND RECOMMENDATIONS

Aurora Environmental was commissioned DevelopmentWA to undertake an environmental assessment of Lot 39 Elizabeth Street, Bayonet Head. The findings and recommendations of the environmental assessment support the rezoning and future subdivision of the Scheme Amendment Area. Contained within this report is a recommended environmental management for the proposed development.

This environmental assessment found:

- Lot 39 was included in the Bayonet Head Outline Development Plan which was formally assessed by the EPA as a strategic proposal and subsequently approved by the Minister for the Environment in 2013 subject to the conditions set out in MS 942. The approval under MS 942 included a ten year time limit, which has now lapsed.
- The Scheme Amendment Area has been extensively cleared and no longer contains any areas of intact native vegetation or fauna habitat. Remnant native vegetation and fauna habitat is present in the southern part of Lot 39, but is outside of the Scheme Amendment Area. No conservation significant flora, fauna or ecological communities have been previously identified in the Scheme Amendment Area. It is possible that some conservation significant fauna species may, on occasions, move through the Scheme Amendment Area due to the presence of habitat areas within surrounding properties. However, none of the conservation significant fauna species identified in the desktop assessment are expected to permanently reside or rely upon the Scheme Amendment Area. The remnant vegetation in the southern part of Lot 39, and outside of the Scheme Amendment Area, may provide habitat for conservation significant species such as the Western Ringtail Possum (Threatened) and Quenda (Priority 4). This habitat will not be impacted by the proposed development.
- Lot 39 has predominantly been used for low-intensity agriculture (livestock grazing), with limited evidence of potentially contaminating activities. A PSI prepared for Lot 39 (Aurora Environmental, 2024b) identified six possible APECs. These were related to historic agricultural practices, stockpiled materials, imported fill and ground disturbance. The risk of groundwater contamination was considered extremely low.
- Approximately 70 % of the Scheme Amendment Area is mapped as 'high to moderate risk' of ASS occurring within 3 m of the natural soil surface. Site observations and a review of historical aerial photographs support this classification, with evidence of waterlogging and grey/dark grey organic rich soils in areas that are considered likely to have been former wetlands. The potential presence of ASS requires further investigation. If ASS materials are confirmed, an ASS and Dewatering Management Plan will be required. The potential to disturb ASS may occur via excavation or dewatering during construction.
- A dam and an open drain were the only surface water features present within the Scheme Amendment Area. Coffey Environments (2008) mapped a wetland in the southern portion of Lot 39, which was assessed to be commensurate with a Resource Enhancement management category. This wetland is outside of the Scheme Amendment Area, and therefore will not be impacted by the proposed development.

- The Scheme Amendment Area is located within the unproclaimed Karri Groundwater Area. The depth to groundwater beneath the Scheme Amendment Area has not been confirmed through on-site monitoring, but are expected to be shallow. It is suspected that the dam in the northeastern part of the Scheme Amendment Area may intersect groundwater and therefore reflect local groundwater conditions. Water quality of the groundwater system beneath the Scheme Amendment Area has not been investigated.
- Approximately 50 % of the Scheme Amendment Area is mapped as a 'bush fire prone area' where additional planning and building requirements may apply. This classification is due to the presence of vegetation that is outside of the Scheme Amendment Area.
- The DPLH's ACHIS indicates that there are no registered, lodged or historic ACH sites within the Scheme Amendment Area. A recent archaeological and ethnographic survey of Lot 39 (WKSAC, 2024) recorded a cultural scar tree along on the western boundary of the Scheme Amendment Area. WKSAC (2024) reported that this identification would be submitted to the DPLH and nominated as a cultural heritage site. It is not evident that this has occurred as the tree is not registered in the ACHIS. The scar tree was not recorded during an earlier archaeological and ethnographic survey conducted for the Bayonet Head Outline Development Plan by Brad Goode and Associates (2007).

Based on the environmental attributes and values identified in this assessment, a recommended environmental management framework is summarised as follows:

Inland Waters – Surface Water and Groundwater

- Implement the Water Management Report through future planning and development stages.
- Review the civil engineering design for the proposed development against groundwater levels to establish if groundwater dewatering will be required during construction.
- If gross soil contamination is identified and/or dewatering/disturbance of ASS is required during construction, investigate groundwater quality.

Terrestrial Environmental Quality (Contamination and ASS)

- Conduct targeted soil investigation as recommended in the PSI (Aurora Environmental, 2024b) ensuring data gaps are investigated appropriately. Investigations and remediation (if required) are to be implemented in accordance with the CS Act.
- Perform an ASS investigation in accordance with DWER Guidelines (DER, 2015a) to assess the extent of potential ASS risks.
- Depending on the civil engineering design and the results of the ASS investigation, prepare an ASS and Dewatering Management Plan if required. Any disturbance of ASS is to be managed in accordance with DWER Guidelines (DER, 2015b).
- Prepare and implement a CEMP. The CEMP is to include measures to avoid, minimise and mitigate environmental impacts associated with construction. The CEMP is to include an unexpected finds procedure.

Social Surroundings

- If the scar tree cannot be retained, investigate whether the tree is classified as a 'site' as defined in the AH Act.
- Pending the outcome of the above, if the scar tree is classified as a 'site' ensure it is protected, unless authorisation under the AH Act is obtained.
- Ensure the CEMP includes provisions relating to the protection of cultural heritage and management of any unexpected finds encountered during construction.
- Liaise with Wagyl Kaip Southern Noongar Aboriginal Corporation and ensure Cultural Monitors are present during ground-disturbing works.

Bushfire Management

- Implement the Bushfire Management Plan to avoid, minimise and mitigate bushfire risks.

Environmental risks related to the development of the Site can be adequately avoided, managed and mitigated by implementing the recommended environmental management framework. In terms of environmental approvals, Aurora Environmental has concluded:

- The proposed scheme amendment is not likely to result in significant environmental impacts, and therefore unlikely to be assessed by the EPA. For the same reason, a referral under Section 38 of the EP Act is not recommended.
- As there is no native vegetation in the Scheme Amendment Area, a native vegetation clearing permit will not be required.
- The proposed development of the Scheme Amendment Area will not impact any TECs or threatened flora or fauna and therefore a section 40 permit under the BC Act will not be required.
- As the Scheme Amendment Area is within the unproclaimed Karri Groundwater Area, approval under the RIWI Act for the abstraction of groundwater, including dewatering, will not be required.
- The proposed development of the Scheme Amendment Area will not impact any MNES protected under the EPBC Act. Therefore, a referral under the EPBC Act will not be required.

8 REFERENCES

Aurora Environmental (2024a). Environmental Due Diligence Investigation – Lot 39 Elizabeth Street, Bayonet Head. Letter prepared for DevelopmentWA.

Aurora Environmental (2024b). Preliminary Site Investigation. Lot 39 Elizabeth Street, Bayonet Head. Report prepared for DevelopmentWA. 2024/183

Bureau of Meteorology (BoM) (2026). Climate statistics for Australian locations. Available at: [Climate statistics for Australian locations \(bom.gov.au\)](https://climate.bom.gov.au/statistics-for-australian-locations/)

City of Albany (CoA) (2019). Albany Urban Strategy Map. Available at: <https://www.wa.gov.au/system/files/2021-11/LST-Albany-Figure-2-Urban-Strategy-Map.pdf>

City of Albany (CoA) (2025). Local Planning Scheme No. 2 (LPS2). Available at: <https://www.albany.wa.gov.au/documents/15826/city-of-albany-local-planning-scheme-no-2>

Coffey Environments (2008). Bayonet Head Outline Development Plan Wetlands Assessment. Report prepared for Heath Development Company. EP2008/061

Coffey Environments (2009a). Flora and Vegetation Assessment. Bayonet Head ODP Albany. Report prepared for Heath Development Company. EP2008/064

Coffey Environments (2009b). Bayonet Head Outline Development Plan Area – Fauna Assessment. Report prepared for Heath Development Company. EP2009/035

Coffey Environments (2010). Bayonet Head – Plan for Development Strategic Environmental Assessment (EPA Assessment No. 1758). EA2009/014

Department of Agriculture, Water and the Environment (DAWE) (2022). Referral guideline for 3 WA threatened Black Cockatoo species Carnaby's Cockatoo (*Zanda latirostris*), Baudin's Cockatoo (*Zanda baudinii*) and the Forest Red-tailed Black-cockatoo (*Calyptorhynchus banksii naso*). Commonwealth of Australia, ACT.

Department of Biodiversity, Conservation and Attractions (DBCA) (2017). South Coast Significant Wetlands (DBCA-018). Available at: [South Coast Significant Wetlands \(DBCA-018\) Datasets - data.wa.gov.au](https://data.wa.gov.au/datasets/south-coast-significant-wetlands-dbc018)

Department of Biodiversity, Conservation and Attractions (DBCA) (2018). Carnaby's Cockatoo Areas requiring investigation as feeding habitat in the Jarrah Forest IBRA Region (DBCA-056). Available at: [Carnaby's Cockatoo Areas requiring investigation as feeding habitat in the Jarrah Forest IBRA Region \(DBCA-056\) - Datasets - data.wa.gov.au](https://data.wa.gov.au/datasets/carnaby-s-cockatoo-areas-requiring-investigation-as-feeding-habitat-in-the-jarrah-forest-ibra-region-dbc056)

Department of Biodiversity, Conservation and Attractions (DBCA) (2025a). *Phytophthora* Dieback Occurrence - Infested Only (DBCA-082). Available at: [Phytophthora Dieback Occurrence - Infested Only \(DBCA-082\) - Datasets - data.wa.gov.au](https://data.wa.gov.au/datasets/phytophthora-dieback-occurrence-infested-only-dbc082)

Department of Biodiversity, Conservation and Attractions (DBCA) (2025b). DBCA - Legislated Lands and Waters (DBCA-011). Available at [DBCA - Legislated Lands and Waters \(DBCA-011\) - Datasets - data.wa.gov.au](https://data.wa.gov.au/datasets/dbca-legislated-lands-and-waters-dbc011)

Department of the Environment (DoE) (2013). Matters of National Environmental Significance Significant Impact Guidelines 1.1 Environment Protection and Biodiversity Conservation Act 1999. Australian Government, Canberra.

Department of Climate Change, Energy, the Environment and Water (DCCEEW) (2022). Draft Conservation Advice for the *Empodisma* peatlands of southwestern Australia. Accessed from: [Draft Conservation Advice for the Empodisma peatlands](#)

Department of Climate Change, Energy, the Environment and Water (DCCEEW) (2026a). Environment Protection and Biodiversity Conservation Act 1999 Protected Matters Search Tool results. Accessed from: [Protected Matters Search Tool: Interactive Map \(awe.gov.au\)](#)

Department of Climate Change, Energy, the Environment and Water (DCCEEW) (2026b). Collaborative Australian Protected Database (CAPAD): protected area database. Accessed from [Collaborative Australian Protected Areas Database \(CAPAD\): protected area data - DCCEEW](#)

Department of Environment and Regulation (DER) (2015a). *Identification and investigation of Acid Sulfate Soils and Acidic Landscapes*. Department of Environment Regulation, Perth, Western Australia.

Department of Environment and Regulation (DER) (2015b). *Treatment and management of soil and water in acid sulfate soil landscapes*. Department of Environment Regulation, Perth, Western Australia.

Department of Fire and Emergency Services (DFES) (2025). Bush Fire Prone Areas 2025 (OBRM-024). Available at [Bush Fire Prone Areas 2025 \(OBRM-024\) - Datasets - data.wa.gov.au](#)

Department of Mines, Industry Regulation and Safety (DMIRS) (2018a). Geological series map - Albany (2427 I) Available at: [1:50,000 geological series map albany 2427 I - Dataset - data.wa.gov.au](#)

Department of Mines, Industry Regulation and Safety (DMIRS) (2018b). Regolith of WA - 500 metre grid (DMIRS-017) Available at: [Regolith of WA - 500 metre grid \(DMIRS-017\) - Datasets - data.wa.gov.au](#)

Department of Mines, Industry Regulation and Safety (DMIRS) (2018c). 1:2 500 000 State interpreted bedrock geology (DMIRS-014) Available at: [1:2 500 000 State interpreted bedrock geology - Datasets - data.wa.gov.au](#)

Department of Planning, Lands and Heritage (DPLH) (2023). *Aboriginal Heritage Act 1972 Guidelines*. Available at: [Aboriginal Heritage Act 1972 Guidelines](#).

Department of Planning, Lands and Heritage (DPLH) (2026a). Aboriginal Cultural Heritage - Historic (DPLH-098). Available at: [Aboriginal Cultural Heritage - Historic \(DPLH-098\) - Datasets - data.wa.gov.au](#)

Department of Planning, Lands and Heritage (DPLH) (2026b). Aboriginal Cultural Heritage - Register (DPLH-099). Available at: [Aboriginal Cultural Heritage - Register \(DPLH-099\) - Datasets - data.wa.gov.au](#)

Department of Planning, Lands and Heritage (DPLH) (2026c). Aboriginal Cultural Heritage - Lodged (DPLH-100). Available at: [Aboriginal Cultural Heritage - Lodged \(DPLH-100\) - Datasets - data.wa.gov.au](#)

Department of Planning, Lands and Heritage (DPLH) (2026d). Heritage Council WA - State Register (DPLH-006). Available at [Heritage Council WA - State Register \(DPLH-006\) - Datasets - data.wa.gov.au](#)

Department of Planning, Lands and Heritage (DPLH) (2026e). Heritage Council WA - Local Heritage Survey (DPLH-008). Available at [Heritage Council WA - Local Heritage Survey \(DPLH-008\) - Datasets - data.wa.gov.au](#)

Department of Primary Industries and Regional Development (DPIRD) (2019). Pre-European Vegetation (DPIRD-006). Available at [Pre-European Vegetation \(DPIRD-006\) - Datasets - data.wa.gov.au](#)

Department of Primary Industries and Regional Development (DPIRD) (2022). Hydrological Zones of Western Australia (DPIRD-069). Available at: [Hydrological zones of western australia \(DPIRD-069\) - Datasets - data.wa.gov.au](#)

Department of Primary Industries and Regional Development (DPIRD) (2025a). Soil landscape mapping - Zones (DPIRD-017). Available at [Soil landscape mapping - Zones \(DPIRD-017\) - Dataset - data.wa.gov.au](#)

Department of Primary Industries and Regional Development (DPIRD) (2025b) Soil landscape mapping - Systems (DPIRD-064). Available at [Soil landscape mapping - Systems \(DPIRD-064\) - Dataset - data.wa.gov.au](#)

Department of Primary Industries and Regional Development (DPIRD) (2025c). Soil landscape mapping – Best Available (DPIRD-027). Available at [Soil landscape mapping - Best Available \(DPIRD-027\) - Dataset - data.wa.gov.au](#)

Department of Primary Industries and Regional Development (DPIRD) (2025d). Soil landscape land quality - Subsurface Acidification Risk (DPIRD-011). Available at: [Soil landscape land quality - Subsurface Acidification Risk \(DPIRD-011\) - Datasets - data.wa.gov.au](#)

Department of Primary Industries and Regional Development (DPIRD) (2025e). Soil landscape land quality - Waterlogging Risk (DPIRD-015). Available at: [Soil landscape land quality - Waterlogging Risk \(DPIRD-015\) - Datasets - data.wa.gov.au](#)

Department of Primary Industries and Regional Development (DPIRD) (2026). Soil landscape land quality - Flood Risk (DPIRD-007). Available at: [Soil Landscape Land Quality Flood Risk - Datasets - data.wa.gov.au](#)

Department of Water (2012). Water Quality Protection Note 13: Dewatering of Soils at Construction Sites. Available at [WQPN 13 - Dewatering of Soils at Construction Sites](#).

Department of Water and Environmental Regulation (DWER) (2017a). Acid Sulfate Soil Risk Map, Albany-Torbay (DWER-054). Available at [Acid Sulfate Soil Risk Map, Albany - Torbay \(DWER-054\) - Datasets - data.wa.gov.au](#)

Department of Water and Environmental Regulation (DWER) (2017b). Decision Process for Stormwater Management in Western Australia.

Department of Water and Environmental Regulation (DWER) (2021). Clearing Regulations - Environmentally Sensitive Areas (DWER-046) Available at [Clearing Regulations - Environmentally Sensitive Areas \(DWER-046\) - Datasets - data.wa.gov.au](#)

Department of Water and Environmental Regulation (DWER) (2022). Stormwater Management Manual for Western Australia. Originally prepared 2004-2007, then updated 2022.

Department of Water and Environmental Regulation (DWER) (2024). FPM Floodplain Area (DWER-020). Available at [FPM Floodplain Area \(DWER-020\) - Datasets - data.wa.gov.au](#)

Department of Water and Environmental Regulation (DWER) (2025). Public Drinking Water Source Areas (DWER-033). Available at [Public Drinking Water Source Areas \(DWER-033\) - Datasets - data.wa.gov.au](#)

Department of Water and Environmental Regulation (DWER) (2026a). Contaminated Sites Database (DWER-059). Available at: [Contaminated reported sites \(dwer-059\) - Datasets - data.wa.gov.au](#)

Department of Water and Environmental Regulation (2026b). WRIMS - Surface Water Areas (DWER-082). Available at [WRIMS - Surface Water Areas \(DWER-082\) - Datasets - data.wa.gov.au](#)

Department of Water and Environmental Regulation (2026c). WRIMS - Surface Water Subareas (DWER-080). Available at [WRIMS - Surface Water Subareas \(DWER-080\) - Datasets - data.wa.gov.au](#)

Department of Water and Environmental Regulation (2026d). WRIMS - Groundwater Areas (DWER-085). Available at [WRIMS - Groundwater Areas \(DWER-085\) - Datasets - data.wa.gov.au](#)

Department of Water and Environmental Regulation (2026e). WRIMS - Groundwater Subareas (DWER-083). Available at [WRIMS - Groundwater Subareas \(DWER-083\) - Datasets - data.wa.gov.au](#)

Department of Water and Environmental Regulation (DWER) (2026f). Water Register. Available at [Water Register.](#)

Department of Water and Environmental Regulation (DWER) (2026g). Water Reporting Information. Available at: [Water Reporting Database](#)

Environmental Defenders Office (EDA) (2024). Writing a Good Submission on a Referral under the EPBC Act. Accessed from [Writing a Good Submission on a Referral under the EPBC Act - Environmental Defenders Office \(edo.org.au\)](#)

Government of Western Australia (GoWA) (2026). InHerit. Available at [inHerit - State Heritage Office \(dplh.wa.gov.au\)](#)

Hearn, R., Williams, K., Comet, S., Beecham, B. (2002). Jarrah Forest 2 (JF2 – Southern Jarrah Forest subregion). Available at [Microsoft Word - Jarrah Forest 2 p382-405.doc](#)

PGV Environmental (2024). Lot 39 Elizabeth Street, Bayonet Head – Environmental Advice. Letter prepared for DevelopmentWA.

Rowe Group Design (2024). Due Diligence Planning Report. Lot 39 Elizabeth Street, Bayonet Head. R9896

Sandiford, E.M. and Barrett, S. (2010). Albany Regional Vegetation Survey: Extent, Type and Status. Available at: [Albany Regional Vegetation Survey](#)

Stantec (2024). Lot 39 Elizabeth Street, Albany. Engineering Servicing Report. Civil, Electrical and Communication Services. Report prepared for DevelopmentWA. 304770492

Wagyl Kaip Southern Noongar Aboriginal Corporation (WKSAN AC) (2024). Report of an Ethnographic and Archaeological Site Identification Survey at Lot 39 Elizabeth Street, Bayonet Head, Albany, Western Australia. Report prepared for DevelopmentWA. WKSAN-AN-003

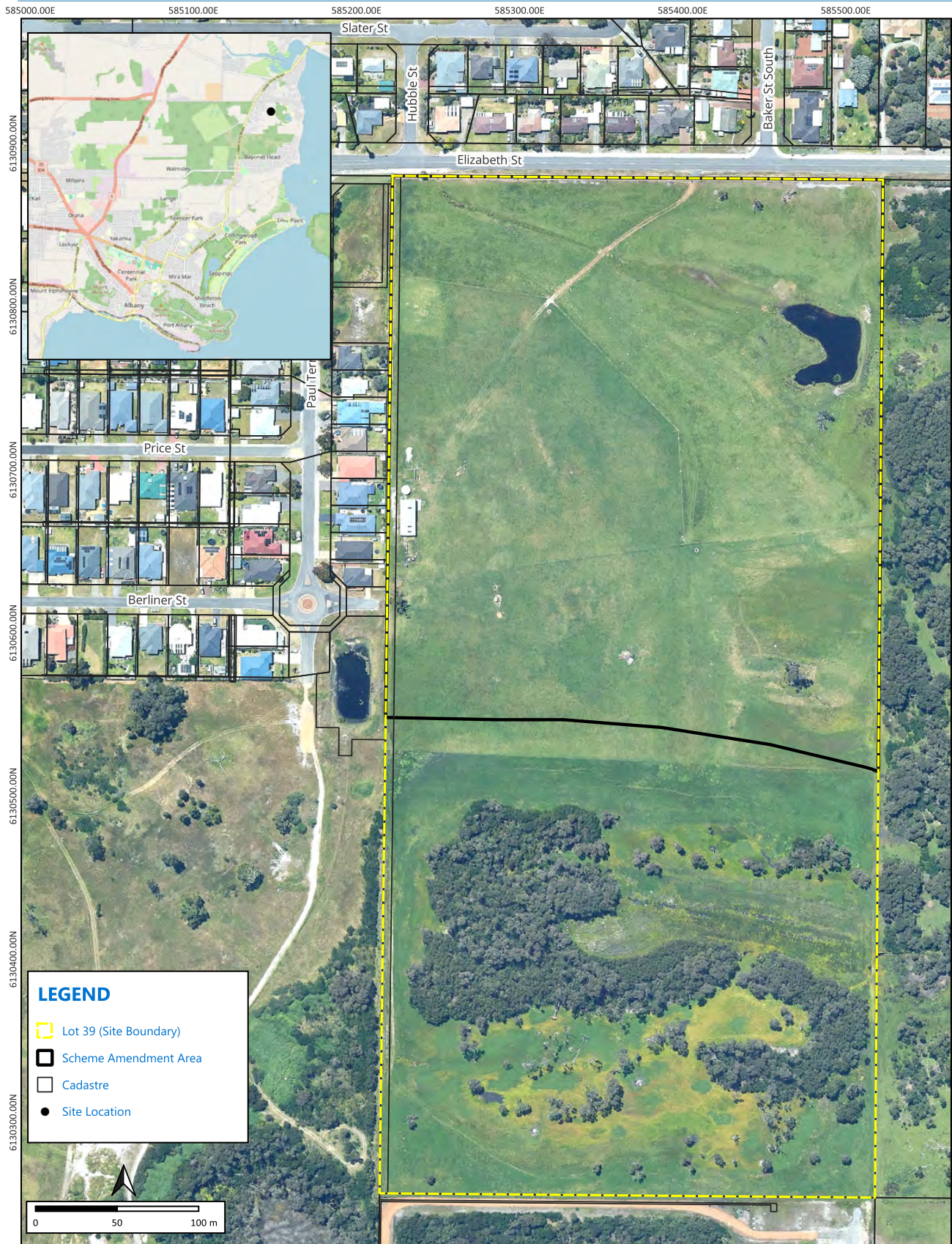
Environmental Assessment Report - Lot 39 Elizabeth Street, Bayonet Head

Western Australian Planning Commission (WAPC) (2024). State Planning Policy 3.7 Bushfire. Western Australian Planning Commission, WA.

Western Australian Planning Commission (WAPC) (2025a). State Planning Policy 2.9 Water. Western Australian Planning Commission, WA.

Western Australian Planning Commission (WAPC) (2025b). Planning for Water Guidelines: For the Implementation of State Planning Policy 2.9 Water. Western Australian Planning Commission, WA.

FIGURES



Project: DVW-PP04074
 Author: PZ
 Date: 15/04/2026
 Ver: 02
 Doc. No.: DVW-PP04074_EAR_001_ch
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Landgate (2026) - Summer 2024, Open Street Maps (2026)
 Data sources: Cadastre (LGATE-002), Roads (LGATE-195)

FIGURE 1
 Location



Project: DVW-PP04074
 Author: PZ
 Date: 15/04/2026
 Ver: 02
 Doc. No.: DVW-PP04074_EAR_001_ch
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Development Concept (TBB, 2026)
 Data sources:

FIGURE 2
 Development
 Concept Plan

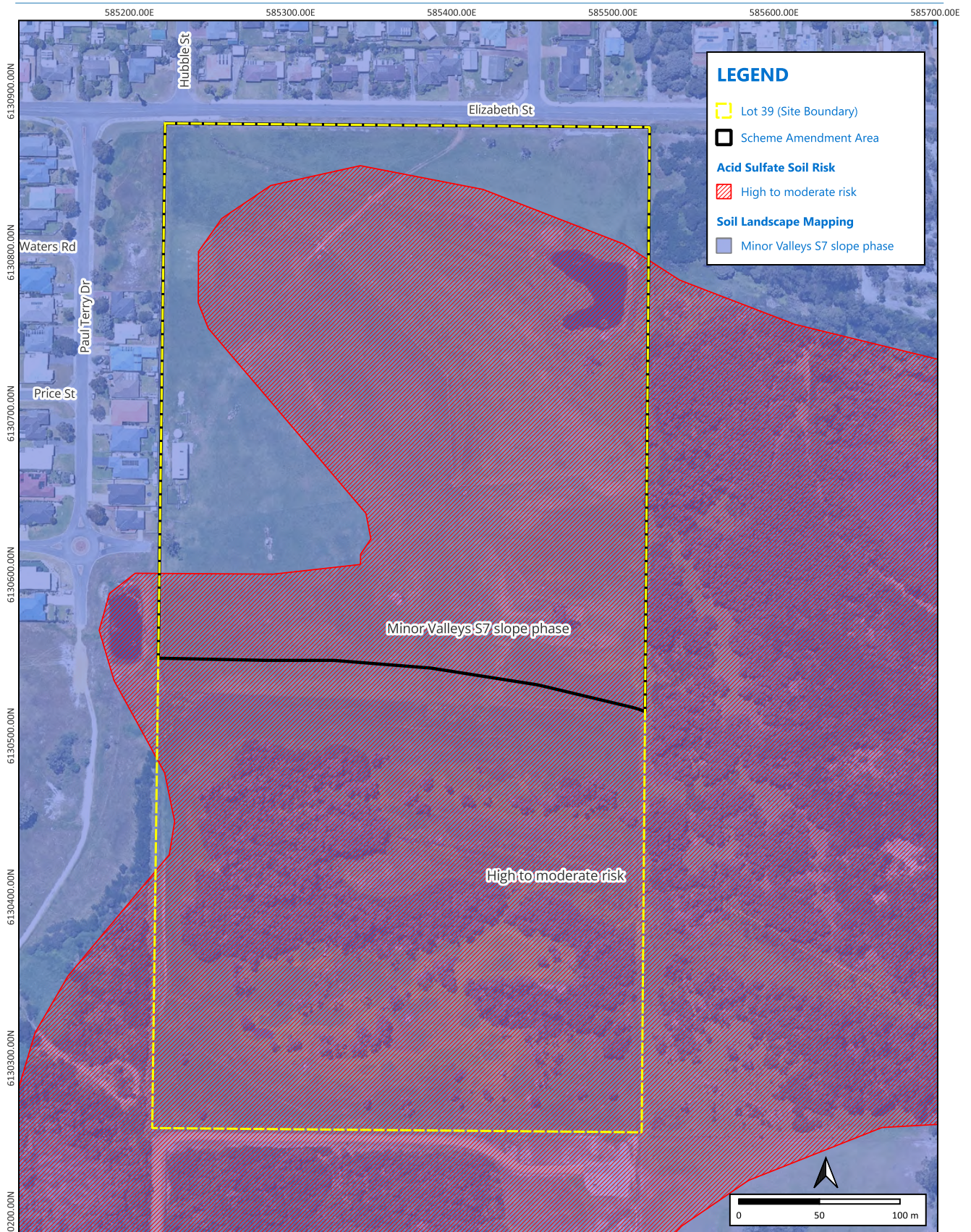
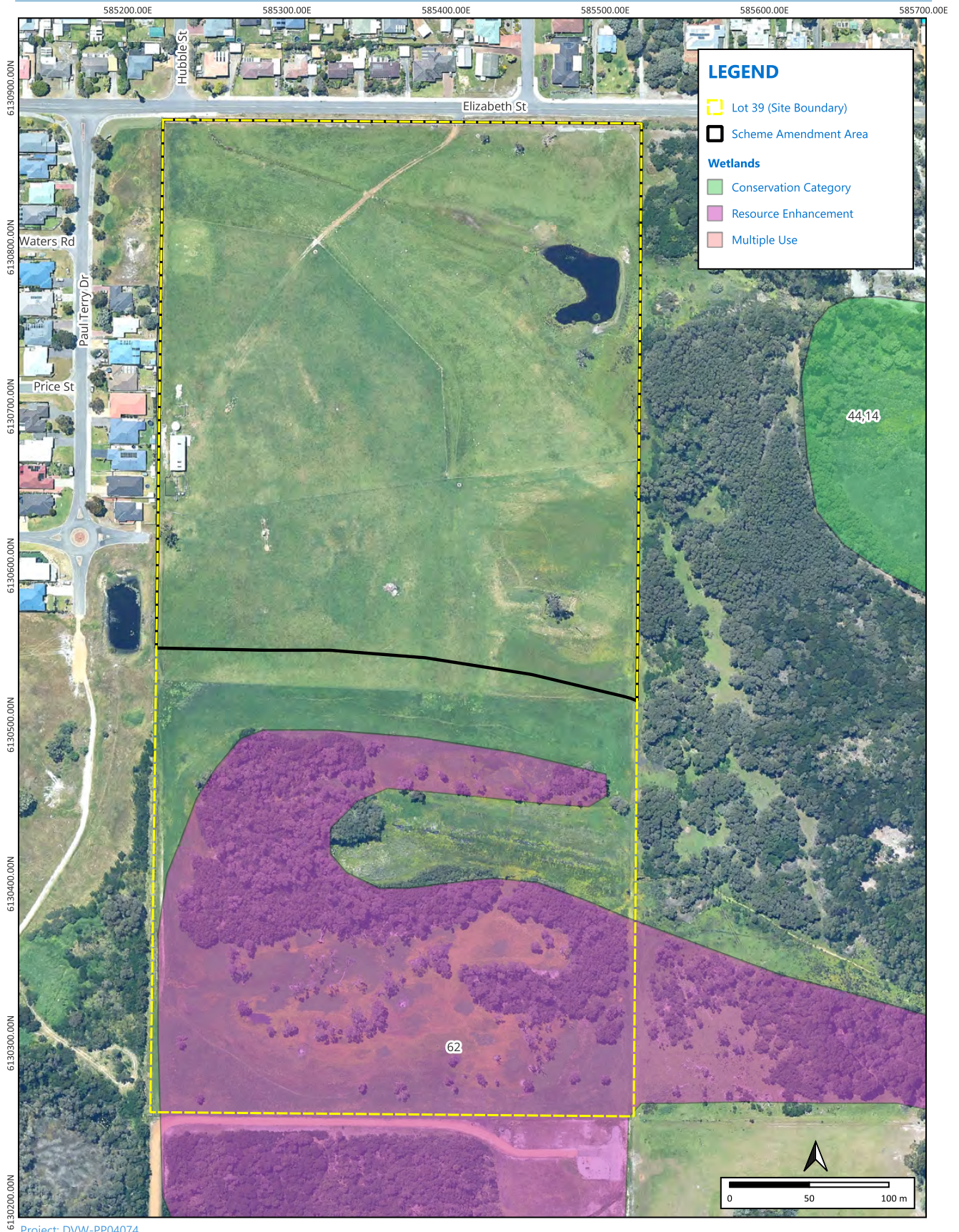


FIGURE 3

Soils



Project: DVW-PP04074
 Author: PZ
 Date: 15/04/2026
 Ver: 02
 Doc. No.: DVW-PP04074_EAR_001_ch
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Landgate (2026) - Summer 2024
 Data sources: Wetlands (Coffey Environments, 2008)

FIGURE 4
 Wetlands

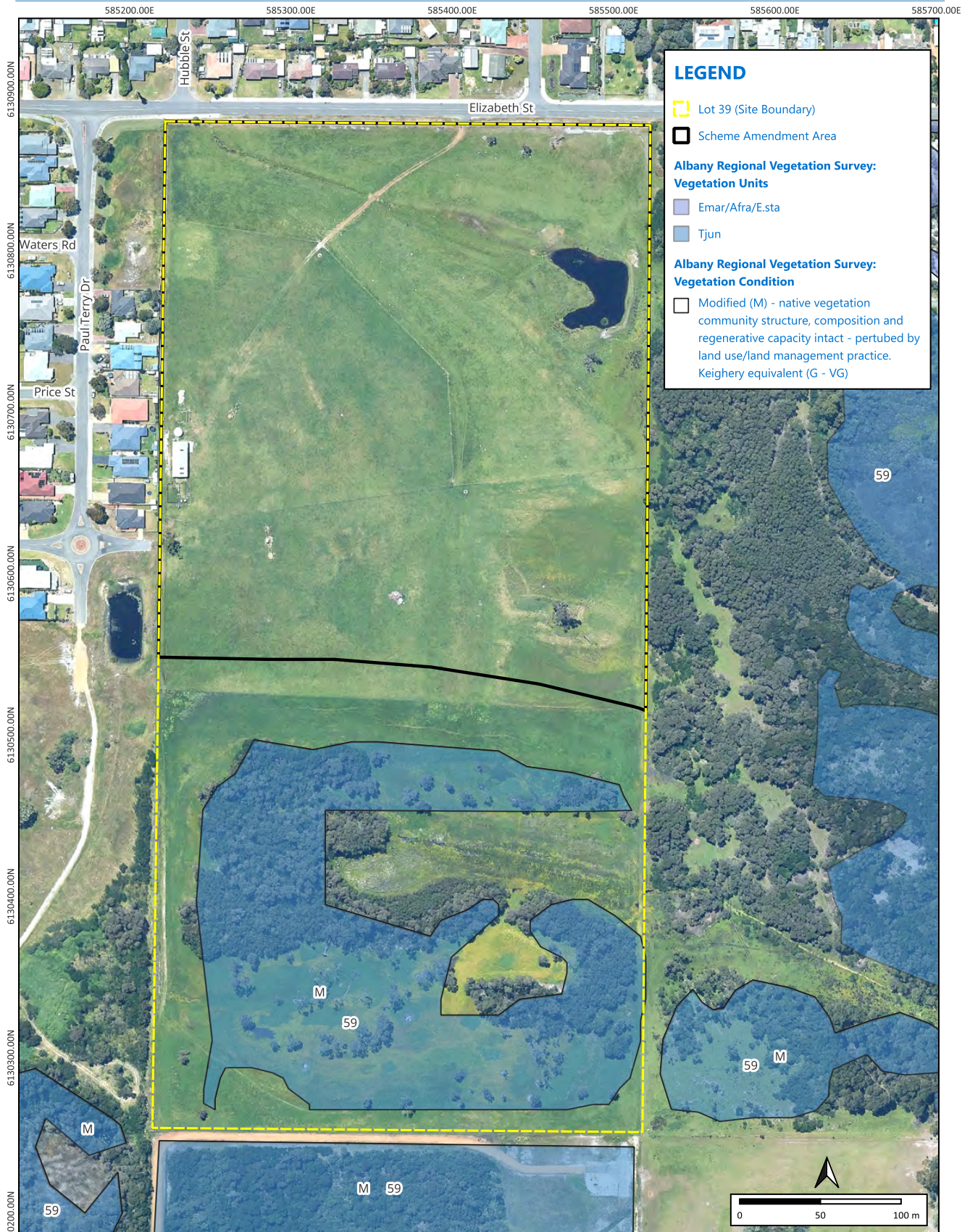
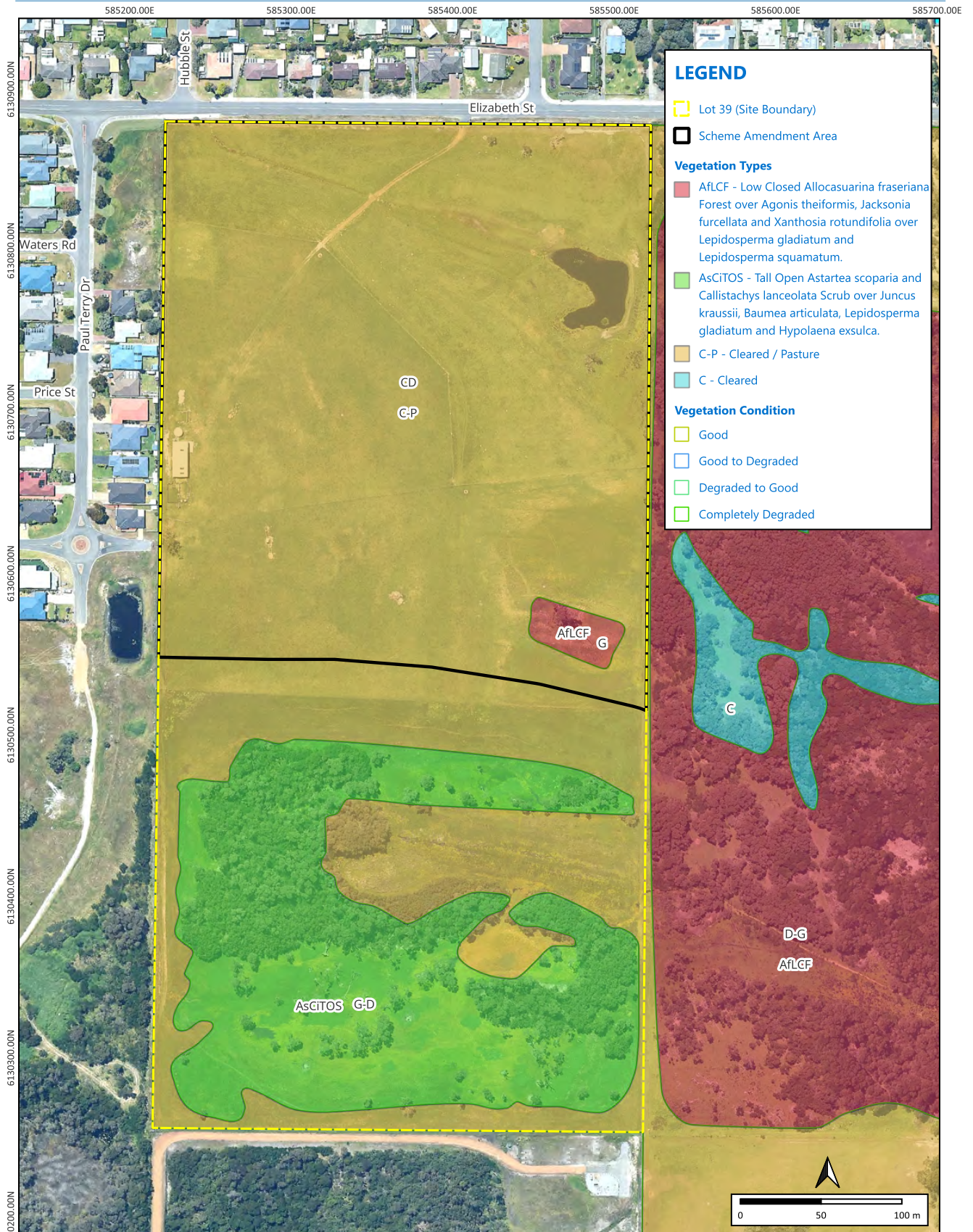


FIGURE 5
Regional Vegetation



Project: DVW-PP04074
 Author: PZ
 Date: 15/04/2026
 Ver: 02
 Doc. No.: DVW-PP04074_EAR_001_ch
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Landgate (2026) - Summer 2024
 Data sources: Vegetation: Flora & Vegetation Assessment (Coffey Environments, 2009a)

FIGURE 6
 Vegetation

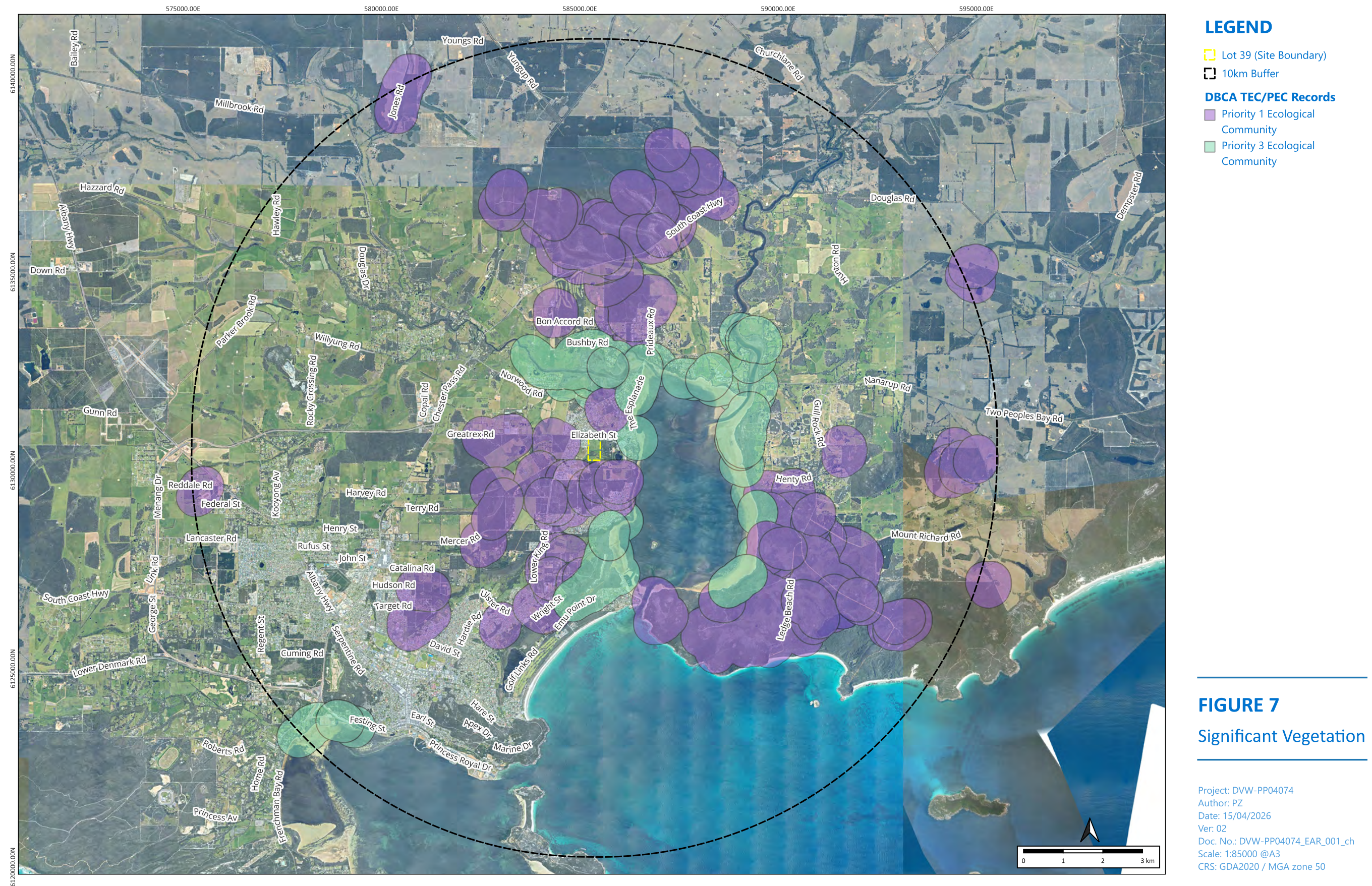
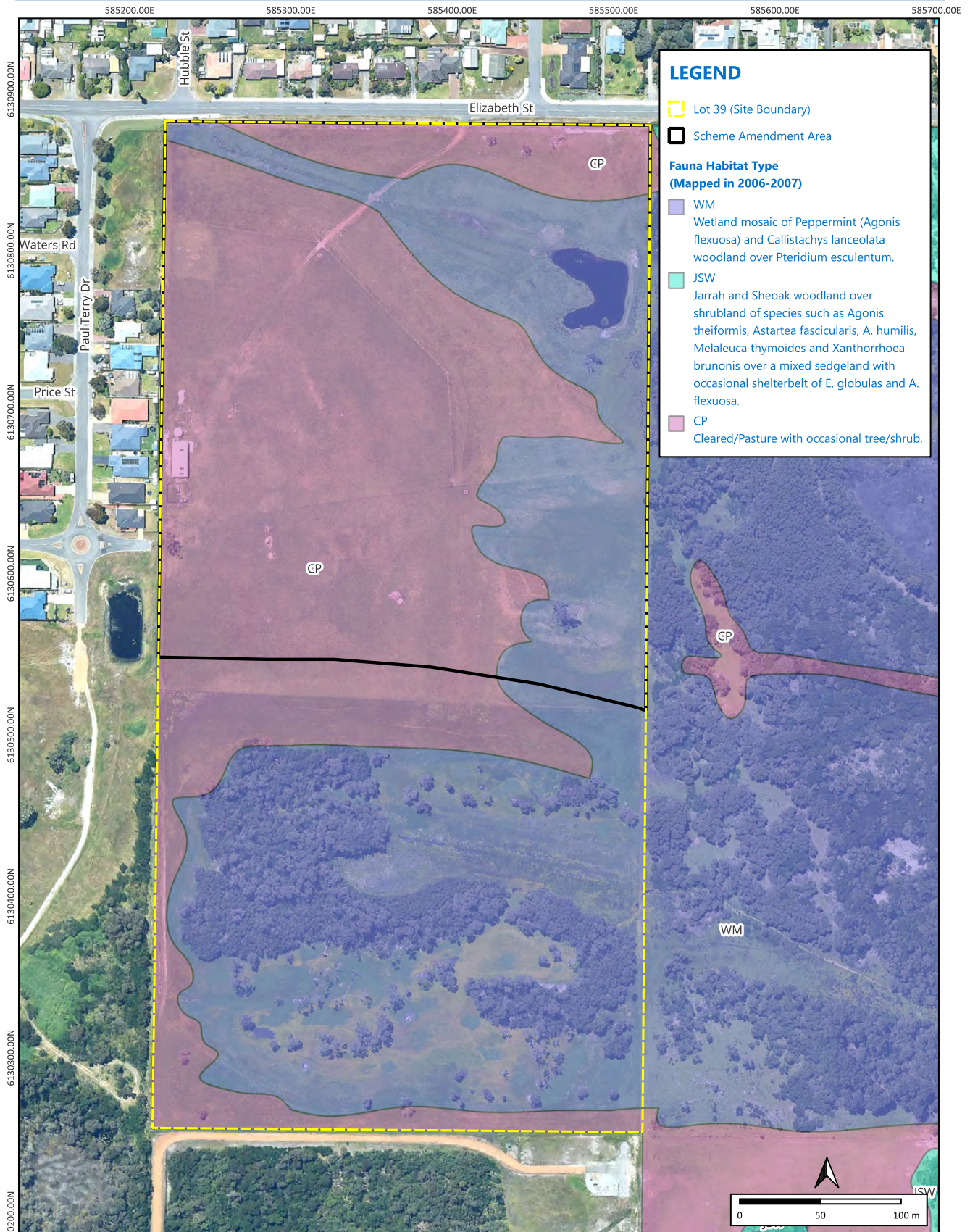


Image source: Landgate (2026) - Summer 2024
 Data sources: TECs/PECs (DBC Restricted Records Search Reference: 43-0126EC; conducted 2026)



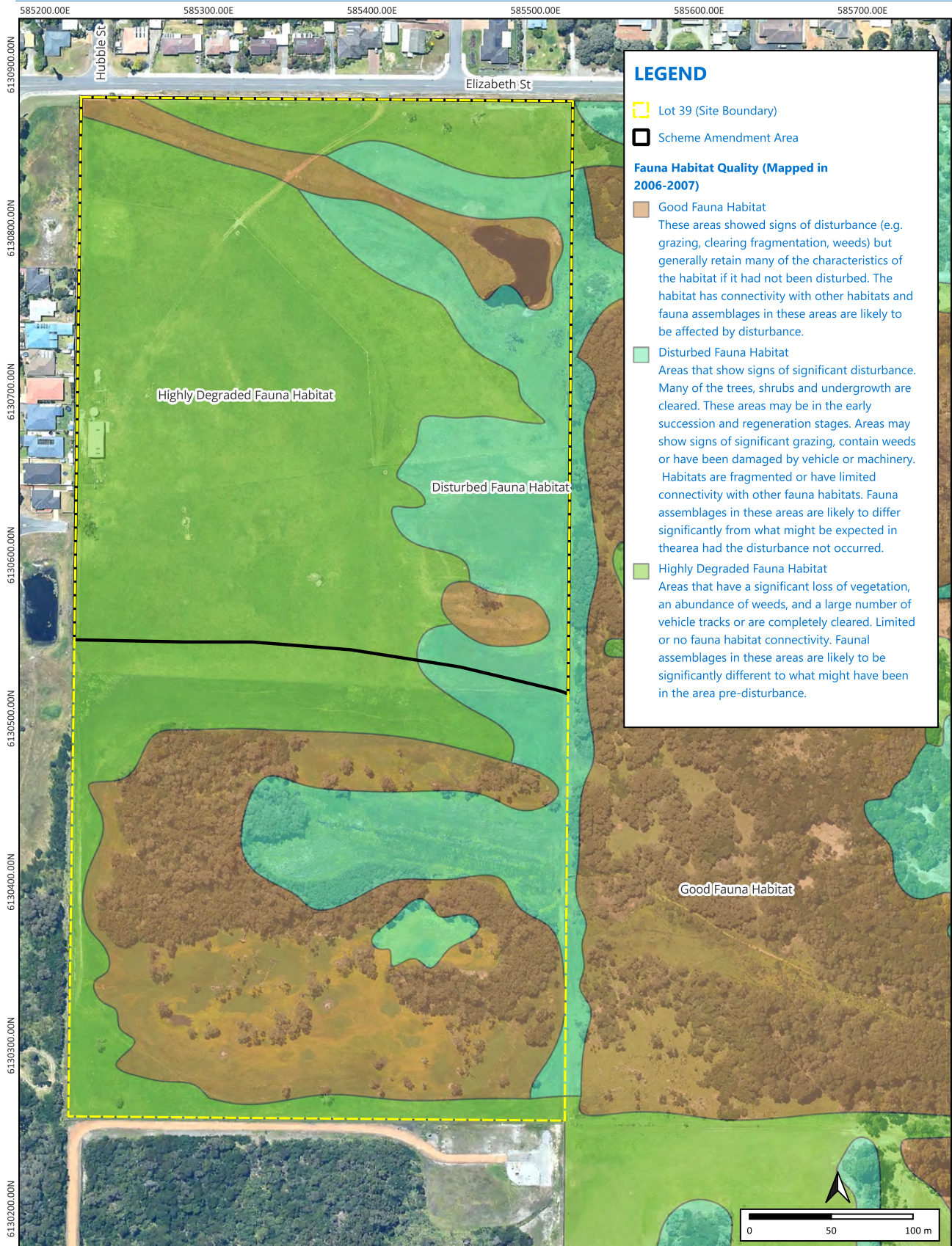
FIGURE 8
Significant Flora

Project: DVW-PP04074
 Author: PZ
 Date: 15/04/2026
 Ver: 02
 Doc. No.: DVW-PP04074_EAR_001_ch
 Scale: 1:85000 @A3
 CRS: GDA2020 / MGA zone 50



Project: DVW-PP04074
 Author: PZ
 Date: 15/04/2026
 Ver: 02
 Doc. No.: DVW-PP04074_EAR_001_ch
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Landgate (2026) - Summer 2024
 Data sources: Fauna Assessment (Coffey Environments, 2009b)

FIGURE 9
 Habitat



Project: DVW-PP04074
 Author: PZ
 Date: 15/04/2026
 Ver: 02
 Doc. No.: DVW-PP04074_EAR_001_ch
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Landgate (2026) - Summer 2024
 Data sources: Fauna Assessment (Coffey Environments, 2009b)

FIGURE 10
 Habitat Quality



Image source: Landgate (2026) - Summer 2024
Data sources: Threatened & Priority Fauna (DBCA Restricted Records Search Reference: 09-0226FA; conducted 2026)

APPENDIX 1

Historical Aerial Photographs



Project: DVW-PP04074
 Author: PZ
 Date: 01/04/2026
 Ver: 01
 Doc. No.: DVW-PP04074_EAR_001_ch_V1
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Landgate (2026)
 Data sources: Cadastre (LGATE-002), Roads (LGATE-195)

APPENDIX 1

1961



Project: DVW-PP04074
 Author: PZ
 Date: 01/04/2026
 Ver: 01
 Doc. No.: DVW-PP04074_EAR_001_ch_V1
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Landgate (2026)
 Data sources: Cadastre (LGATE-002), Roads (LGATE-195)

APPENDIX 1

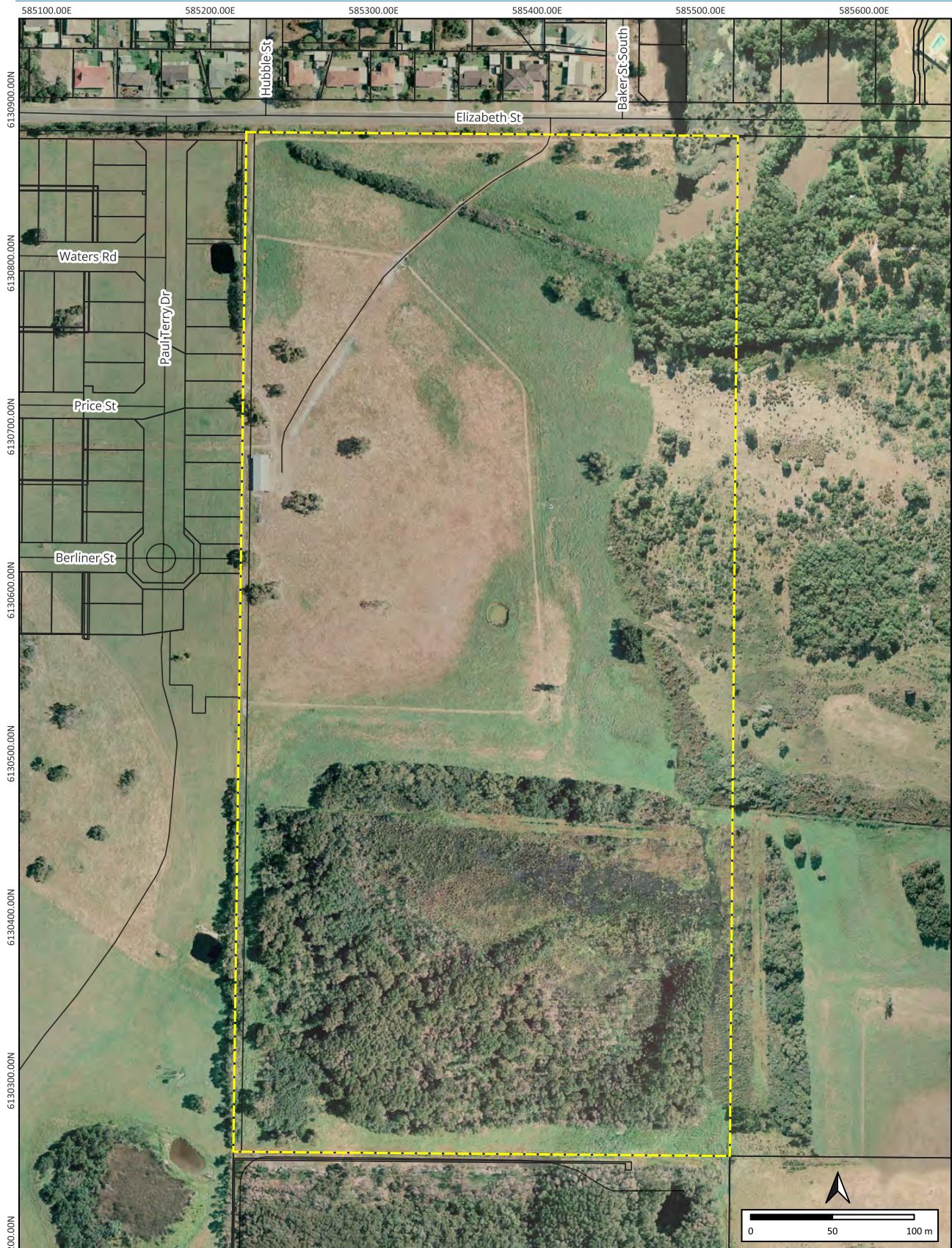
1977



Project: DVW-PP04074
 Author: PZ
 Date: 01/04/2026
 Ver: 01
 Doc. No.: DVW-PP04074_EAR_001_ch_V1
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Landgate (2026)
 Data sources: Cadastre (LGATE-002), Roads (LGATE-195)

APPENDIX 1

1988



Project: DVW-PP04074
 Author: PZ
 Date: 01/04/2026
 Ver: 01
 Doc. No.: DVW-PP04074_EAR_001_ch_V1
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Landgate (2026)
 Data sources: Cadastre (LGATE-002), Roads (LGATE-195)

APPENDIX 1

1996



Project: DVW-PP04074
 Author: PZ
 Date: 01/04/2026
 Ver: 01
 Doc. No.: DVW-PP04074_EAR_001_ch_V1
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Landgate (2026)
 Data sources: Cadastre (LGATE-002), Roads (LGATE-195)

APPENDIX 1

2001



Project: DVW-PP04074
 Author: PZ
 Date: 01/04/2026
 Ver: 01
 Doc. No.: DVW-PP04074_EAR_001_ch_V1
 Scale: 1:3000 @A4
 CRS: GDA2020 / MGA zone 50
 Image source: Landgate (2026)
 Data sources: Cadastre (LGATE-002), Roads (LGATE-195)

APPENDIX 1

2007

APPENDIX 2

Protected Matters Search Tool Results



Australian Government

**Department of Climate Change, Energy,
the Environment and Water**

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 02-Feb-2026

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	71
Listed Migratory Species:	62

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	12
Commonwealth Heritage Places:	None
Listed Marine Species:	89
Whales and Other Cetaceans:	12
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	12
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	23
Key Ecological Features (Marine):	None
Biologically Important Areas:	8
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Empodisma peatlands of southwestern Australia	Endangered	Community likely to occur within area	In feature area
Proteaceae Dominated Kwongkan Shrublands of the Southeast Coastal Floristic Province of Western Australia	Endangered	Community may occur within area	In feature area
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Community likely to occur within area	In buffer area only

Listed Threatened Species

[Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Aphelocephala leucopsis Southern Whiteface [529]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Roosting known to occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Roosting known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris tenuirostris Great Knot [862]	Vulnerable	Roosting known to occur within area	In buffer area only
Calyptorhynchus banksii naso Forest Red-tailed Black-Cockatoo, Karrak [67034]	Vulnerable	Species or species habitat known to occur within area	In feature area
Cereopsis novaehollandiae grisea Cape Barren Goose (south-western), Recherche Cape Barren Goose [25978]	Vulnerable	Species or species habitat may occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area	In buffer area only
Dasyornis longirostris Western Bristlebird [515]	Endangered	Species or species habitat likely to occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea dabbenena Tristan Albatross [66471]	Endangered	Species or species habitat may occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Species or species habitat may occur within area	In buffer area only
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat may occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Limosa lapponica menzbieri Northern Siberian Bar-tailed Godwit, Russkoye Bar-tailed Godwit [86432]	Endangered	Species or species habitat known to occur within area	In feature area
Limosa limosa Black-tailed Godwit [845]	Endangered	Roosting known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phaethon rubricauda westralis Red-tailed Tropicbird (Indian Ocean), Indian Ocean Red-tailed Tropicbird [91824]	Endangered	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pluvialis squatarola Grey Plover [865]	Vulnerable	Roosting known to occur within area	In buffer area only
Psophodes nigrogularis nigrogularis Western Heath Whipbird [64449]	Endangered	Species or species habitat known to occur within area	In buffer area only
Pterodroma mollis Soft-plumaged Petrel [1036]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In feature area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
Xenus cinereus Terek Sandpiper [59300]	Vulnerable	Roosting known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Zanda baudinii listed as Calyptorhynchus baudinii			
Baudin's Cockatoo, Baudin's Black-Cockatoo, Long-billed Black-cockatoo [87736]	Endangered	Breeding known to occur within area	In feature area
Zanda latirostris listed as Calyptorhynchus latirostris			
Carnaby's Black Cockatoo, Short-billed Black-cockatoo [87737]	Endangered	Breeding known to occur within area	In feature area
FISH			
Galaxiella munda			
Western Dwarf Galaxias, Western Mud Minnow [79240]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Nannatherina balstoni			
Balston's Pygmy Perch [66698]	Vulnerable	Species or species habitat known to occur within area	In feature area
INSECT			
Trioza barrettiae			
Banksia brownii plant louse [87805]	Endangered	Species or species habitat known to occur within area	In feature area
MAMMAL			
Balaenoptera musculus			
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Dasyurus geoffroii			
Chuditch, Western Quoll [330]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Eubalaena australis			
Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Neophoca cinerea			
Australian Sea-lion, Australian Sea Lion [22]	Endangered	Species or species habitat may occur within area	In buffer area only
Parantechinus apicalis			
Dibbler [313]	Endangered	Species or species habitat likely to occur within area	In feature area
Pseudocheirus occidentalis			
Western Ringtail Possum, Ngwayir, Womp, Woder, Ngoor, Ngoolangit [25911]	Critically Endangered	Species or species habitat known to occur within area	In feature area
OTHER			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Westralunio carteri Carter's Freshwater Mussel, Ambiguous Mussel [86266]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
PLANT			
Banksia brownii Brown's Banksia, Feather-leaved Banksia [8277]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Banksia goodii Good's Banksia [16727]	Vulnerable	Species or species habitat known to occur within area	In feature area
Banksia verticillata Granite Banksia, Albany Banksia, River Banksia [8333]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Caladenia granitora [65292]	Endangered	Species or species habitat may occur within area	In buffer area only
Caladenia harringtoniae Harrington's Spider-orchid, Pink Spider-orchid [56786]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Chordifex abortivus Manypeaks Rush [64868]	Endangered	Species or species habitat known to occur within area	In feature area
Conostylis misera Grass Conostylis [21320]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Diuris drummondii Tall Donkey Orchid [4365]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Drakaea micrantha Dwarf Hammer-orchid [56755]	Vulnerable	Species or species habitat known to occur within area	In feature area
Isopogon uncinatus Albany Cone Bush, Hook-leaf Isopogon [20871]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Kennedia glabrata Northcliffe Kennedia [16452]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Microtis globula South-Coast Mignonette Orchid [6780]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Sphenotoma drummondii Mountain Paper-heath [21160]	Endangered	Species or species habitat may occur within area	In buffer area only
Verticordia fimbrialepis subsp. australis Southern Shy Featherflower [24630]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
REPTILE			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only
SHARK			
Carcharias taurus (west coast population) Grey Nurse Shark (west coast population) [68752]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Galeorhinus galeus School Shark, Eastern School Shark, Snapper Shark, Tope, Soupfin Shark [68453]	Conservation Dependent	Species or species habitat may occur within area	In buffer area only
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Listed Migratory Species		[Resource Information]	

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardena carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardena grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea dabbenena Tristan Albatross [66471]	Endangered	Species or species habitat may occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Species or species habitat may occur within area	In buffer area only
Hydroprogne caspia Caspian Tern [808]		Breeding known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Phaethon rubricauda Red-tailed Tropicbird [994]		Species or species habitat may occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Migratory Marine Species			
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caperea marginata Pygmy Right Whale [39]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Carcharhinus longimanus Oceanic Whitetip Shark [84108]		Species or species habitat may occur within area	In buffer area only
Carcharias taurus Grey Nurse Shark [64469]		Species or species habitat likely to occur within area	In buffer area only
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only
Eubalaena australis as Balaena glacialis australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat may occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Species or species habitat likely to occur within area	In buffer area only
Mobula alfredi as Manta alfredi Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat known to occur within area	In buffer area only
Mobula birostris as Manta birostris Giant Manta Ray [90034]		Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area	In buffer area only
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Migratory Terrestrial Species			
Motacilla cinerea Grey Wagtail [642]		Species or species habitat may occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Roosting known to occur within area	In buffer area only
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Roosting known to occur within area	In feature area
Calidris alba Sanderling [875]		Roosting known to occur within area	In buffer area only
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area	In feature area
Calidris ruficollis Red-necked Stint [860]		Roosting known to occur within area	In buffer area only
Calidris tenuirostris Great Knot [862]	Vulnerable	Roosting known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Charadrius bicinctus Double-banded Plover [895]		Roosting known to occur within area	In buffer area only
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area	In buffer area only
Gallinago megala Swinhoe's Snipe [864]		Roosting likely to occur within area	In buffer area only
Gallinago stenura Pin-tailed Snipe [841]		Roosting likely to occur within area	In buffer area only
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Limosa limosa Black-tailed Godwit [845]	Endangered	Roosting known to occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius minutus Little Curlew, Little Whimbrel [848]		Roosting likely to occur within area	In buffer area only
Numenius phaeopus Whimbrel [849]		Roosting known to occur within area	In buffer area only
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Pluvialis fulva Pacific Golden Plover [25545]		Roosting known to occur within area	In buffer area only
Pluvialis squatarola Grey Plover [865]	Vulnerable	Roosting known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalasseus bergii Greater Crested Tern [83000]		Breeding known to occur within area	In buffer area only
Tringa brevipes Grey-tailed Tattler [851]		Roosting known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833]		Roosting known to occur within area	In buffer area only
Xenus cinereus Terek Sandpiper [59300]	Vulnerable	Roosting known to occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Commonwealth Lands [\[Resource Information \]](#)

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Australian Broadcasting Corporation Lot 31 P027286 [AGPR208]	WA	In buffer area only
Australian Postal Corporation Lot 30 D067227 [AGPR7256]	WA	In buffer area only
Commonwealth of Australia Lot B 42 P144904 [AGPR6654]	WA	In buffer area only
Lot B 44 P144904 [AGPR6655]	WA	In buffer area only
Department of Defence AAFC 705 Squadron - Albany [DD_0950]	WA	In buffer area only
Albany AIRTC Depot [AGPR4283]	WA	In buffer area only
Albany AIRTC Depot [AGPR4282]	WA	In buffer area only
Albany Training Depot [DD_0670]	WA	In buffer area only
ANC TS VANCOUVER - Albany [DD_0078]	WA	In buffer area only
Lot 50 D095534 [AGPR4470]	WA	In buffer area only

Commonwealth Land Name	State	Buffer Status
Department of Home Affairs		
Lot 359 P019014 [AGPR6135]	WA	In buffer area only
Lot 669 P055175 [AGPR4737]	WA	In buffer area only

Listed Marine Species	[Resource Information]		
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardena carneipes as Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardena grisea as Puffinus griseus Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Roosting known to occur within area	In buffer area only
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Roosting known to occur within area	In feature area
Calidris alba Sanderling [875]		Roosting known to occur within area	In buffer area only
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ruficollis Red-necked Stint [860]		Roosting known to occur within area overfly marine area	In buffer area only
Calidris tenuirostris Great Knot [862]	Vulnerable	Roosting known to occur within area overfly marine area	In buffer area only
Cereopsis novaehollandiae grisea Cape Barren Goose (south-western), Recherche Cape Barren Goose [25978]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
Chalcites osculans as Chrysococcyx osculans Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area	In feature area
Charadrius bicinctus Double-banded Plover [895]		Roosting known to occur within area overfly marine area	In buffer area only
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Roosting known to occur within area	In buffer area only
Charadrius ruficapillus Red-capped Plover [881]		Roosting known to occur within area overfly marine area	In buffer area only
Chroicocephalus novaehollandiae as Larus novaehollandiae Silver Gull [82326]		Breeding known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea dabbenena Tristan Albatross [66471]	Endangered	Species or species habitat may occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Species or species habitat may occur within area	In buffer area only
Eudyptula minor Little Penguin [1085]		Breeding known to occur within area	In buffer area only
Gallinago megala Swinhoe's Snipe [864]		Roosting likely to occur within area overfly marine area	In buffer area only
Gallinago stenura Pin-tailed Snipe [841]		Roosting likely to occur within area overfly marine area	In buffer area only
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Himantopus himantopus Pied Stilt, Black-winged Stilt [870]		Roosting known to occur within area overfly marine area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hydroprogne caspia as Sterna caspia Caspian Tern [808]		Breeding known to occur within area	In buffer area only
Larus pacificus Pacific Gull [811]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Limosa limosa Black-tailed Godwit [845]	Endangered	Roosting known to occur within area overfly marine area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Species or species habitat may occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Motacilla cinerea Grey Wagtail [642]		Species or species habitat may occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius minutus Little Curlew, Little Whimbrel [848]		Roosting likely to occur within area overfly marine area	In buffer area only
Numenius phaeopus Whimbrel [849]		Roosting known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pachyptila turtur Fairy Prion [1066]		Species or species habitat likely to occur within area	In feature area
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Pelagodroma marina White-faced Storm-Petrel [1016]		Breeding known to occur within area	In buffer area only
Phaethon rubricauda Red-tailed Tropicbird [994]		Species or species habitat may occur within area	In buffer area only
Pluvialis fulva Pacific Golden Plover [25545]		Roosting known to occur within area	In buffer area only
Pluvialis squatarola Grey Plover [865]	Vulnerable	Roosting known to occur within area overfly marine area	In buffer area only
Pterodroma macroptera Great-winged Petrel [1035]		Breeding known to occur within area	In buffer area only
Pterodroma mollis Soft-plumaged Petrel [1036]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Recurvirostra novaehollandiae Red-necked Avocet [871]		Roosting known to occur within area overfly marine area	In buffer area only
Stercorarius antarcticus as Catharacta skua Brown Skua [85039]		Species or species habitat may occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalasseus bergii as Sterna bergii Greater Crested Tern [83000]		Breeding known to occur within area	In buffer area only
Thinornis cucullatus as Thinornis rubricollis Hooded Plover, Hooded Dotterel [87735]		Species or species habitat known to occur within area overfly marine area	In feature area
Tringa brevipes as Heteroscelus brevipes Grey-tailed Tattler [851]		Roosting known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Tringa stagnatilis Marsh Sandpiper, Little Greenshank [833]		Roosting known to occur within area overfly marine area	In buffer area only
Xenus cinereus Terek Sandpiper [59300]	Vulnerable	Roosting known to occur within area overfly marine area	In buffer area only
Fish			
Acentronura australe Southern Pygmy Pipehorse [66185]		Species or species habitat may occur within area	In buffer area only
Campichthys galei Gale's Pipefish [66191]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Heraldia nocturna Upside-down Pipefish, Eastern Upside-down Pipefish, Eastern Upside-down Pipefish [66227]		Species or species habitat may occur within area	In buffer area only
Hippocampus breviceps Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area	In buffer area only
Histiogamphelus cristatus Rhino Pipefish, Macleay's Crested Pipefish, Ring-back Pipefish [66243]		Species or species habitat may occur within area	In buffer area only
Leptoichthys fistularius Brushtail Pipefish [66248]		Species or species habitat may occur within area	In buffer area only
Lissocampus caudalis Australian Smooth Pipefish, Smooth Pipefish [66249]		Species or species habitat may occur within area	In buffer area only
Lissocampus runa Javelin Pipefish [66251]		Species or species habitat may occur within area	In buffer area only
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
Nannocampus subosseus Bonyhead Pipefish, Bony-headed Pipefish [66264]		Species or species habitat may occur within area	In buffer area only
Notiocampus ruber Red Pipefish [66265]		Species or species habitat may occur within area	In buffer area only
Phycodurus eques Leafy Seadragon [66267]		Species or species habitat may occur within area	In buffer area only
Phyllopteryx taeniolatus Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pugnaso curtirostris Pugnose Pipefish, Pug-nosed Pipefish [66269]		Species or species habitat may occur within area	In buffer area only
Solegnathus lettiensis Gunther's Pipehorse, Indonesian Pipefish [66273]		Species or species habitat may occur within area	In buffer area only
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
Vanacampus margaritifer Mother-of-pearl Pipefish [66283]		Species or species habitat may occur within area	In buffer area only
Vanacampus phillipi Port Phillip Pipefish [66284]		Species or species habitat may occur within area	In buffer area only
Vanacampus poecilolaemus Longsnout Pipefish, Australian Long-snout Pipefish, Long-snouted Pipefish [66285]		Species or species habitat may occur within area	In buffer area only
Mammal			
Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat likely to occur within area	In buffer area only
Neophoca cinerea Australian Sea-lion, Australian Sea Lion [22]	Endangered	Species or species habitat may occur within area	In buffer area only
Reptile			
Caretta caretta Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Chelonia mydas Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Dermochelys coriacea Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only

Whales and Other Cetaceans [Resource Information]

Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area	In buffer area only
Balaenoptera edeni Bryde's Whale [35]		Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caperea marginata Pygmy Right Whale [39]		Species or species habitat may occur within area	In buffer area only
Delphinus delphis Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In buffer area only
Eubalaena australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Species or species habitat likely to occur within area	In buffer area only

Current Scientific Name	Status	Type of Presence	Buffer Status
Orcinus orca Killer Whale, Orca [46]		Species or species habitat may occur within area	In buffer area only
Tursiops aduncus Indian Ocean Bottlenose Dolphin, Spotted Bottlenose Dolphin [68418]		Species or species habitat likely to occur within area	In buffer area only
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area	In buffer area only

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Bakers Junction	Nature Reserve	WA	In buffer area only
Bon Accord Road	Nature Reserve	WA	In buffer area only
Green Island	Nature Reserve	WA	In buffer area only
Gull Rock	National Park	WA	In buffer area only
Mill Brook	Nature Reserve	WA	In buffer area only
Mistaken Island	Nature Reserve	WA	In buffer area only
Mount Mason	Nature Reserve	WA	In buffer area only
Unnamed WA23923	Nature Reserve	WA	In buffer area only
Unnamed WA30791	Nature Reserve	WA	In buffer area only
Unnamed WA33308	5(1)(h) Reserve	WA	In buffer area only
Voyagers Park	5(1)(h) Reserve	WA	In buffer area only
West Mount Mason	Nature Reserve	WA	In buffer area only

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Albany Heritage Park Link Trail, WA	2019/8480		Post-Approval	In buffer area only
Bayonet Head Residential Development, Albany, WA	2015/7624		Completed	In feature area

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Eradication of the European House Borer, Perth metropolitan area, WA	2009/5027		Completed	In buffer area only
Sydney Street Subdivision	2023/09530		Completed	In buffer area only
Controlled action				
Albany Heritage Park Trail Network Concept Plan	2017/7943	Controlled Action	Completed	In buffer area only
Albany Port Authority dredging project	2006/2540	Controlled Action	Post-Approval	In buffer area only
Albany Ring Road Stages 2 and 3B, WA	2020/8769	Controlled Action	Post-Approval	In buffer area only
Emu Point Residential Area Project	2010/5479	Controlled Action	Completed	In buffer area only
Southdown Magnetite Mine	2006/2544	Controlled Action	Completed	In buffer area only
Not controlled action				
Albany Port Maintenance Dredging, Albany, WA	2014/7246	Not Controlled Action	Completed	In buffer area only
Anzac Centre Development, Albany, WA	2012/6571	Not Controlled Action	Completed	In buffer area only
Anzac Interpretive Centre Development, Albany, WA	2013/6903	Not Controlled Action	Completed	In buffer area only
Firebreak Creation, Kalgan, WA	2020/8681	Not Controlled Action	Completed	In buffer area only
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In feature area
Mount Barker to Albany Water Supply Pipeline	2013/6720	Not Controlled Action	Completed	In buffer area only
Prescribed burn of Cells 5, 6 & 8 of Crown Land Reserve 35381, Napier, WA	2013/6798	Not Controlled Action	Completed	In buffer area only
Protected Harbour Development	2006/3091	Not Controlled Action	Completed	In buffer area only
Seismic Survey, Bremer Basin, Mentelle Basin and Zeewyck Sub-basin	2004/1700	Not Controlled Action	Completed	In feature area

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
South Coast Highway Widening 8.2-14.16 SLK	2017/8009	Not Controlled Action	Completed	In buffer area only
Sth Coast Hwy Road Widening, Albany, WA	2018/8279	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Referral decision				
Albany Port Maintenance Dredging	2010/5527	Referral Decision	Completed	In buffer area only

Biologically Important Areas [[Resource Information](#)]

Scientific Name	Behaviour	Presence	Buffer Status
Seabirds			
Eudyptula minor Little Penguin [1085]	Foraging (provisioning young)	Known to occur	In buffer area only
Hydroprogne caspia Caspian Tern [808]	Foraging (provisioning young)	Known to occur	In buffer area only
Larus pacificus Pacific Gull [811]	Foraging (in high numbers)	Known to occur	In buffer area only
Sternula nereis Fairy Tern [82949]	Foraging (in high numbers)	Known to occur	In buffer area only
Sharks			
Carcharodon carcharias White Shark [64470]	Foraging	Known to occur	In buffer area only
Whales			
Eubalaena australis Southern Right Whale [40]	Migration		In buffer area only
Eubalaena australis Southern Right Whale [40]	Reproduction		In buffer area only
Megaptera novaeangliae Humpback Whale [38]	Migration (north)	Known to occur	In buffer area only

Scientific Name	Behaviour	Presence	Buffer Status
-----------------	-----------	----------	---------------

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

[© Commonwealth of Australia](#)

Department of Climate Change, Energy, the Environment and Water

GPO Box 3090

Canberra ACT 2601 Australia

+61 2 6274 1111



Local Water Management Report

Lot 39 Elizabeth Street, Bayonet Head, Albany

Project No: EP26-007(01)

Document Control

Doc name: Local Water Management Report Lot 39 Elizabeth Street, Bayonet Head, Albany					
Doc no.: EP26-007(01)—001A DRL					
Version	Date	Author	Reviewer		
1	April 2026	Daniel Ladlow Lirui Dong	DRL LD	David Coremans	DPC
	For submission to City of Albany				
A	May 2026	Daniel Ladlow Lirui Dong	DRL LD	David Coremans	DPC
	For submission to City of Albany				

Executive Summary

DevelopmentWA propose to develop the northern portion of Lot 39 Elizabeth Street, Bayonet Head (herein referred to as 'the site') for residential purposes. The site is approximately 10.23 ha in size and is 8.2 km north-east of the Albany town centre and is located within the City of Albany (CoA).

This local water management report (LWMR) details the water management approach to support the development of the site. The LWMR aims to demonstrate that the conceptual approach to developing the site can meet the relevant water management requirements, is intended to satisfy the requirements of *State Planning Policy 2.9 – Water* (SPP 2.9) (DPLH 2025) and to address the expectations of the Department of Water and Environmental Regulation (DWER) and CoA.

Water will be managed using an integrated water cycle management approach. The first step in applying integrated water cycle management in urban catchments is to establish environmental values for receiving water and/or downstream ecosystems. In summary, the existing environmental features that are relevant to water management within the site include:

- The site receives 922 mm of rain on average annually with the majority of this rainfall received between May and September.
- Topography within the site ranges between 16 metres Australian height datum (m AHD) in the west to 6 mAHd on the eastern site boundary.
- Regional geological mapping indicates the site is comprised of sands (S6), laterite (LA7) and sand (S14). Geotechnical investigations generally aligned with the regional geological mapping further noting the presence of gravels and cementation of some sands and coffee rock.
- Infiltration rates varied between 20 m/day to 1.5 m/day, with the lower infiltration likely due to shallow groundwater.
- ASS risk mapping and the geotechnical investigations indicate a high to moderate risk of ASS occurring within 3 m of the natural soil surface.
- Potential wetlands have been mapped as part of previous investigations, however they are not recorded within the Department of Biodiversity, Conservation and Attractions (DBCA) wetland datasets.
- Steep topography and the modest permeability of the underlying soils will likely lead to surface runoff in response to rainfall.
- Inflow from upstream catchments to the north and north-west enters the site at five locations and is conveyed by a mixture of drainage lines and wide overland flow.
- Drainage in the northern portion of the site is conveyed to an existing dam before discharging offsite. The natural storage appears to have been artificially created, and reportedly retains water throughout the year.
- No groundwater monitoring bores are located within the site, however seepage was observed during the test pitting. Further investigation may be warranted to define groundwater beneath the site. Further investigation is required to define groundwater beneath the site.
- No registered heritage areas have been identified within the site.
- The entire site is located within a sensitive water resource area (SWRA).

The water management design objectives for the LWMR seek to deliver best practice outcomes using a Water Sensitive Design (WSD) approach, including management approaches for:

- Water conservation
- Flood mitigation
- Stormwater quality management
- Groundwater management.

The overall approach to water conservation is to reduce the amount of scheme water required within the development at both a lot and estate scale. At lot scale, potable water consumption will be reduced by lot scale rainwater tanks (RWTs) (where adopted) and implementation of water conservation measures (e.g. water efficient fixtures, use of water wise landscaping approaches).

Runoff from roofs, impervious areas within lot and road reserves will be treated as close to source as possible using a treatment train approach, which incorporates co-located basins (BRA/FSA) and swales. Treatment will occur via contact with vegetation and the underlying soil profile (which will adsorb nutrients). Detention of the small (i.e. first 15 mm), minor (20% Annual Exceedance Probability (AEP)) and the major (1% AEP) rainfall event runoff will be managed by the co-located basins, prior to discharging offsite at rates that mimic the pre-development hydrology.

Groundwater management will include the use of subsoil drains to manage seasonally perched groundwater and permeable sand fill where required to provide appropriate clearances to the impermeable surface or invert of subsoil drains. Subsoil drains will be directed to co-located basins or swales to provide treatment before ultimate discharge.

This LWMR is a key supportive document for the proposed development. It provides a usable framework to assist in establishing a stormwater management approach based on site-specific investigations that are consistent with relevant State and Local Government legislation, policies and guidelines. It is also intended to provide guidance to the general stormwater management principles for the area and to guide the future subdivision water management reports (WMR).

The water management design criteria and the manner in which the civil and landscape designs will achieve compliance is demonstrated in **Section 6**.

Table of Contents

1	Introduction	1
1.1	Background	1
1.2	Purpose	1
1.3	Policy framework	1
1.4	Previous studies	2
1.4.1	Bayonet Head Outline Development Plan	2
1.4.2	Oyster Harbour Local Water Management Strategy and Addendum.....	2
1.5	LWMR objectives	2
2	Proposed Development	4
3	Existing Environment	5
3.1	Existing and historical land use	5
3.2	Climate	5
3.3	Geotechnical conditions	5
3.3.1	Topography	5
3.3.2	Regional geology	5
3.3.3	Local geology and soils	5
3.3.3.1	Infiltration rates	6
3.3.4	Acid sulfate soils.....	6
3.4	Surface water.....	6
3.4.1	Wetlands	6
3.4.2	Surface water quantity.....	6
3.4.3	Surface water quality	7
3.5	Groundwater.....	7
3.5.1	Groundwater levels.....	7
3.5.2	Groundwater quality	7
3.5.3	Groundwater resources	7
3.6	Heritage	7
3.7	Sensitive water resource area.....	8
3.8	Summary of the existing environment	8
4	Design Criteria and Objectives	9
4.1	Water conservation	9
4.2	Stormwater management.....	9
4.3	Groundwater management	9
5	Water Conservation Strategy	11
5.1	Fit-for-purpose water use	11
5.1.1	Scheme water	11
5.1.2	Groundwater.....	11
5.1.3	Rainwater	11
5.2	Wastewater.....	11
5.3	Water conservation measures	11
5.3.1	Water efficient fixtures and appliances	12
5.3.2	Water wise landscaping	12
5.4	Water conservation criteria compliance summary.....	12
5.4.1	Lot scale water use.....	12
5.4.2	Development scale water usage	13
6	Stormwater Management.....	14
6.1	Inflow from upstream catchments	14
6.2	Lot drainage	14

6.3	Development drainage	15
6.3.1	Co-located Basins	15
6.3.2	Swales	16
6.4	Non-structural stormwater management measures	16
6.5	Stormwater criteria compliance summary	16
7	Groundwater Management	19
7.1	Groundwater management approach	19
7.2	Groundwater quality management	19
7.3	Groundwater level management.....	19
7.4	Groundwater criteria compliance summary	19
8	Subdivision and Urban Water Management Reports	21
8.1	Groundwater definition	21
8.2	Imported fill strategy	21
8.3	Implementation of water conservation strategies	21
8.4	Modelling and configuration of the drainage structures.....	21
8.5	Infrastructure design considerations	22
8.6	Construction period management strategy.....	22
8.7	Management and maintenance requirements.....	22
9	Monitoring	23
9.1.1	Condition monitoring.....	23
9.1.2	Water quality monitoring.....	23
9.1.2.1	Guideline values	23
9.1.2.2	Contingency actions	23
10	Implementation Plan	25
10.1	Roles and responsibility	25
10.2	Completion criteria	25
10.3	Funding	25
10.4	Review.....	25
11	References	26
11.1	General references	26
11.2	Online references.....	28

List of Tables

Table 1: Small rainfall event detention requirements.....	17
Table 2: Stormwater flood storage requirements from minor and major rainfall events	17
Table 3: Pre- and post-development discharge from site	17
Table 4: Water quality monitoring guideline values	23

Figures

- Figure 1: Site Location
- Figure 2: Topographic Contours
- Figure 3: Geological Mapping and Test Pit Locations
- Figure 4: Wetlands and Existing Hydrological Features
- Figure 5: Sensitive Water Resource Areas
- Figure 6: Stormwater Management Plan

Appendices

Appendix A

Development Concept Plan

Appendix B

Landscape Concept

Appendix C

Geotechnical Investigations

Appendix D

Modelling Assumptions Report

Appendix E

Educational Material

This page has been left blank intentionally.

Abbreviation Tables

Table A1: Abbreviations – Organisations

Organisations	
CoA	City of Albany
DEC	Department of Environment and Conservation (now DER)
DoH	Department of Health
DoW	Department of Water
DWER	Department of Water and Environmental Regulation
EPA	Environmental Protection Authority

Table A2: Abbreviations – General terms

General terms	
AEP	Annual exceedance probability
AHD	Australian height datum
ASS	Acid sulfate soil
CCW	Conservation category wetland
LWMR	Local water management report
MGL	Maximum groundwater level
POS	Public open space
SSA	Sewage sensitive areas
TWL	Top water level
WMR	Water management report

Table A3: Abbreviations – units of measurement

Units of measurement	
ha	Hectare
m	Metre
m ²	Square metre
m AHD	m in relation to the Australian height datum
mm	Millimetre
m BGL	Metres below ground level

Table A4: Abbreviations – Rainfall terminology

Rainfall event	Annual exceedance probability (AEP)
Small	63.2% AEP - first 15 mm of rain
Minor	20% AEP
Major	1% AEP

1 Introduction

1.1 Background

DevelopmentWA propose to develop the northern portion of Lot 39 Elizabeth Street, Bayonet Head (herein referred to as 'the site') for residential purposes. The site is approximately 10.23 ha in size and covers the northern portion of Lot 39 with the remaining 8.63 ha to remain zoned as rural. The site is 8.2 km north-east of the Albany town centre and is located within the City of Albany (CoA). The location of the site is shown on **Figure 1**.

1.2 Purpose

This local water management report (LWMR) details the water management approach to support the development of the site. The LWMR aims to demonstrate that the conceptual approach to developing the site can meet the relevant water management requirements, is intended to satisfy the requirements of *State Planning Policy 2.9 – Water* (SPP 2.9) (DPLH 2025) and to address the expectations of the Department of Water and Environmental Regulation (DWER) and CoA.

1.3 Policy framework

There are several State and Local Government policies of relevance to the site, including:

- *State Water Strategy* (Government of WA 2003)
- *State Planning Policy 2.9 Water* (DPLH 2025b)
- *State Planning Policy 2.9 Water and the Planning for Water Guidelines* (DPLH 2025a)
- *Statement of Planning Policy No. 3: Urban Growth and Settlement* (WAPC 2006)
- *State Water Plan* (Government of WA 2007)
- *Liveable Neighbourhoods (4th Edition)* (WAPC 2009, 2015)
- *Guidance Statement No. 33: Environmental Guidance for Planning and Development* (EPA 2008)
- *Local Planning Scheme No. 2* (City of Albany 2024)
- *Local Planning Scheme No. 2 - Maps* (City of Albany 2024)
- *Local Planning Strategy* (City of Albany 2019)
- *Stormwater Management Strategy* (City of Albany 2018).

In addition to the above policies, there are several published guidelines and standards available that provide direction regarding water management in an urban context, including:

- *Australian Rainfall and Runoff* (Ball J et al. 2019)
- *Australian Runoff Quality* (Engineers Australia 2006)
- *Australian and New Zealand Guidelines for Fresh and Marine Water Quality* (ANZG 2018a)
- *Decision Process for Stormwater Management in Western Australia* (DWER 2017)
- *National Water Quality Management Strategy (NWQMS)* (Australian Government 2018)
- *Stormwater Management Manual for Western Australia* (DoW 2007; DWER 2022).

1.4 Previous studies

1.4.1 Bayonet Head Outline Development Plan

Numerous studies were undertaken to support the Bayonet Head Outline Development Plan (ODP) with the findings documented in a strategic environmental assessment (SEA) (Coffey Environments 2010b). The findings of the SEA were used to inform development of the proposed structure plan for the site.

1.4.2 Oyster Harbour Local Water Management Strategy and Addendum

A LWMS (Aurora Environmental 2012) was prepared to support development along Lower King Road to the west and south-west of the site. Emerge Associates(2026) reviewed the previous LWMS, including catchments and design criteria. The output of the review was an addendum to the LWMS to include more detailed stormwater management planning and updates to align the water management objectives with current best practice. The design criteria detailed in the LWMS addendum included:

- Water conservation
 - Adopt a fit for purpose water supply strategy to meet potable and non-potable needs.
 - Consumption target of 100 kL/person/year for residential areas with no more than 40-60 kL/person/year of scheme water.
 - POS irrigation requirements not to exceed 7,500 kL/ha/year.
- Stormwater management
 - Manage runoff from the small rainfall event (i.e. first 15 mm) as close to source as possible.
 - Post-development peak discharge rates from the site should not exceed the pre-development flow rates for the 1% AEP event.
 - Discharge locations should be consistent with the pre-development environment.
 - Provide flow pathways for upstream catchments which enter the site.
 - Finished floor levels must have at least 500 mm clearance above the major (1% AEP) rainfall event flood levels within flood detention structures.
 - Apply appropriate non-structural measures to reduce nutrient loads.
 - Finished floor levels must have at least 300 mm clearance from the 1% AEP rainfall event flows being conveyed within road reserves.
- Groundwater management
 - Groundwater quality leaving the site should be at least the same as or better than groundwater entering the site.
 - Subsoil drains will be used for managing shallow perched groundwater.

The LWMS addendum has been reviewed and approved by CoA and this LWMR aligns with the criteria and principles adopted by the LWMS addendum for the nearby development.

1.5 LWMR objectives

This LWMR has been developed in consideration of the objectives and principles detailed in *State Planning Policy 2.9 – Water* (SPP 2.9) (DPLH 2025). It is intended to support development within the site and is based on the following major objectives:

- Provide a broad level stormwater management framework to support future urban development.
- Identify site environmental constraints and assets that should be considered in water planning for the site.
- Incorporate appropriate best management practices into the drainage systems that address the environmental and stormwater management issues identified.
- Minimise ongoing operation and maintenance costs for the land owners and CoA.
- Develop a water management strategy that aligns with the pre-development hydrology and which adopts contemporary standards and guidelines to assess the hydrology of the site.
- Gain support from the DWER and CoA for the proposed method to manage stormwater within the site and potential impacts on downstream areas.

Detailed objectives for water management within the site are further discussed in **Section 4**.

2 Proposed Development

The proposed development covers the northern portion of Lot 39, approximately 10.23 ha (the southern portion will remain rural), and will include:

- Residential lots (5.90 ha)
- Internal road network (2.94 ha)
- Public open space (POS) (1.28 ha), which will include drainage infrastructure
- Drainage reserve (0.07 ha)
- Consideration of adjacent and upstream catchments.

The key elements of the water management approach for the site include:

- Runoff from lots will be managed as close to source as possible using a combination of soakwells and overflow connections to the pipe network.
- Runoff from lots and road reserves will be directed/conveyed towards downstream bio-retention areas (BRA) and flood storage areas (FSA) before discharging offsite downstream.
- Water quality management will adopt a treatment train approach in which treatment will be provided by inline drainage infrastructure.
- The existing inundated area will be retained within POS and utilised to provide flood detention
- FSAs will provide detention storage up to the 1% AEP event.
- Conveyance of flows from the northern upstream catchment will be achieved by a combination of pipes and swales to the downstream FSA, prior to discharge at or below pre-development discharge rates.
- Shallow or perched groundwater will be managed by the use of fill to provide separation and subsoil drains located beneath road reserves and back of retaining walls.

The structure plan is provided in **Appendix A** and landscape concept in **Appendix B**.

3 Existing Environment

3.1 Existing and historical land use

The area was historically utilised for rural purposes and is currently largely cleared. There is one shed within the site, and the land appears to be used for agricultural purposes such as grazing.

3.2 Climate

Average maximum temperature ranges from 15.9°C in July through to 22.9°C in February, while the average minimum temperatures range from 8.3°C in July through to 15.7°C in February (BoM 2025). Based on the Albany Bureau of Meteorology (BoM) site (#009500), average annual rainfall is 922 mm, with the majority occurring between May and September (BoM 2025).

3.3 Geotechnical conditions

3.3.1 Topography

Topography across the site is relatively steep, ranging from 16 metres Australian height datum (m AHD) in the west to approximately 6 m AHD on the eastern site boundary. The site slopes in an easterly direction.

Topographic contours are shown on **Figure 2**.

3.3.2 Regional geology

Regional surface geology is shown on **Figure 3** (Gozzard 2011). Regional geological mapping indicates the site is comprised of sands (S6), laterite (LA7) and sand (S14).

3.3.3 Local geology and soils

Geotechnical investigations were undertaken by Douglas Partners (2026) (see **Appendix D**). These investigations involved:

- Test pitting (20)
- Permeability testing (3)
- Laboratory testing

The site investigations show soils which generally align with the regional mapping and these can be summarised as:

- Topsoil and organic sand to depths of between 0.1 m and 0.45 m at all test locations. With the organic soil present under the fill at TP02 and TP07.
- Fill (sand, gravelly sand, clayey sand) – variable fill at TP02 and TP07 to depths between 0.9 m and 1.1 m.
- Sand – fine to medium grained, underlying the topsoil and fill material to depths of 0.9 m and 2.7 m.

- Cemented silty sand/coffee rock – weakly to strongly cemented coffee rock, at test locations TP01, TP03, TP04, TP06, TP08 to TP13 and TP17 from depths between 0.9 m to 1.7 m.
- Clayey materials including clayey sand, clayey silt sand and clayey silt, at locations TP02, TP03, TP05 to TP06, TP11 and TP12 from depths between 1.45 m and 2.6 m.

The geotechnical report is provided in **Appendix C**.

3.3.3.1 Infiltration rates

Permeability testing carried out by Douglas Partners (2026) measured permeability to be between 20 m/day and 1.5 m/day. The lower rate of 1.5 m/day was measured at location TP10 and is likely due to shallow groundwater at this location.

3.3.4 Acid sulfate soils

Regional acid sulfate soil (ASS) risk mapping identifies the entire site as having a ‘high to moderate’ risk of ASS occurring within 3 m of the natural soil surface (DWER 2025). The geotechnical investigations aligned with the regional mapping, concluding that ASS are present beneath the site to depths of 3 m (Douglas Partners 2026). Regional ASS mapping is shown on **Figure 3**.

3.4 Surface water

3.4.1 Wetlands

The vegetated areas in the southern portion of the site and to the east of the site have been identified as potential wetlands by Coffey Environments (2010a), however they are not recorded within the Department of Biodiversity, Conservation and Attractions (DBCA) significant or important wetlands datasets (DBCA 2017, 2018). A buffer of 50 m has been allowed for to the potential wetland to the south. The potential wetlands are shown on **Figure 4**.

3.4.2 Surface water quantity

The hydrological characteristics of the site are dominated by steep topography (see **Section 3.3.1**) and low permeability soils which leads to runoff in larger rainfall events. Inflow from the upstream catchments to the north and north-west enters the site at five locations and is conveyed by a mixture of drainage channels and wide overland flow. Drainage in the northern portion of the site is conveyed to an existing dam before discharging offsite. The dam appears to have been artificially created, and reportedly retains water throughout the year. It is therefore possible that it is maintained by some measure of subsurface flow.

In order to confirm the hydrology of the broader structure planning area, the upstream catchments have been assessed. These catchments have then been modelled using XPSWMM software to determine the overall outflow rates from the site. The modelling undertaken indicates that the 1% AEP pre-development outflow rate at the downstream (eastern) boundary of the site at the location of the existing dam is 4.353 m³/s and in the south-east corner of the site is 0.373 m³/s.

The pre-development assumptions/methodology are detailed in the Modelling Assumptions Report (MAR) provided in **Appendix E**.

Existing hydrological features and catchments are shown on **Figure 4**.

3.4.3 Surface water quality

There is no known surface water quality information for the existing dam.

3.5 Groundwater

3.5.1 Groundwater levels

There is limited information on groundwater beneath the site. The *WIR database* (DWER 2026a) indicates that there are no groundwater bores located within the site. Groundwater monitoring undertaken by Coffey between April and May 2007 as part of the SEA, covers the areas to the west and south-west of the site and indicates that the regional maximum groundwater level (MGL) is approximately 0.2 mBGL in the potential wetland area in the southern portion of the site. Test pitting undertaken by Douglas Partners (2026) observed groundwater seepage in most test pits with the shallowest groundwater observed at TP10 at 0.8 mBGL. It is noted that TP10 is located nearby the onsite dam, and groundwater levels could be influenced by retained water within the dam. Observed groundwater levels across the rest of the site were greater than 1.0 mBGL and generally follow topography.

Given the previous monitoring to the south south-west and observations during test pitting it can be concluded that groundwater is shallow in proximity to the existing dam and in the vegetated area in the south of the site. Upslope of these areas, groundwater was observed to increase. Further groundwater monitoring may be warranted to quantify the level of any permanent aquifer that may be present. Final lot levels, road pavement design and POS design should consider groundwater conditions where it is found to be shallow.

Groundwater contours based on the monitoring undertaken by Coffey (that covered the southern part of the site) are shown on **Figure 2**.

3.5.2 Groundwater quality

No groundwater quality information is available.

3.5.3 Groundwater resources

A review of the *Water Register* (DWER 2026b) does not show any groundwater resources beneath the site. However, Investigations undertaken as part of the development along Lower King Road indicate a mix of localised perched groundwater and potential presence of a regional groundwater table, suggesting that groundwater may be available to meet non-potable demand.

3.6 Heritage

A review of the Aboriginal cultural heritage and inquiry system (DPLH 2026) and the State Heritage Office database (Heritage Council WA 2022) did not identify any heritage areas within the site.

3.7 Sensitive water resource area

The entirety of the site is classified as a sensitive water resource area (SWRA) according to the criteria described in SPP 2.9 and supportive mapping. The three classifications of relevance to the site define a SWRA are:

- Within 2 km of selected estuaries and inlets
- Within 1 km of significant wetlands
- Land that drains to and is within 1 km of other estuarine areas.

SWRA are shown on **Figure 4**.

3.8 Summary of the existing environment

In summary, the existing environment can be described as:

- The site receives 922 mm of rain on average annually with the majority of this rainfall received between May and September.
- Topography within the site ranges between 16 mAHD in the west to 6 mAHD on the eastern site boundary.
- Regional geological mapping indicates the site is comprised of sands (S6), laterite (LA7) and sand (S14). Geotechnical investigations generally aligned with the regional geological mapping further noting the presence of gravels and cementation of some sands and coffee rock.
- Infiltration rates varied between 20 m/day to 1.5 m/day, with the lower infiltration likely due to shallow groundwater.
- ASS risk mapping and the geotechnical investigations indicate a high to moderate risk of ASS occurring within 3 m of the natural soil surface.
- Potential wetlands have been mapped as part of previous investigations, however they are not recorded within the DBCA wetland datasets.
- Steep topography and the low permeability of the underlying soils lead to surface runoff.
- Inflow from upstream catchments to the north and north-west enters the site at five locations and is conveyed by a mixture of drainage lines and wide overland flow.
- Drainage in the northern portion of the site is conveyed to an existing dam before discharging offsite. The natural storage appears to have been artificially created, and reportedly retains water throughout the year.
- No groundwater monitoring bores are located within the site, but seepage was observed during the test pitting. Further investigation may be warranted to define groundwater beneath the site. Further investigation is required to define groundwater beneath the site.
- No registered heritage areas have been identified within the site.
- The entire site is located within a SWRA.

4 Design Criteria and Objectives

SPP 2.9 (DPLH 2025) endorses an integrated water cycle management approach adopting water sensitive design (WSD) principles to provide improvements in the management of surface water, groundwater, and to encouraging the efficient use of water supplies. The key principles of integrated water cycle management include:

- Considering all water sources, including wastewater, stormwater and groundwater
- Integrating water and land use planning
- Allocating and using water sustainably and equitably
- Integrating water use with natural water processes
- Adopting a whole of catchment integration of natural resource use and management.

These principles have guided the water management design criteria proposed below.

4.1 Water conservation

The design criteria for water conservation management within the site include:

- Criteria WC1** Adopt a fit for purpose water supply strategy to meet potable and non-potable needs.
- Criteria WC2** Consumption target of 100 kL/person/year for residential areas with no more than 40-60 kL/person/year of scheme water.
- Criteria WC3** POS irrigation requirements not to exceed 6,750 kL/ha/year.

4.2 Stormwater management

The design criteria for stormwater management include:

- Criteria SW1** Manage runoff from the small rainfall event (i.e. first 15 mm) as close to source as possible.
- Criteria SW2** Post-development peak discharge rates from the site should not exceed the pre-development flow rates for the 1% AEP event.
- Criteria SW3** Discharge locations should be consistent with the pre-development environment.
- Criteria SW4** Provide flow pathways for upstream catchments which enter the site.
- Criteria SW5** Finished floor levels must have at least 500 mm clearance above the major (1% AEP) rainfall event flood levels within flood detention structures.
- Criteria SW6** Apply appropriate non-structural measures to reduce nutrient loads.

4.3 Groundwater management

The design criteria for groundwater management include:

- Criteria GW1** Groundwater quality leaving the site should be at least the same as or better than groundwater entering the site.
- Criteria GW2** Finished floor levels to be achieve minimum 1.2 m above MGL or subsoil drains if utilised.

5 Water Conservation Strategy

5.1 Fit-for-purpose water use

Conservation of water through fit-for-purpose use and best management practices is encouraged so that water is not wasted. Fit-for-purpose principles have been utilised in the water conservation strategy for the site and will achieve **Criteria WC1**.

5.1.1 Scheme water

Potable water will be provided via a reticulated network operated by the Water Corporation.

5.1.2 Groundwater

The site is within the Karri groundwater area, and the *Water Register* (DWER 2026b) does not show any groundwater resources beneath the site. However, production bores exist that supply the existing POS areas in Oyster Harbour Estate immediately southwest of the site. It is expected (subject to further investigation) that irrigation requirements within the POS may be supplied from groundwater beneath the site or by connecting to the existing irrigation system supplying Oyster Harbour Estate.

5.1.3 Rainwater

Due to the modest permeability and potential areas of high or perched groundwater after rainfall, some lots may not be able to retain all runoff. Lot owners will be encouraged to install rainwater tanks (RWTs), this can provide some buffer storage (although it is not included in the runoff calculations described in **Section 6**).

The harvested rainwater could be available for non-potable uses within the house by plumbing RWTs into the home. RWTs could also be used at a lot scale for some irrigation requirements, however this will likely need to be supplemented with another water source (e.g. scheme water). During the higher rainfall months, the majority of the stored rainwater can potentially be used to supplement internal building non-potable uses. The implementation of rainwater tanks could assist in achieving **Criteria WC1**.

5.2 Wastewater

The site is proposed to be connected to the Water Corporation reticulated sewer network which services the surrounding areas.

5.3 Water conservation measures

The development will utilise water wise garden (WWG) principles for lot scale gardens and estate landscaping. A key landscaping approach will be to undertake landscape planting within winter months to ensure that these can be sustained by rainfall and ideally established prior to the following summer (dry) period. Water efficient fixtures and appliances (WEFA) are important approaches to

ensure that lot water use is minimised. Details of these measures are further discussed in the following sections.

5.3.1 Water efficient fixtures and appliances

A significant reduction in potable water consumption will be achieved with the adoption of WEFA. The water conservation strategy for the development proposes that all residential lots implement WEFA. While uptake of WEFA cannot be mandated by the City, it can be encouraged by the proponent through provision of educational materials at point of sale. Examples of educational material are provided in **Appendix E**.

5.3.2 Water wise landscaping

Water use efficiency measures will significantly reduce the total water consumption for irrigation purposes. Water requirements will be reduced on both a lot and development scale by employing water wise landscaping measures including:

- Retain remnant native trees and vegetation where possible.
- The species palette will adopt local native waterwise species, adapted to the seasonal changes and tolerant against dry months with little to no rainfall.
- Landscape planting to occur during wetter months (i.e. May to September), where rainfall can supplement the establishment of plants.
- Irrigation will be avoided during winter months or where sufficient rainfall occurs.
- Where the use of turf is proposed this should align with the availability of non-potable water.
- Establishment period irrigation may be undertaken by hand/water cart.
- Where required, soil shall be improved with soil conditioner certified to Australian Standard AS4454 to a minimum depth of 150 mm where turf is to be planted and a minimum depth of 300 mm for garden beds.
- Mulch garden beds to 75 mm with a product certified to Australian Standard AS4454.
- Implementation of hydrozoning design practices, which will group plant species with similar / same water requirements.
- The adoption of xeriscaped gardens (garden beds are landscaped using 'waterwise plants') where possible.
- Minimise use of fertiliser and/or utilise slow release fertilisers.
- Community awareness of water conservation will be promoted at the point of sale and during the development sales lifespan.

WWG principles will be utilised within POS, road reserves and where relevant within lots. Uptake of WWG practices for lot landscaping will be encouraged by the proponent at the point of sale of lots through the provision of educational material (see examples provided in **Appendix E**).

5.4 Water conservation criteria compliance summary

5.4.1 Lot scale water use

Criteria WC2 Consumption target of 100 kL/person/year for residential areas with no more than 40-60 kL/person/year of scheme water.

Application of the following strategy will help to satisfy **Criteria WC1** and **WC2**:

- Promotion/ use of RWT
- Promotion/use of WWG practises within lots
- Promotion/use of water efficient appliances
- Promotion of water efficient fittings.

A water balance analysis has been undertaken to demonstrate the effectiveness of the water conservation strategy proposed. The analysis considers realistic uptakes of non-mandatory water conservation measures including WEFA, RWTs and WWG. Uptake rates and population assumptions are calculated using data from the Australian Bureau of Statistics (ABS 2013, 2022)

The water balance analysis has been based on the rates and calculation methodology presented in the Water Corporation Spreadsheet *AltWaterSupply_Water_Use_Model.xls* (WC 2011). The water balance analysis assumes an average of 2.6 people per lot for single dwelling. The results indicate that if households in the development adopt the proposed water conservation measures at typical uptake rates, they will use 42.9 kL/year of scheme water per person on average. This achieves the consumption targets, satisfying **Criteria WC2**.

5.4.2 Development scale water usage

Criteria WC3 POS irrigation requirements not to exceed 6,750 kL/ha/year.

Water usage across the broader estate has been estimated by the amount of POS and additional areas which will require irrigation. The approximate area requiring irrigation is 1.28 ha and the estimated irrigation demand is 8,640 kL/year based on irrigation rate of 6,750 kL/ha/year.

The adoption of WWG and retention of existing vegetation will assist in limiting the overall long-term irrigation requirements. The landscape concept is provided in **Appendix B**.

6 Stormwater Management

The principle behind the stormwater management strategy is to ensure that the pre-development hydrology of the site is maintained, and that post-development peak flow rates and discharge locations are consistent with the pre-development environment. This will be achieved by ensuring runoff is first managed as close to the source as possible by the use of a treatment train approach (i.e. treatment through interaction with vegetation and soils within the soakwells, BRAs and FSAs) with runoff up to the 1% AEP rainfall event detained before discharging off site at flow rates which mimic the existing hydrology.

The stormwater management approach discussed in the following sections (and shown on **Figure 6**) takes into consideration the existing environment described in **Section 3**. Details of how the site will comply with the design criteria are detailed in **Section 6.5**.

The WSD features proposed for the site and that are of relevance of the treatment train approach include:

- Lot scale soakwells
- RWTs (where adopted by lot owners)
- BRAs
- FSAs which incorporate an existing dam feature, to be retained within the site.

Detailed hydrological and hydraulic modelling using XPSWMM has been undertaken to determine the required size of stormwater management infrastructure to detain up to the 1% AEP rainfall event and to ensure that peak discharges are consistent with the pre-development environment. The post-development assumptions/methodology are detailed in the MAR provided in **Appendix E**.

6.1 Inflow from upstream catchments

Inflow from upstream catchments (as discussed in **Section 3.4.2**) flows through the site. Upstream catchment drainage connections along Elizabeth Street will be connected to a drainage pipe via junction pits. The pipe along Elizabeth Street will be located in a public access way that will ultimately discharge to the swale and existing dam in the northern POS before discharging off site. Pre-development inflow locations are shown on **Figure 4**. Post development inflow locations will be maintained but will be conveyed by the development drainage as shown on **Figure 6**.

6.2 Lot drainage

Due to the variability in infiltration capacity across the majority of the parental soils identified within the development, lots will have soakwells sized to manage runoff from the first 15 mm of rainfall from impervious surfaces and will have an overflow connection to the pipe network. Lot owners will also be encouraged to install RWTs, however these will not be mandated.

An appropriate level of fill will also be implemented to ensure that lots have the intended functionality. This will be supported by junction pits, which will convey runoff into the road drainage network. Runoff from lots and roads will then be conveyed to the nearest downstream WSD measure

where it will be managed prior to discharging into downstream basins and the existing low lying vegetated area prior to discharging offsite.

6.3 Development drainage

Runoff in excess of the capacity of the soakwells will be conveyed to the pipe network. The road drainage network will be sized to convey runoff up to the 20% AEP event, thereby ensuring roads will remain passable in storm events up to the 20% AEP event. In events greater than the 20% event and up to the 1% AEP event, runoff will be conveyed by the pipe network, swales and road pavement to the downstream co-located BRAs/FSAs where detention will be provided. Events greater than the first 15 mm rainfall event will spill via a weir and/or pipe at rates equal to or less than the 1% AEP pre-development discharge.

The stormwater management plan showing the proposed drainage configuration is shown on **Figure 6**.

6.3.1 Co-located Basins

Stormwater runoff will be managed by treatment and detention within co-located BRAs and FSAs within POS areas on the eastern side of the site. The location of the co-located basins is shown on **Figure 6**.

For the northern catchments all runoff that is not retained higher in catchment will be captured and managed in the existing dam 'existing basin 1' which is to be retained and reshaped for amenity and to limit mosquito breeding. The existing permanent water will be retained at the base of existing basin 1, and flood storage will be achieved above the retained design top water level. Storage required for water quality and flood mitigation purposes will be achieved in the freeboard above the retained design top water level. The edges of the existing basin 1 will be vegetated with species known to uptake nutrients, consistent with the *Vegetation guidelines for stormwater biofilters in the South West of Western Australia* (Monash University 2014) to enable nutrient removal. The storage will also act as a sediment basin promoting settlement of sediments. Discharge from existing basin 1 will be via a culvert, weir overflow and minor swale as per the existing environment.

Co-located FSA 2 will be located in the southeast corner of the development area, and will be designed to dry out between storm events. Co-located FSA 2 will fill to a maximum depth of 0.3 m and maximum side slopes of 1:3 in response to a small rainfall event, and in this portion of the basin water quality treatment functions will be provided. The base of the basin will be densely vegetated with species known to uptake nutrients, consistent with the *Vegetation guidelines for stormwater biofilters in the South West of Western Australia* (Monash University 2014) and will be underlain with 300 mm of appropriate soils with high phosphorous retention index (PRI>10) to enable nutrient removal. The co-located basin will continue to fill in response to larger rainfall events and will have a maximum depth of 1.2 m with side slopes of 1:6. Overflow from Co-located FSA 2 will be via weir and flow dissipation structure at the site boundary. A low flow outlet will be installed to facilitate emptying of the FSA between storm events.

The co-located basins will assist in achieving Criteria **SW2, SW3, SW4** and **SW6**.

6.3.2 Swales

Swales will be utilised to convey flows from upstream catchments, through the site to co-located basins and existing discharge locations to the east of the site.

Swale inverts will be constructed to be at or above the low permeability soil layer, and will be connected to the downstream drainage structure to ensure that a continuous flow path is provided which can drain out between storm events.

Swales will be vegetated using plant species with high nutrient uptake capacity and low water requirements, consistent with the *Vegetation guidelines for stormwater biofilters in the South West of Western Australia* (Monash University 2014).

Utilising swales designed as above will mimic the existing environment, assist in achieving treatment of the small (i.e. first 15 mm) rainfall event. The use of swales will assist in achieving **Criteria SW1, SW2, SW3 and SW4**.

6.4 Non-structural stormwater management measures

A number of non-structural measures will be implemented across the site to help reduce nutrient loads within stormwater runoff. These measures include:

- Retaining native vegetation within POS areas wherever possible.
- Minimising fertiliser use to establish and maintain vegetation within road verges.
- Use of drought tolerant turf species that require minimal water and nutrients.
- Street sweeping to remove sediments and gross pollutants.
- Maintenance of BRAs, FSAs, swales and the pipe network to remove sediments and other pollutants.
- Education of residents regarding fertiliser use and nutrient absorbing vegetation species within lots.

6.5 Stormwater criteria compliance summary

Criteria SW1 Manage runoff from the small rainfall event (i.e. first 15 mm) as close to source as possible.

Lots owners will be encouraged to install RWTs to intercept roof runoff and provide in-lot detention. Lots may also adopt soakwells, and these will be provided with an overflow connection point which allows surface runoff to be directly discharged into the drainage infrastructure.

Surface runoff from the small rainfall event is proposed to be intercepted by a pit and pipe network and conveyed downstream to the co-located basins. The volume and spatial requirements for management of the small rainfall event has been determined using XPSWMM software, and is summarised in **Table 1**. The structure plan is provided in **Appendix A** and the spatial configuration of the drainage basins is provided on **Figure 6**.

Table 1: Small rainfall event detention requirements

WSD feature	Side Slope	Depth (m)	TWL area (m ²)	Volume required (m ³)
Existing basin 1	-	0.25	1,685	396
Co-located BRA/FSA 2	1:3	0.3	645	180

Accommodating the volumes in **Table 1** will help achieve **Criteria SW1** and on this basis the Criteria will be satisfied.

Criteria SW2 Post-development peak discharge rates from the site should not exceed the pre-development flow rates for the 1% AEP event.

Runoff above the small rainfall event (first 15 mm) that is not retained higher in the catchment will be conveyed via the pit and pipe network, road reserve or swales to the downstream co-located basins before discharging off site.

Existing basin 1 is an existing dam that will be used as a storage. The modelled storage volume is above the assumed existing permanent TWL 5.52 mAHD. The existing dam will need to be modified to manage additional runoff post development to create the required storage capacity. This will be achieved by setting the outlet 0.53 m above the design TWL of 5.52 mAHD.

Table 2 provides the XPSWMM modelled volume for the minor and major storm events.

Table 2: Stormwater flood storage requirements from minor and major rainfall events

WSUD feature	Minor (20% AEP) rainfall event			Major (1% AEP) rainfall event			
	Modelled depth (m)	Modelled TWL area (m ²)	Modelled Volume (m ³)	Modelled depth (m)	TWL (mAHD)	Modelled TWL area (m ²)	Modelled Volume (m ³)
Existing basin 1	0.47*	1934	788	0.72*	6.24	2787	1389
Co-located FSA 2	0.47	893	317	0.5598	TBC	990	443

* From assumed static water level of 5.52 mAHD

Post-development discharge occurs via a pipe and weir at existing basin 1 and via a weir from Co-located FSA 2 and is less than the pre-development discharge as shown in **Table 3**.

Table 3: Pre- and post-development discharge from site

WSD feature	Pre-development discharge (m ³ /s)	Post-development discharge (m ³ /s)
	1% AEP event	1% AEP event
Existing basin 1	4.35	4.31
Co-located FSA 2	0.37	0.37

The spatial requirements detailed in **Table 2** will be accommodated in the civil design, and the 1% AEP post-development discharges are less than the pre-development discharge from the site, therefore **Criteria SW2** will be achieved.

Criteria SW3 Discharge locations from the site should be consistent with the pre-development environment.

As described in **Section 3**, the pre-development runoff flows towards the east with a concentrated discharge location at the existing basin 1 and wide overland flow south of this. Discharge will be to the east of the two proposed storages with the locations/flow directions consistent with the pre-development locations.

On this basis, **Criteria SW3** will be achieved.

Criteria SW4 Provide flow pathways for upstream catchments which enter the site.

As described in **Section 6.1** inflow from the upstream catchments to the north and north-west enters the site at five locations and is conveyed by a mixture of drainage lines and wide overland flow. A mixture of pipes and swales will convey the inflows downstream to Existing basin 1. The northern layout of the northern POS allows for conveyance of flows via a swale through a portion of the site.

On this basis, **Criteria SW4** will be achieved.

Criteria SW5 Finished floor levels must have at least 500 mm clearance above the major (1% AEP) rainfall event flood levels within flood detention structures.

Future civil designs will ensure that finished floor levels are elevated 500 mm above the 1% AEP top water level in the storages. This will be readily achieved given the topographical variation within the site – lots will be upslope of the Existing basin 1. On this basis **Criteria SW5** will be achieved.

Criteria SW6 Apply appropriate non-structural measures to reduce nutrient loads.

Non-structural stormwater management measures as detailed in **Section 6.4** will be implemented across the site to help reduce nutrient loads from both entering stormwater runoff and infiltrating to groundwater.

Given that the above measures will be implemented, **Criteria SW6** will be achieved.

7 Groundwater Management

7.1 Groundwater management approach

The main principle behind groundwater management is to maintain the existing hydrology across the site, provide appropriate protection from groundwater inundation, and maintain or improve the existing groundwater quality.

7.2 Groundwater quality management

Management of groundwater quality within the site will occur both through stormwater quality management (i.e. WSD) features that will treat runoff before it infiltrates, and by treating water intersected by subsoil drains within vegetated BRAs and swales as discussed in **Section 6**

The treatment train proposed for the treatment of stormwater runoff includes WSD measures throughout the development. These measures have been described in **Section 6**.

7.3 Groundwater level management

Consistent with the geotechnical conditions and hydrology described in **Section 3**, groundwater is generally expected to be >1 mBGL with the exception around the existing basin 1. Groundwater controls may be required for the lots and roads around existing basin 1 pending finished levels. The groundwater management measures proposed across the site may include:

- Use of subsoil drains beneath road reserves and within lots adjacent to existing basin 1
- Discharge of subsoil drains to the FSAs, BRAs or swales. Water quality treatment will be provided by the vegetation.
- Subsoil discharges should have a minimum 150 mm clearance from the downstream invert to ensure that they remain free draining.
- Use of permeable sand fill above the MGL to achieve finished lot levels.

Fill levels and supportive drainage infrastructure (e.g. subsoils) will comply with the IPWEA (2016) *Specification Separation Distances for Groundwater Controlled Urban Development*. Fill utilised should aim to achieve an appropriate permeability of approximately 4 m/day. Where a lower permeability specification of fill is adopted consideration of this should be made within surface runoff/groundwater modelling, fill depth assumptions and other aspects relying on infiltration.

7.4 Groundwater criteria compliance summary

Criteria GW1 Groundwater quality leaving the site should be at least the same as or better than the entering groundwater quality.

The main objective for the management of the groundwater quality is to maintain or improve the existing groundwater quality. This can be achieved by treating surface runoff prior to infiltration via application of appropriate stormwater management assets, thereby reducing the total nutrient load into the groundwater that originates from the development.

The following measures will reduce the total nutrient load into groundwater and improve the quality of the water prior to it infiltrating into the underlying groundwater:

- Retention of native vegetation, which reduces the need to establish replacement vegetation within open spaces.
- Minimise fertiliser application to open space areas by adopting waterwise landscaping principles.
- Manage the first 15 mm of rainfall and runoff generated on impervious surfaces within lots and throughout the development as close to source as possible.
- Adoption of surface-based conveyance where possible. This will facilitate natural processes which trap/treat pollutants.
- Vegetation within the BRAs and swales will provide treatment prior to runoff being either locally infiltrated or discharging off-site.
- Education of lot owners regarding fertiliser use and nutrient absorbing vegetation species appropriate for use within lots.

The measures described in **Section 7.1** and the above non-structural measures will assist in achieving **Criteria GW1**.

Criteria GW2 Subsoil drains will be used for managing shallow perched groundwater.

Subsoil drains will be used to manage perched groundwater where it is expected to be within 1.2 m of the surface. Subsoils will be installed in the road reserve and within lots where required. Subsoils will discharge to the pipe network through access chambers or adjacent side entry pits before entering BRAs or swales described in **Section 6**, where vegetation will provide treatment before discharging from the site. Detailed design of the subsoil drainage network will provide inverts 150 mm above the discharge invert.

On this basis **Criteria GW2** will be achieved.

Criteria GW2 Finished floor levels to be achieve minimum 1.2 m above MGL/impermeable layer or subsoil drain invert, whichever is lower.

The invert of subsoil drains will be dictated by the outlet inverts, plus 150 mm to provide a free draining outlet. Future earthworks designs will ensure that finished floor levels are a minimum of 1.2 m above the MGL/impermeable layer or subsoil drain invert. On this basis **Criteria GW3** will be achieved.

8 Subdivision and Urban Water Management Reports

The requirement to prepare more detailed water management reports (WMR) to support subdivision is generally imposed as a condition of subdivision. The development of any future WMR should follow the guidance provided in *State Planning Policy 2.9 – Water* (SPP 2.9) (DPLH 2025).

While strategies have been provided within this LWMR that address planning for water management, it is a logical progression that future subdivision designs and the supportive WMRs will clarify details not provided within the LWMR. The main areas that will require further clarification within future WMRs include:

- Groundwater level definition
- Imported fill strategy
- Implementation of water conservation strategies
- Modelling and configuration of the drainage structures
- Infrastructure design considerations
- Construction period management strategy
- Management and maintenance requirements.

8.1 Groundwater definition

To further inform final design levels and water resources that may be used for irrigation of POS areas groundwater investigations may be required to determine the MGL, groundwater quality and potential availability of groundwater sources for extraction.

8.2 Imported fill strategy

The fill approach and specifications will need to be refined at subdivision stage. Minimum fill should aim to achieve 4 m/day, however alternative specifications could be considered. Should the permeability specifications change these will be documented in the WMR and the assumptions for surface runoff modelling will be updated as required.

8.3 Implementation of water conservation strategies

Several potential measures to conserve water have been presented within this LWMR (see **Section 5**). These water conservation strategies will be incorporated into the design and the ongoing maintenance of POS. Landscape design measures that will be incorporated into the water conservation strategy will be further detailed within the future WMRs.

It is expected that the future WMRs will demonstrate that an adequate water source has been obtained to meet irrigation requirements for the relevant stages, or that an appropriate contingency plan has been established.

8.4 Modelling and configuration of the drainage structures

The design of the drainage system to date has been undertaken at an appropriate level for current planning and surface runoff modelling of the stormwater drainage system will be reviewed once detailed drainage design has commenced. The detailed designs will need to resolve the final form of the following infrastructure:

- Existing basin 1 - to confirm the modifications to create the required storage capacity.
- Confirmation of the final form (pipe and swale sizing) for the conveyance of the upstream catchments.
- Confirmation of the final form (swale within POS or piped) for the development drainage along the southern boundary.

It is acknowledged that the drainage strategies documented in this LWMR are based upon broad-scale assumptions. These assumptions are considered adequate for development of treatment and drainage structures and are of an appropriate level of detail. However, if the site layout is refined then verification of proposed subdivision drainage designs will need to be undertaken by modelling the catchments serviced by the drainage network. Such modelling will allow verification that the development undertaken within the structure planning area is consistent with this LWMR. It is anticipated that this will be detailed in future WMRs.

The exact location and shape of stormwater management assets will therefore need to be specified and presented within the future WMRs.

8.5 Infrastructure design considerations

At the civil design stage, infrastructure (e.g. road network, subsoil drainage, verges, building footings) should be designed to consider site constraints related to shallow groundwater to maximise the longevity of the assets.

8.6 Construction period management strategy

It is anticipated that the construction stage will require some management of various aspects (e.g. dust, surface runoff, noise, traffic etc.). The management measures undertaken for construction management will be addressed either in future WMRs or a separate Construction Management Plan (CMP).

8.7 Management and maintenance requirements

The management measures to be implemented to address surface water quality (BRAs and swales) will require ongoing maintenance. It is therefore expected that future WMRs will provide detailed management and maintenance plans that will set out maintenance actions (e.g. gross pollutant removal), timing (e.g. how often it will occur), locations (e.g. exactly where it will occur) and responsibilities (e.g. who will be responsible for carrying out the actions).

9 Monitoring

9.1.1 Condition monitoring

The overall condition of the development will be monitored on a bi-annual basis from completion of the civil and landscaping works. A visual assessment will be undertaken to monitor the overall condition of the development, with the aim to ascertain that the maintenance activities (which will be detailed in the future WMRs as described in **Section 8**) are achieving the overall management objectives for the development. The parameters that will be monitored include:

- Gross pollutants
- Terrestrial weeds
- Vegetation density
- Paths, benches, walkways and other infrastructure.

The management and maintenance objectives will be detailed within future WMRs along with details of the corresponding monitoring program.

9.1.2 Water quality monitoring

Given the varied permeability of the soils across the site, groundwater monitoring may not provide a clear indication of the success (or otherwise) of water quality treatment measures proposed. Post development water quality monitoring is proposed to occur downstream of the co-located basins to assess the effectiveness of the upstream WSUD infrastructure.

9.1.2.1 Guideline values

Guideline values are presented in **Table 4** and have been established in consideration of the *NWQMS* (ANZG 2018b; Australian Government 2018) however do not reflect the legacy nutrient concentrations identified during the pre-development environment. It is not anticipated that if present, nutrients could potentially be mobilised, and therefore it is expected that the guideline values will need to be revised following initial measurement post development.

Table 4: Water quality monitoring guideline values

Monitoring Guideline	pH	EC mS/cm	TP (mg/L)	TN (mg/L)	NOx (mg/L)
Long-term Irrigation Water trigger values	6-8.0	-	0.05	5	-
NWQMS – Estuaries trigger values	7.5-8.5	-	0.03	0.75	0.045

9.1.2.2 Contingency actions

If the results from the initial monitoring occasion indicate concentrations exceeded the nominated guideline values, a number of contingency actions may be employed.

The first action that should be undertaken if guideline criteria are exceeded is to repeat the monitoring to remove the potential for sampling error. If the monitoring still shows results which breach the guideline values, the following actions should be undertaken:

- Identify the potential source from within the site and remove, if possible.
- Review implementation of management and maintenance practices.
- Remove sediments from internal piped networks, swales, and co-located basins.
- Repair eroded surfaces where erosion has occurred and could impede the intended functioning of the stormwater network.
- Remove accumulated sediment (e.g. top 2 cm to 5 cm) if signs of sediment accumulation / clogging are evident within vegetated swales and BRAs.
- Investigate whether additional maintenance is required if poor plant health or coverage is evident within treatment areas.
- Manually remove excess plant material within drainage structures to maintain plant densities.

Following the implementation of the above contingency measures the water quality will be resampled. If the results demonstrate a continued issue, CoA will be informed of the results, and the proponent will seek to work with CoA to determine whether any additional contingency actions or monitoring needs to be implemented onsite.

10 Implementation Plan

10.1 Roles and responsibility

The responsibility for working within the framework established within the LWMR rests with the proponent and their contractors, although it is anticipated that the future estate scale management actions beyond the proposed management timeframes will be the responsibility of the CoA. Lot based measures (e.g. WWG and WEFA) will be the responsibility of lot owners.

10.2 Completion criteria

The overall criteria for successful completion of the development in context to water management will be to satisfy the design and management criteria outlined in this LWMR.

If at the end of the maintenance period the proponent has satisfied the objectives and criteria highlighted within this document, the development will be considered to be in a suitable condition for management handover to the City. If the overall management objectives are not met during this period, the proponent will undertake a review of the system to determine why the objectives are not being met. On completion of the review, the City and proponent are to agree on the recommended course of action(s) to be undertaken by the proponent to ensure the objectives are met to the satisfaction of the City.

10.3 Funding

The proponent will be responsible for funding and implementing the management strategies outlined in this LWMR, with the exception of lot owner responsibilities.

10.4 Review

This document is not planned to be reviewed in the future. Future stages may be supported in an addendum or update to this WMR. Regardless of the format of subsequent documents, these will need to demonstrate compliance with the design criteria proposed in this LWMR, or to demonstrate alternative criteria and a rationale for any proposed changes. The detailed civil designs and landscape designs that are not included in this report, will be developed consistent with the approach adopted in this LWMR and submitted to the CoA when finalised.

11 References

11.1 General references

The references listed below have been considered as part of preparing this document.

Australian Bureau of Statistics (ABS) 2013, *4602.0.55.003 - Environmental Issues: Water use and Conservation, Mar 2013*, Canberra

<<https://www.abs.gov.au/ausstats/abs@.nsf/mf/4602.0.55.003>>.

Australian Bureau of Statistics (ABS) 2022, *Housing Occupancy and Costs 2019-2020*, Canberra, <<https://www.abs.gov.au/statistics/people/housing/housing-occupancy-and-costs/latest-release>>.

Australian and New Zealand Governments and Australian state and territory governments (ANZG) 2018a, *Australian and New Zealand Guidelines for Fresh & Marine Water Quality*, Canberra, <<https://www.waterquality.gov.au/anz-guidelines>>.

Australian and New Zealand Governments and Australian state and territory governments (ANZG) 2018b, *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*, Canberra ACT.

Aurora Environmental 2012, *Local Water Management Strategy - Stage 4 Oyster Harbour Estate*, 3.

Australian Government 2018, *Charter: National Water Quality Management Strategy*.

Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M and Testoni I (Editors) 2019, *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia (Geoscience Australia).

Bureau of Meteorology (BoM) 2025, *Climate Data Online*, <<http://www.bom.gov.au/climate/data/>>.

Bureau of Meteorology (BoM) 2026, *Climate Data Online*, <<https://www.bom.gov.au/climate/data/>>.

City of Albany 2018, *Stormwater Management Strategy*, Albany.

City of Albany 2019, *Local Planning Strategy*, Albany.

City of Albany 2024, *Local Planning Scheme No. 2 - Maps*, Albany.

Coffey Environments 2010a, *Bayonet Head - Plan For Development - Strategic Environmental Assessment*, Version 4.

Coffey Environments 2010b, *King Road Sand Quarry Environmental Management Plan*, EP2010/010, Version 3.

Department of Biodiversity, Conservation and Attractions (DBCA) 2017, *South Coast Significant Wetlands*, Government of Western Australia, Midland.

Department of Biodiversity, Conservation and Attractions (DBCA) 2018, *Directory of Important Wetlands in Australia - Western Australia (DBCA-045)*.

Douglas Partners 2026, *Report on Preliminary Geotechnical Investigation - Lot 39 Elizabeth Street, Bayonet Head, WA, 0*.

Department of Water (DoW) 2007, *Stormwater Management Manual for Western Australia*, Perth.

Department of Planning, Lands and Heritage (DPLH) 2025, *State Planning Policy 2.9 - Water*, Western Australian Planning Commission, Perth, Western Australia.

Department of Planning, Lands and Heritage (DPLH) 2026, *Aboriginal Cultural Heritage Inquiry System*, <<https://espatial.dplh.wa.gov.au/ACHIS/index.html?viewer=ACHIS>>.

Department of Water and Environmental Regulation (DWER) 2017, *Decision Process for Stormwater Management in Western Australia*, Government of Western Australia, Perth.

Department of Water and Environmental Regulation (DWER) 2022, *Stormwater Management Manual for Western Australia*, Government of Western Australia, Perth.

Department of Water and Environmental Regulation (DWER) 2025, *Acid Sulfate Soil Risk Map, Albany-Torbay (DWER-054)*, <<https://catalogue.data.wa.gov.au/dataset/acid-sulphate-soil-risk-map-albany-torbay-dwer-054>>.

Department of Water and Environmental Regulation (DWER) 2026a, *Water Information Reporting Database*, <<https://wir.water.wa.gov.au/Pages/Water-Information-Reporting.aspx>>.

Department of Water and Environmental Regulation (DWER) 2026b, *Water Register*, Perth, WA, <<https://maps.water.wa.gov.au/#/webmap/register>>.

Emerge Associates 2026, *Local Water Management Strategy Addendum - Oyster Harbour, Albany*, EP25-079(01)--005A DRL, A.

Engineers Australia 2006, *Australian Runoff Quality: A guide to Water Sensitive Urban Design*, National Committee for Water Engineering, Engineers Australia, Canberra.

Environmental Protection Authority (EPA) 2008, *Guidance Statement No. 33. Environmental Guidance for Planning and Development*, Perth.

Government of WA 2003, *A State Water Strategy for Western Australia*, Perth.

Government of WA 2007, *State Water Plan*, Perth.

Gozzard, J. R. 2011, *Sea to scarp [electronic resource]: geology, landscape and land use planning in the southern Swan Coastal Plain*, Geological Survey of Western Australia.

Heritage Council WA 2022, *State Heritage Office database*, Perth, Western Australia, <<http://www.inherit.stateheritage.wa.gov.au/Public/>>.

Monash University 2014, *Vegetation Guidelines for Stormwater Biofilters within South-west of Western Australia* Melbourne.

Western Australian Planning Commission (WAPC) 2006, *Statement of Planning Policy 3: Urban Growth and Settlement*, State of Western Australia, Perth.

Western Australian Planning Commission (WAPC) 2009, *Liveable Neighbourhoods (Edition 4)*, Western Australian Planning Commission and Department for Planning and Infrastructure, Perth.

Western Australian Planning Commission (WAPC) 2015, *Draft Liveable Neighbourhoods*, Department of Planning, Perth.

Water Corporation (WC) 2011, *AltWaterSupply_Water_Use_Model.xls*, Perth.

11.2 Online references

The online resources that have been utilised in the preparation of this report are referenced in **Section 11.1**, with access date information provided in **Table R1**.

Table R1 Access dates for online references

Reference	Date accessed	Website or dataset name
(BoM 2026)	9 February 2026	Climate Data Online
(DWER 2025)	9 February 2026	Acid Sulfate Soils (dataset)
(DWER 2026a)	9 February 2026	Water Information Reporting

Figures



Figure 1: Site Location

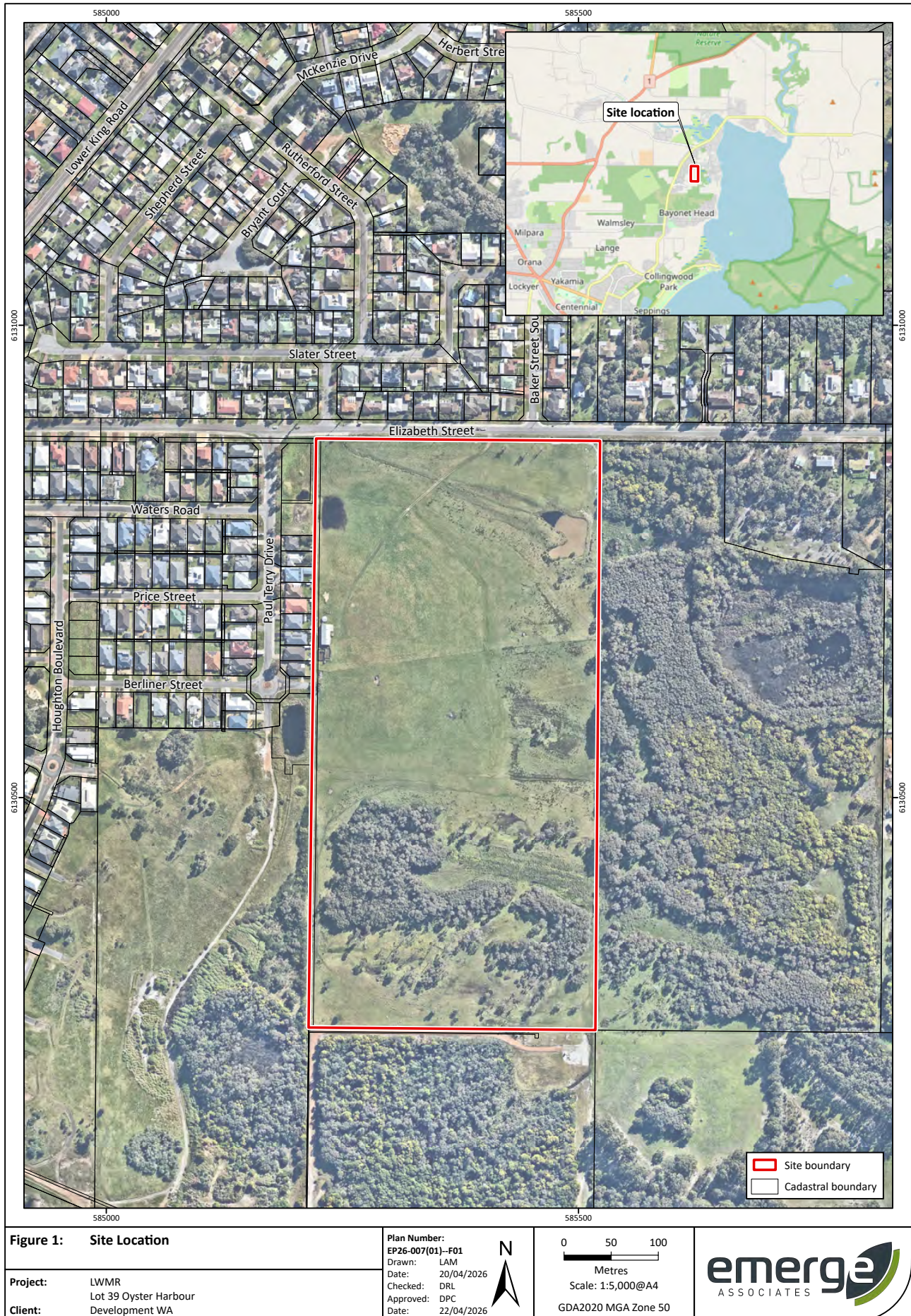
Figure 2: Topographic Contours

Figure 3: Geological Mapping and Test Pit Locations

Figure 4: Wetlands and Existing Hydrological Features

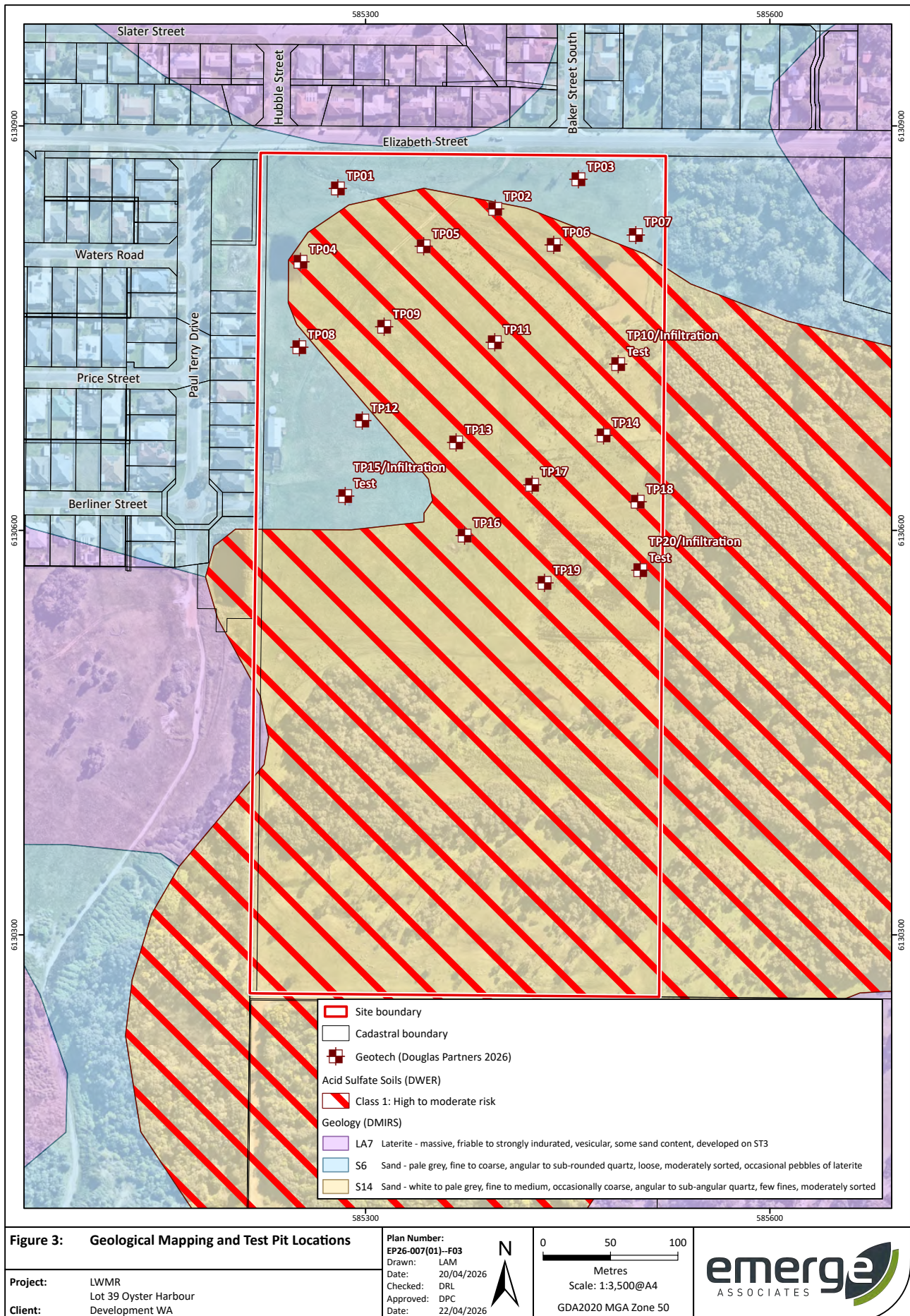
Figure 5: Sensitive Water Resource Areas

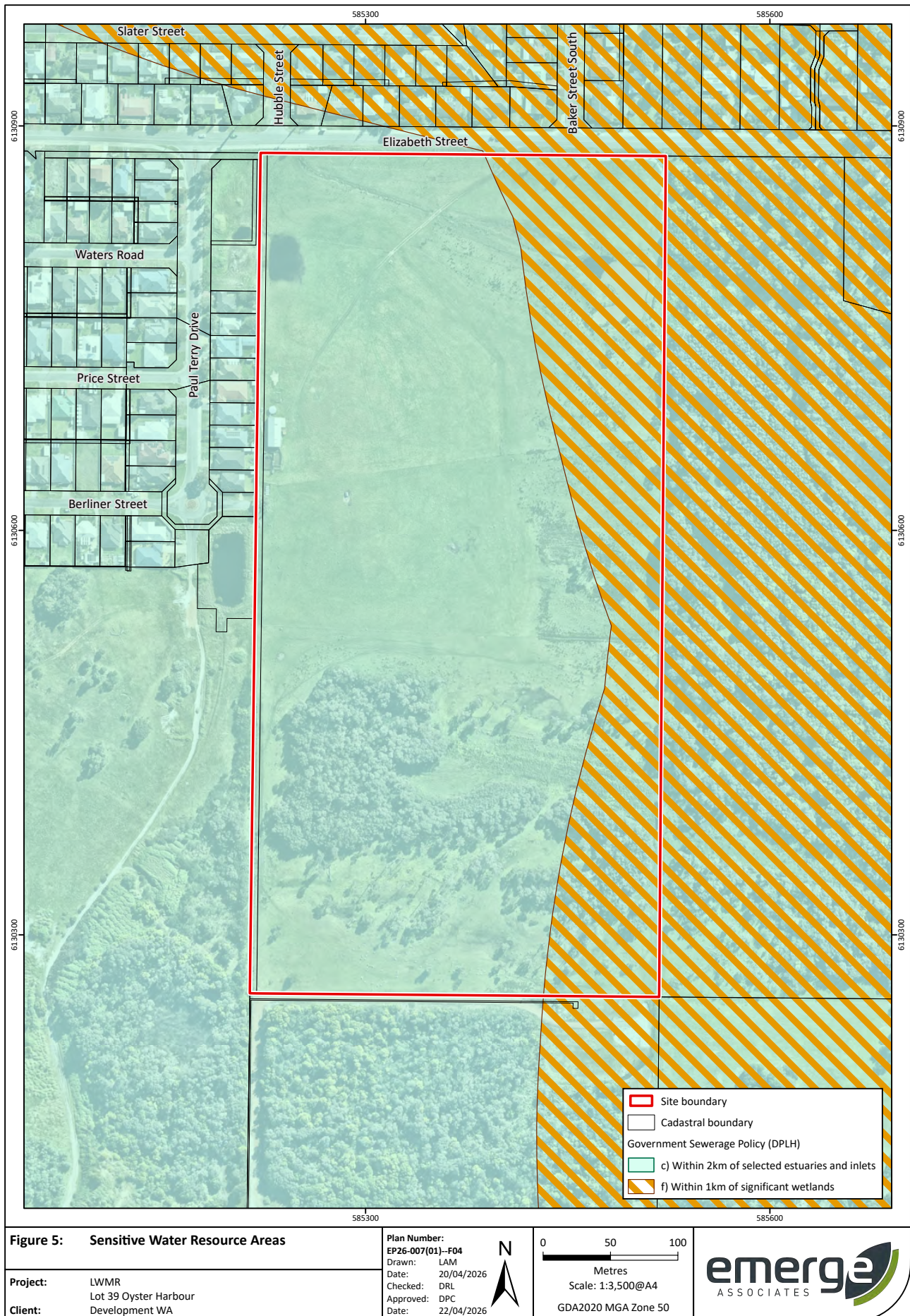
Figure 6: Stormwater Management Plan



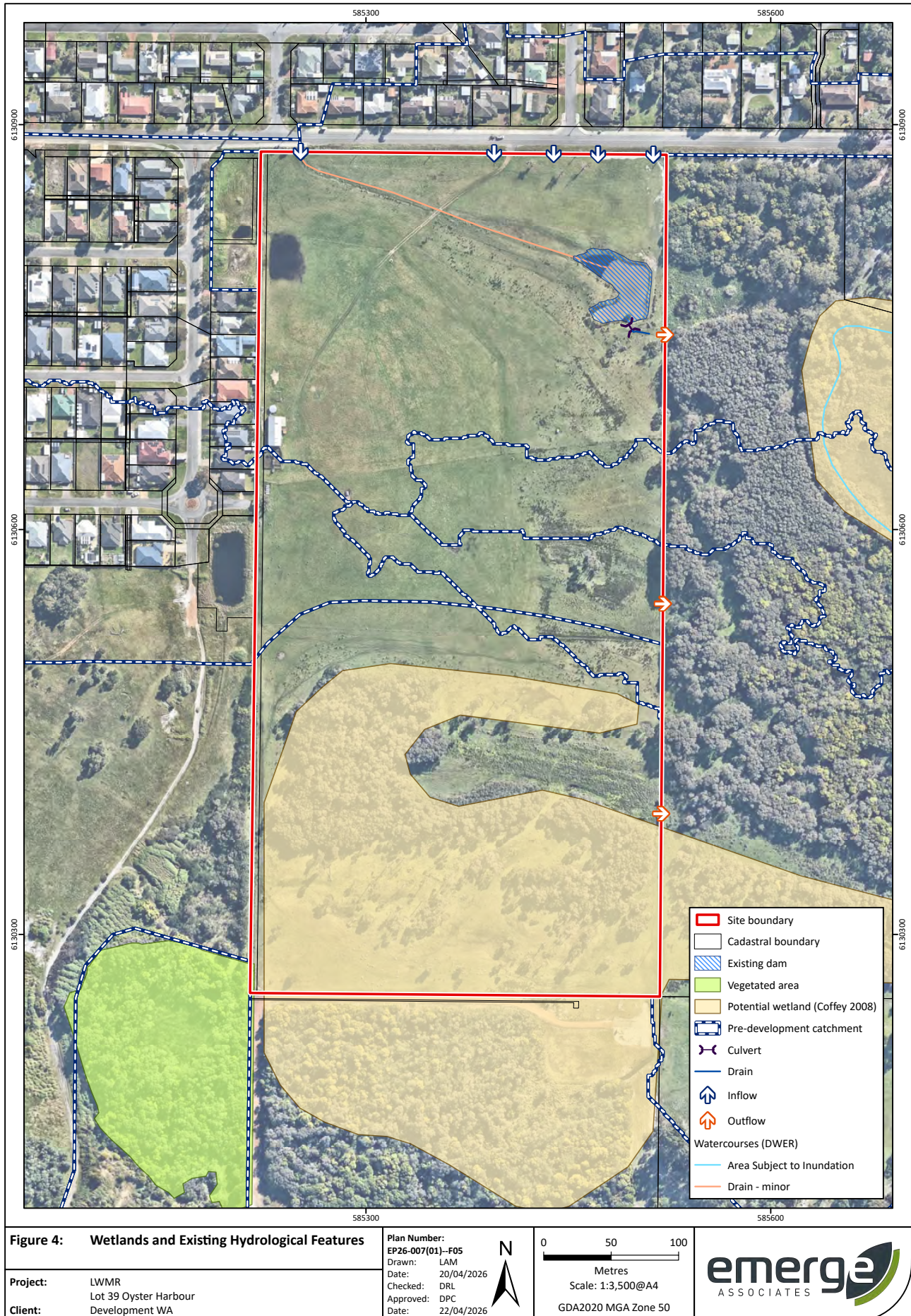


While Emerge Associates makes every attempt to ensure the accuracy and completeness of data, Emerge accepts no responsibility for externally sourced data used.
 ©Landgate (2025). Nearmap Imagery date: 12/08/2025

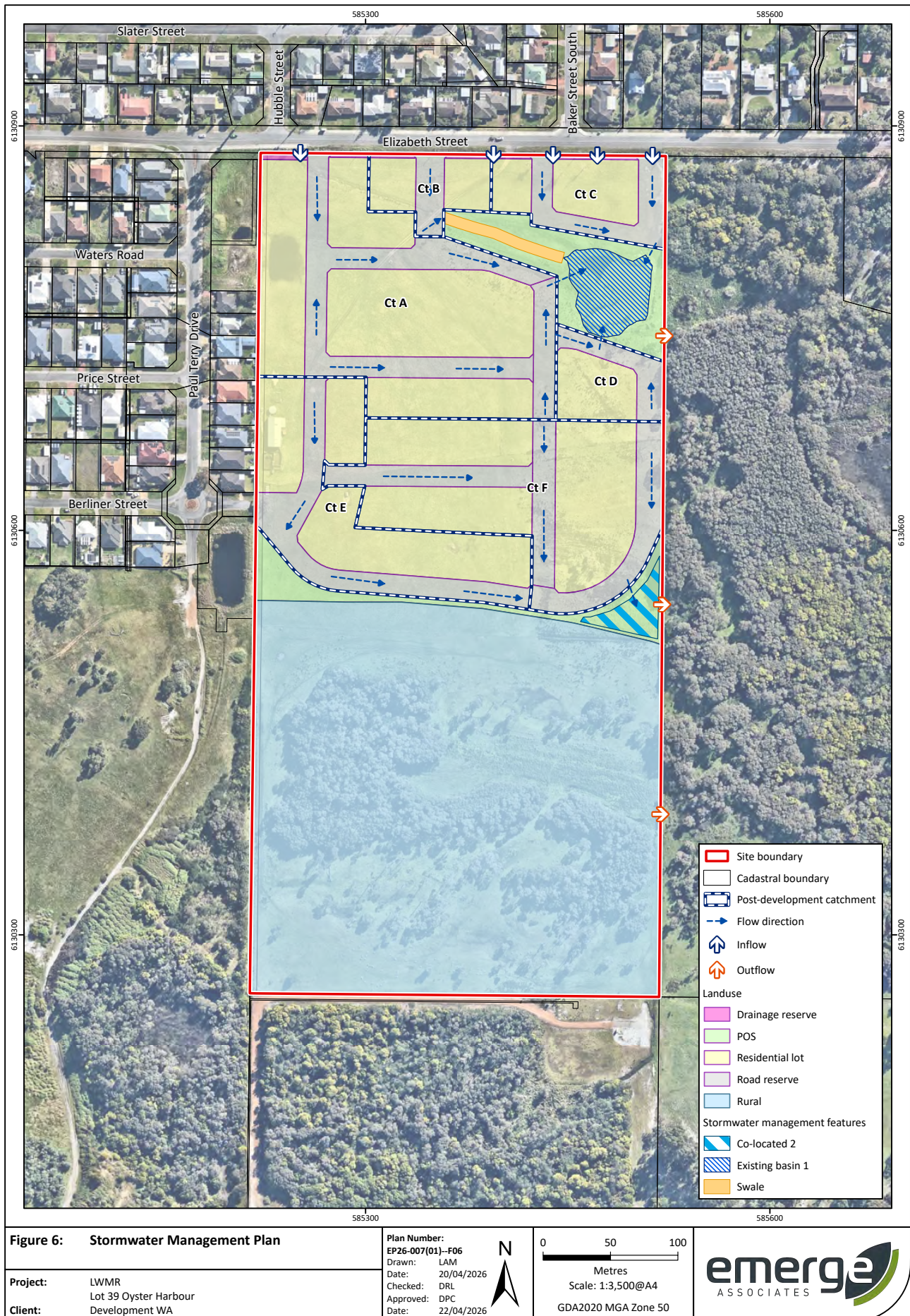




While Emerge Associates makes every attempt to ensure the accuracy and completeness of data, Emerge accepts no responsibility for externally sourced data used.
 ©Landgate (2025). Nearmap Imagery date: 12/08/2025



While Emerge Associates makes every attempt to ensure the accuracy and completeness of data, Emerge accepts no responsibility for externally sourced data used.
 ©Landgate (2025). Nearmap Imagery date: 12/08/2025



While Emerge Associates makes every attempt to ensure the accuracy and completeness of data, Emerge accepts no responsibility for externally sourced data used.
 ©Landgate (2025). Nearmap Imagery date: 12/08/2025

Appendix A

Development Concept Plan



Appendix B

Landscape Concept







SHADE SAILS



LIMESTONE RETAINING WALLS



LOCAL STONE SEATING WALLS TO KEY AREAS



COLOURED CONCRETE TO FOCAL POINTS



RUBBER SOFTFALL



MULCH SOFTFALL



IRONCLAD ILLAWARRA SHELTER SHELTER



CHRISTIE DOUBLE BBQ



BIN ENCLOSURE



DRINK FOUNTAIN



COMPOSITE TIMBER PICNIC SETTING



COMPOSITE TIMBER BENCH SEAT WITH BACK REST



Appendix C

Geotechnical Investigations





GROUND
EXPERTISE

**Report on Preliminary Geotechnical
Investigation**

Proposed Residential Development

Lot 39 Elizabeth Street, Bayonet Head, WA

Prepared for DevelopmentWA

Project 240409.00

30 March 2026



GROUND
ED
EXPERTISE

Douglas Partners Pty Ltd
ABN 75 053 980 117
douglaspartners.com.au
36 O'Malley Street, Osborne Park, WA 6017
(08) 9204 3511

Document History

Details

Project No.	240409.00
Document Title	Report on Preliminary Geotechnical Investigation
Site Address	Lot 39 Elizabeth Street, Bayonet Head, WA
Report Prepared For	DevelopmentWA
Filename	240409.00.R.001.Rev0

Status and Review

Status	Prepared by	Reviewed by	Date issued
Revision 0	Huijian Gao and Brendan Divilly	Frederic Verheyde	30 March 2026

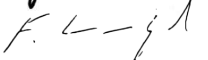
Distribution of Copies

Status	Issued to
Revision 0	Naomi Lawrance, DevelopmentWA

The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

Signature

Date

Author		30 March 2026
Reviewer		30 March 2026



Douglas Partners acknowledges Australia's First Peoples as the Traditional Owners of the Land and Sea on which we operate. We pay our respects to Elders past and present and to all Aboriginal and Torres Strait Islander peoples across the many communities in which we live, visit and work. We recognise and respect their ongoing cultural and spiritual connection to Country.

Table of Contents

	Page No
1. Introduction	1
2. Site Description	2
3. Field Work Methods	4
4. Field Work Results	4
4.1 Ground Conditions	4
4.2 Groundwater	5
4.3 Permeability	6
5. Laboratory Testing	6
5.1 Geotechnical Laboratory Testing	6
5.2 Acid Sulfate Soil Laboratory Testing	7
6. Proposed Development	8
7. Comments	8
7.1 Site Suitability	8
7.2 Site Classification	9
7.3 Site Preparation	10
7.3.1 Site Stripping	10
7.3.2 Test Rolling	10
7.3.3 Imported Filling	11
7.3.4 Fill Placement	11
7.3.5 Compaction Testing	11
7.4 Excavations	11
7.5 Geotechnical Suitability for Re-Use of In Situ Materials	12
7.6 Soil Retention	13
7.7 Pavement Design Parameters	14
7.8 Stormwater Drainage and Permeability	14
7.9 Acid Sulfate Soils	14
7.10 Additional Geotechnical Investigation	15
8. References	15
9. Limitations	15



Douglas Partners Pty Ltd
ABN 75 053 980 117
douglaspartners.com.au
36 O'Malley Street, Osborne Park, WA 6017
(08) 9204 3511

Appendix A:	About This Report
Appendix B:	Drawing 1 – Test Location Plan Test Pit Logs
Appendix C:	Geotechnical Laboratory Test Reports
Appendix D:	Acid Sulfate Soil Laboratory Test Reports

Report on Preliminary Geotechnical Investigation Proposed Residential Development Lot 39 Elizabeth Street, Bayonet Head, WA

1. Introduction

This report, prepared by Douglas Partners Pty Ltd (Douglas), presents the results of a preliminary geotechnical investigation undertaken for a proposed residential development at Lot 39 Elizabeth Street, Bayonet Head, WA (the site). The investigation was commissioned in a letter dated 4 February 2026 by DevelopmentWA and was undertaken in accordance with Douglas' proposal P240409.00.P.001.Rev1 dated 3 February 2026.

It is understood that the site will be developed into a residential subdivision, with residential lots, pavement, retaining walls, underground services and areas of public open space (POS).

The purpose of this preliminary geotechnical investigation is to assess the subsurface conditions beneath the site and thus provide preliminary comments on:

- The geotechnical suitability of the site for the proposed development.
- The subsurface conditions across the site, including the possible presence of any geotechnically problematic or compressible soils.
- The site classification in accordance with the Australian Standard (AS 2870, 2011) and site preparation measures to improve the site classification.
- Site preparation, earthworks and compaction requirements, including the possible re-use of site soils as controlled fill.
- Excavation conditions and temporary batter slopes for shallow excavations.
- Geotechnical parameters for retaining wall design.
- A design California bearing ratio (CBR) for pavement subgrade materials based on observations made in the field, limited laboratory testing and Douglas' experience.
- The permeability of the encountered site soils and suitability for on-site stormwater disposal.
- The depth to groundwater if encountered.
- The presence or absence of acid sulfate soil across the site together with recommendations for further investigation following completion of detailed design.
- Recommendations on additional geotechnical investigation.

The investigation included the excavation of 20 test pits, in situ infiltration at three locations, and laboratory testing of selected samples. The details of the field work are presented in this report, together with comments and recommendations on the items listed above.

This report must be read in conjunction with all appendices including the notes provided in Appendix A.

2. Site Description

The site, Lot 39 Elizabeth Street in Bayonet Head, WA, comprises a rectangular shaped area of approximately 18.9 ha. The development footprint and investigation area cover the northern half of the lot, approximately 10.2 ha in size. The site is bordered by Elizabeth Street to the north, Paul Terry Drive to the northwest, and by pastoral land and bushland elsewhere.

At the time of the investigation, the site was generally vacant and comprised cleared pastoral land. A workshop was located at the centre-western part of the site and a pond in the northeastern corner. A drainage gully runs from the northwestern corner of the site into the pond. Review of historical photos indicates that the pond and open drain were man-made sometime between 1977 and 1988, with ground disturbance visible up to about 30 m around these features. The site was separated by fences and a gravelly track connects Elizabeth Street to the workshop.

Vegetation across the site comprised long grass with both small groups and singular mature trees at isolated locations within the paddocks, surrounding the pond, and near the workshop. Tall grass, approximately 1 m to 1.5 m in height was observed within the gully and towards the southeastern corner of the site.

The ground surface across the site generally falls to the east, with surface levels of around RL 13 (relative to AHD) on the western boundary to approximately RL 6 on the eastern boundary.

The Albany 1:50,000 Environmental Geology Map indicates the subsurface conditions across the site to generally comprise alluvial sand. Areas mapped as laterite are noted in close proximity to the site.

Based on published acid sulfate soil risk mapping, the site is mapped as 'high to moderate risk of acid sulfate soils occurring within 3 m of natural soil surface. This risk mapping, shown in Figure 1, is generally supported by a historical aerial image of the site from 1961 shown in Figure 2. The historical imagery indicates possible swampy ground on the site which may have been covered with fill.

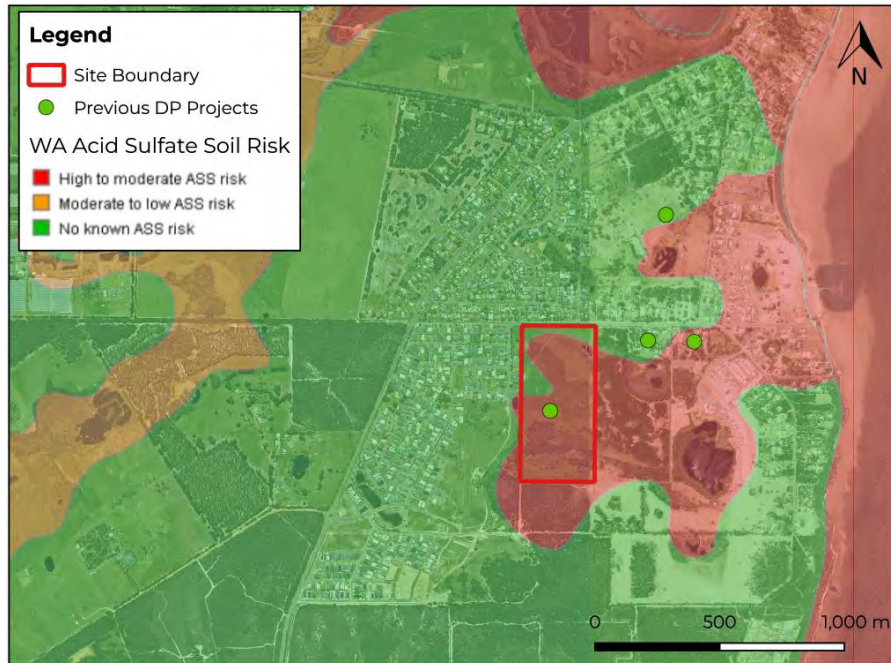


Figure 2: Acid Sulfate Soil Risk Mapping



Figure 1: Site Location Historical Imagery from October 1961.

3. Field Work Methods

Field work for the investigation was carried out between 12 and 13 February 2026, and comprised:

- The excavation of 20 test pits (TP01 to TP20).
- Perth sand penetrometer (PSP) testing adjacent to each test pit.
- In situ infiltration testing at three locations (adjacent to TP10, TP15 and TP20).

The test pits were excavated to depths of up to 3.0 m using an 8-tonne excavator equipped with a 600 mm wide toothed bucket. Ground conditions were logged in accordance with the Australian Standard (AS 1726, 2017) by a geotechnical engineer from Douglas. Soil samples were recovered for subsequent geotechnical laboratory testing.

Soil samples for assessment of acid sulfate soils were collected at 0.5 m intervals from 12 selected test pits (TP01, TP03, TP05, TP06, TP09, TP10, TP11, TP13, TP15, TP16, TP17 and TP20). All soil samples were placed into a snap-lock bag and chilled in the field and transported to the laboratory under a chain-of custody.

The PSP testing was carried out in accordance with the Australian Standard (AS 1289.6.3.3, 1997), adjacent to each test pit, to assess the density of the shallow soils. The results of these PSP tests are presented on the test pit logs in Appendix B.

Permeability testing was performed using the falling head test at depths of between 0.5 m and 1.0 m adjacent to locations TP10, TP15, and TP20.

Test locations were determined using a differential GPS and are marked on Drawing 1, Appendix B. Surface elevations at each test pit were surveyed using a differential GPS with a reported accuracy of 0.1 m.

4. Field Work Results

4.1 Ground Conditions

Detailed logs of the ground conditions and results of the field testing are presented in Appendix B, together with notes defining descriptive terms and classification methods, in Appendix A.

A summary of the ground conditions encountered at the test locations is given below:

- **Topsoil and Organic SAND SP-SM** – dark grey-brown and grey-brown sandy topsoil, trace or with silt, rootlets and organics, between 0.1 m and 0.45 m thick at all test locations. The organic soil layer was also present under the fill at test locations TP02 and TP07.
- **Fill (SAND, Gravelly SAND, Clayey SAND) SP-SM, SC** – grey-brown, orange-brown and grey, low to medium plasticity clay, fine to coarse gravel, encountered at test locations TP02 and TP07, to depths of between 0.9 m and 1.1 m. Review of historical photo suggest that this filling possibly results from the excavation of the existing pond and open drain, and thus possibly occurs in their vicinity.

- **SAND SP and SP-SM** – fine to medium grained, grey, pale grey and pale brown, underlying the topsoil and fill material, encountered at each test location, to depths of between 0.9 m and test pit termination depth of 2.7 m.
- **Cemented Silty SAND/COFFEE ROCK SM** – dark brown, weakly to strongly cemented coffee rock, encountered at locations TP01, TP03, TP04, TP06, TP08 to TP13 and TP17 from depths between 0.9 m to 1.7 m. Test pit refusal occurred within the strongly cemented coffee rock at several locations when utilising an 8-tonne excavator.
- **Clayey materials including Clayey SAND SC, Clayey Silty SAND SC-SM, Clayey SILT ML** – pale grey, grey and green-grey, low to medium plasticity, underlying the silty sand material at test locations TP02, TP03, TP05, TP06, TP11 and TP12, from depths of between 1.45 m and 2.6 m and extending to the test termination depths of 3.0 m.

4.2 Groundwater

Groundwater was encountered within several test pits during the field work between 12 and 13 February 2026. The depth and level of groundwater is shown in Table 1. The test pits were backfilled immediately following soil sampling and logging which prevented long-term monitoring of groundwater levels.

Table 1: Summary of Groundwater Levels Observed between 12 and 13 February 2026

Test Location	Ground Surface Level ^[1] (AHD)	Groundwater Depth (m)	Groundwater Level ^[2] (AHD)
TP01	11.1	1.4	9.7
TP02	8.9	2.5	6.4
TP04	11.6	2.0	9.6
TP05	9.5	1.9	7.6
TP07	7.2	2.8	4.4
TP10	6.5	0.8	5.7
TP11	8.4	1.65	6.75
TP13	9.2	1.7	7.5
TP14	7.2	1.6	5.6
TP15	11.0	2.3	8.7
TP16	8.6	2.1	6.5
TP17	7.4	1.0	6.4
TP18	6.6	1.4	5.2
TP19	7.2	1.6	5.6
TP20	6.5	2.2	4.3

Notes for Table 1:

[1]: Surface level measured using a differential GPS.

[2]: Groundwater Level = Surface Level – Groundwater Depth.

It should be noted that groundwater levels are affected by climatic conditions and land usage and will therefore vary with time.

4.3 Permeability

Three in-situ permeability tests using the falling head method were carried at a depth of between 0.5 m and 1.0 m at locations TP10, TP15 and TP20. A permeability value has been estimated using a calculation derived from a method based on Hvorslev (Hvorslev, 1951). Results of the permeability analysis are summarised in Table 2.

Table 2: Summary of Permeability Analysis

Location	Depth (m)	Measured Permeability (m/day)	In situ Conditions of Tested Material
TP10	0.5	1.5	SAND SP, trace silt, medium dense, groundwater seepage at 0.8 m
TP15	1.0	>20	SAND SP, trace silt, medium dense
TP20	0.6	5	SAND SP, trace silt, medium dense

5. Laboratory Testing

5.1 Geotechnical Laboratory Testing

A geotechnical laboratory testing programme was carried out by a NATA accredited laboratory and comprised the following assessments:

- The particle size distribution of eight samples.
- The Atterberg limits of four samples.
- The organic content of four samples.
- The California bearing ratio (CBR) and modified maximum dry density (MMDD) of two samples.

Results of the testing are summarised in Table 3 and the test certificates are presented in Appendix C.

Table 3: Results of Laboratory Testing for Soil Identification

Test Location	Depth (m)	Fines (%)	Sand (%)	Gravel (%)	OC (%)	LL (%)	PL (%)	PI (%)	LS (%)	Material
TP02	2.2	-	-	-	0.9	-	-	-	-	SAND SP-SM
TP05	0.1	-	-	-	25.0	-	-	-	-	TOPSOIL/Organic SAND
TP06	0.55 – 1.05	19	71	10	-	-	-	-	-	Silty SAND SM, trace gravel
TP06	1.7	15	82	3	-	22	14	8	1.5	Clayey Silty SAND SC-SM, trace gravel, low plasticity
TP06	2.2	75	25	0	-	28	24	4	1.5	Clayey SILT ML, with sand, low plasticity
TP07	1.0	15	85	0	10.8	NO	NP	NP	0.5	Organic Silty SAND SM
TP11	0.5	8	92	0	-	-	-	-	-	SAND SP-SM, with silt
TP11	1.8	-	-	-	1.6	-	-	-	-	Silty SAND SM, with organics
TP17	0.5	10	90	0	0.1	-	-	-	-	SAND SP-SM, with silt
TP20	0.3	11	89	0	11.6	NO	NP	NP	0	Organic SAND SP-SM
TP20	0.6	5	95	0	-	-	-	-	-	SAND SP, trace silt

Notes: The % fines is the amount of particles smaller than 75 µm.

The % sand is the amount of particles larger than 75 µm and smaller than 2.36 mm.

The % gravel is the amount of particles larger than 2.36 mm and smaller than 63 mm.

OC – Organic content

LL – Liquid Limit

PL – Plasticity Limit

PI – Plasticity Index

LS – Linear Shrinkage

NO – Not Obtainable

NP – Non-Plastic

The CBR tests were undertaken at a target compaction level of 95% of modified maximum dry density. The samples were soaked for 4 days prior to testing under a confining surcharge of 4.5 kg. The results are presented in Table 4 below.

Table 4: Results of Laboratory Testing for Pavement Design Parameters

Test Location	Depth (m)	MMDD (t/m³)	OMC (%)	CBR (%)	Swell (%)	Material
TP06	0.55 – 1.05	1.67	18.5	20	0.0	Silty SAND SM, trace gravel
TP11	0.5	1.59	19.5	20	0.0	SAND SP-SM, with silt

5.2 Acid Sulfate Soil Laboratory Testing

Acid sulfate soil screening tests were undertaken by MPL Laboratories Pty Ltd (MPL) on soil samples retrieved from selected test pits at the site. The screening tests comprised measurement of pH of the soil in water (pH_F) and the pH of the soil after oxidation within a 30%

solution of hydrogen peroxide (pH_{FOX}). The results of these tests provide an indication of the presence of actual or potential acid sulfate soils and should be considered as qualitative only.

Following a review of the screening test results, selected soil samples were submitted to MPL to undergo the chromium suite of testing. This laboratory test quantifies the existing acidity and potential acidity derived from sulfide oxidation which is reported as net acidity. Soil samples were selected for laboratory analysis with due consideration of the following:

- Screening results, with a particular focus on the lowest reported pH_{F} or pH_{FOX} within a soil stratum at each location;
- Reported reaction strength; and
- Visual identification of the soils encountered.

The acid sulfate soil laboratory results are presented in Table D-1 in Appendix D, together with the laboratory reports and associated chain-of-custody reports.

The laboratory results indicate the following:

- The results of pH_{F} are not indicative of actual acid sulfate soils conditions at the sampling locations to a maximum depth of 3 m;
- The results of the pH_{FOX} are indicative of potential acid sulfate soils conditions at seven of 12 sampling locations and at varying depths. The indications of potential acid sulfate soils conditions are generally located in the eastern portion of the site; and
- The calculated net acidity was reported above the adopted action criterion of 0.03%S for 5 out of 18 samples submitted for chromium suite analysis, including TP01, TP09, TP13, TP16 and TP17. The maximum net acidity was 0.13%S at TP01.

It should be noted that the exceedances of the action criterion are generally attributed to a higher result reported for the titratable actual acidity (TAA) component of net acidity, which is a measure of the soils existing acidity. Given the published acid sulfate soil risk mapping indicates a “high to moderate risk”, it is possible that the elevated TAA is attributed to previous oxidation of acid sulfate soils.

6. Proposed Development

The proposed development comprises a residential subdivision with lots, pavement, retaining walls, underground services and areas of POS. Owing to nature of the site, it is considered likely that the site will be filled to reach design surface levels.

7. Comments

7.1 Site Suitability

The investigation indicates that the site is generally underlain by variable soil conditions which include fill, topsoil, sand coffee rock and clayey materials, as described in Section 4.1 above.

The ground conditions are generally considered suitable for the proposed residential development.

Geotechnical constraints imposed by the ground conditions for the proposed development include:

- Uncontrolled fill such as encountered at TP02 and TP07, likely occurring along the existing pond and open drain, and possibly elsewhere across the site.
- The relatively impermeable nature of the shallow coffee rock and clayey soils, which may require raising site levels and placement of sand fill to assist site drainage.
- Perched groundwater at shallow depths is anticipated and may impact potential excavations and earthworks at the site, depending on the timing of the works.
- Hard excavation conditions should also be expected in areas where coffee rock materials were encountered, as outlined in Section 4.1.
- Earthworks are recommended to take place in the summer months, before the start of the winter rains.

Suitable site preparation should include the removal of the uncontrolled fill and deleterious materials including vegetation and topsoil, and test rolling of the site. A suitable separation between finished surface level and groundwater should be maintained, which is likely to require filling the site with sand fill. There may also be the requirement to implement a sub-soil drainage network.

Overall, from a geotechnical standpoint, the land is physically capable of development provided that the provisions outlined in the subsequent subsections of the report are incorporated in the development plans.

7.2 Site Classification

The shallow ground conditions beneath the site generally comprise medium dense to dense sandy soils overlying coffee rock and clayey materials in some locations. Based on a visual and tactile assessment, combined with laboratory testing, the clayey materials are assessed to be slightly reactive.

The majority of the test locations encountered at least 1.5 m of non-reactive and non-organic soils from surface and can be classified as 'Class A', following suitable site preparation as outlined in Section 7.3. Soils considered non-reactive and non-organic include 'Sand' and 'Silty Sand' classified as 'SP', 'SP-SM', and 'SM' with no organics, in the logs in Appendix B.

Test locations with clayey materials within 1.5 m of surface (such as TP06) are currently classified as 'Class S', in accordance with the Australian Standard (AS 2870, 2011). Examples of soils that are considered reactive include the 'Clayey Sand', 'Clayey Silty Sand', and 'Clayey Silt' classified as 'SC', 'SC-SM', 'ML' on the logs in this report. Owing to the presence of uncontrolled fill and buried organic layers (e.g. 'Organic Silty Sand' and 'Sand with organics'), test locations TP02 and TP07 should be classified as 'Class P' in current conditions.

It is generally considered that the entire development area could be re-classified as 'Class A' in accordance with the Australian Standard (AS 2870, 2011), following suitable site preparation and filling the site with controlled sand fill to maintain a minimum clearance of at least 1.5 m from the finished surface to any clayey materials (such as soils classified as 'SC', 'SC-SM', 'ML' on the logs). Suitable site preparation is outlined in Section 7.3, and in particular includes the removal of all uncontrolled fill and organic soils, followed by replacement with controlled sand fill.

7.3 Site Preparation

7.3.1 Site Stripping

All vegetation, topsoil and organic sand should be stripped from building envelopes and pavement areas, and either removed from site or stockpiled for possible re-use if applicable (see Section 7.5). Topsoil and organic sand were encountered at the majority of the site to depths of between 0.1 m and 0.45 m. Buried organic soils were also present underlying the fill at TP02 and TP07.

Tree roots remaining from any clearing operations should be completely removed, and the excavations backfilled with material of similar geotechnical properties to the surrounding ground and compacted to achieve a dry density ratio of not less than 95% relative to modified compaction for granular subgrade.

Uncontrolled fill, such as encountered at TP02 to a depth of 0.9 m, and at TP07 to a depth of 1.1 m, and likely occurring elsewhere across the site specifically near the existing pond and open drain, should be stripped from the proposed development areas. It is inferred that the encountered uncontrolled fill mostly results from the historical excavation of the existing pond and associated open drain and thus comprise a mix of excavated shallow topsoil and organics, shallow sand and deeper clayey soils. Based on observations of the test pit conditions, it is anticipated that the granular portions of uncontrolled fill would be suitable for re-use, from a geotechnical standpoint. It is suggested that the granular component of the uncontrolled fill be attempted to be separated from the other soil types during its excavation, with the subsequent objective to assess and re-use this fraction as structural fill with no impact on site classification. However, it should be acknowledged that this approach might not be practical and successful during construction, depending on the condition of the fill. Granular and clayey materials should be stockpiled separately for geotechnical assessment.

Organic soils occurring at the base of the uncontrolled fill (such as encountered at TP02 and TP07) should be removed beneath proposed development areas.

It is recommended that all site works be undertaken under the supervision of an experienced geotechnical engineer. In particular, the geotechnical engineer should assess the results of topsoil stripping and inspect the site to identify areas of uncontrolled fill, prior to placement of any fill.

7.3.2 Test Rolling

Following the site stripping (Section 7.3.1), it is recommended that the exposed ground be test rolled with a heavy smooth drum roller (say minimum 14 tonne deadweight) in vibrating mode. Care should be taken not to operate heavy vibrating plant immediately adjacent to existing buildings and services. Areas in proximity to adjacent structures or services should be rolled in static mode.

Any areas that show signs of excessive deformation during compaction should be compacted until deformation ceases or, alternatively, the poor-quality material should be excavated and replaced with suitable structural fill and compacted to achieve a dry density ratio of not less than 95% relative to modified compaction for granular subgrade.

Following test rolling to confirm suitable foundation material, the site should be assessed by Douglas.

7.3.3 Imported Filling

If required, imported filling should comprise free draining, cohesionless, well graded sand that:

- contains less than 5% by weight of particles less than 75 microns in size.
- contains no particles greater than 150 mm in size.
- is free of organic and other deleterious materials.
- has a permeability of no less than 5 m/day on a sample compacted to 95% MMDD.

It is recommended that test certificates are reviewed and approved by Douglas prior to importing material to site.

Other materials could be considered, provided they are granular and non-reactive, and following review by Douglas.

7.3.4 Fill Placement

Fill should be placed in a controlled manner as outlined in the Guidelines on Earthworks for Commercial and Residential Development (AS 3798, 2007), in near horizontal layers of uniform thickness.

The thickness of each layer should be appropriate for the type of compaction equipment utilised, although typically should not exceed 400 mm loose thickness for granular materials. Each layer should be compacted near optimum moisture content (+/- 2%) to achieve a dry density ratio of not less than 95% relative to modified maximum dry density.

7.3.5 Compaction Testing

Compaction control of the sand fill could be carried out using a Perth sand penetrometer (PSP) test in accordance with the Australian Standard test method (AS 1289.6.3.3, 1997). All areas within the proposed building and pavement envelopes should be compacted to achieve a minimum blow count of 8 blows per 300 mm penetration to a depth of not less than 1.0 m below foundation or subgrade level.

During construction, some loosening of the surface sands in foundation excavations is expected. Therefore, the top 300 mm in the base of any excavation should be re-compacted using a vibratory plate compactor prior to construction of any footings.

7.4 Excavations

7.4.1 Excavation Conditions

The encountered ground conditions generally comprise medium dense natural sand overlying coffee rock, encountered from depths between 0.9 m and 1.7 m, and clayey materials encountered from 1.45 m to 2.6 m depth.

Conventional earthmoving equipment (such as excavators) should be suitable for excavations across the majority of the site within the granular soils or stiff clayey materials. Excavations in coffee rock may require powerful excavators (say 20 t) possibly equipped with ripping tynes or rock breaker attachments for limited excavations or ripping with dozers (say D9 and heavier) for large excavations, with associated low excavation rates.

7.4.2 Safe Batter Slopes

It is recommended that temporary batter slopes in sand are maintained flatter than 1.5:1 (H:V) if not retained, to a maximum depth of 2 m. Long term batter slopes in sand should be maintained flatter than 2:1 (H:V) if not retained, to a maximum depth of 2 m. These batter angles are valid provided no surcharge loads (including live loads such as vehicles and machinery) apply at the top of the slope. Any excavation that is adjacent to existing buildings or below the level of existing footings should be supported, or the footings underpinned.

It is also emphasised that the abovementioned angles are not applicable if water emanates from the excavation slopes. In such conditions, there is potential for instability no matter how flat the batter angle. If loads are applied at the top of the batter (for example, excavated soil or equipment), or if there is any groundwater influence, then a site-specific assessment of stability should be undertaken.

7.5 Geotechnical Suitability for Re-Use of In Situ Materials

7.5.1 Topsoil and Organic Soils

Topsoil and organic soils were encountered across the site to depths between 0.1 m and 0.45 m, and underlying the uncontrolled fill (e.g. TP02 and TP07).

Owing to the high organic content of the topsoil material and other organic soils, it is generally considered that these materials are unsuitable for re-use as structural fill. It is recommended that following stripping, the topsoil and other organic soils are either stockpiled for re-use in non-structural applications such as landscaping or disposed of off-site.

7.5.2 Uncontrolled Fill

The uncontrolled fill encountered at TP02 and TP07 appears to be variable. Any uncontrolled fill should be stockpiled prior to re-use for geotechnical assessment. Granular and clayey materials should be stockpiled separately, where possible, as discussed in Section 7.3.1.

Generally, any uncontrolled fill that comprises sand and should be geotechnically suitable for re-use, provided it is free from organic matter and particles greater than 150 mm in size. Depending on the possible presence of oversized particles, screening or raking of the fill may be required. Clayey materials may be re-used, noting some limitations to their re-use, as discussed in Section 7.5.5.

7.5.3 Natural Sand

The encountered natural sand is considered geotechnically suitable for reuse as structural fill material provided it is free from organic matter and particles greater than 150 mm in size. It is

recommended that a geotechnical engineer inspects cut to fill operations, to confirm the suitability of the materials being utilised.

Sand with silt (noted as SP-SM on the attached logs) will have a lower soil permeability compared to clean sand. Therefore, some consideration should be given to possible adverse implications on site drainage, if sand with silt (SP-SM) is re-used as shallow fill.

7.5.4 Coffee Rock

Excavated coffee rock is likely suitable to be re-used as deep fill following suitable crushing and blending with clean sand. It is suggested that owing to the marginal organic content of the coffee rock, that once excavated and crushed (no particles greater than 150 mm), the excavated coffee rock should be blended with clean sand at a ratio of 1:1, prior to re-use as deep fill. Blending with clean sand will also aid in the compaction of the crushed coffee rock material. Owing to the likely high fines of the blended coffee rock material, it is likely that this material will be of relatively low soil permeability. Implications on site drainage should be considered prior to its re-use.

7.5.5 Clayey Materials

Clayey materials could be re-used as fill however their reactivity and lower permeability will impact site classification and site drainage. Difficulties in handling and compacting clayey soils should also be considered, prior to their re-use. Earthworks plans and construction methodology should be assessed by a geotechnical engineer prior to any re-use of clayey materials as structural fill.

7.6 Soil Retention

The design of flexible or rigid walls should be undertaken using a triangular pressure distribution and the earth pressure parameters given in Table 5. In addition to the soil pressure, wall design should also allow for external loads such as buildings, live loads, hydrostatic pressure or construction activities.

Table 5: Soil Parameters for Retaining Wall Design

Soil Type	Soil Unit Weight Above Water γ (kN/m ³)	Drained Angle of Friction ϕ' (Degrees)	Undrained Shear Strength C_u (kPa)	Coefficient of Earth Pressure – Active K_a	Coefficient of Earth Pressure – at Rest K_0	Coefficient of Earth Pressure – Passive K_p
Compacted Fill or Natural Sand (Medium dense)	20	32	0	0.31	0.47	3.2

Clayey materials – stiff and stronger	20	-	75	0.3	0.5	2
---------------------------------------	----	---	----	-----	-----	---

Safe batter slopes were discussed in Section 7.4.2.

7.7 Pavement Design Parameters

Based on field observations, laboratory testing and Douglas' experience a subgrade California bearing ratio (CBR) of 10% is recommended for pavement design for subgrades in the natural sand at this site, provided the subgrade is compacted to not less than 95% of modified maximum dry density to a depth of at least 0.5 m below subgrade level.

7.8 Stormwater Drainage and Permeability

Results of the permeability testing in Section 4.3 indicate a field permeability value of between 1.5 m/day and in excess of 20 m/day for the shallow sand encountered beneath the site.

The lower infiltration at location TP10 is likely influenced by a shallow clearance to groundwater at this location (groundwater encountered at a depth of 0.8 m at TP10).

The relatively shallow groundwater across the site would generally preclude the use of soakwells and sumps for stormwater disposal. However, soakwells could be considered if a suitable thickness of free-draining sand fill is placed across the site to increase the clearance to groundwater or any low permeability layers/impermeable layers, such as coffee rock or clayey materials. A minimum clearance of 0.5 m is recommended between the base of soakwells and groundwater or impermeable layers such as coffee rock or clayey materials. It should be noted that groundwater levels are transient and can be higher during the winter periods.

The infiltration capability commonly reduces over time due to silt build up at the base of soakwells and therefore the soakwells must be cleaned and maintained on a regular basis. Soakwells should preferably be positioned at a distance from all buildings, retaining walls and boundaries by not less than 2 m.

7.9 Acid Sulfate Soils

Based upon the results of the preliminary investigation, Douglas concludes that acid sulfate soils are present beneath the site to depths of at least 3 m. As such, a works-specific acid sulfate soil management will be required to manage potential environmental impacts associated with future ground disturbing activities (including dewatering).

In this regard, Douglas recommends that following completion of detailed design (i.e. when excavation depths and alignments are known), detailed acid sulfate soil and groundwater investigations, targeting proposed excavations, be undertaken. The investigations should be undertaken with reference to DWER endorsed guidelines and aim to determine the extent and severity of acid sulfate soils within the proposed areas of disturbance.

7.10 Additional Geotechnical Investigation

Additional geotechnical investigation should be undertaken prior to detailed design. An increased frequency of test pits should be undertaken across the site, as well as additional permeability tests across the site and at any critical drainage locations. In particular, additional test pits should be undertaken to assess the extent of the uncontrolled fill.

8. References

AS 1289.5.2.1. (2017). *Methods of testing soils for engineering purposes - Soil compaction and density tests - Determination of the density/moisture content relation of a soil using modified compactive effort*. Standards Australia.

AS 1289.6.3.3. (1997). *Methods for testing soils for engineering purposes - Soil strength and consolidation tests - Determination of the penetration resistance of a soil - Perth sand penetrometer test*. Reconfirmed 2013: Standards Australia.

AS 1726. (2017). *Geotechnical Site Investigations*. Standards Australia.

AS 2870. (2011). *Residential Slabs and Footings*. Standards Australia.

AS 3798. (2007). *Guidelines on Earthworks for Commercial and Residential Developments*. Standards Australia.

Hvorslev, M. J. (1951). *Time lag and soil permeability in groundwater observations*. US Army Corps of Engineers Waterways Experiment Observation Station, Bulletin 36, Vicksburg, Mississippi.

9. Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at Lot 39 Elizabeth Street, Bayonet Head, WA in line with Douglas' proposal dated 3 February 2026 and acceptance received from Naomi Lawrance of DevelopmentWA dated 4 February 2026. The work was carried out under DevelopmentWA's Engineering Consultancy Services Panel Contract # 2023/01. This report is provided for the exclusive use of DevelopmentWA for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after Douglas' field testing has been completed.

Douglas' advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the geotechnical components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

The scope of work for this investigation/report did not include the assessment of surface or sub-surface materials or groundwater for contaminants, within or adjacent to the site. Should evidence of fill of unknown origin be noted in the report, and in particular the presence of building demolition materials, it should be recognised that there may be some risk that such fill may contain contaminants and hazardous building materials.

Appendix A

About this Report

Terminology, Symbols and Abbreviations

Soil Descriptions

Sampling, Testing and Excavation Methodology

About this Report



October 2024

Introduction

These notes have been provided to amplify Douglas' report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

Douglas' reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Engagement Terms for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather

changes. They may not be the same at the time of construction as are indicated in the report; and

- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, Douglas will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, Douglas cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, Douglas will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, Douglas requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. Douglas would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

intentionally blank

Terminology, Symbols and Abbreviations



November 2023

Introduction to Terminology, Symbols and Abbreviations

Douglas Partners' reports, investigation logs, and other correspondence may use terminology which has quantitative or qualitative connotations. To remove ambiguity or uncertainty surrounding the use of such terms, the following sets of notes pages may be attached Douglas Partners' reports, depending on the work performed and conditions encountered:

- Soil Descriptions;
- Rock Descriptions; and
- Sampling, insitu testing, and drilling methodologies

In addition to these pages, the following notes generally apply to most documents.

Abbreviation Codes

Site conditions may also be presented in a number of different formats, such as investigation logs, field mapping, or as a written summary. In some of these formats textual or symbolic terminology may be presented using textual abbreviation codes or graphic symbols, and, where commonly used, these are listed alongside the terminology definition. For ease of identification in these note pages, textual codes are presented in these notes in the following style **XW**. Code usage conforms with the following guidelines:

- Textual codes are case insensitive, although herein they are generally presented in upper case; and
- Textual codes are contextual (i.e. the same or similar combinations of characters may be used in different contexts with different meanings (for example `PL` is used for plastic limit in the context of soil moisture condition, as well as in `PL(A)` for point load test result in the testing results column)).

Data Integrity Codes

Subsurface investigation data recorded by Douglas Partners is generally managed in a highly structured database environment, where records "span" between a top and bottom depth interval. Depth interval "gaps" between records are considered to introduce ambiguity, and, where appropriate, our practice guidelines may require contiguous data sets. Recording meaningful data is not always appropriate (for example assigning a "strength" to a concrete pavement) and the following codes may be used to maintain contiguity in such circumstances.

Term	Description	Abbreviation Code
Core loss	No core recovery	KL
Unknown	Information was not available to allow classification of the property. For example, when auguring in loose, saturated sand auger cuttings may not be returned.	UK
No data	Information required to allow classification of the property was not available. For example if drilling is commenced from the base of a hole predrilled by others	ND
Not Applicable	Derivation of the properties not appropriate or beyond the scope of the investigation. For example providing a description of the strength of a concrete pavement	NA

Graphic Symbols

Douglas Partners' logs contain a "graphic" column which provides a pictorial representation of the basic composition of the material. The symbols used are directly representing the material name stated in the adjacent "Description of Strata" column, and as such no specific graphic symbology legend has been provided in these notes.

intentionally blank

Soil Descriptions

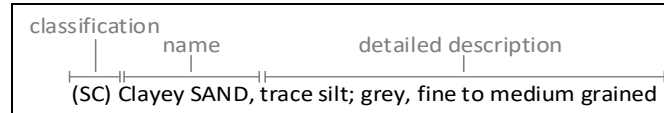
Terminology
Symbols
Abbreviations



March 2024

Introduction

All materials which are not considered to be “in-situ rock” are described in general accordance with the soil description model of AS 1726-2017 Part 6.1.3, and can be broken down into the following description structure:



The “classification” comprises a two character “group symbol” providing a general summary of dominant soil characteristics. The “name” summarises the particle sizes within the soil which most influence its behaviour. The detailed description presents more information about composition, condition, structure, and origin of the soil.

Classification, naming and description of soils require the relative proportion of particles of different sizes within the whole soil mixture to be considered.

Particle size designation and Behaviour Model

Solid particles within a soil are differentiated on the basis of size.

The engineering behaviour properties of a soil can subsequently be modelled to be either “fine grained” (also known as “cohesive” behaviour) or “coarse grained” (“non cohesive” behaviour), depending on the relative proportion of fine or coarse fractions in the soil mixture.

Particle Size Designation	Particle Size (mm)	Behaviour Model	
		Behaviour	Approximate Dry Mass
Boulder	>200	Excluded from particle behaviour model as “oversize”	
Cobble	63 - 200		
Gravel ¹	2.36 - 63	Coarse	>65%
Sand ¹	0.075 - 2.36		
Silt	0.002 - 0.075	Fine	>35%
Clay	<0.002		

¹ – refer grain size subdivision descriptions below

The behaviour model boundaries defined above are not precise, and the material behaviour should be assumed from the name given to the material (which considers the particle fraction which dominates the behaviour, refer “component proportions” below), rather than strict observance of the proportions of particle sizes. For example, if a material is named a “Sandy CLAY”, this is indicative that the material exhibits fine grained behaviour, even if the dry mass of coarse grained material may exceed 65%.

Component proportions

The relative proportion of the dry mass of each particle size fraction is assessed to be a “primary”, “secondary”, or “minor” component of the soil mixture, depending on its influence over the soil behaviour.

Component Proportion Designation	Definition ¹	Relative Proportion	
		In Fine Grained Soil	In Coarse Grained Soil
Primary	The component (particle size designation, refer above) which dominates the engineering behaviour of the soil	The clay/silt component with the greater proportion	The sand/gravel component with the greater proportion
Secondary	Any component which is not the primary, but is significant to the engineering properties of the soil	Any component with greater than 30% proportion	Any granular component with greater than 30%; or Any fine component with greater than 12%
Minor ²	Present in the soil, but not significant to its engineering properties	All other components	All other components

¹ As defined in AS1726-2017 6.1.4.4

² In the detailed material description, minor components are split into two further sub-categories. Refer “identification of minor components” below.

Composite Materials

In certain situations, a lithology description may describe more than one material, for example, collectively describing a layer of interbedded sand and clay. In such a scenario, the two materials would be described independently, with the names preceded or followed by a statement describing the arrangement by which the materials co-exist. For example, “INTERBEDDED Silty CLAY AND SAND”.

Soil Descriptions

Terminology
Symbols
Abbreviations

Classification

The soil classification comprises a two character group symbol. The first character identifies the primary component. The second character identifies either the grading or presence of fines in a coarse grained soil, or the plasticity in a fine grained soil. Refer AS1726-2017 6.1.6 for further clarification.

Soil Name

For most soils, the name is derived with the primary component included as the noun (in upper case), preceded by any secondary components stated in an adjective form. In this way, the soil name also describes the general composition and indicates the dominant behaviour of the material.

Component ¹	Prominence in Soil Name
Primary	Noun (eg "CLAY")
Secondary	Adjective modifier (eg "Sandy")
Minor	No influence

¹ – for determination of component proportions, refer component proportions on previous page

For materials which cannot be disaggregated, or which are not comprised of rock or mineral fragments, the names "ORGANIC MATTER" or "ARTIFICIAL MATERIAL" may be used, in accordance with AS1726-2017 Table 14.

Commercial or colloquial names are not used for the soil name where a component derived name is possible (for example "Gravelly SAND" rather than "CRACKER DUST").

Materials of "fill" or "topsoil" origin are generally assigned a name derived from the primary/secondary component (where appropriate). In log descriptions this is preceded by uppercase "FILL" or "TOPSOIL". Origin uncertainty is indicated in the description by the characters (?), with the degree of uncertainty described (using the terms "probably" or "possibly" in the origin column, or at the end of the description).

Identification of minor components

Minor components are identified in the soil description immediately following the soil name. The minor component fraction is usually preceded with a term indicating the relative proportion of the component.

Minor Component Proportion Term	Relative Proportion	
	In Fine Grained Soil	In Coarse Grained Soil
With	All fractions: 15-30%	Clay/silt: 5-12% sand/gravel: 15-30%
Trace	All fractions: 0-15%	Clay/silt: 0-5% sand/gravel: 0-15%

The terms "with" and "trace" generally apply only to gravel or fine particle fractions. Where cobbles/boulders are encountered in minor proportions (generally less than about 12%) the term "occasional" may be used. This term describes the sporadic distribution of the material within the confines of the investigation excavation only, and there may be considerable variation in proportion over a wider area which is difficult to factually characterise due to the relative size of the particles and the investigation methods.

Soil Composition

Plasticity

Descriptive Term	Laboratory liquid limit range	
	Silt	Clay
Non-plastic materials	Not applicable	Not applicable
Low plasticity	≤50	≤35
Medium plasticity	Not applicable	>35 and ≤50
High plasticity	>50	>50

Note, Plasticity descriptions generally describe the plasticity behaviour of the whole of the fine grained soil, not individual fine grained fractions.

Grain Size

Type	Particle size (mm)	
	Coarse	Fine
Gravel	19 - 63	6.7 - 19
	Medium	2.36 - 6.7
Sand	0.6 - 2.36	0.21 - 0.6
	Medium	0.075 - 0.21
	Fine	

Grading

Grading Term	Particle size (mm)
Well	A good representation of all particle sizes
Poorly	An excess or deficiency of particular sizes within the specified range
Uniformly	Essentially of one size
Gap	A deficiency of a particular size or size range within the total range

Note, AS1726-2017 provides terminology for additional attributes not listed here.

Soil Descriptions

Terminology
Symbols
Abbreviations

Soil Condition

Moisture

The moisture condition of soils is assessed relative to the plastic limit for fine grained soils, while for coarse grained soils it is assessed based on the appearance and feel of the material. The moisture condition of a material is considered to be independent of stratigraphy (although commonly these are related), and this data is presented in its own column on logs.

Applicability	Term	Tactile Assessment	Abbreviation code
Fine	Dry of plastic limit	Hard and friable or powdery	w<PL
	Near plastic limit	Can be moulded	w=PL
	Wet of plastic limit	Water residue remains on hands when handling	w>PL
	Near liquid limit	"oozes" when agitated	w=LL
	Wet of liquid limit	"oozes"	w>LL
Coarse	Dry	Non-cohesive and free running	D
	Moist	Feels cool, darkened in colour, particles may stick together	M
	Wet	Feels cool, darkened in colour, particles may stick together, free water forms when handling	W

The abbreviation code **NDF**, meaning "not-assessable due to drilling fluid use" may also be used.

Note, observations relating to free ground water or drilling fluids are provided independent of soil moisture condition.

Consistency/Density/Compaction/Cementation/Extremely Weathered Material

These concepts give an indication of how the material may respond to applied forces (when considered in conjunction with other attributes of the soil). This behaviour can vary independent of the composition of the material, and on logs these are described in an independent column and are generally mutually exclusive (i.e it is inappropriate to describe both consistency and compaction at the same time). The method by which the behaviour is described depends on the behaviour model and other characteristics of the soil as follows:

- In fine grained soils, the "consistency" describes the ease with which the soil can be remoulded, and is generally correlated against the materials undrained shear strength;
- In granular materials, the relative density describes how tightly packed the particles are, and is generally correlated against the density index;
- In anthropogenically modified materials, the compaction of the material is described qualitatively;
- In cemented soils (both natural and anthropogenic), the cemented "strength" is described qualitatively, relative to the difficulty with which the material is disaggregated; and
- In soils of extremely weathered material origin, the engineering behaviour may be governed by relic rock features, and expected behaviour needs to be assessed based the overall material description.

Quantitative engineering performance of these materials may be determined by laboratory testing or estimated by correlated field tests (for example penetration or shear vane testing). In some cases, performance may be assessed by tactile or other subjective methods, in which case investigation logs will show the estimated value enclosed in round brackets, for example **(VS)**.

Consistency (fine grained soils)

Consistency Term	Tactile Assessment	Undrained Shear Strength (kPa)	Abbreviation Code
Very soft	Extrudes between fingers when squeezed	<12	VS
Soft	Mouldable with light finger pressure	>12 - ≤25	S
Firm	Mouldable with strong finger pressure	>25 - ≤50	F
Stiff	Cannot be moulded by fingers	>50 - ≤100	St
Very stiff	Indented by thumbnail	>100 - ≤200	VSt
Hard	Indented by thumbnail with difficulty	>200	H
Friable	Easily crumbled or broken into small pieces by hand	-	Fr

Relative Density (coarse grained soils)

Relative Density Term	Density Index	Abbreviation Code
Very loose	<15	VL
Loose	>15 - ≤35	L
Medium dense	>35 - ≤65	MD
Dense	>65 - ≤85	D
Very dense	>85	VD

Note, tactile assessment of relative density is difficult, and generally requires penetration testing, hence a tactile assessment guide is not provided.

Soil Descriptions

Terminology
Symbols
Abbreviations

Compaction (anthropogenically modified soil)

Compaction Term	Abbreviation Code
Well compacted	WC
Poorly compacted	PC
Moderately compacted	MC
Variably compacted	VC

Cementation (natural and anthropogenic)

Cementation Term	Abbreviation Code
Moderately cemented	MOD
Weakly cemented	WEK

Extremely Weathered Material

AS1726-2017 considers weathered material to be soil if the unconfined compressive strength is less than 0.6 MPa (i.e. less than very low strength rock). These materials may be identified as “extremely weathered material” in reports and by the abbreviation code **XWM** on log sheets. This identification is not correlated to any specific qualitative or quantitative behaviour, and the engineering properties of this material must therefore be assessed according to engineering principles with reference to any relic rock structure, fabric, or texture described in the description.

Soil Origin

Term	Description	Abbreviation Code
Residual	Derived from in-situ weathering of the underlying rock	RS
Extremely weathered material	Formed from in-situ weathering of geological formations. Has strength of less than ‘very low’ as per as1726 but retains the structure or fabric of the parent rock.	XWM
Alluvial	Deposited by streams and rivers	ALV
Fluvial	Deposited by channel fill and overbank (natural levee, crevasse splay or flood basin)	FLV
Estuarine	Deposited in coastal estuaries	EST
Marine	Deposited in a marine environment	MAR
Lacustrine	Deposited in freshwater lakes	LAC
Aeolian	Carried and deposited by wind	AEO
Colluvial	Soil and rock debris transported down slopes by gravity	COL
Slopewash	Thin layers of soil and rock debris gradually and slowly deposited by gravity and possibly water	SW
Topsoil	Mantle of surface soil, often with high levels of organic material	TOP
Fill	Any material which has been moved by man	FILL
Littoral	Deposited on the lake or seashore	LIT
Unidentifiable	Not able to be identified	UID

Cobbles and Boulders

The presence of particles considered to be “oversize” may be described using one of the following strategies:

- Oversize encountered in a minor proportion (when considered relative to the wider area) are noted in the soil description; or
- Where a significant proportion of oversize is encountered, the cobbles/boulders are described independent of the soil description, in a similar manner to composite soils (described above) but qualified with “MIXTURE OF”.

intentionally blank

Sampling, Testing and Excavation Methodology

Terminology
Symbols
Abbreviations



March 2025

Sampling and Testing

A record of samples retained, and field testing performed is usually shown on a Douglas Partners' log with samples appearing to the left of a depth scale, and selected field and laboratory testing (including results, where relevant) appearing to the right of the scale, as illustrated below:

SAMPLE				TESTING	
SAMPLE REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
	SPT		1.0 1.45	SPT	4,9,11 N=20

Sampling

The type or intended purpose for which a sample was taken is indicated by the following abbreviation codes.

Sample Type	Code
Auger sample	A
Acid Sulfate sample	ASS
Bulk sample	B
Core sample	C
Disturbed sample	D
Environmental sample	ES
Driven Tube sample	DT
Gas sample	G
Piston sample	P
Sample from SPT test	SPT
Undisturbed tube sample	U ¹
Water sample	W
Material Sample	MT
Core sample for unconfined compressive strength testing	UCS

¹ – numeric suffixes indicate tube diameter/width in mm

The above codes only indicate that a sample was retained, and not that testing was scheduled or performed.

Field and Laboratory Testing

A record that field and laboratory testing was performed is indicated by the following abbreviation codes.

Test Type	Code
Pocket penetrometer (kPa)	PP
Photo ionisation detector (ppm)	PID
Standard Penetration Test x/y = x blows for y mm penetration HB = hammer bouncing HW = fell under weight of hammer	SPT
Shear vane (kPa)	V
Unconfined compressive strength, (MPa)	UCS
Point load test, (MPa), axial (A), diametric (D), irregular (I)	PLT()
Dynamic cone penetrometer, followed by blow count penetration increment in mm (cone tip, generally in accordance with AS1289.6.3.2)	DCP9/150
Perth sand penetrometer, followed by blow count penetration increment in mm (flat tip, generally in accordance with AS1289.6.3.3)	PSP/150
Dynamic probe super heavy, followed by blow count penetration increment in mm	DPSH/100

Groundwater Observations

	water seepage/inflow
	water seepage/outflow
	standing or observed water level
NFGWO	no free groundwater observed
OBS	observations obscured by drilling fluids

Sampling, Testing and Excavation Methodology

Terminology
Symbols
Abbreviations

Drilling or Excavation Methods/Tools

The drilling/excavation methods used to perform the investigation may be shown either in a dedicated column down the left-hand edge of the log, or stated in the log footer. In some circumstances abbreviation codes may be used.

Method	Abbreviation Code
Direct Push	DP
Solid flight auger. Suffixes: /T = tungsten carbide tip, /V = v-shaped tip	AD ¹
Air Track	AT
Diatube	DT ¹
Hand auger	HA ¹
Hand tools (unspecified)	HAND
Existing exposure	X
Hollow flight auger	HSA ¹
HQ coring	HQ3
HMLC series coring	HMLC
NMLC series coring	NMLC
NQ coring	NQ3
PQ coring	PQ3
Predrilled	PD
Push tube	PT ¹
Ripping tyne/ripper	R
Rock roller	RR ¹
Rock breaker/hydraulic hammer	EH
Sonic drilling	SON ¹
Mud/blade bucket	MB ¹
Toothed bucket	TB ¹
Vibrocore	VC ¹
Vacuum excavation	VE
Wash bore (unspecified bit type)	WB ¹

¹ – numeric suffixes indicate tool diameter/width in mm

Appendix B

Drawing 1 – Test Location Plan

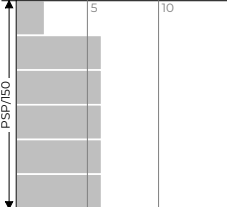
Test Pit Logs

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 11.1 AHD
COORDINATE: E:585278.6, N:6130852.3
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP01
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED							SAMPLE			TESTING AND REMARKS			
GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(##)	CONSIS. ^(*) DENSITY ^(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
Groundwater observed at 1.4 m depth 13/02/26	11	0.20	TOPSOIL / organic SAND (SP-SM) with rootlets with silt: dark grey-brown; fine to medium.		TOP					D		0.10	
			SAND (SP) trace silt: pale grey; fine to medium.							ASS/B		0.50	
					AEO					ASS		1.00	
						(MD)							
										ASS		1.50	
				Silty SAND (SM): dark grey-brown; fine to medium; moderately to strongly cemented, "Coffee Rock".		AEO	(D) to (VD)						
			Test Pit discontinued at 2.00m depth. (Hard digging / Collapsing conditions).										



NOTES: #Soil origin is "probable" unless otherwise stated. ¶Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater observed at 1.4 m depth

Refer to explanatory notes for symbol and abbreviation definitions



TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 8.9 AHD
COORDINATE: E:585395.3, N:6130837.0
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP02
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN ^(#)	CONSIS. ⁽¹⁾ DENSITY ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)
		FILL / SAND (SP-SM) with silt trace gravel: grey-brown, brown and grey; fine to medium; trace pockets of Clayey SAND SC.		FILL	D					
				VD						
	1.10	SAND (SP-SM) with rootlets with silt: dark grey-brown; fine to medium; with organics.		AEO	(MD)					
	1.20	SAND (SP) trace silt: pale grey; fine to medium.		AEO		M				
	2.10	SAND (SP-SM) with silt: dark grey; fine to medium.		AEO	D to VD					
	2.60	Clayey SAND (SC): pale grey; fine to medium; medium plasticity clay. From 2.90m: - becoming dark grey		ALV	(F) to (St)	w=PL				
	3	Test Pit discontinued at 3.00m depth. (Target depth).								

Generated with CORE-GS by Ceroc - Soil Log with Photo



NOTES: [#]Soil origin is "probable" unless otherwise stated. ¹Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 2.5 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 9.3 AHD
COORDINATE: E:585457.1, N:6130858.9
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP03
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS			
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS. ⁽¹⁾ DENSITY ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
13/02/26 No free groundwater observed	0.10	TOPSOIL / SAND (SP-SM) with rootlets with silt; dark grey-brown; fine to medium.	TS	TOP								
		SAND (SP) trace silt: grey; fine to medium.										
		From 0.20m: - becoming pale grey		AEO	MD			ASS		0.50		
	0.90	Silty SAND (SM): dark brown; fine to medium; moderately cemented, "Coffee Rock".						ASS		1.00		
		From 1.30m: - becoming yellow-brown, weakly to moderately cemented		AEO	MD to D	M		ASS		1.50		
	2							ASS		2.00		
	2.30	Clayey SAND (SC): pale grey; fine to medium; medium plasticity clay.		ALV	F to St	w=PL		ASS/D		2.50	PP	100-150kPa
	3	Test Pit discontinued at 3.00m depth. (Target depth).						ASS		3.00		



Generated with CORE-GS by Ceroc - Soil Log with Photo

NOTES: [#]Soil origin is "probable" unless otherwise stated. ¹Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 11.6 AHD
COORDINATE: E:585250.9, N:6130797.7
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP04
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED					SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN ^(#)	CONSIS. ⁽¹⁾ DENSITY ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL
RL (m)	0.10	TOPSOIL / SAND (SP) trace rootlets trace silt: grey-brown; fine to medium.	TS	TOP					
		SAND (SP) trace silt: grey; fine to medium.							
		From 0.50m: - becoming pale brown		AEO	MD				
	1.00	Silty SAND (SM): dark grey-brown; fine to medium; moderately to strongly cemented, hard digging at the western portion of the pit, "Coffee Rock".				M			
		1.90m: - becoming brown, SAND SP-SM at the eastern portion of the pit		AEO	(D) to (VD)				
	2								
	3								
	4								
	5								
	6								
	7								
	8								
	9								
	10								
	11								
	12								
	13								
	14								
	15								
	16								
	17								
	18								
	19								
	20								
	21								
	22								
	23								
	24								
	25								
	26								
	27								
	28								
	29								
	30								
	31								
	32								
	33								
	34								
	35								
	36								
	37								
	38								
	39								
	40								
	41								
	42								
	43								
	44								
	45								
	46								
	47								
	48								
	49								
	50								
	51								
	52								
	53								
	54								
	55								
	56								
	57								
	58								
	59								
	60								
	61								
	62								
	63								
	64								
	65								
	66								
	67								
	68								
	69								
	70								
	71								
	72								
	73								
	74								
	75								
	76								
	77								
	78								
	79								
	80								
	81								
	82								
	83								
	84								
	85								
	86								
	87								
	88								
	89								
	90								
	91								
	92								
	93								
	94								
	95								
	96								
	97								
	98								
	99								
	100								

Test Pit discontinued at 2.60m depth.
 (Very slow digging).

Generated with CORE-GS by Ceroc - Soil Log with Photo



NOTES: [#]Soil origin is "probable" unless otherwise stated. ¹Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 2.0 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 9.5 AHD
COORDINATE: E:585342.3, N:6130809.1
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP05
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS					
GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(%)	CONSIS. (%)	DENSITY (t/m³)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
Groundwater seepage at 1.9 m depth 13/02/26		0.20	TOPSOIL / organic SAND (SP-SM) with silt trace rootlets: dark grey-brown; fine to medium.	TS TS TS	TOP						D	0.10	PSP/150	
		0.35	SAND (SP-SM) with silt: dark brown and brown; fine to medium.		AEO									
			SAND (SP) trace silt: grey; fine to medium.						ASS		0.50			
					AEO									
		1							ASS		1.00			
		1.50							ASS		1.50			
			SAND (SP-SM) with silt: dark brown and dark brown; fine to medium.											
					AEO	(D)			ASS		2.00			
		2.20												
Groundwater seepage at 1.9 m depth 13/02/26			Clayey SAND (SC): pale grey; fine to medium; medium plasticity clay.							ASS/D		2.50	PP	150-200kPa
					ALV	St to VSt		w=PL						
		3	Test Pit discontinued at 3.00m depth. (Target depth).							ASS		3.00		



NOTES: #Soil origin is "probable" unless otherwise stated. †Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 1.9 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 6.9 AHD
COORDINATE: E:585438.8, N:6130810.3
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP06
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS			
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS. ⁽¹⁾ DENSITY. ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
RL (m)												
13/02/26 No free groundwater observed	0.20	TOPSOIL / organic SAND (SP-SM) with rootlets with silt: dark grey-brown; fine to medium.		TOP	MD	M						
	0.40	SAND (SP-SM) with silt: dark grey-brown; fine to medium; with organics.		AEO								
	0.55	SAND (SP) trace silt: grey; fine to medium.		AEO				ASS	0.50			
		Silty SAND (SM) trace gravel: brown; fine to medium. 0.75m-0.90m: - becoming weakly to moderately cemented, "Coffee Rock"		AEO	D			B	0.55			
	1.05	SAND (SP) trace silt: pale grey; fine to medium.		AEO	D		ASS	1.00				
	1.45	Clayey Silty SAND (SC-SM) trace gravel: green-grey; fine to medium; low plasticity clay; low plasticity silt.		ALV	St to VSt	w=PL		ASS	1.50			
	2.00	Clayey SILT (ML) with sand: green-grey; low plasticity.		ALV	F to St			D	1.70			
								ASS	2.00			
								D	2.20	PP	200-250kPa	
							ASS	2.50				
							D	2.70	PP	200kPa		
							ASS	3.00	PP	100-150kPa		
	3	Test Pit discontinued at 3.00m depth. (Target depth).										

Generated with CORE-GS by Ceroc - Soil Log with Photo



NOTES: ^(#)Soil origin is "probable" unless otherwise stated. ⁽¹⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 7.2 AHD
COORDINATE: E:585499.6, N:6130817.9
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP07
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS				
GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS. ^(*) DENSITY ^(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
Groundwater seepage at 2.8 m depth 13/02/26	7	0.30	FILL / Gravelly SAND (SP-SM) with silt: grey-brown; fine to medium; fine to coarse gravel.		FILL	VD	D to M					PSP/SP	
		0.50	FILL / Clayey SAND (SC) trace gravel: orange-brown; fine to medium; low to medium plasticity clay.		FILL								
			FILL / SAND (SP-SM) with silt: grey-brown and grey; fine to medium.		FILL			D		0.70			
		0.90	Organic Silty SAND (SM) trace rootlets: dark grey-brown; fine to medium; low plasticity silt.		ALV	F	w=PL		D		1.00		
		1.20	SAND (SP) trace silt: pale grey; fine to medium.			AEO	MD to VD	M					
			2	(D) to (VD)						2			
		2.60	SAND (SP-SM) with silt: dark grey and dark brown; fine to medium.	AEO			W						
		3	Test Pit discontinued at 3.00m depth. (Target depth).										
		4											



Generated with CORE-GS by Ceroc - Soil Log with Photo

NOTES: ^(#)Soil origin is "probable" unless otherwise stated. ⁽¹⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.**PLANT:** 8 t excavator, with 600 mm wide toothed bucket**OPERATOR:** A.D Contractors (Dwayne) **LOGGED:** GG**METHOD:** test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 2.8 m depth

Refer to explanatory notes for symbol and abbreviation definitions

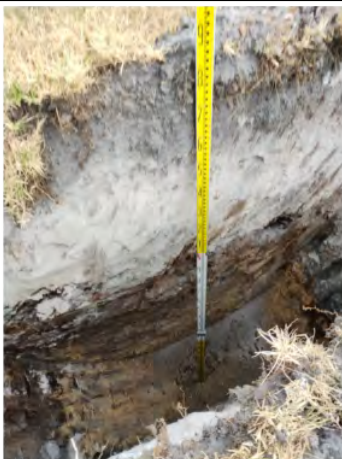
TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 12.3 AHD
COORDINATE: E:585249.9, N:6130734.5
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP08
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS				
GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN (#)	CONSIS. ⁽¹⁾ DENSITY. ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
13/02/26 No free groundwater observed	RL	0.20	TOPSOIL / SAND (SP-SM) with silt trace rootlets: dark grey-brown; fine to medium.	TS	TOP								</



Generated with CORE-GS by Ceroc - Soil Log with Photo

NOTES: [#]Soil origin is "probable" unless otherwise stated. ¹Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage

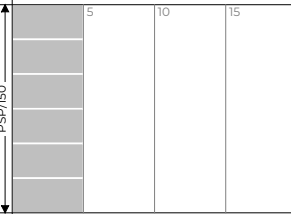
Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 10.6 AHD
COORDINATE: E:585313.0, N:6130749.5
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP09
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS				
GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN (#)	CONSIS. ^(*) DENSITY ^(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
13/02/25 No free groundwater observed	9.70	0.20	TOPSOIL / SAND (SP-SM) with silt: grey-brown; fine to medium.		TOP					D		0.10	
			SAND (SP) trace silt: pale grey; fine to medium.				MD	M		ASS		0.50	
					AEO					ASS		1.00	
					(MD)								
										ASS		1.50	
										ASS		1.80	
		1.80	Silty SAND (SM): dark brown; fine to medium; moderately to strongly cemented, "Coffee Rock".		AEO	(VD)							
		2.00	Test Pit discontinued at 1.80m depth. (Hard digging, refusal on "Coffee Rock") .										



Generated with CORE-GS by Geroc - Soil Log with Photo

NOTES: #Soil origin is "probable" unless otherwise stated. *Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage

Refer to explanatory notes for symbol and abbreviation definitions



TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 6.5 AHD
COORDINATE: E:585486.6, N:6130721.7
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP10
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS				
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(%)	CONSIS. (°)	DENSITY (°)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
	0.20	TOPSOIL / organic Silty SAND (SM) with rootlets: dark grey-brown; fine to medium; low plasticity silt.	TS	TOP									5 10 15 PSP/ISO
	0.40	Organic Silty SAND (SM): dark grey-brown; fine to medium; low plasticity silt.	TS	AEO			M						
		SAND (SP) trace silt: grey and pale grey; fine to medium.			D				ASS/B		0.50		
	1	From 0.90m: - becoming pale brown											
				AEO					ASS		1.00		
	1.5												
					(D)		M to W						
	2.00								ASS		2.00		
		SAND (SP-SM) with silt: dark grey; fine to medium; weakly cemented.		AEO									
	2.5								ASS		2.50		
									ASS		2.70		
		Test Pit discontinued at 2.70m depth. (Collapsing conditions).											
	3												
	3.5												





NOTES: °Soil origin is "probable" unless otherwise stated. °Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

NOTES: (1) Soil origin is "probable" unless otherwise stated. (2) Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 0.8 m depth

Refer to explanatory notes for symbol and abbreviation definitions

LOCATION ID: TP11
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

Generated with CORE-GS by GeroC - Soil Log with Photo

Refer to explanatory notes for symbol and abbreviation definitions



TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 11.2 AHD
COORDINATE: E:585296.8, N:6130679.8
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP12
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS			
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS. ⁽¹⁾ DENSITY ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
13/02/26 No free groundwater observed	0.20	TOPSOIL / SAND (SP-SM) with silt trace rootlets: dark grey-brown; fine to medium.		TOP								PSP/150 51015
		SAND (SP) trace silt: pale grey; fine to medium.		AEO	MD							
	1.10	Silty SAND (SM): dark brown and brown; fine to medium; moderately to strongly cemented, "Coffee Rock"; strongly cemented, hard digging cemented Silty SAND observed at the southern portion of the pit.		AEO	MD to VD	M						
	2.50	From 2.20m: - becoming pale yellow-brown, weakly to moderately cemented										
		Clayey Silty SAND (SC-SM): grey; fine to medium; low to medium plasticity clay; low to medium plasticity silt.		ALV	F to St	w=PL						
	3	Test Pit discontinued at 3.00m depth. (Target depth).										



NOTES: ⁽¹⁾Soil origin is "probable" unless otherwise stated. ⁽²⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 9.2 AHD
COORDINATE: E:585366.4, N:6130663.9
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP13
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS				
GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS. ^(*) DENSITY. ^(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
Groundwater seepage at 1.7 m depth 13/02/26	9	0.15	TOPSOIL / SAND (SP-SM) with silt trace rootlets: dark grey-brown; fine to medium. SAND (SP) trace silt: grey; fine to medium. From 0.35m: - becoming pale grey		TOP					D	0.10		
										ASS	0.50		
					AEO	MD	M			ASS	1.00		
						(MD)				ASS	1.50		
		1.70	SAND (SP-SM) with silt: dark grey-brown; fine to medium; weakly cemented.							ASS/D	2.00		
		2			AEO	(MD) to (D)	M to W			ASS	2.50		
			Test Pit discontinued at 2.50m depth. (Collapsing conditions).										



Generated with CORE-GS by Ceroc - Soil Log with Photo

NOTES: [#]Soil origin is "probable" unless otherwise stated. [†]Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 1.7 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 7.2 AHD
COORDINATE: E:585475.7, N:6130668.9
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP14
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN ^(#)	CONSIS. ^(†) DENSITY ^(*)	MOISTURE	REMARKS	TYPE	INTERVAL	RESULTS AND REMARKS
RL (m) 7 6 5 4 3 2 1 0.45 0.15 Groundwater seepage at 1.6 m depth 13/02/26 Test Pit discontinued at 2.50m depth. (Collapsing conditions).	0.15	TOPSOIL / organic Silty SAND (SM) with rootlets: dark grey-brown; fine to medium; low plasticity silt.	TS TS	TOP						
	0.45	SAND (SP-SM) with silt: dark grey-brown; fine to medium; with organics.		AEO						
		SAND (SP) trace silt: pale grey; fine to medium.								
		From 1.30m: - becoming grey		AEO						
	2.30	SAND (SP-SM) with silt: dark grey; fine to medium.		AEO						
		Test Pit discontinued at 2.50m depth. (Collapsing conditions).								

Generated with CORE-GS by Ceroc - Soil Log with Photo



NOTES: [#]Soil origin is "probable" unless otherwise stated. [†]Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 1.6 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 11.0 AHD
COORDINATE: E:585283.9, N:6130624.0
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP15
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(%)	CONSIS. (%)	DENSITY (%)	MOISTURE	REMARKS	TYPE	INTERVAL
RL (m)	0.10	TOPSOIL / SAND (SP-SM) with silt trace rootlets: dark grey-brown; fine to medium. SAND (SP) trace silt: grey; fine to medium.	TS	TOP						
		From 0.25m: - becoming pale grey			MD				ASS/B	0.50
	1						M		ASS/D	1.00
				AEO					ASS	1.50
					(MD)				ASS	2.00
	2						M to W		ASS	2.50
							W		ASS/D	2.50
		Test Pit discontinued at 2.50m depth. (Collapsing conditions).								
	3									

Generated with CORE-GS by Ceroc - Soil Log with Photo



NOTES: #Soil origin is "probable" unless otherwise stated. %Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater encountered at 2.3 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 8.6 AHD
COORDINATE: E:585372.6, N:6130594.8
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP16
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS									
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS. ⁽¹⁾ DENSITY. ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS						
RL (m)																		
Groundwater seepage at 2.1 m depth 13/02/26	0.20	TOPSOIL / organic Silty SAND (SM) with rootlets: dark grey-brown; fine to medium; low plasticity silt. SAND (SP) trace silt: grey; fine to medium.		TOP		M			D	0.10								
	1																	
			From 1.20m: - becoming pale grey															
	2																	
	2.40		SAND (SP-SM) with silt: grey and dark grey; fine to medium.															
		Test Pit discontinued at 2.70m depth. (Collapsing conditions).																
	3																	
	5																	

Generated with CORE-GS by Ceroc - Soil Log with Photo



NOTES: ^(#)Soil origin is "probable" unless otherwise stated. ⁽¹⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 2.1 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 7.4 AHD
COORDINATE: E:585422.7, N:6130632.5
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP17
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS			
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(1)	CONSIS. (2) DENSITY (2)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
Groundwater seepage at 1.0 m depth 13/02/26	0.15	TOPSOIL / organic Silty SAND (SM) with rootlets; dark grey-brown; fine to medium; low plasticity silt.		TOP		M						
	0.30	Organic Silty SAND (SM); dark grey-brown; fine to medium; low plasticity silt.		AEO								
		SAND (SP-SM) with silt; grey; fine to medium.										
		From 0.50m: - becoming pale grey										
		From 1.00m: - becoming dark grey and brown, weakly cemented										
	1											
	2											
	2.50	Silty SAND (SM); brown; fine to medium; weakly to moderately cemented, "Coffee Rock".		AEO								
	2.80	Test Pit discontinued at 2.80m depth. (Collapsing conditions).										
	3											

NOTES: (1) Soil origin is "probable" unless otherwise stated. (2) Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

NOTES: ⁽¹⁾Soil origin is "probable" unless otherwise stated. ⁽²⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 1.0 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 6.6 AHD
COORDINATE: E:585501.0, N:6130619.8
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP18
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED					SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(%)	CONSIS. (°)	DENSITY (°)	MOISTURE	REMARKS	TEST TYPE
RL (m)									
	0.20	TOPSOIL / organic Silty SAND (SM) with rootlets; dark grey-brown; fine to medium; low plasticity silt.	TS	TOP					
		SAND (SP) trace silt: grey; fine to medium.							
		From 0.30m: - becoming pale grey							
	1			AEO	D		M		
	1.40	SAND (SP-SM) with silt: dark brown and dark grey-brown; fine to medium; trace pockets of pale brown SAND SP.			(D)		M to W		
	2			AEO					
		From 2.30m: - trace pockets of weakly to moderately cemented Silty SAND SM							
	2.50								
	3	Test Pit discontinued at 2.70m depth. (Collapsing conditions).							



NOTES: #Soil origin is "probable" unless otherwise stated. °Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 1.4 m depth

Refer to explanatory notes for symbol and abbreviation definitions

LOCATION ID: TP19
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

Generated with CORE-GS by GeroC - Soil Log with Photo

Refer to explanatory notes for symbol and abbreviation definitions



LOCATION ID: TP20
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

Generated with CORE-GS by Geric - Soil Log with Photo

Refer to explanatory notes for symbol and abbreviation definitions



Appendix C

Geotechnical Laboratory Test Results



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - ASTM D2974-20 (Test Method A)

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3387-3396_1_ORG
Project:	Proposed Residential Development	Sample No.	WG26.3387-3396
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	Various - see below	Date Tested:	4/03/2026

TEST RESULTS - Organic Content

Sampling Method: Sampled by Client, Tested as Received
Testing Completed By: WGLS - LC
Furnace Temperature (°C): 434

Sample Number	Sample Identification	Ash Content (%)	Organic Content (%)
WG26.3387	TP02 (2.2m)	99.1	0.9
WG26.3388	TP05 (0.1m)	75.0	25.0
WG26.3392	TP07 (1.0m)	89.2	10.8
WG26.3394	TP11 (1.8m)	98.4	1.6
WG26.3395	TP17 (0.5m)	99.9	0.1
WG26.3396	TP20 (0.3m)	88.4	11.6

Comments:

Approved Signatory:

Name: Mia Colley

Date: 06/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

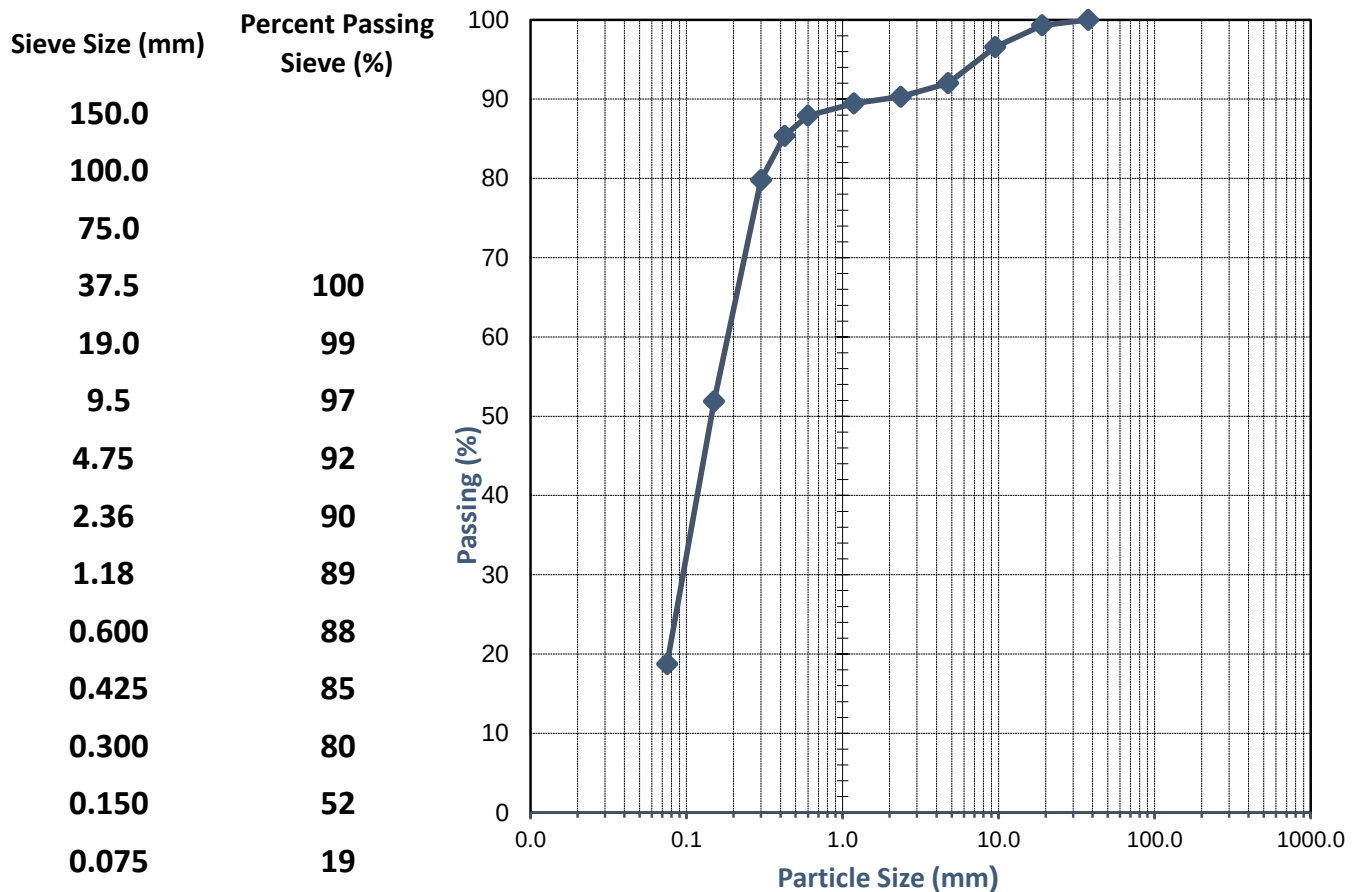
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3389_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3389
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (0.55-1.05m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 06/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

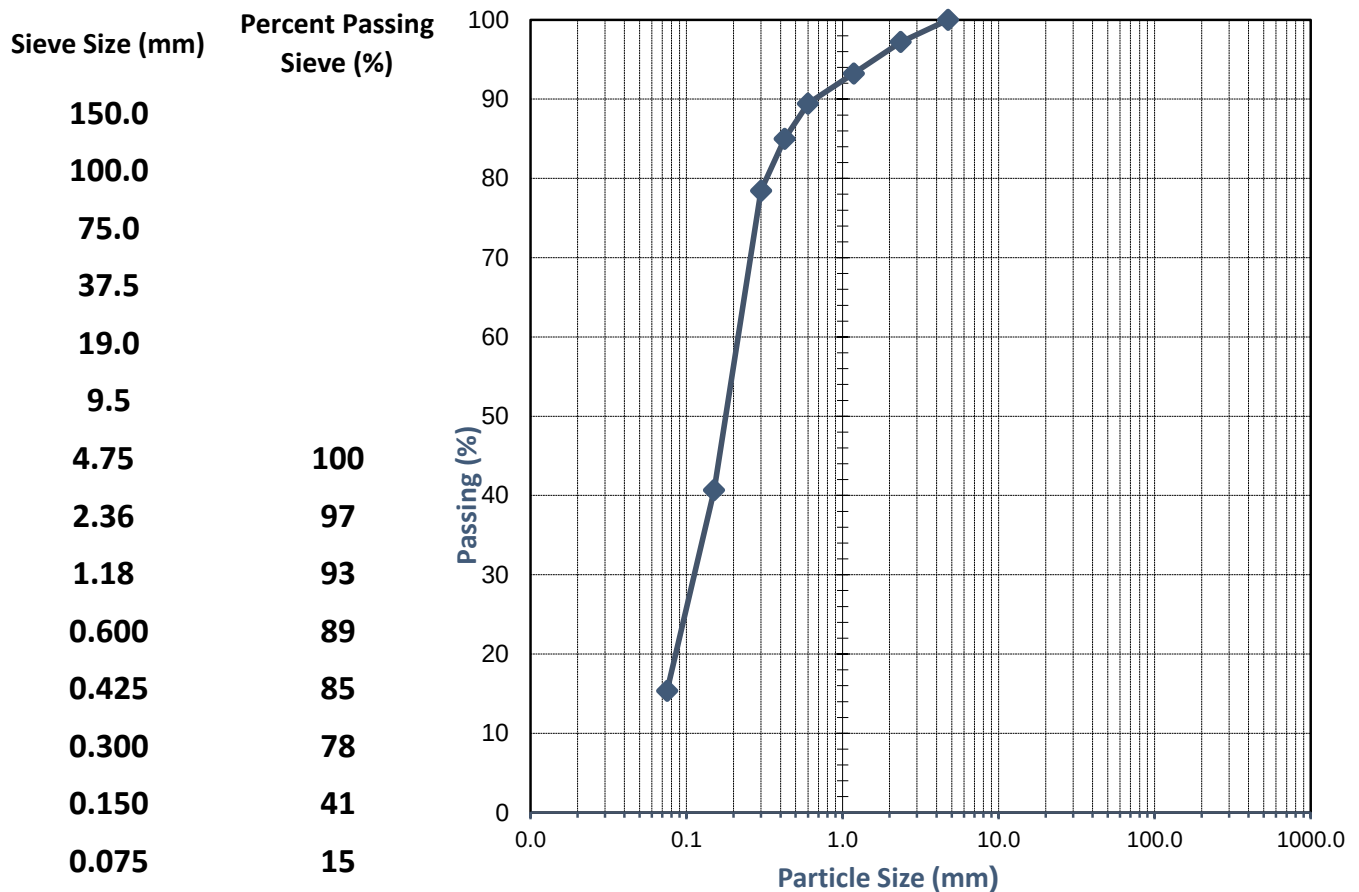
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3390_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3390
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (1.7m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 06/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.3.1.1, 3.2.1, 3.3.1 & 3.4.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3390_1_PI
Project:	Proposed Residential Development	Sample No.	WG26.3390
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (1.7m)	Date Tested:	6/03/2026

TEST RESULTS - Consistency Limits (Casagrande)

Sampling Method:

Sampled by Client, Tested as Received

History of Sample:

Oven Dried <50°C

Method of Preparation:

Dry Sieved

AS 1289.3.1.1	Liquid Limit (%)	22
AS 1289.3.2.1	Plastic Limit (%)	14
AS 1289.3.3.1	Plasticity Index (%)	8
AS 1289.3.4.1	Linear Shrinkage (%)	1.5
AS 1289.3.4.1	Length of Mould (mm)	250
AS 1289.3.4.1	Condition of Dry Specimen:	-

Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.5.2.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3389_1_MMDD
Project:	Proposed Residential Development	Sample No.	WG26.3389
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (0.55-1.05m)	Date Tested:	4/03/2026

TEST RESULTS - Modified Maximum Dry Density**Sampling Method:**

Sampled by Client, Tested as Received

Sample Curing Time (Hours):

>2

Method used to Determine Liquid Limit:

Visual / Tactile Assessment by Competent Technician

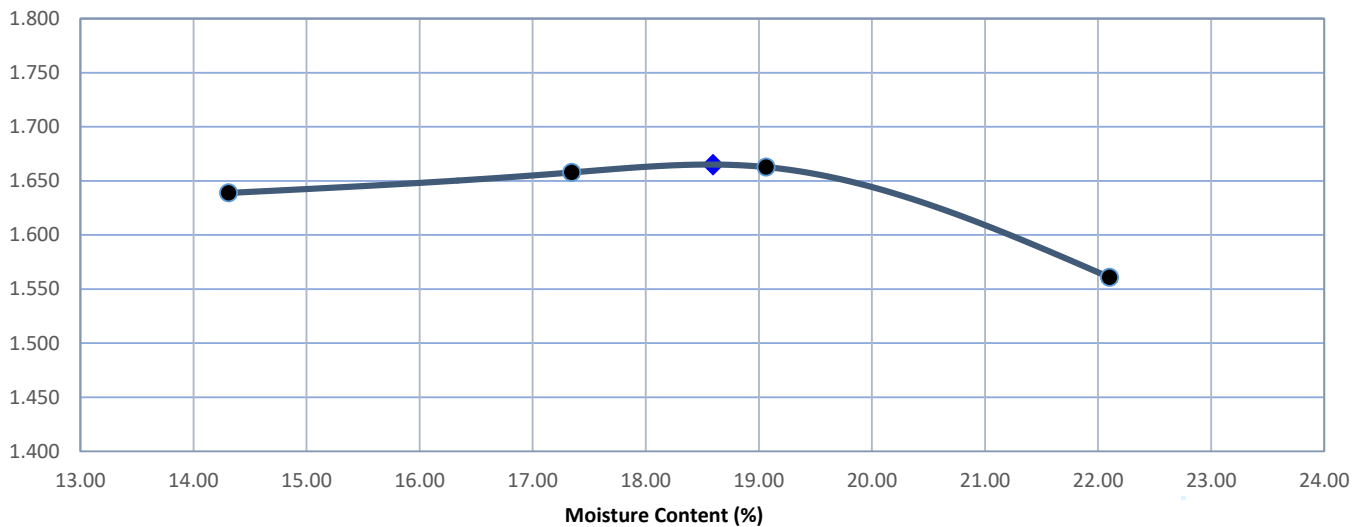
Material + 19.0mm (%):

1

Material + 37.5mm (%):

-

Moisture Content (%)	14.3	17.3	19.1	22.1	
Dry Density (t/m³)	1.639	1.658	1.663	1.561	

Dry Density (t/m³)**Modified Maximum Dry Density (t/m³)****1.67****Optimum Moisture Content (%)****18.5****Comments:****Approved Signatory:**
Name: Danielle Reynolds**Date:** 05/March/2026

Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.6.1.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3389_1_SCBR
Project:	Proposed Residential Development	Sample No.	WG26.3389
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (0.55-1.05m)	Date Tested:	4/03 - 10/03/26

TEST RESULTS - CALIFORNIA BEARING RATIO

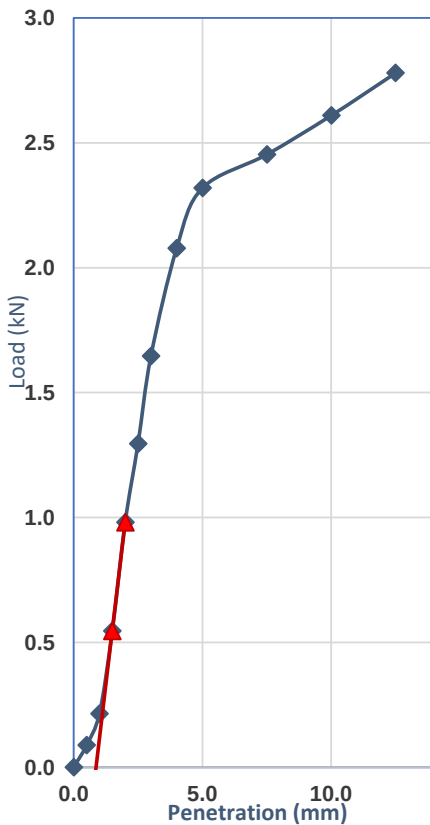
Sample Description:

Silty Sand trace Gravel

Sampling Method:

Sampled by Client, Tested as Received

Load Penetration Curve



Compaction Details

Compaction Method	AS 1289.5.2.1	Hammer Type	Modified
Plasticity Determined by	Estimated	Curing Time (Hours)	>24
% Retained 19.0mm	1	Excluded/Replaced	Excluded
Maximum Dry Density (t/m ³)	1.67	Optimum Moisture (%)	18.5
Target Dry Density Ratio (%)	95	Target Moisture Ratio (%)	100

Specimen Conditions At Compaction

Dry Density (t/m ³)	1.58	Moisture Content (%)	18.9
Density Ratio (%)	94.5	Moisture Ratio (%)	101.5

Specimen Conditions After Soak

Soaked or Unsoaked	Soaked	Soaking Period (days)	4
Surcharges Applied (kg)	4.50	Measured Swell (%)	0.0
Dry Density (t/m ³)	1.57	Dry Density Ratio (%)	94.5
Moisture Content (%)	22.4	Moisture Ratio (%)	120.5

Specimen Conditions After Test

Top 30mm Moisture (%)	21.1	Remaining Depth (%)	21.7
-----------------------	------	---------------------	------

Correction applied to Penetration: 0.9mm

Determined at a Penetration of: 2.5mm

California Bearing Ratio (CBR): 14%

Comments:

Approved Signatory:

Name: Connor Budimir

Date: 11/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.3.1.1, 3.2.1, 3.3.1 & 3.4.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3391_1_PI
Project:	Proposed Residential Development	Sample No.	WG26.3391
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (2.2m)	Date Tested:	6/03/2026

TEST RESULTS - Consistency Limits (Casagrande)

Sampling Method:

Sampled by Client, Tested as Received

History of Sample:

Oven Dried <50°C

Method of Preparation:

Dry Sieved

AS 1289.3.1.1	Liquid Limit (%)	28
AS 1289.3.2.1	Plastic Limit (%)	24
AS 1289.3.3.1	Plasticity Index (%)	4
AS 1289.3.4.1	Linear Shrinkage (%)	1.5
AS 1289.3.4.1	Length of Mould (mm)	250
AS 1289.3.4.1	Condition of Dry Specimen:	-

Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 11/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

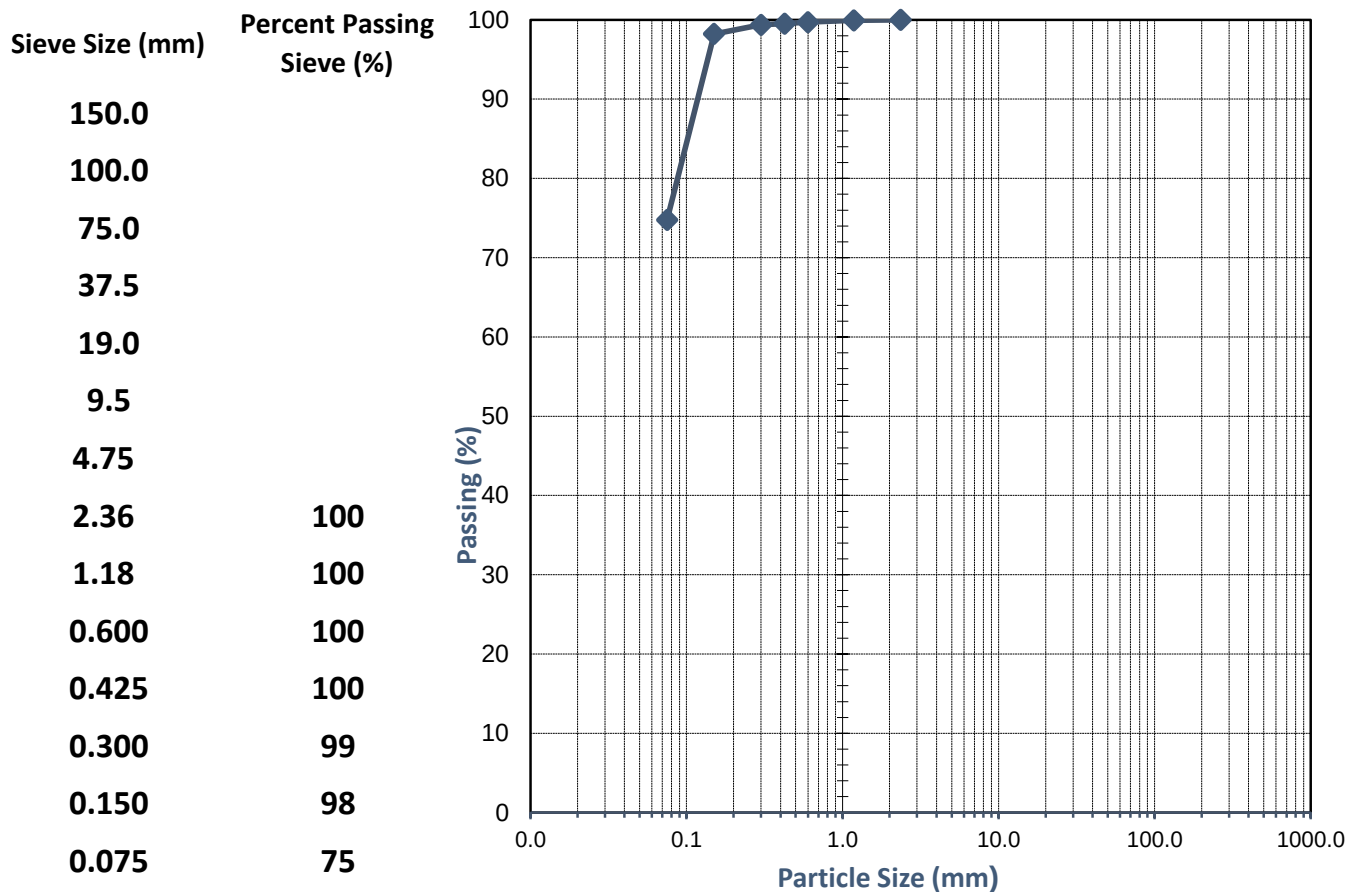
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3391_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3391
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (2.2m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

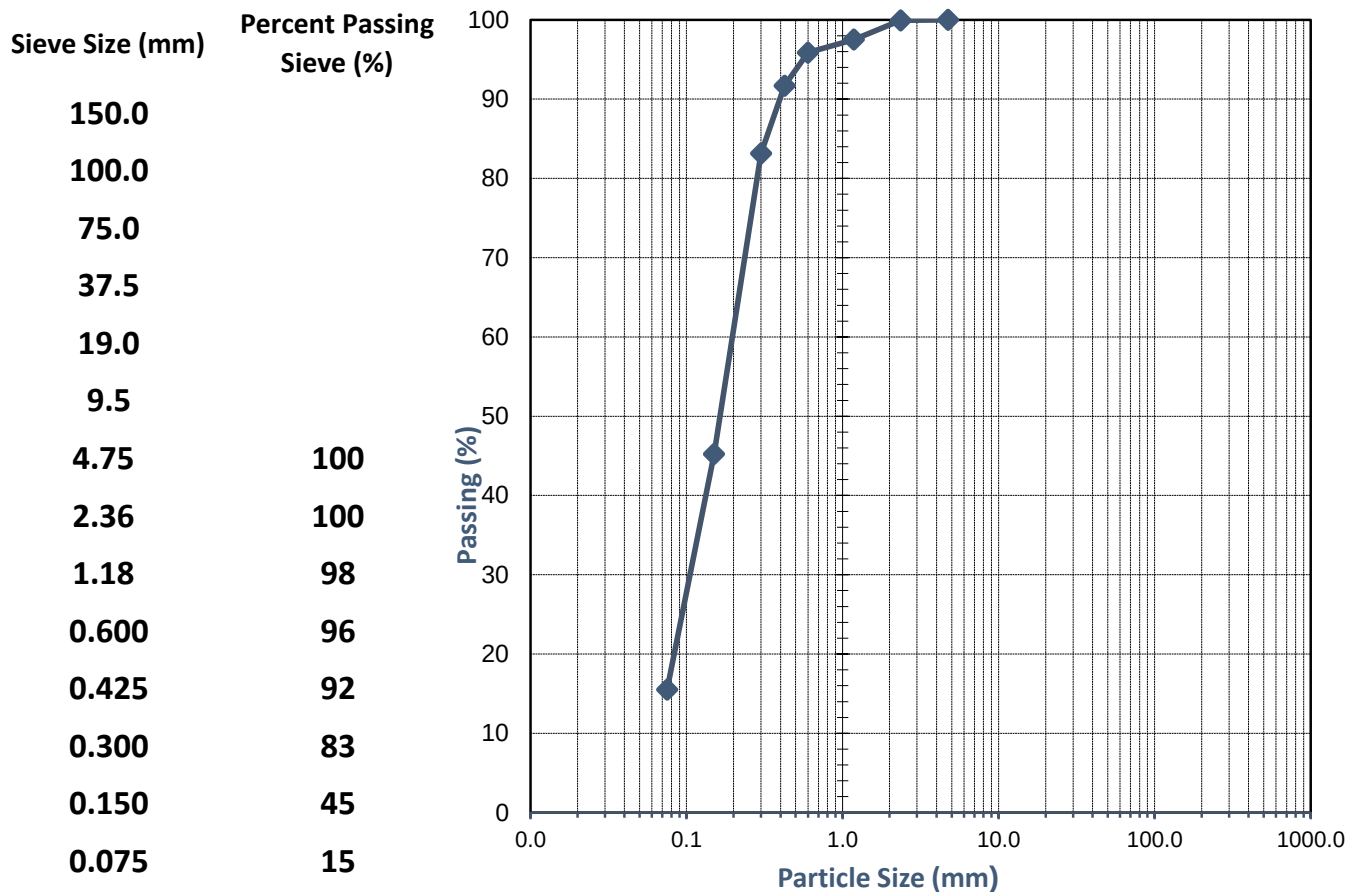
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3392_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3392
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP07 (1.0m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 06/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.3.1.1, 3.2.1, 3.3.1 & 3.4.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3392_1_PI
Project:	Proposed Residential Development	Sample No.	WG26.3392
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP07 (1.0m)	Date Tested:	6/03/2026

TEST RESULTS - Consistency Limits (Casagrande)

Sampling Method:

Sampled by Client, Tested as Received

History of Sample:

Oven Dried <50°C

Method of Preparation:

Dry Sieved

AS 1289.3.1.1	Liquid Limit (%)	Not Obtainable
AS 1289.3.2.1	Plastic Limit (%)	Non-Plastic
AS 1289.3.3.1	Plasticity Index (%)	Non-Plastic
AS 1289.3.4.1	Linear Shrinkage (%)	0.5
AS 1289.3.4.1	Length of Mould (mm)	250
AS 1289.3.4.1	Condition of Dry Specimen:	-

Comments:

Approved Signatory:

Name: Connor Budimir

Date: 11/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

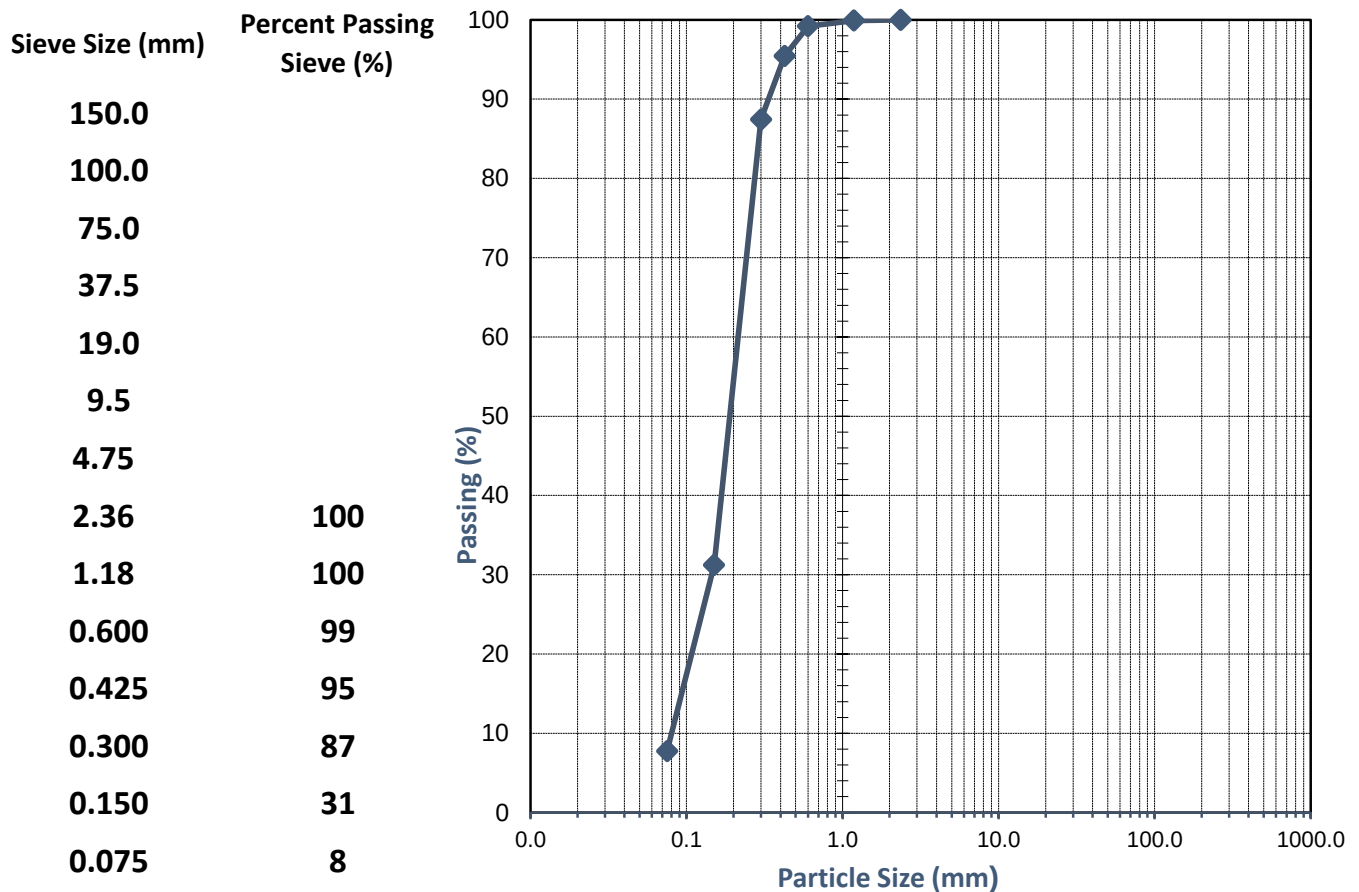
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3393_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3393
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP11 (0.5m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.5.2.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3393_1_MMDD
Project:	Proposed Residential Development	Sample No.	WG26.3393
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP11 (0.5m)	Date Tested:	4/03/2026

TEST RESULTS - Modified Maximum Dry Density**Sampling Method:**

Sampled by Client, Tested as Received

Sample Curing Time (Hours):

>2

Method used to Determine Liquid Limit:

Visual / Tactile Assessment by Competent Technician

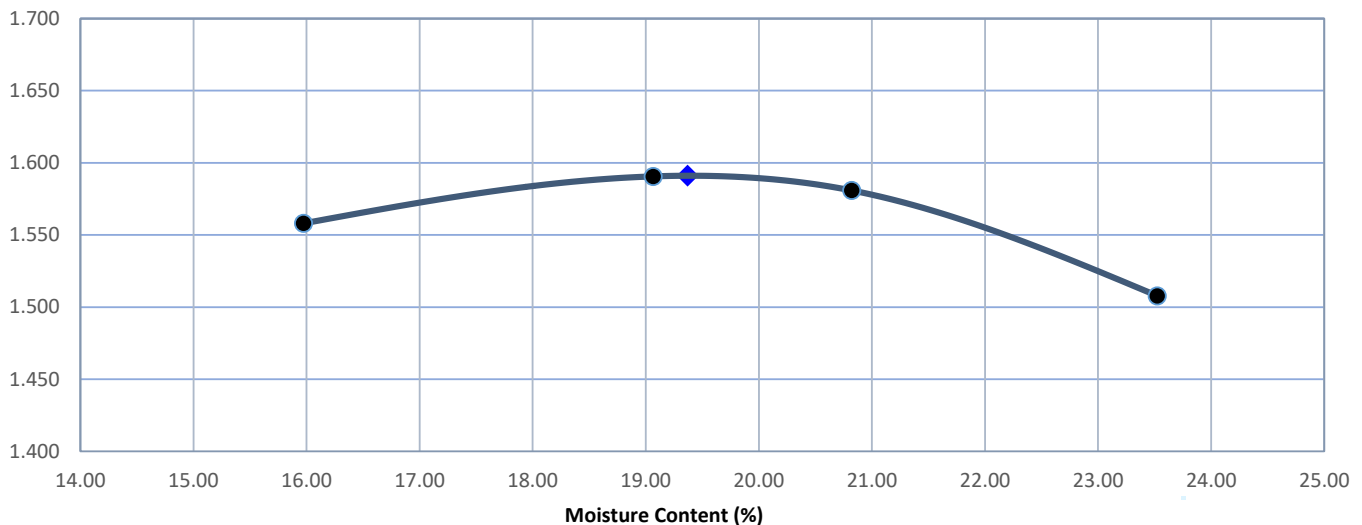
Material + 19.0mm (%):

0

Material + 37.5mm (%):

-

Moisture Content (%)	16.0	19.1	20.8	23.5	
Dry Density (t/m³)	1.558	1.591	1.581	1.508	

Dry Density (t/m³)**Modified Maximum Dry Density (t/m³)****1.59****Optimum Moisture Content (%)****19.5****Comments:****Approved Signatory:**
Name: Danielle Reynolds**Date:** 05/March/2026

Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.6.1.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3393_1_SCBR
Project:	Proposed Residential Development	Sample No.	WG26.3393
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP11 (0.5m)	Date Tested:	4/03 - 10/03/26

TEST RESULTS - CALIFORNIA BEARING RATIO

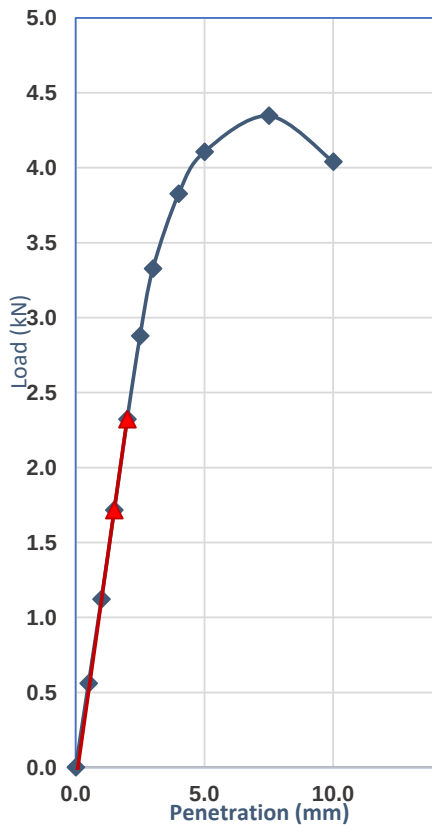
Sample Description:

Sand

Sampling Method:

Sampled by Client, Tested as Received

Load Penetration Curve



Compaction Details

Compaction Method	AS 1289.5.2.1	Hammer Type	Modified
Plasticity Determined by	Estimated	Curing Time (Hours)	>24
% Retained 19.0mm	0	Excluded/Replaced	Excluded
Maximum Dry Density (t/m ³)	1.59	Optimum Moisture (%)	19.5
Target Dry Density Ratio (%)	95	Target Moisture Ratio (%)	100

Specimen Conditions At Compaction

Dry Density (t/m ³)	1.50	Moisture Content (%)	19.3
Density Ratio (%)	94.5	Moisture Ratio (%)	99.5

Specimen Conditions After Soak

Soaked or Unsoaked	Soaked	Soaking Period (days)	4
Surcharges Applied (kg)	4.50	Measured Swell (%)	0.0
Dry Density (t/m ³)	1.50	Dry Density Ratio (%)	94.5
Moisture Content (%)	21.1	Moisture Ratio (%)	108.5

Specimen Conditions After Test

Top 30mm Moisture (%)	20.0	Remaining Depth (%)	21.0
-----------------------	------	---------------------	------

Correction applied to Penetration: 0.1mm

Determined at a Penetration of: 2.5mm

California Bearing Ratio (CBR): 20%

Comments:

Approved Signatory:

Name: Connor Budimir

Date: 11/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

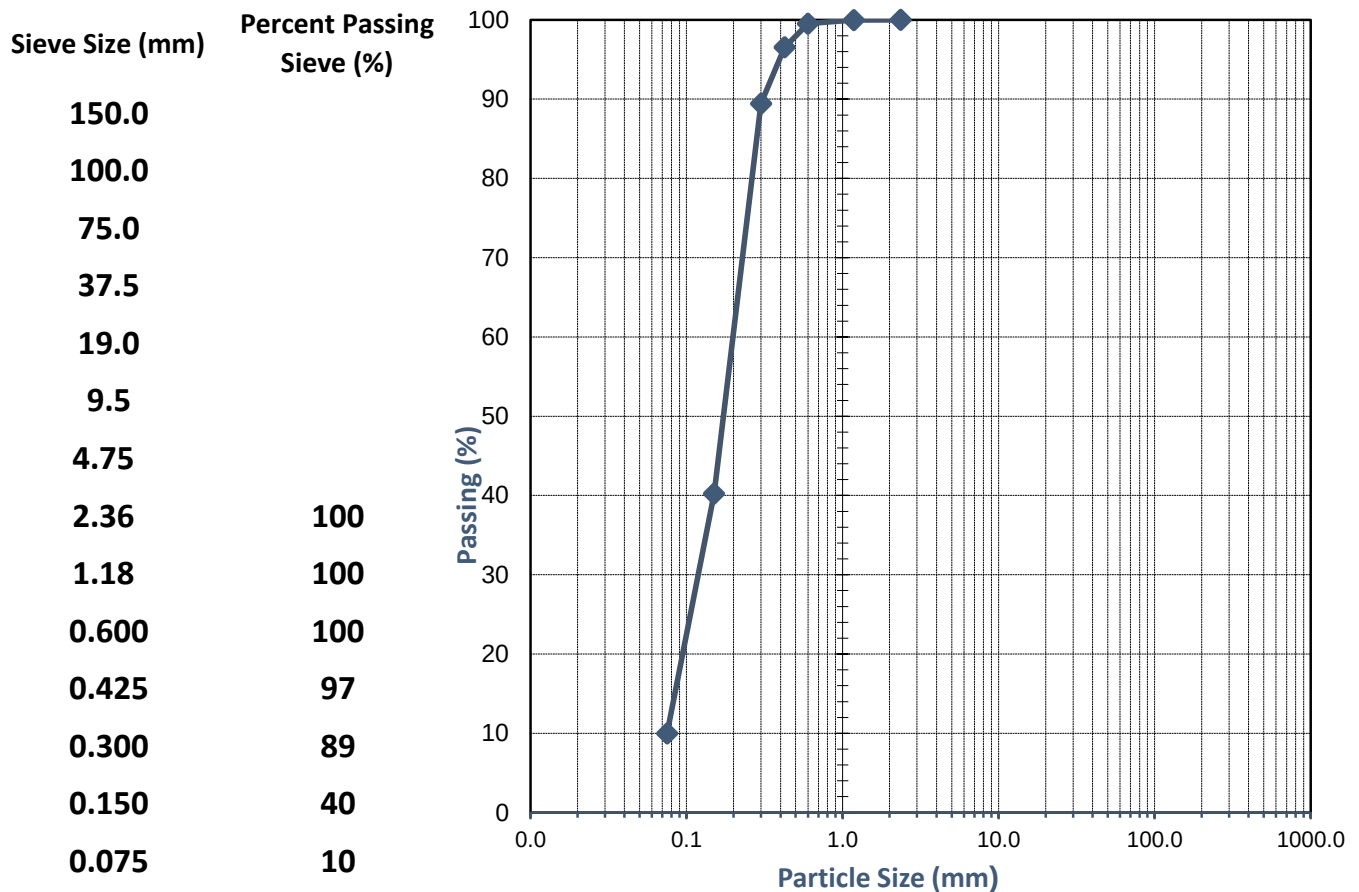
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3395_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3395
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP17 (0.5m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

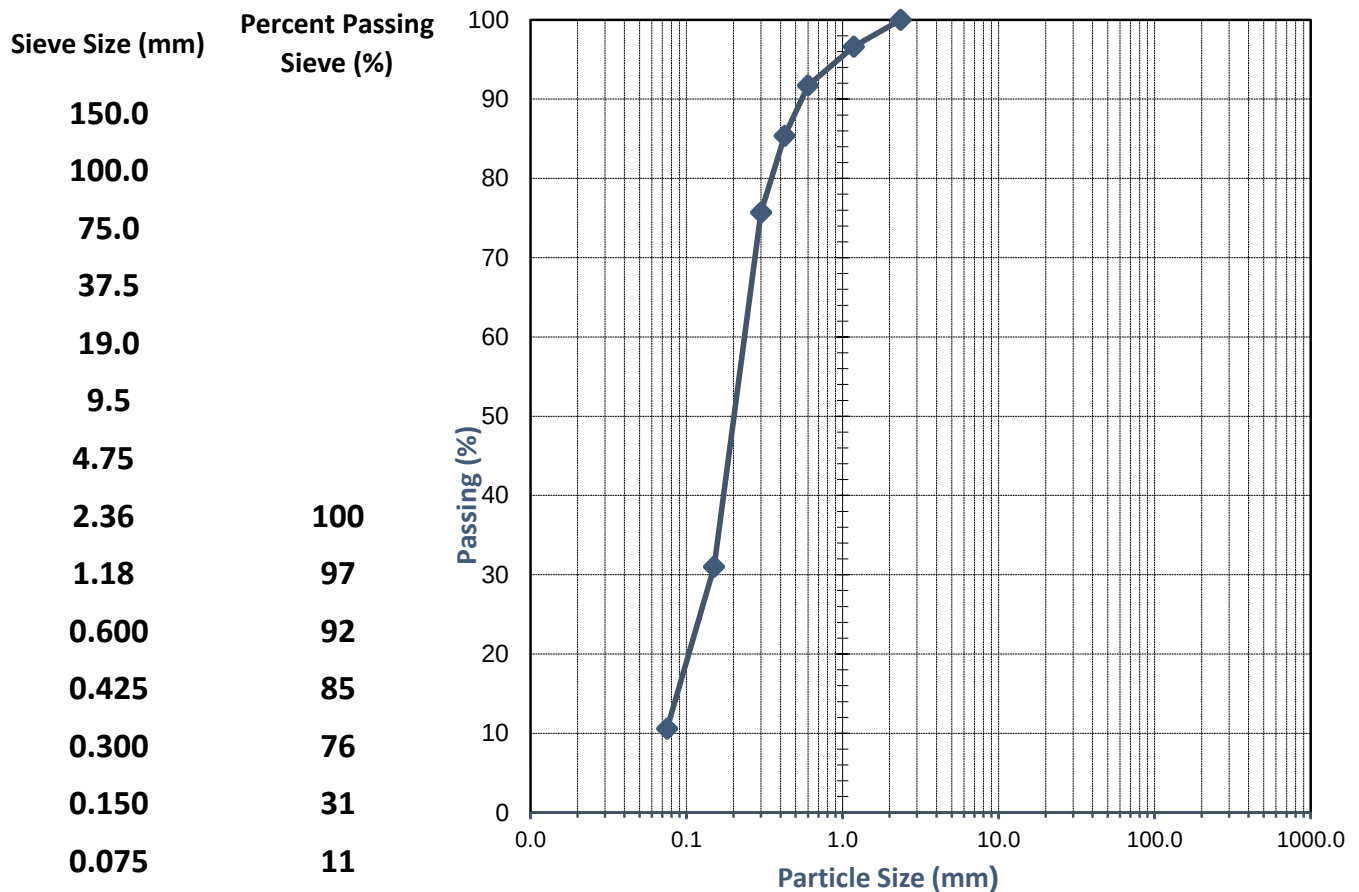
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3396_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3396
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP20 (0.3m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.3.1.1, 3.2.1, 3.3.1 & 3.4.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3396_1_PI
Project:	Proposed Residential Development	Sample No.	WG26.3396
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP20 (0.3m)	Date Tested:	6/03/2026

TEST RESULTS - Consistency Limits (Casagrande)

Sampling Method:

Sampled by Client, Tested as Received

History of Sample:

Oven Dried <50°C

Method of Preparation:

Dry Sieved

AS 1289.3.1.1	Liquid Limit (%)	Not Obtainable
AS 1289.3.2.1	Plastic Limit (%)	Non-Plastic
AS 1289.3.3.1	Plasticity Index (%)	Non-Plastic
AS 1289.3.4.1	Linear Shrinkage (%)	0.0
AS 1289.3.4.1	Length of Mould (mm)	250
AS 1289.3.4.1	Condition of Dry Specimen:	-

Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

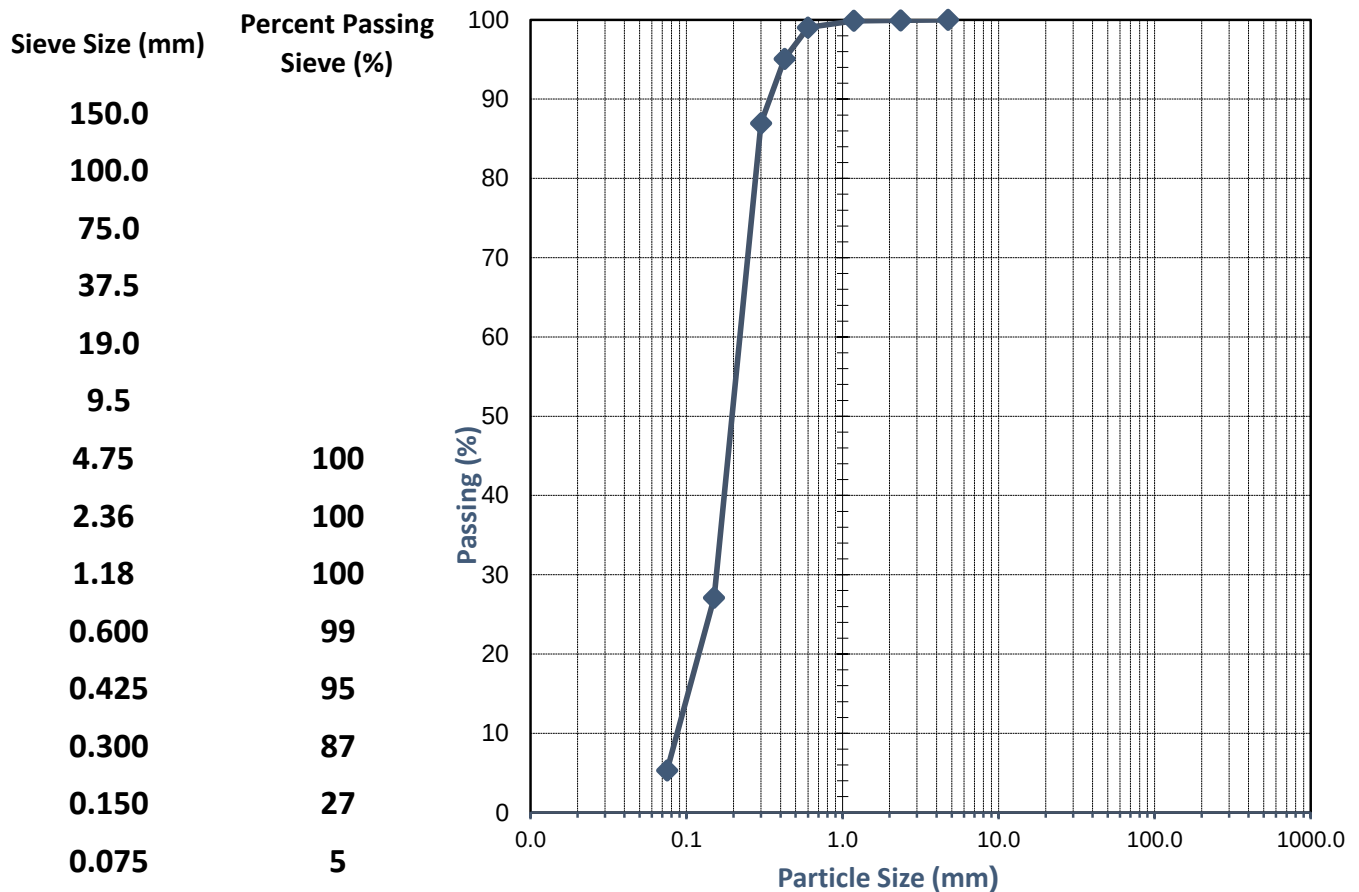
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3397_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3397
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP20 (0.6m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au

Appendix D

Acid Sulfate Soil Laboratory Certifications



Table D-1: Summary of Acid Sulfate Soil Laboratory Results

Test Location	Depth (m)	Soil Description	Screening Tests ¹				Chromium Suite of Testing					
			pH _F	pH _{FOX}	Reaction ² Strength	Δ pH ³	pH _{KCl}	TAA ⁴ (%S)	S _{CR} (%S) ⁵	S _{NAS} (%S) ⁶	ANC (%S) ⁷	Net ⁸ Acidity (%S)
Assessment Criteria			<4	<3	-	-	-	-	-	-	-	>0.03
TP01	0.5	Sand trace silt - pale grey	6.7	4.8	Low	1.9	-	-	-	-	-	-
TP01	1.0	Sand trace silt - pale grey	6.3	4.6	Low	1.7	-	-	-	-	-	-
TP01	1.5	Sand trace silt - pale grey	5.7	3.2	Low	2.5	4.9	0.12	0.0092	NT	NT	0.13
TP01	2.0	Silty Sand - dark grey-brown	5.6	3.7	Low	1.9	-	-	-	-	-	-
TP03	0.5	Sand trace silt - pale grey	6.0	3.7	Low	2.3	6.3	<0.010	<0.0050	NT	NT	<0.0050
TP03	1.0	Silty Sand - dark brown	6.0	4.0	Low	2	-	-	-	-	-	-
TP03	1.5	Silty Sand - yellow-brown	6.1	3.3	Medium	2.8	-	-	-	-	-	-
TP03	2.0	Silty Sand - yellow-brown	6.1	3.3	Medium	2.8	5.5	0.011	<0.0050	NT	NT	0.015
TP03	2.5	Clayey sand - pale grey	6.1	4.6	Low	1.5	-	-	-	-	-	-
TP03	3.0	Clayey sand - pale grey	6.0	4.2	Low	1.8	-	-	-	-	-	-
TP05	0.5	Sand trace silt - grey	5.9	4.2	Low	1.7	-	-	-	-	-	-
TP05	1.0	Sand trace silt - grey	6.2	4.8	Low	1.4	-	-	-	-	-	-
TP05	1.5	Sand trace silt - grey	5.7	3.6	Low	2.1	5.3	0.023	<0.0050	NT	NT	0.025
TP05	2.0	Sand with silt - dark brown	5.6	4.0	Low	1.6	-	-	-	-	-	-
TP05	2.5	Clayey Sand - pale grey	6.1	4.1	Low	2	-	-	-	-	-	-
TP05	3.0	Clayey Sand - pale grey	6.2	4.4	Low	1.8	-	-	-	-	-	-
TP06	0.5	Sand trace silt - grey	6.0	2.0	Medium	4	5.4	0.011	<0.0050	NT	NT	0.013
TP06	1.0	Silty Sand - brown	6.0	2.9	Medium	3.1	-	-	-	-	-	-
TP06	1.5	Clayey Silty Sand trace gravel - green-grey	6.3	2.8	Medium	3.5	-	-	-	-	-	-
TP06	2.0	Clayey Silt with sand - green-grey	6.6	2.8	Medium	3.8	5.5	0.013	<0.0050	NT	NT	0.015
TP06	2.5	Clayey Silt with sand - green-grey	6.9	3.4	Medium	3.5	-	-	-	-	-	-
TP06	3.0	Clayey Silt with sand - green-grey	6.6	3.2	Medium	3.4	-	-	-	-	-	-
TP09	0.5	Sand trace silt - pale grey	6.9	4.4	Medium	2.5	-	-	-	-	-	-
TP09	1.0	Sand trace silt - pale grey	5.9	4.6	Low	1.3	-	-	-	-	-	-
TP09	1.5	Sand trace silt - pale grey	6.1	4.7	Medium	1.4	-	-	-	-	-	-
TP09	1.8	Silty Sand - dark brown	5.6	3.5	Medium	2.1	5.1	0.088	0.0059	NT	NT	0.094
TP10	0.5	Sand trace silt - grey and pale grey	5.9	3.6	Medium	2.3	-	-	-	-	-	-
TP10	1.0	Sand trace silt - pale brown	5.8	3.3	Low	2.5	-	-	-	-	-	-
TP10	1.5	Sand trace silt - pale brown	5.7	3.3	Low	2.4	-	-	-	-	-	-
TP10	2.0	Sand trace silt - pale brown	5.6	2.8	Low	2.8	5.1	0.015	<0.0050	NT	NT	0.017
TP10	2.5	Sand with silt - dark grey	5.8	2.9	Low	2.9	-	-	-	-	-	-
TP10	2.7	Sand with silt - dark grey	5.7	3.1	Low	2.6	5.3	0.011	<0.0050	NT	NT	0.011
TP11	0.5	Sand trace silt - grey	4.5	3.3	Medium	1.2	5.6	<0.010	<0.0050	NT	NT	0.0085
TP11	1.0	Sand trace silt - grey	5.4	4.0	Medium	1.4	-	-	-	-	-	-
TP11	1.5	Sand trace silt - grey	5.8	3.9	Low	1.9	-	-	-	-	-	-
TP11	2.0	Silty Sand - dark brown	6.3	2.5	Low	3.8	5.6	<0.010	0.0055	NT	NT	0.014



Test Location	Depth (m)	Soil Description	Screening Tests ¹				Chromium Suite of Testing					
			pH _F	pH _{FOX}	Reaction ² Strength	Δ pH ³	pH _{KCl}	TAA ⁴ (%S)	S _{CR} (%S) ⁵	S _{NAS} (%S) ⁶	ANC (%S) ⁷	Net ⁸ Acidity (%S)
Assessment Criteria			<4	<3	-	-	-	-	-	-	-	>0.03
TP11	2.5	Clayey Sand - pale grey	6.2	2.6	Low	3.6	-	-	-	-	-	-
TP11	3.0	Clayey Sand - pale grey	5.9	3.1	Low	2.8	-	-	-	-	-	-
TP13	0.5	Sand trace silt - pale grey	4.7	2.9	Medium	1.8	4.9	0.041	<0.0050	NT	NT	0.041
TP13	1.0	Sand trace silt - pale grey	5.2	4.0	Low	1.2	-	-	-	-	-	-
TP13	1.5	Sand trace silt - pale grey	5.3	3.9	Low	1.4	-	-	-	-	-	-
TP13	2.0	Sand with silt - dark grey-brown	5.6	4.0	Low	1.6	-	-	-	-	-	-
TP13	2.5	Sand with silt - dark grey-brown	5.7	4.4	Low	1.3	5.4	0.015	<0.0050	NT	NT	0.017
TP15	0.5	Sand trace silt - pale grey	5.3	4.2	Low	1.1	-	-	-	-	-	-
TP15	1.0	Sand trace silt - pale grey	4.6	3.9	Low	0.7	5.9	<0.010	<0.0050	NT	NT	<0.0050
TP15	1.5	Sand trace silt - pale grey	6.0	4.6	Low	1.4	-	-	-	-	-	-
TP15	2.0	Sand trace silt - pale grey	6.1	4.8	Low	1.3	-	-	-	-	-	-
TP15	2.5	Sand trace silt - pale grey	5.7	4.9	Low	0.8	-	-	-	-	-	-
TP16	0.5	Sand trace silt - grey	6.2	4.5	Medium	1.7	-	-	-	-	-	-
TP16	1.0	Sand trace silt - grey	6.1	4.5	Low	1.6	-	-	-	-	-	-
TP16	1.5	Sand trace silt - pale grey	6.0	4.2	Low	1.8	-	-	-	-	-	-
TP16	2.0	Sand trace silt - pale grey	5.4	3.4	Low	2	-	-	-	-	-	-
TP16	2.5	Sand with silt - grey and dark grey	5.4	3.4	Low	2	-	-	-	-	-	-
TP16	2.7	Sand with silt - grey and dark grey	5.5	2.7	Low	2.8	5.0	0.049	0.010	NT	NT	0.059
TP17	0.5	Sand trace silt - grey	5.1	2.9	Low	2.2	5.6	<0.010	<0.0050	NT	NT	<0.0050
TP17	1.0	Sand trace silt - pale grey	5.4	3.2	Low	2.2	-	-	-	-	-	-
TP17	1.5	Sand with silt - dark grey-brown and brown	5.3	3.3	Low	2	-	-	-	-	-	-
TP17	2.0	Sand with silt - dark grey-brown and brown	5.6	3.2	Low	2.4	-	-	-	-	-	-
TP17	2.5	Sand with silt - dark grey-brown and brown	5.6	2.7	Low	2.9	5.4	0.035	0.021	NT	NT	0.056
TP17	2.8	Silty Sand - brown	5.6	3.0	Low	2.6	-	-	-	-	-	-
TP20	0.5	Sand trace silt - pale grey	5.1	3.0	Medium	2.1	-	-	-	-	-	-
TP20	1.0	Sand trace silt - pale grey	5.5	3.1	Low	2.4	-	-	-	-	-	-
TP20	1.5	Sand trace silt - pale grey	5.6	2.9	Low	2.7	-	-	-	-	-	-
TP20	2.0	Sand trace silt - pale grey	5.5	3.4	Low	2.1	5.6	<0.010	<0.0050	NT	NT	<0.0050
TP20	2.5	Sand trace silt - pale grey	5.6	3.7	Low	1.9	-	-	-	-	-	-
TP20	2.7	Sand trace silt - pale grey	5.2	3.0	Low	2.2	-	-	-	-	-	-

- Note:
1. Screening Tests undertaken by MPL Laboratories
 2. Low – indicates no or slight effervescence in hydrogen peroxide
Medium – indicates moderate effervescence in hydrogen peroxide
 3. Δ pH – pH_F - pH_{FOX}
 4. TAA – titratable actual acidity
 5. S_{CR} – chromium reducible sulfur
 6. S_{NAS} – retained acidity (reported for pH_{KCl} < 4.5)



Test Location	Depth (m)	Soil Description	Screening Tests ¹				Chromium Suite of Testing					
			pH _F	pH _{FOX}	Reaction ² Strength	Δ pH ³	pH _{KCl}	TAA ⁴ (%S)	S _{CR} (%S) ⁵	S _{NAS} (%S) ⁶	ANC (%S) ⁷	Net ⁸ Acidity (%S)
Assessment Criteria			<4	<3	-	-	-	-	-	-	-	>0.03

7.

ANC – acid neutralising capacity (reported for pH_{KCl} > 6.5)
8.

Net Acidity = TAA + S_{CR} + S_{NAS}. (It should be noted that ANC is excluded as per WA Guidelines)
- NT

Not Tested



Envirolab Services (WA) Pty Ltd trading as MPL Laboratories

ABN 53 140 099 207

7-11 Catalano Road Canning Vale WA 6155

ph +61 8 9317 2505

lab@mpl.com.au

www.mpl.com.au

Sample Receipt Advice PHB1781

Client Details

Client	Douglas Partners Pty Ltd (Perth)
Attention	Gary Gao

Sample Login Details

Your Reference	240409.00 - Proposed Residential Development
Envirolab Reference	PHB1781
Date Sample Received	26/02/2026
Date Instructions Received	26/02/2026
Date Final Results Expected	06/03/2026

Sample Condition

Samples received in appropriate condition for analysis	See Comments
Number of Samples	66 Soil
Turnaround Time	5 Days
Temperatures / Cooling Methods	5.0°C No Cooling

Additional Info

Sample storage - waters are routinely disposed at approximately 1 month and soils approximately 2 months from receipt.

Requests for longer term sample storage must be received in writing.

Where no sampling date has been supplied for some or all samples, the date of sample receipt has been used as the associated sampling date. The sampling dates are used to assess compliance to recommended Technical Holding Times.

Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default).

Please direct any queries to:

Sally Harbrow

Phone 08 9317 2505
Email lab@mpl.com.au

Paul Nottle

Phone 08 9317 2505
Email lab@mpl.com.au

Analysis underway, details on the following page

Sample Receipt Advice PHB1781

Analysis Grid

The • indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

	ASS Field
PHB1781-01 Soil 13/02/2026 TP01, 0.5 m	•
PHB1781-02 Soil 13/02/2026 TP01, 1.0 m	•
PHB1781-03 Soil 13/02/2026 TP01, 1.5 m	•
PHB1781-04 Soil 13/02/2026 TP01, 2.0 m	•
PHB1781-05 Soil 13/02/2026 TP03, 0.5 m	•
PHB1781-06 Soil 13/02/2026 TP03, 1.0 m	•
PHB1781-07 Soil 13/02/2026 TP03, 1.5 m	•
PHB1781-08 Soil 13/02/2026 TP03, 2.0 m	•
PHB1781-09 Soil 13/02/2026 TP03, 2.5 m	•
PHB1781-10 Soil 13/02/2026 TP03, 3.0 m	•
PHB1781-11 Soil 13/02/2026 TP05, 0.5 m	•
PHB1781-12 Soil 13/02/2026 TP05, 1.0 m	•
PHB1781-13 Soil 13/02/2026 TP05, 1.5 m	•
PHB1781-14 Soil 13/02/2026 TP05, 2.0 m	•
PHB1781-15 Soil 13/02/2026 TP05, 2.5 m	•
PHB1781-16 Soil 13/02/2026 TP05, 3.0 m	•

Sample Receipt Advice PHB1781**Analysis Grid (Cont.)**

	ASS Field
PHB1781-17 Soil 13/02/2026 TP06, 0.5 m	•
PHB1781-18 Soil 13/02/2026 TP06, 1.0 m	•
PHB1781-19 Soil 13/02/2026 TP06, 1.5 m	•
PHB1781-20 Soil 13/02/2026 TP06, 2.0 m	•
PHB1781-21 Soil 13/02/2026 TP06, 2.5 m	•
PHB1781-22 Soil 13/02/2026 TP06, 3.0 m	•
PHB1781-23 Soil 13/02/2026 TP09, 0.5 m	•
PHB1781-24 Soil 13/02/2026 TP09, 1.0 m	•
PHB1781-25 Soil 13/02/2026 TP09, 1.5 m	•
PHB1781-26 Soil 13/02/2026 TP09, 1.8 m	•
PHB1781-27 Soil 13/02/2026 TP10, 0.5 m	•
PHB1781-28 Soil 13/02/2026 TP10, 1.0 m	•
PHB1781-29 Soil 13/02/2026 TP10, 1.5 m	•
PHB1781-30 Soil 13/02/2026 TP10, 2.0 m	•
PHB1781-31 Soil 13/02/2026 TP10, 2.5 m	•
PHB1781-32 Soil 13/02/2026 TP10, 2.7 m	•

Sample Receipt Advice PHB1781

Analysis Grid (Cont.)

	ASS Field
PHB1781-33 Soil 13/02/2026 TP11, 0.5 m	•
PHB1781-34 Soil 13/02/2026 TP11, 1.0 m	•
PHB1781-35 Soil 13/02/2026 TP11, 1.5 m	•
PHB1781-36 Soil 13/02/2026 TP11, 2.0 m	•
PHB1781-37 Soil 13/02/2026 TP11, 2.5 m	•
PHB1781-38 Soil 13/02/2026 TP11, 3.0 m	•
PHB1781-39 Soil 13/02/2026 TP13, 0.5 m	•
PHB1781-40 Soil 13/02/2026 TP13, 1.0 m	•
PHB1781-41 Soil 13/02/2026 TP13, 1.5 m	•
PHB1781-42 Soil 13/02/2026 TP13, 2.0 m	•
PHB1781-43 Soil 13/02/2026 TP13, 2.5 m	•
PHB1781-44 Soil 13/02/2026 TP15, 0.5 m	•
PHB1781-45 Soil 13/02/2026 TP15, 1.0 m	•
PHB1781-46 Soil 13/02/2026 TP15, 1.5 m	•
PHB1781-47 Soil 13/02/2026 TP15, 2.0 m	•
PHB1781-48 Soil 13/02/2026 TP15, 2.5 m	•

Sample Receipt Advice PHB1781

Analysis Grid (Cont.)

	ASS Field
PHB1781-49 Soil 13/02/2026 TP16, 0.5 m	•
PHB1781-50 Soil 13/02/2026 TP16, 1.0 m	•
PHB1781-51 Soil 13/02/2026 TP16, 1.5 m	•
PHB1781-52 Soil 13/02/2026 TP16, 2.0 m	•
PHB1781-53 Soil 13/02/2026 TP16, 2.5 m	•
PHB1781-54 Soil 13/02/2026 TP16, 2.7 m	•
PHB1781-55 Soil 13/02/2026 TP17, 0.5 m	•
PHB1781-56 Soil 13/02/2026 TP17, 1.0 m	•
PHB1781-57 Soil 13/02/2026 TP17, 1.5 m	•
PHB1781-58 Soil 13/02/2026 TP17, 2.0 m	•
PHB1781-59 Soil 13/02/2026 TP17, 2.5 m	•
PHB1781-60 Soil 13/02/2026 TP17, 2.8 m	•
PHB1781-61 Soil 13/02/2026 TP20, 0.5 m	•
PHB1781-62 Soil 13/02/2026 TP20, 1.0 m	•
PHB1781-63 Soil 13/02/2026 TP20, 1.5 m	•
PHB1781-64 Soil 13/02/2026 TP20, 2.0 m	•

Sample Receipt Advice PHB1781**Analysis Grid (Cont.)**

	ASS Field
PHB1781-65 Soil 13/02/2026 TP20, 2.5 m	•
PHB1781-66 Soil 13/02/2026 TP20, 2.7 m	•

Suite Details

Suite Name	Suite Analyses
ASS Field Soil	pH F, pH FOX, Reaction Rate

We acknowledge receipt of your samples and Purchase Order (PO) (if provided). If a PO includes your terms & conditions, Envirolab hereby expressly rejects and will not be bound by any external or third-party terms and conditions, including those referenced or attached to a PO.

All services to be performed by Envirolab will be governed exclusively by Envirolab's General Terms and Conditions attached to this acknowledgement ([Envirolab Terms](#)) via hyperlink or found on our websites.

If you do not object in writing within two (2) business days of the date of this acknowledgement, you will be deemed to have accepted the Envirolab Terms. In addition, your provision of further instructions, additional samples, payment of any invoice, or acceptance of services or results from Envirolab will constitute acceptance of the Envirolab Terms. For clarity, Envirolab's commencement or continuation of work following receipt of the PO is performed solely under the Envirolab Terms and does not constitute acceptance of any external terms. All rights are expressly reserved.



Envirolab Services (WA) Pty Ltd trading as MPL Laboratories

ABN 53 140 099 207

7-11 Catalano Road Canning Vale WA 6155

ph +61 8 9317 2505

lab@mpl.com.au

www.mpl.com.au

Work Amendment Advice PHB1781**Client Details**

Client	Douglas Partners Pty Ltd (Perth)
Attention	Gary Gao

Sample Login Details

Your Reference	240409.00 - Proposed Residential Development
Envirolab Reference	PHB1781
Date Sample Received	26/02/2026
Date Instructions Received	03/03/2026
Date Final Results Expected	10/03/2026

Sample Condition

Samples received in appropriate condition for analysis	See Comments
Number of Samples	66 Soil
Turnaround Time	5 Days
Temperatures / Cooling Methods	5.0°C No Cooling

Additional Info

Sample storage - waters are routinely disposed at approximately 1 month and soils approximately 2 months from receipt.

Requests for longer term sample storage must be received in writing.

Where no sampling date has been supplied for some or all samples, the date of sample receipt has been used as the associated sampling date. The sampling dates are used to assess compliance to recommended Technical Holding Times.

Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default).

Please direct any queries to:

Sally Harbrow

Phone 08 9317 2505
Email lab@mpl.com.au

Paul Nottle

Phone 08 9317 2505
Email lab@mpl.com.au

Analysis underway, details on the following page

Work Amendment Advice PHB1781

Analysis Grid

The • indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

	SCR Suite	ASS Field
PHB1781-01 Soil 13/02/2026 TP01, 0.5 m		•
PHB1781-02 Soil 13/02/2026 TP01, 1.0 m		•
PHB1781-03 Soil 13/02/2026 TP01, 1.5 m	•	•
PHB1781-04 Soil 13/02/2026 TP01, 2.0 m		•
PHB1781-05 Soil 13/02/2026 TP03, 0.5 m	•	•
PHB1781-06 Soil 13/02/2026 TP03, 1.0 m		•
PHB1781-07 Soil 13/02/2026 TP03, 1.5 m		•
PHB1781-08 Soil 13/02/2026 TP03, 2.0 m	•	•
PHB1781-09 Soil 13/02/2026 TP03, 2.5 m		•
PHB1781-10 Soil 13/02/2026 TP03, 3.0 m		•
PHB1781-11 Soil 13/02/2026 TP05, 0.5 m		•
PHB1781-12 Soil 13/02/2026 TP05, 1.0 m		•
PHB1781-13 Soil 13/02/2026 TP05, 1.5 m	•	•
PHB1781-14 Soil 13/02/2026 TP05, 2.0 m		•
PHB1781-15 Soil 13/02/2026 TP05, 2.5 m		•
PHB1781-16 Soil 13/02/2026 TP05, 3.0 m		•

Work Amendment Advice PHB1781**Analysis Grid (Cont.)**

	SCR Suite	ASS Field
PHB1781-17 Soil 13/02/2026 TP06, 0.5 m	●	●
PHB1781-18 Soil 13/02/2026 TP06, 1.0 m		●
PHB1781-19 Soil 13/02/2026 TP06, 1.5 m		●
PHB1781-20 Soil 13/02/2026 TP06, 2.0 m	●	●
PHB1781-21 Soil 13/02/2026 TP06, 2.5 m		●
PHB1781-22 Soil 13/02/2026 TP06, 3.0 m		●
PHB1781-23 Soil 13/02/2026 TP09, 0.5 m		●
PHB1781-24 Soil 13/02/2026 TP09, 1.0 m		●
PHB1781-25 Soil 13/02/2026 TP09, 1.5 m		●
PHB1781-26 Soil 13/02/2026 TP09, 1.8 m	●	●
PHB1781-27 Soil 13/02/2026 TP10, 0.5 m		●
PHB1781-28 Soil 13/02/2026 TP10, 1.0 m		●
PHB1781-29 Soil 13/02/2026 TP10, 1.5 m		●
PHB1781-30 Soil 13/02/2026 TP10, 2.0 m	●	●
PHB1781-31 Soil 13/02/2026 TP10, 2.5 m		●
PHB1781-32 Soil 13/02/2026 TP10, 2.7 m	●	●

Work Amendment Advice PHB1781**Analysis Grid (Cont.)**

	SCR Suite	ASS Field
PHB1781-33 Soil 13/02/2026 TP11, 0.5 m	●	●
PHB1781-34 Soil 13/02/2026 TP11, 1.0 m		●
PHB1781-35 Soil 13/02/2026 TP11, 1.5 m		●
PHB1781-36 Soil 13/02/2026 TP11, 2.0 m	●	●
PHB1781-37 Soil 13/02/2026 TP11, 2.5 m		●
PHB1781-38 Soil 13/02/2026 TP11, 3.0 m		●
PHB1781-39 Soil 13/02/2026 TP13, 0.5 m	●	●
PHB1781-40 Soil 13/02/2026 TP13, 1.0 m		●
PHB1781-41 Soil 13/02/2026 TP13, 1.5 m		●
PHB1781-42 Soil 13/02/2026 TP13, 2.0 m		●
PHB1781-43 Soil 13/02/2026 TP13, 2.5 m	●	●
PHB1781-44 Soil 13/02/2026 TP15, 0.5 m		●
PHB1781-45 Soil 13/02/2026 TP15, 1.0 m	●	●
PHB1781-46 Soil 13/02/2026 TP15, 1.5 m		●
PHB1781-47 Soil 13/02/2026 TP15, 2.0 m		●
PHB1781-48 Soil 13/02/2026 TP15, 2.5 m		●

Work Amendment Advice PHB1781**Analysis Grid (Cont.)**

	SCR Suite	ASS Field
PHB1781-49 Soil 13/02/2026 TP16, 0.5 m		•
PHB1781-50 Soil 13/02/2026 TP16, 1.0 m		•
PHB1781-51 Soil 13/02/2026 TP16, 1.5 m		•
PHB1781-52 Soil 13/02/2026 TP16, 2.0 m		•
PHB1781-53 Soil 13/02/2026 TP16, 2.5 m		•
PHB1781-54 Soil 13/02/2026 TP16, 2.7 m	•	•
PHB1781-55 Soil 13/02/2026 TP17, 0.5 m	•	•
PHB1781-56 Soil 13/02/2026 TP17, 1.0 m		•
PHB1781-57 Soil 13/02/2026 TP17, 1.5 m		•
PHB1781-58 Soil 13/02/2026 TP17, 2.0 m		•
PHB1781-59 Soil 13/02/2026 TP17, 2.5 m	•	•
PHB1781-60 Soil 13/02/2026 TP17, 2.8 m		•
PHB1781-61 Soil 13/02/2026 TP20, 0.5 m		•
PHB1781-62 Soil 13/02/2026 TP20, 1.0 m		•
PHB1781-63 Soil 13/02/2026 TP20, 1.5 m		•
PHB1781-64 Soil 13/02/2026 TP20, 2.0 m	•	•

Work Amendment Advice PHB1781**Analysis Grid (Cont.)**

	SCr Suite	ASS Field
PHB1781-65 Soil 13/02/2026 TP20, 2.5 m		•
PHB1781-66 Soil 13/02/2026 TP20, 2.7 m		•

Suite Details

Suite Name	Suite Analyses
SCr Suite Soil	a-ANCBT, a-CRS, ANCBT, a-Net Acidity, a-Net Acidity w/out ANCE, a-SNAS, Chromium Reducible Sulfur, Fineness Factor, Liming rate, Liming rate without ANCE, pH kcl, s-ANCBT, SHCl, SKCl, SNAS, s-Net Acidity, s-Net Acidity w/out ANCE, s-SNAS, s-TAA, TAA
ASS Field Soil	pH F, pH FOX, Reaction Rate

Work Order Amendment History

Revision	Reason for Amendment
R-01	Additional analysis requested 3.3.26

We acknowledge receipt of your samples and Purchase Order (PO) (if provided). If a PO includes your terms & conditions, Envirolab hereby expressly rejects and will not be bound by any external or third-party terms and conditions, including those referenced or attached to a PO.

All services to be performed by Envirolab will be governed exclusively by Envirolab's General Terms and Conditions attached to this acknowledgement ([Envirolab Terms](#)) via hyperlink or found on our websites.

If you do not object in writing within two (2) business days of the date of this acknowledgement, you will be deemed to have accepted the Envirolab Terms. In addition, your provision of further instructions, additional samples, payment of any invoice, or acceptance of services or results from Envirolab will constitute acceptance of the Envirolab Terms. For clarity, Envirolab's commencement or continuation of work following receipt of the PO is performed solely under the Envirolab Terms and does not constitute acceptance of any external terms. All rights are expressly reserved.



Envirolab Services (WA) Pty Ltd trading as MPL Laboratories

ABN 53 140 099 207

7-11 Catalano Road Canning Vale WA 6155

ph +61 8 9317 2505

lab@mpl.com.au

www.mpl.com.au

Certificate of Analysis PHB1781**Client Details**

Client	Douglas Partners Pty Ltd (Perth)
Contact	Gary Gao
Address	36 O'Malley St, OSBORNE PARK, WA, 6017

Sample Details

Your Reference	240409.00 - Proposed Residential Development
Number of Samples	66 Soil
Date Samples Received	26/02/2026
Date Instructions Received	03/03/2026

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for soils and on an as received basis for other matrices.

Report Details

Date Final Results Expected	10/03/2026
Date of Reissue	10/03/2026 - This report supercedes previous report, see amendment history for details

NATA Accreditation Number 2901. This document shall not be reproduced except in full.

Accredited for compliance with ISO/IEC 17025. Tests not covered by NATA are denoted with *.

Authorisation Details

Results Approved By	Stacey Hawkins, ASS/AMD Supervisor
Laboratory Manager	Michael Kubiak

Certificate of Analysis PHB1781**Report Amendment History**

Revision	Reason for Amendment
R-01	Additional analysis requested 3.3.26

Certificate of Analysis PHB1781**Samples in this Report**

Envirolab ID	Sample ID	Matrix	Date Sampled	Date Received
PHB1781-01	TP01, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-02	TP01, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-03	TP01, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-04	TP01, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-05	TP03, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-06	TP03, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-07	TP03, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-08	TP03, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-09	TP03, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-10	TP03, 3.0 m	Soil	13/02/2026	03/03/2026
PHB1781-11	TP05, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-12	TP05, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-13	TP05, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-14	TP05, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-15	TP05, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-16	TP05, 3.0 m	Soil	13/02/2026	03/03/2026
PHB1781-17	TP06, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-18	TP06, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-19	TP06, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-20	TP06, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-21	TP06, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-22	TP06, 3.0 m	Soil	13/02/2026	03/03/2026
PHB1781-23	TP09, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-24	TP09, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-25	TP09, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-26	TP09, 1.8 m	Soil	13/02/2026	03/03/2026
PHB1781-27	TP10, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-28	TP10, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-29	TP10, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-30	TP10, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-31	TP10, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-32	TP10, 2.7 m	Soil	13/02/2026	03/03/2026
PHB1781-33	TP11, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-34	TP11, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-35	TP11, 1.5 m	Soil	13/02/2026	03/03/2026

Certificate of Analysis PHB1781**Samples in this Report**

EnviroLab ID	Sample ID	Matrix	Date Sampled	Date Received
PHB1781-36	TP11, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-37	TP11, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-38	TP11, 3.0 m	Soil	13/02/2026	03/03/2026
PHB1781-39	TP13, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-40	TP13, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-41	TP13, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-42	TP13, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-43	TP13, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-44	TP15, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-45	TP15, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-46	TP15, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-47	TP15, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-48	TP15, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-49	TP16, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-50	TP16, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-51	TP16, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-52	TP16, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-53	TP16, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-54	TP16, 2.7 m	Soil	13/02/2026	03/03/2026
PHB1781-55	TP17, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-56	TP17, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-57	TP17, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-58	TP17, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-59	TP17, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-60	TP17, 2.8 m	Soil	13/02/2026	03/03/2026
PHB1781-61	TP20, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-62	TP20, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-63	TP20, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-64	TP20, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-65	TP20, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-66	TP20, 2.7 m	Soil	13/02/2026	03/03/2026

Certificate of Analysis PHB1781

Acid Sulfate Soils (Soil)

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-01 TP01, 0.5 m 13/02/2026	PHB1781-02 TP01, 1.0 m 13/02/2026	PHB1781-03 TP01, 1.5 m 13/02/2026	PHB1781-04 TP01, 2.0 m 13/02/2026	PHB1781-05 TP03, 0.5 m 13/02/2026
pHF (field pH test)*	pH units		6.7	6.3	5.7	5.6	6.0
pHFOX (field peroxide test)*	pH units		4.8	4.6	3.2	3.7	3.7
Reaction Rate*	-		Low	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-06 TP03, 1.0 m 13/02/2026	PHB1781-07 TP03, 1.5 m 13/02/2026	PHB1781-08 TP03, 2.0 m 13/02/2026	PHB1781-09 TP03, 2.5 m 13/02/2026	PHB1781-10 TP03, 3.0 m 13/02/2026
pHF (field pH test)*	pH units		6.0	6.1	6.1	6.1	6.0
pHFOX (field peroxide test)*	pH units		4.0	3.3	3.3	4.6	4.2
Reaction Rate*	-		Low	Medium	Medium	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-11 TP05, 0.5 m 13/02/2026	PHB1781-12 TP05, 1.0 m 13/02/2026	PHB1781-13 TP05, 1.5 m 13/02/2026	PHB1781-14 TP05, 2.0 m 13/02/2026	PHB1781-15 TP05, 2.5 m 13/02/2026
pHF (field pH test)*	pH units		5.9	6.2	5.7	5.6	6.1
pHFOX (field peroxide test)*	pH units		4.2	4.8	3.6	4.0	4.1
Reaction Rate*	-		Low	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-16 TP05, 3.0 m 13/02/2026	PHB1781-17 TP06, 0.5 m 13/02/2026	PHB1781-18 TP06, 1.0 m 13/02/2026	PHB1781-19 TP06, 1.5 m 13/02/2026	PHB1781-20 TP06, 2.0 m 13/02/2026
pHF (field pH test)*	pH units		6.2	6.0	6.0	6.3	6.6
pHFOX (field peroxide test)*	pH units		4.4	2.0	2.9	2.8	2.8
Reaction Rate*	-		Low	Medium	Medium	Medium	Medium
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-21 TP06, 2.5 m 13/02/2026	PHB1781-22 TP06, 3.0 m 13/02/2026	PHB1781-23 TP09, 0.5 m 13/02/2026	PHB1781-24 TP09, 1.0 m 13/02/2026	PHB1781-25 TP09, 1.5 m 13/02/2026
pHF (field pH test)*	pH units		6.9	6.6	6.9	5.9	6.1
pHFOX (field peroxide test)*	pH units		3.4	3.2	4.4	4.6	4.7
Reaction Rate*	-		Medium	Medium	Medium	Low	Medium
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-26 TP09, 1.8 m 13/02/2026	PHB1781-27 TP10, 0.5 m 13/02/2026	PHB1781-28 TP10, 1.0 m 13/02/2026	PHB1781-29 TP10, 1.5 m 13/02/2026	PHB1781-30 TP10, 2.0 m 13/02/2026
pHF (field pH test)*	pH units		5.6	5.9	5.8	5.7	5.6
pHFOX (field peroxide test)*	pH units		3.5	3.6	3.3	3.3	2.8
Reaction Rate*	-		Medium	Medium	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-31 TP10, 2.5 m 13/02/2026	PHB1781-32 TP10, 2.7 m 13/02/2026	PHB1781-33 TP11, 0.5 m 13/02/2026	PHB1781-34 TP11, 1.0 m 13/02/2026	PHB1781-35 TP11, 1.5 m 13/02/2026
pHF (field pH test)*	pH units		5.8	5.7	4.5	5.4	5.8
pHFOX (field peroxide test)*	pH units		2.9	3.1	3.3	4.0	3.9
Reaction Rate*	-		Low	Low	Medium	Medium	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-36 TP11, 2.0 m 13/02/2026	PHB1781-37 TP11, 2.5 m 13/02/2026	PHB1781-38 TP11, 3.0 m 13/02/2026	PHB1781-39 TP13, 0.5 m 13/02/2026	PHB1781-40 TP13, 1.0 m 13/02/2026
pHF (field pH test)*	pH units		6.3	6.2	5.9	4.7	5.2
pHFOX (field peroxide test)*	pH units		2.5	2.6	3.1	2.9	4.0

Your Reference:
Revision: R-01

240409.00 - Proposed Residential Development
Certificate of Analysis Generated: 10/03/2026 12:14

Page 5 of 14

Certificate of Analysis PHB1781

Acid Sulfate Soils (Soil)

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-36 TP11, 2.0 m 13/02/2026	PHB1781-37 TP11, 2.5 m 13/02/2026	PHB1781-38 TP11, 3.0 m 13/02/2026	PHB1781-39 TP13, 0.5 m 13/02/2026	PHB1781-40 TP13, 1.0 m 13/02/2026
Reaction Rate*	-		Low	Low	Low	Medium	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-41 TP13, 1.5 m 13/02/2026	PHB1781-42 TP13, 2.0 m 13/02/2026	PHB1781-43 TP13, 2.5 m 13/02/2026	PHB1781-44 TP15, 0.5 m 13/02/2026	PHB1781-45 TP15, 1.0 m 13/02/2026
pHF (field pH test)*	pH units		5.3	5.6	5.7	5.3	4.6
pHFOX (field peroxide test)*	pH units		3.9	4.0	4.4	4.2	3.9
Reaction Rate*	-		Low	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-46 TP15, 1.5 m 13/02/2026	PHB1781-47 TP15, 2.0 m 13/02/2026	PHB1781-48 TP15, 2.5 m 13/02/2026	PHB1781-49 TP16, 0.5 m 13/02/2026	PHB1781-50 TP16, 1.0 m 13/02/2026
pHF (field pH test)*	pH units		6.0	6.1	5.7	6.2	6.1
pHFOX (field peroxide test)*	pH units		4.6	4.8	4.9	4.5	4.5
Reaction Rate*	-		Low	Low	Low	Medium	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-51 TP16, 1.5 m 13/02/2026	PHB1781-52 TP16, 2.0 m 13/02/2026	PHB1781-53 TP16, 2.5 m 13/02/2026	PHB1781-54 TP16, 2.7 m 13/02/2026	PHB1781-55 TP17, 0.5 m 13/02/2026
pHF (field pH test)*	pH units		6.0	5.4	5.4	5.5	5.1
pHFOX (field peroxide test)*	pH units		4.2	3.4	3.4	2.7	2.9
Reaction Rate*	-		Low	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-56 TP17, 1.0 m 13/02/2026	PHB1781-57 TP17, 1.5 m 13/02/2026	PHB1781-58 TP17, 2.0 m 13/02/2026	PHB1781-59 TP17, 2.5 m 13/02/2026	PHB1781-60 TP17, 2.8 m 13/02/2026
pHF (field pH test)*	pH units		5.4	5.3	5.6	5.6	5.6
pHFOX (field peroxide test)*	pH units		3.2	3.3	3.2	2.7	3.0
Reaction Rate*	-		Low	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-61 TP20, 0.5 m 13/02/2026	PHB1781-62 TP20, 1.0 m 13/02/2026	PHB1781-63 TP20, 1.5 m 13/02/2026	PHB1781-64 TP20, 2.0 m 13/02/2026	PHB1781-65 TP20, 2.5 m 13/02/2026
pHF (field pH test)*	pH units		5.1	5.5	5.6	5.5	5.6
pHFOX (field peroxide test)*	pH units		3.0	3.1	2.9	3.4	3.7
Reaction Rate*	-		Medium	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-66 TP20, 2.7 m 13/02/2026				
pHF (field pH test)*	pH units		5.2				
pHFOX (field peroxide test)*	pH units		3.0				
Reaction Rate*	-		Low				

Certificate of Analysis PHB1781

Chromium Reducible Sulfur Suite (Soil)

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-03 TP01, 1.5 m 13/02/2026	PHB1781-05 TP03, 0.5 m 13/02/2026	PHB1781-08 TP03, 2.0 m 13/02/2026	PHB1781-13 TP05, 1.5 m 13/02/2026	PHB1781-17 TP06, 0.5 m 13/02/2026
pH KCl	pH units		4.9	6.3	5.5	5.3	5.4
TAA	moles H+/t	5.0	72	<5.0	6.6	14	6.6
s-TAA	% w/w S	0.010	0.12	<0.010	0.011	0.023	0.011
Chromium Reducible Sulfur	% w/w	0.0050	0.0092	<0.0050	<0.0050	<0.0050	<0.0050
a-Chromium Reducible Sulfur	moles H+/t	3.0	5.8	<3.0	3.1	<3.0	<3.0
SHCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SKCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SNAS	% w/w S	0.0050	NT	NT	NT	NT	NT
a-SNAS	moles H+/t	5.0	NT	NT	NT	NT	NT
s-SNAS	% w/w S	0.010	NT	NT	NT	NT	NT
Fineness Factor	-	1.5	1.5	1.5	1.5	1.5	1.5
ANCBT	% CaCO ₃	0.010	NT	NT	NT	NT	NT
a-ANCBT	moles H+/t	5.0	NT	NT	NT	NT	NT
s-ANCBT	% w/w S	0.010	NT	NT	NT	NT	NT
s-Net Acidity	% w/w S	0.0050	0.13	<0.0050	0.015	0.025	0.013
a-Net Acidity	moles H+/t	5.0	78	<5.0	9.6	15	7.8
Liming rate	kg CaCO ₃ /t	0.75	5.9	<0.75	<0.75	1.2	<0.75
s-Net Acidity without ANCE	% w/w S	0.0050	0.13	<0.0050	0.015	0.025	0.013
a-Net Acidity without ANCE	moles H+/t	5.0	78	<5.0	9.6	15	7.8
Liming rate without ANCE	kg CaCO ₃ /t	0.75	5.9	<0.75	<0.75	1.2	<0.75

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-20 TP06, 2.0 m 13/02/2026	PHB1781-26 TP09, 1.8 m 13/02/2026	PHB1781-30 TP10, 2.0 m 13/02/2026	PHB1781-32 TP10, 2.7 m 13/02/2026	PHB1781-33 TP11, 0.5 m 13/02/2026
pH KCl	pH units		5.5	5.1	5.1	5.3	5.6
TAA	moles H+/t	5.0	7.8	55	9.1	6.6	5.3
s-TAA	% w/w S	0.010	0.013	0.088	0.015	0.011	<0.010
Chromium Reducible Sulfur	% w/w	0.0050	<0.0050	0.0059	<0.0050	<0.0050	<0.0050
a-Chromium Reducible Sulfur	moles H+/t	3.0	<3.0	3.7	<3.0	<3.0	<3.0
SHCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SKCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SNAS	% w/w S	0.0050	NT	NT	NT	NT	NT
a-SNAS	moles H+/t	5.0	NT	NT	NT	NT	NT
s-SNAS	% w/w S	0.010	NT	NT	NT	NT	NT
Fineness Factor	-	1.5	1.5	1.5	1.5	1.5	1.5
ANCBT	% CaCO ₃	0.010	NT	NT	NT	NT	NT
a-ANCBT	moles H+/t	5.0	NT	NT	NT	NT	NT
s-ANCBT	% w/w S	0.010	NT	NT	NT	NT	NT
s-Net Acidity	% w/w S	0.0050	0.015	0.094	0.017	0.011	0.0085
a-Net Acidity	moles H+/t	5.0	9.2	58	11	7.1	5.3
Liming rate	kg CaCO ₃ /t	0.75	<0.75	4.4	0.79	<0.75	<0.75
s-Net Acidity without ANCE	% w/w S	0.0050	0.015	0.094	0.017	0.011	0.0085
a-Net Acidity without ANCE	moles H+/t	5.0	9.2	58	11	7.1	5.3
Liming rate without ANCE	kg CaCO ₃ /t	0.75	<0.75	4.4	0.79	<0.75	<0.75

Certificate of Analysis PHB1781**Chromium Reducible Sulfur Suite (Soil)**

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-36 TP11, 2.0 m 13/02/2026	PHB1781-39 TP13, 0.5 m 13/02/2026	PHB1781-43 TP13, 2.5 m 13/02/2026	PHB1781-45 TP15, 1.0 m 13/02/2026	PHB1781-54 TP16, 2.7 m 13/02/2026
pH KCl	pH units		5.6	4.9	5.4	5.9	5.0
TAA	moles H+/t	5.0	5.3	26	9.1	<5.0	31
s-TAA	% w/w S	0.010	<0.010	0.041	0.015	<0.010	0.049
Chromium Reducible Sulfur	% w/w	0.0050	0.0055	<0.0050	<0.0050	<0.0050	0.010
a-Chromium Reducible Sulfur	moles H+/t	3.0	3.4	<3.0	<3.0	<3.0	6.3
SHCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SKCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SNAS	% w/w S	0.0050	NT	NT	NT	NT	NT
a-SNAS	moles H+/t	5.0	NT	NT	NT	NT	NT
s-SNAS	% w/w S	0.010	NT	NT	NT	NT	NT
Fineness Factor	-	1.5	1.5	1.5	1.5	1.5	1.5
ANCBT	% CaCO ₃	0.010	NT	NT	NT	NT	NT
a-ANCBT	moles H+/t	5.0	NT	NT	NT	NT	NT
s-ANCBT	% w/w S	0.010	NT	NT	NT	NT	NT
s-Net Acidity	% w/w S	0.0050	0.014	0.041	0.017	<0.0050	0.059
a-Net Acidity	moles H+/t	5.0	8.7	26	10	<5.0	37
Liming rate	kg CaCO ₃ /t	0.75	<0.75	1.9	0.78	<0.75	2.8
s-Net Acidity without ANCE	% w/w S	0.0050	0.014	0.041	0.017	<0.0050	0.059
a-Net Acidity without ANCE	moles H+/t	5.0	8.7	26	10	<5.0	37
Liming rate without ANCE	kg CaCO ₃ /t	0.75	<0.75	1.9	0.78	<0.75	2.8

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-55 TP17, 0.5 m 13/02/2026	PHB1781-59 TP17, 2.5 m 13/02/2026	PHB1781-64 TP20, 2.0 m 13/02/2026
pH KCl	pH units		5.6	5.4	5.6
TAA	moles H+/t	5.0	<5.0	22	<5.0
s-TAA	% w/w S	0.010	<0.010	0.035	<0.010
Chromium Reducible Sulfur	% w/w	0.0050	<0.0050	0.021	<0.0050
a-Chromium Reducible Sulfur	moles H+/t	3.0	<3.0	13	<3.0
SHCl	% w/w S	0.0050	NT	NT	NT
SKCl	% w/w S	0.0050	NT	NT	NT
SNAS	% w/w S	0.0050	NT	NT	NT
a-SNAS	moles H+/t	5.0	NT	NT	NT
s-SNAS	% w/w S	0.010	NT	NT	NT
Fineness Factor	-	1.5	1.5	1.5	1.5
ANCBT	% CaCO ₃	0.010	NT	NT	NT
a-ANCBT	moles H+/t	5.0	NT	NT	NT
s-ANCBT	% w/w S	0.010	NT	NT	NT
s-Net Acidity	% w/w S	0.0050	<0.0050	0.056	<0.0050
a-Net Acidity	moles H+/t	5.0	<5.0	35	<5.0
Liming rate	kg CaCO ₃ /t	0.75	<0.75	2.6	<0.75
s-Net Acidity without ANCE	% w/w S	0.0050	<0.0050	0.056	<0.0050
a-Net Acidity without ANCE	moles H+/t	5.0	<5.0	35	<5.0
Liming rate without ANCE	kg CaCO ₃ /t	0.75	<0.75	2.6	<0.75

Your Reference:
Revision: R-01

240409.00 - Proposed Residential Development
Certificate of Analysis Generated: 10/03/2026 12:14

Certificate of Analysis PHB1781**Method Summary**

Method ID	Methodology Summary
INORG-063	pH- measured using pH meter and electrode. Solids are oxidised with Hydrogen Peroxide or extracted with water. To ensure accurate results these tests are recommended to be done in the field as pH may change with time thus these results may not be representative of true field conditions. There is no documented official holding time, we have assigned an arbitrary 180 days to frozen samples.
INORG-068	Determination of Chromium Suite analysis - a sample is analysed by traditional titration method as well as ICP-OES analysis. Ideally samples should be received in the laboratory at <4oC. Please refer to SRA for sample temperature on receipt. Samples should also ideally be received within 24 hrs of sampling, otherwise there is the potential for oxidation to occur (as indicated by the lowering of the pH). Freezing the samples may help mitigate the potential for oxidation. Neutralising value (NV) of 100% is assumed for liming rate. The recommendation that the SHCL concentration be multiplied by a factor of 2 to ensure retained acidity is not underestimated, has not been applied in the SHCL result. However, it has been applied in the SNAS calculation: $SNAS \% = (SHCL-SKCL) \times 2$.

Certificate of Analysis PHB1781**Result Definitions**

Identifier	Description
NR	Not reported
NEPM	National Environment Protection Measure
NS	Not specified
LCS	Laboratory Control Sample
RPD	Relative Percent Difference
>	Greater than
<	Less than
PQL	Practical Quantitation Limit
INS	Insufficient sample for this test
NA	Test not required
NT	Not tested
DOL	Samples rejected due to particulate overload (air filters only)
RFD	Samples rejected due to filter damage (air filters only)
RUD	Samples rejected due to uneven deposition (air filters only)
##	Indicates a laboratory acceptance criteria outlier, for further details, see Result Comments and/or QC Comments

Quality Control Definitions**Blank**

This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, and is determined by processing solvents and reagents in exactly the same manner as for samples.

Surrogate Spike

Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

LCS (Laboratory Control Sample)

This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Matrix Spike

A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

Duplicate

This is the complete duplicate analysis of a sample from the process batch. The sample selected should be one where the analyte concentration is easily measurable.

Certificate of Analysis PHB1781

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria. Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction. Spikes for Physical and Aggregate Tests are not applicable. For VOCs in water samples, three vials are required for duplicate or spike analysis.

General Acceptance Criteria (GAC) - Analyte specific criteria applies for some analytes and is reflected in QC recovery tables.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% - see ELN-P05 QAQC tables for details (available on request); <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase. Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was typically insufficient in order to satisfy laboratory QA/QC protocols.

Miscellaneous Information

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached. We have taken the sampling date as being the date received at the laboratory.

Two significant figures are reported for the majority of tests and with a high degree of confidence, for results <10*PQL, the second significant figure may be in doubt i.e. has a relatively high degree of uncertainty and is provided for information only.

Measurement Uncertainty estimates can be downloaded from the [Envirolab Resources website](#) or obtained directly by contacting the laboratory.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS where sediment/solids are included by default.

Urine Analysis - The BEI values listed are taken from the 2022 edition of *TLVs and BEIs Threshold Limits by ACGIH*.

Air volumes are typically provided by customers (often as flow rate(s) and sampling time(s) and/or simply volume(s) sampled or exposure times (determines 'volume' passive badges are exposed to)). Hence in such circumstances the volume measurement is inevitably not covered by Envirolab's NATA accreditation. An exception may occur where Envirolab Newcastle does the sampling where accreditation exists for certain types of sampling and hence volume determination(s). Note air volumes are often used to determine concentrations for dust and/or analyses on filters, sorbents and in impingers. For canister sampling, the air volume is covered by Envirolab's NATA accreditation.

Data Quality Assessment Summary PHB1781**Client Details**

Client	Douglas Partners Pty Ltd (Perth)
Your Reference	240409.00 - Proposed Residential Development
Date Issued	10/03/2026

Recommended Holding Time Compliance

No recommended holding time exceedances

Quality Control and QC Frequency

QC Type	Compliant	Details
Blank	Yes	No Outliers
LCS	Yes	No Outliers
Duplicates	Yes	No Outliers
Matrix Spike	Yes	No Outliers
Surrogates / Extracted Internal Standards	Yes	No Outliers
QC Frequency	Yes	No Outliers

Surrogates/Extracted Internal Standards, Duplicates and/or Matrix Spikes are not always relevant/applicable to certain analyses and matrices. Therefore, said QC measures are deemed compliant in these situations by default. See Laboratory Acceptance Criteria for more information

Data Quality Assessment Summary PHB1781**Recommended Holding Time Compliance**

Analysis	Sample Number(s)	Date Sampled	Date Extracted	Date Analysed	Compliant
pH F Soil	1-66	13/02/2026	26/02/2026	27/02/2026	Yes
pH FOX Soil	1-66	13/02/2026	26/02/2026	27/02/2026	Yes
Reaction Rate Soil	1-66	13/02/2026	26/02/2026	27/02/2026	Yes
CRS Suite Soil	3, 5, 8, 13, 17, 20, 26, 30, 32-33, 36, 39, 43, 45, 54-55, 59, 64	13/02/2026	04/03/2026	04/03/2026	Yes

Quality Control PHB1781

INORG-063 | Acid Sulfate Soils (Soil) | Batch BHB4735

Analyte	Units	PQL	Blank	DUP1	DUP2	LCS %
				PHB1781-01 Samp QC RPD %	PHB1781-11 Samp QC RPD %	
pHF (field pH test)	pH units			6.7 6.6 1.96	5.9 6.0 1.68	99.9
pHFOX (field peroxide test)	pH units			4.8 4.6 2.76	4.2 4.4 4.37	100
Reaction Rate	-			Low Low [NA]	Low Low [NA]	[NA]
Analyte	Units	PQL	Blank	DUP3	DUP4	LCS %
				PHB1781-21 Samp QC RPD %	PHB1781-31 Samp QC RPD %	
pHF (field pH test)	pH units			6.9 6.8 1.75	5.8 5.8 0.347	100
pHFOX (field peroxide test)	pH units			3.4 3.5 2.03	2.9 3.0 4.10	99.9
Reaction Rate	-			Medium Medium [NA]	Low Low [NA]	[NA]
Analyte	Units	PQL	Blank	DUP5	DUP6	LCS %
				PHB1781-41 Samp QC RPD %	PHB1781-51 Samp QC RPD %	
pHF (field pH test)	pH units			5.3 5.2 2.11	6.0 6.0 1.17	100
pHFOX (field peroxide test)	pH units			3.9 3.8 2.84	4.2 3.8 8.48	99.7
Reaction Rate	-			Low Low [NA]	Low Low [NA]	[NA]
Analyte	Units	PQL	Blank	DUP7		LCS %
				PHB1781-61 Samp QC RPD %		
pHF (field pH test)	pH units			5.1 4.9 4.20		100
pHFOX (field peroxide test)	pH units			3.0 3.0 2.32		100
Reaction Rate	-			Medium Medium [NA]		[NA]

INORG-068 | Chromium Reducible Sulfur Suite (Soil) | Batch BHC0399

Analyte	Units	PQL	Blank	DUP1	DUP2	LCS %
				PHB1781-03 Samp QC RPD %	PHB1781-36 Samp QC RPD %	
pH KCl	pH units		NT	4.88 4.90 0.409	5.55 5.57 0.360	93.3
TAA	moles H+/t	5.0	<5.0	72.4 71.1 1.76	5.31 <5.0 [NA]	88.7
s-TAA	% w/w S	0.010	<0.010	0.116 0.114 1.76	<0.010 <0.010 [NA]	[NA]
Chromium Reducible Sulfur	% w/w	0.0050	<0.0050	0.00924 0.00964 [NA]	0.00551 0.00531 [NA]	103
a-Chromium Reducible Sulfur	moles H+/t	3.0	<3.0	5.77 6.01 [NA]	3.43 3.31 [NA]	[NA]
SHCl	% w/w S	0.0050	<0.0050	NT NT [NA]	NT NT [NA]	[NA]
SKCl	% w/w S	0.0050	<0.0050	NT NT [NA]	NT NT [NA]	[NA]
SNAS	% w/w S	0.0050	<0.0050	NT NT [NA]	NT NT [NA]	[NA]
a-SNAS	moles H+/t	5.0	<5.0	NT NT [NA]	NT NT [NA]	[NA]
s-SNAS	% w/w S	0.010	<0.010	NT NT [NA]	NT NT [NA]	[NA]
Fineness Factor	-	1.5	NT	1.50 1.50 [NA]	1.50 1.50 [NA]	[NA]
ANCBT	% CaCO3	0.010	<0.010	NT NT [NA]	NT NT [NA]	NT
a-ANCBT	moles H+/t	5.0	<5.0	NT NT [NA]	NT NT [NA]	[NA]
s-ANCBT	% w/w S	0.010	<0.010	NT NT [NA]	NT NT [NA]	[NA]
s-Net Acidity	% w/w S	0.0050	<0.0050	0.125 0.124 1.31	0.0140 0.0118 [NA]	[NA]
a-Net Acidity	moles H+/t	5.0	<5.0	78.1 77.1 1.31	8.75 7.36 [NA]	[NA]
Liming rate	kg CaCO3/t	0.75	<0.75	5.86 5.79 1.31	<0.75 <0.75 [NA]	[NA]
s-Net Acidity without ANCE	% w/w S	0.0050	<0.0050	0.125 0.124 1.31	0.0140 0.0118 [NA]	[NA]
a-Net Acidity without ANCE	moles H+/t	5.0	<5.0	78.1 77.1 1.31	8.75 7.36 [NA]	[NA]
Liming rate without ANCE	kg CaCO3/t	0.75	<0.75	5.86 5.79 1.31	<0.75 <0.75 [NA]	[NA]



CHAIN OF CUSTODY DESPATCH SHEET

Project Name Proposed Residential Development
 Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

To: MPL Envirolab
 Catalano Road, Canning vale, WA
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID	pH _F	pH _{FOX}											NOTES
1 TP01, 0.5 m	13/2/26	S	Freezer		Y	Y											
2 TP01, 1.0 m	13/2/26	S	Freezer		Y	Y											
3 TP01, 1.5 m	13/2/26	S	Freezer		Y	Y											
4 TP01, 2.0 m	13/2/26	S	Freezer		Y	Y											
5 TP03, 0.5 m	13/2/26	S	Freezer		Y	Y											
6 TP03, 1.0 m	13/2/26	S	Freezer		Y	Y											
7 TP03, 1.5 m	13/2/26	S	Freezer		Y	Y											
8 TP03, 2.0 m	13/2/26	S	Freezer		Y	Y											
9 TP03, 2.5 m	13/2/26	S	Freezer		Y	Y											
10 TP03, 3.0 m	13/2/26	S	Freezer		Y	Y											
11 TP05, 0.5 m	13/2/26	S	Freezer		Y	Y											
12 TP05, 1.0 m	13/2/26	S	Freezer		Y	Y											
LOR (S)																	
LOR (W)																	

LOR = Limit of Reporting, *As per Laboratory Method Detection Limit

Sampled By: Gary Gao Relinquished By: _____ Sign: _____ Date/Time: 19/02/2026

Received By: _____ Relinquished By: _____ Sign: _____ Date/Time: _____

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECIEPT OF SAMPLES AND RETURN BY EMAIL****

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab



CHAIN OF CUSTODY DESPATCH SHEET

Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

16 – 18 Hayden Court
 Myaree
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID	pH _F	pH _{FOX}											NOTES
13 TP05, 1.5 m	13/2/26	S	Freezer		Y	Y											
14 TP05, 2.0 m	13/2/26	S	Freezer		Y	Y											
15 TP05, 2.5 m	13/2/26	S	Freezer		Y	Y											
16 TP05, 3.0 m	13/2/26	S	Freezer		Y	Y											
17 TP06, 0.5 m	13/2/26	S	Freezer		Y	Y											
18 TP06, 1.0 m	13/2/26	S	Freezer		Y	Y											
19 TP06, 1.5 m	13/2/26	S	Freezer		Y	Y											
20 TP06, 2.0 m	13/2/26	S	Freezer		Y	Y											
21 TP06, 2.5 m	13/2/26	S	Freezer		Y	Y											
22 TP06, 3.0 m	13/2/26	S	Freezer		Y	Y											
23 TP09, 0.5 m	13/2/26	S	Freezer		Y	Y											
24 TP09, 1.0 m	13/2/26	S	Freezer		Y	Y											
LOR (S)																	
LOR (W)																	

LOR = Limit of Reporting, *As per Laboratory Method Detection Limit

Sampled By: Gary Gao Relinquished By: Sign: Date/Time: 19/02/2026

Received By: Relinquished By: Sign: Date/Time:

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECEIPT OF SAMPLES AND RETURN BY EMAIL****

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab

PAGE 2 of 6



CHAIN OF CUSTODY DESPATCH SHEET

Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

16 – 18 Hayden Court
 Myaree
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID	pH _F	pH _{FOX}											NOTES
25 TP09, 1.5 m	13/2/26	S	Freezer		Y	Y											
26 TP09, 1.8 m	13/2/26	S	Freezer		Y	Y											
27 TP10, 0.5 m	13/2/26	S	Freezer		Y	Y											
28 TP10, 1.0 m	13/2/26	S	Freezer		Y	Y											
29 TP10, 1.5 m	13/2/26	S	Freezer		Y	Y											
30 TP10, 2.0 m	13/2/26	S	Freezer		Y	Y											
31 TP10, 2.5 m	13/2/26	S	Freezer		Y	Y											
32 TP10, 2.7 m	13/2/26	S	Freezer		Y	Y											
33 TP11, 0.5 m	13/2/26	S	Freezer		Y	Y											
34 TP11, 1.0 m	13/2/26	S	Freezer		Y	Y											
35 TP11, 1.5 m	13/2/26	S	Freezer		Y	Y											
36 TP11, 2.0 m	13/2/26	S	Freezer		Y	Y											
LOR (S)																	
LOR (W)																	

LOR = Limit of Reporting, *As per Laboratory Method Detection Limit

Sampled By: Gary Gao Relinquished By: Sign: Date/Time: 19/02/2026

Received By: Relinquished By: Sign: Date/Time:

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECEIPT OF SAMPLES AND RETURN BY EMAIL ****

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab

PAGE 3 of 6



CHAIN OF CUSTODY DESPATCH SHEET

Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

16 – 18 Hayden Court
 Myaree
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID	pH _F	pH _{FOX}											NOTES
37 TP11, 2.5 m	13/2/26	S	Freezer		Y	Y											
38 TP11, 3.0 m	13/2/26	S	Freezer		Y	Y											
39 TP13, 0.5 m	13/2/26	S	Freezer		Y	Y											
40 TP13, 1.0 m	13/2/26	S	Freezer		Y	Y											
41 TP13, 1.5 m	13/2/26	S	Freezer		Y	Y											
42 TP13, 2.0 m	13/2/26	S	Freezer		Y	Y											
43 TP13, 2.5 m	13/2/26	S	Freezer		Y	Y											
44 TP15, 0.5 m	13/2/26	S	Freezer		Y	Y											
45 TP15, 1.0 m	13/2/26	S	Freezer		Y	Y											
46 TP15, 1.5 m	13/2/26	S	Freezer		Y	Y											
47 TP15, 2.0 m	13/2/26	S	Freezer		Y	Y											
48 TP15, 2.5 m	13/2/26	S	Freezer		Y	Y											
LOR (S)																	
LOR (W)																	

LOR = Limit of Reporting. *As per Laboratory Method Detection Limit

Sampled By: Gary Gao Relinquished By: _____ Sign: _____ Date/Time: 19/02/2026 _____

Received By: _____ Relinquished By: _____ Sign: _____ Date/Time: _____

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECEIPT OF SAMPLES AND RETURN BY EMAIL****

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab



CHAIN OF CUSTODY DESPATCH SHEET

Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

16 – 18 Hayden Court
 Myaree
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID	pH _F	pH _{FOX}											NOTES
49 TP16, 0.5 m	13/2/26	S	Freezer		Y	Y											
50 TP16, 1.0 m	13/2/26	S	Freezer		Y	Y											
51 TP16, 1.5 m	13/2/26	S	Freezer		Y	Y											
52 TP16, 2.0 m	13/2/26	S	Freezer		Y	Y											
53 TP16, 2.5 m	13/2/26	S	Freezer		Y	Y											
54 TP16, 2.7 m	13/2/26	S	Freezer		Y	Y											
55 TP17, 0.5 m	13/2/26	S	Freezer		Y	Y											
56 TP17, 1.0 m	13/2/26	S	Freezer		Y	Y											
57 TP17, 1.5 m	13/2/26	S	Freezer		Y	Y											
58 TP17, 2.0 m	13/2/26	S	Freezer		Y	Y											
59 TP17, 2.5 m	13/2/26	S	Freezer		Y	Y											
60 TP17, 2.8 m	13/2/26	S	Freezer		Y	Y											
LOR (S)																	
LOR (W)																	

LOR = Limit of Reporting, *As per Laboratory Method Detection Limit

Sampled By: Gary Gao Relinquished By: _____ Sign: _____ Date/Time: 19/02/2026

Received By: _____ Relinquished By: _____ Sign: _____ Date/Time: _____

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECEIPT OF SAMPLES AND RETURN BY EMAIL****

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab

PAGE 5 of 6



CHAIN OF CUSTODY DESPATCH SHEET

Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

16 – 18 Hayden Court
 Myaree
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID	pH _F	pH _{FOX}											NOTES
61 TP20, 0.5 m	13/2/26	S	Freezer		Y	Y											
62 TP20, 1.0 m	13/2/26	S	Freezer		Y	Y											
63 TP20, 1.5 m	13/2/26	S	Freezer		Y	Y											
67 TP20, 2.0 m	13/2/26	S	Freezer		Y	Y											
65 TP20, 2.5 m	13/2/26	S	Freezer		Y	Y											
66 TP20, 2.7 m	13/2/26	S	Freezer		Y	Y											
			Freezer		Y	Y											
			Freezer		Y	Y											
			Freezer		Y	Y											
			Freezer		Y	Y											
			Freezer		Y	Y											
			Freezer		Y	Y											
LOR (S)																	
LOR (W)																	

LOR = Limit of Reporting, *As per Laboratory Method Detection Limit

Sampled By: Gary Gao Relinquished By: _____ Sign: _____ Date/Time: 19/02/2026

Received By: _____ Relinquished By: _____ Sign: _____ Date/Time: _____

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECEIPT OF SAMPLES AND RETURN BY EMAIL****

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab

Sally Harbrow

From: MPL Laboratory
Subject: FW: Additional Testing (Chromium Suite) - Proposed Residential Development 240409.00
Attachments: PE252519.pdf

From: Emily Stewart <Emily.Stewart@douglaspartners.com.au>
Sent: Tuesday, 3 March 2026 12:33 PM
To: MPL Laboratory <lab@mpl.com.au>
Cc: Genevieve Massam <GMassam@mpl.com.au>; Rob Shapland <Rob.Shapland@douglaspartners.com.au>; Mubashar Ahmed <Mubashar.Ahmed@douglaspartners.com.au>
Subject: Additional Testing (Chromium Suite) - Proposed Residential Development 240409.00

CAUTION: This email originated from outside of the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

Hi Gen,

Please find attached PO to undertake chromium suite testing for the following samples held under PHB1781

Test Location	Depth	
TP01	1.5	3
TP03	0.5	5
TP03	2.0	8
TP05	1.5	13
TP06	0.5	17
TP06	2.0	20
TP09	1.8	26
TP10	2.0	30
TP10	2.7	32
TP11	0.5	33
TP11	2.0	36
TP13	0.5	39
TP13	2.5	43
TP15	1.0	45
TP16	2.7	54
TP17	0.5	55
TP17	2.5	59
TP20	2.0	64

Kind Regards,

Appendix D

Modelling Assumptions Report





Lot 39 Elizabeth Street, Bayonet Head, Albany

Modelling Assumptions Report

Project No: EP26-007(01)

Document Control

Doc name: Lot 39 Elizabeth Street, Bayonet Head, Albany Modelling Assumptions Report					
Doc no.: EP26-007(01)–001 DRL					
Version	Date	Author	Reviewer		
1	April 2026	Daniel Ladlow Lirui Dong	DRL LD	Dave Coremans	DPC
	Appendix to UWMP				

Table of Contents

1	Background	1
2	Methodology.....	2
2.1	Rainfall	2
3	Catchment Parameters	4
4	Model Results.....	6
4.1	Pre-development model	6
4.2	Post development model.....	6
5	References	7
5.1	General references	7
5.2	Online references.....	7

List of Tables

Table 1: Critical duration and ensemble.....	3
Table 2: Post-development parameters.....	4
Table 3: Post-development catchment areas (ha)	6

1 Background

DevelopmentWA is proposing to develop Lot 39 Elizabeth Street, Bayonet Head. This report is an appendix to the Lot 39 Bayonet Head Local Water Management Report (LWMR) and provides a summary of the hydrological and hydraulic modelling undertaken to determine the flood storage and water quality treatment requirements.

2 Methodology

XPSWMM hydrologic and hydraulic modelling software (v20.1) was used to calculate the surface water runoff volumes and flow rates which reflect the pre-development and post development conditions of Lot 39 Elizabeth Street, Bayonet Head.

The hydrologic component of the software uses the Laurenson non-linear runoff-routing method to simulate runoff from design storm events. Key assumptions regarding the hydrologic model include:

- Runoff is proportional to slope, area, infiltration and percentage of imperviousness of a catchment.
- Sub-catchment areas and slopes are determined from surveyed topographical data and earthworks plans.
- Infiltration rates and percentage imperviousness have been selected based on experience with model preparation for similar soil conditions.

Runoff from each sub-catchment is routed through the catchment using the hydraulic component of XPSWMM. Generally, assumptions associated with the hydraulic component of the model include:

- Virtual links (i.e. purely for model construction, not equivalent to flow path onsite) between nodes within a sub-catchment are given the length of 10 m and slope of 0.05 to minimise the lag time of conveying the water from a sub-catchment node to a 'storage' node, a 'dummy intermediate' node or a conduit/link.
- Links between sub-catchment storages act as conveyance channels (e.g. sheet flow within roads in a 1% annual exceedance probability (AEP)). These links are given lengths and slopes that are representative of the site conditions and actual pathway lengths between catchments.
- Channels from sub-catchments are designed with a width of 5 m, roughness of 0.014 (Manning's n) and are trapezoidal in shape. This allows for easy conveyance and represents concrete pipes and road surfaces within the model.
- The swale has been modelled as 0.6 m deep, 1 m base and 1:6 side slopes.
- Where relevant swales, bio-retention areas (BRAs), and flood storage areas (FSAs) are modelled as nodal-reservoirs with infiltration depth-rating curves to account for differential infiltration rates with changing depth.

2.1 Rainfall

The ensemble temporal patterns obtained from the Australian Rainfall and Runoff (AR&R) Data Hub (AR&R 2019) were used for the rainfall analysis.

Up to eight durations ranging between 1 hour and 72 hours were tested, with the peak flood elevation being assessed as the determining result.

Following the process suggested by AR&R (Ball J et al. 2019), the highest mean duration was selected as the critical duration. AR&R also recommends that when it is not practical to run the entire ensemble array, the ensemble that produces the result closest to the mean (for the critical duration) should be adopted. The critical duration and ensemble for the 20% and 1% AEP for each basin is shown in **Table 1**.

Table 1: Critical duration and ensemble

Catchment	20% AEP	1% AEP
Existing basin 1	1hr_1	15min_6
Co-located FSA 2	2hr_4	2hr_9

3 Catchment Parameters

In order to confirm the hydrology of the broader area, the extent of upstream and downstream catchments has been assessed using a GIS analysis. These catchments have then been modelled using XPSWMM software to determine the overall outflow rates. The catchment areas are shown in Figure 6 of the LWMR.

An initial loss/continuing loss model was adopted to account for catchment losses. The pre-development catchment areas and characteristics were taken from existing topographical data, aerial photography and infrastructure information available. The post-development catchment area, land types and loss values were based on the structure plan/subdivision design, typical infiltration rates for the soils which occur onsite and based on project team experience. Post-development catchment areas and land types within the site were informed by the subdivision plan provided by project team town planners (TBB).

Table 2 summarises the loss parameters used within the pre-development and post development model.

Table 2: Post-development parameters

Land type	Initial loss (mm)	Continual loss (mm)	Roughness
Road surface	1	0.1	0.02
Road verge	9	1.5	0.05
Roof	15	0.1	0.02
Lot impervious	1	0.1	0.02
Gardens	15	1.5	0.05
POS	15	1.5	0.06
Road surface	1	0.1	0.02
Water	0	0	0.01

The following assumptions were incorporated into the model:

- Lots
 - Lots will have 50% roof areas, 30% paved areas and 20% pervious garden areas.
 - Roofs will retain the first 15 mm of runoff.
 - Residential lots will have little slope (i.e. will be flat) and pockets of storage are likely. This will effectively increase the initial loss (storage) and overall infiltration rate (continual loss).
 - Garden areas in lots will have high infiltration rates as it is likely that sand-based landscape mix or mulch will be used.
- Road reserve
 - There will be no infiltration on roads, pavements and driveways. There will however be some minor absorption storage loss which is accounted for in the initial and continuing loss values.
 - Road reserve contains 40% pervious verge and 60% impervious areas.
- Basin catchments and POS

- Basin catchment areas (basin footprint and contributing open space) are assumed to be 100% pervious. The exception is what has assumed to be the permanent water surface in Existing basin 1 which is assumed to have no infiltration losses.
- Basin catchment areas will likely contain landscaped or remnant vegetation.
- Storage
 - BRAs retain runoff from events up to and including the frequent event (i.e. first 15 mm).
 - BRA has 1:3 side slopes and maximum depth of 300 mm.
 - Co-located basins have maximum 1/6 side slopes and maximum depth of 1.2 m.
 - Basins detain runoff from events up to and including the 1% AEP event.
- Swale
 - Mannings $n = 0.045$
 - Side slopes 1/6
 - Depth = 0.6 m
 - Base width = 1 m.
- Infiltration
 - A hydraulic conductivity of 0 m/day is assumed for Existing basin 1
 - A hydraulic conductivity of 2.5 m/day is assumed for Co-located FSA 2.
 - Infiltration through base area and side slopes of the basins are considered in the overall infiltration rating curve for these areas.
- Evapotranspiration
 - Volumes leaving the system through evapotranspiration were assumed to be negligible when compared to the total runoff volume and since the duration of the model run was comparatively short. XPSWMM default evapotranspiration assumptions are therefore used.

4 Model Results

4.1 Pre-development model

The pre-development modelling undertaken indicates that the 1% AEP pre-development outflow rate at the downstream (eastern) boundary of the site is 4.353 m³/s for Existing basin 1 and 0.373 m³/s Co-located FSA 2.

4.2 Post development model

A summary of post development catchment information for the entire estate is provided in **Table 3**.

Table 3: Post-development catchment areas (ha)

Road reserve	Residential lots	Drainage reserve	POS
2.94	5.9	0.15	1.4

Post development modelling undertaken indicates that the 1% AEP outflow rate at the downstream (eastern) boundary of the site is 4.348 m³/s for Existing basin 1 and 0.343 m³/s for Co-located FSA 2.

5 References

5.1 General references

The references listed below have been considered as part of preparing this document.

Bureau of Meteorology (BoM) 2025, *Australian Rainfall & Runoff Data Hub*,

<<https://data.arr-software.org/>>.

Bureau of Meteorology (BoM) 2026, *Climate Data Online*,

<<https://www.bom.gov.au/climate/data/>>.

5.2 Online references

Table R 1 Access dates for online references

Reference	Date accessed	Website or dataset name
(BoM 2026)	9 February 2026	Climate Data Online

Appendix E

Educational Material





Government of Western Australia
Department of Water

Planning your planting

Create 'watering zones' in your garden by grouping plants with similar watering needs. This will allow you to make more efficient use of your garden water by ensuring that no plants are over or under watered.

The Waterwise 'Drop Zone' system makes it easy to identify a plant's water requirements. This system divides plants into one of three groups depending on their watering needs. 'Three Drop' plants require the most watering (usually every second day in summer), whereas 'Two Drop' and 'One Drop' plants require less watering respectively.

It's also important to reticulate only once on your allocated days, either before 9am or after 6pm. Look for the Waterwise 'Drop Zone' system at your local Waterwise garden centre. To find the centre closest to you, visit www.watercorporation.com.au or call the Waterwise Helpline on 13 10 39.

Remember, a small amount of planning now can save plenty of water in the future.

Department of Water
The Atrium
168 St Georges Terrace
Perth WA 6000
Ph (08) 6364 7600
Fax (08) 6364 7601
www.water.wa.gov.au

Planting
a local
native
garden

Looking after all our water needs



In an era of rising temperatures and decreasing rainfall it is important to look at how we use water in our gardens.

Did you know?

About half of the water typically used in our homes is actually used to water the garden (and of that almost all is used to water lawns).

Many of us water lawns that we simply don't use, or water more than we need to. Similarly, often the plant species in our gardens are exotic and not entirely suitable to our climate – needing more water to survive.

Why go native?

- Local native plants are best suited to the local climate, conditions and soil. Therefore they require minimal inputs such as water, fertiliser and maintenance.
- They attract local wildlife, insects and birds and provide corridors of biodiversity in developed areas.
- They have minimal impact on the environment – unlike many introduced species, which have become bushland weeds and prove difficult and expensive to eradicate.
- They represent local heritage, teaching us about nature and our local identity.



Mulch. Mulch. Mulch.

If everyone fully utilised mulch in the garden, a much lower percentage of household water usage would end up on the garden.

The even better news is that mulching is very easy! Raw materials like woodchips and tree clippings are best, but any organic mulch will suffice. Simply spread at least 50mm of mulch over the whole planting area, leaving a small amount of breathing space at the base of the stem. This mulch won't need to be topped up again until autumn. Be sure not to turn or disturb the mulch as this will break the fine feeder roots that develop between the mulch and the soil.

In addition to mulch, a wetting agent can help overcome water repellence in soils, allowing water to penetrate the soil more quickly and in larger amounts. You can find wetting agents at your local nursery or garden centre.

Want to know more?

The Department of Water is committed to making sure that the water needs of Western Australia are met now, and in the future. Small steps we each take can make a big difference to the sustainability of our precious water supply. If you would like to know more, visit the Department of Water website – www.water.wa.gov.au.



Key tips for reducing groundwater use

- Design gardens and landscaping to enhance absorption of rain into the ground and to minimise evaporation – by using local native garden beds, mulch and subsurface irrigation etc.
- Keep planted areas dense and group plants with similar water needs together and make use of windbreaks.
- Prepare the soil before planting to ensure that plants can make the most of the water they need.
- Re-use water from the home in the garden – this includes bucketing greywater from the laundry and bathroom as well as water from downpipes connected to your house gutters. You can also install a subsurface greywater reuse system. For further information, contact your local council or visit www.water.wa.gov.au



Government of Western Australia
Department of Water

Key tips for protecting our groundwater

- **Reduce your reliance on bore water.** Our rainfall has reduced, which means less water to recharge our aquifers. Continued housing development in some areas can increase the number of new garden bores and the use of groundwater.
The Department of Water has drawn up a map of Perth's groundwater area with boundaries showing which areas are better suited for bores.
- **Design gardens and landscaping to enhance maximum absorption of rainfall into the groundwater and minimise evaporation.**
Use local native plants, mulch and subsurface irrigation.
- **Reduce your use of fertilisers and chemicals.**
These can contaminate groundwater, particularly products high in phosphate.
- **Reduce water use through a variety of water saving mechanisms in the home and garden.**
- **Re-use water from the home in the garden – this includes bucketing greywater from the laundry and bathroom as well as water from downpipes connected to your house gutters. You can also install a subsurface greywater reuse system. For further information, contact your local council or visit www.water.wa.gov.au**

For your watering days and other information on water saving in homes and gardens visit www.watercorporation.com.au or call 1800 508 55

Department of Water
The Atrium
168 St Georges Terrace
Perth WA 6000
Ph (08) 6364 7600
Fax (08) 6364 7601
www.water.wa.gov.au

DW/3109/5



Extracting
groundwater

Looking after all
our water needs



Water quality

The quality of groundwater can be affected in many ways.

- The use of lawn and garden fertilisers heavy in phosphate is a major issue in Perth. Phosphates easily soak through the sand plain into the aquifer, rivers, ocean, creeks and swamps. This results in aquatic life dying and the growth of dangerous algae in freshwater lakes and rivers.
- Oils, paint thinners, various workshop chemicals – if poured into the sandy soil – will soak through to the aquifer and create long-term pollution issues.
- Heavy metal particles are dangerous to our health, as are hydrocarbons. These come from vehicle fuel systems, brake linings and exhaust systems. When vehicles are parked on private driveways and carports, such material will wash into your private soak wells and eventually into the aquifer. Remember to clean out your soak wells annually, to remove any leaf and pollutant build-up. This will also aid in the efficiency of your soak wells and reduce internal flooding problems.

Groundwater – the situation

Over two-thirds of Perth's water supply comes from groundwater. The Perth region has an underground geology which includes large areas of deep sand and limestone. Rain falling over this area and running off the hills builds up underground as a shallow semi-freshwater aquifer, which is available for household bores in some areas.

The freshwater aquifer is renewed each year with rainfall. With rainfall continuing to decline in Perth, and more homes being equipped with bores, the draw on the aquifer is increasing, thus creating a threat to ongoing bore water supply.

Groundwater recharge

Traditionally, stormwater run-off from roofs and roads and other surfaces has been collected in drainage pipes and exported into the ocean or waterways.

This 'lost' water can be a valuable resource to recharge a shallow groundwater aquifer. Sandy soils are extremely permeable and well suited to infiltration of stormwater to increase groundwater levels.

Recharging the groundwater aquifer with stormwater helps manage the local water cycle balance and prevents problems associated with increased bore water extraction, acid sulphate soils, salinity and waterlogging.

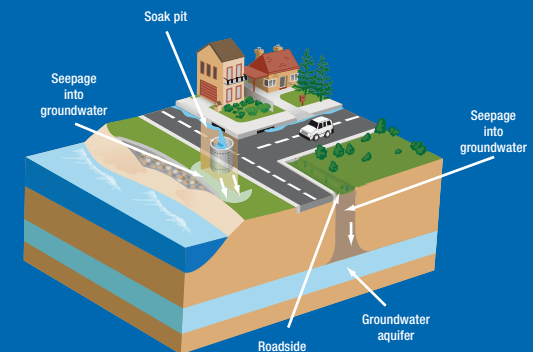


Managing local stormwater

'Stormwater' is a term used to describe the water which runs off surfaces such as houses and driveways and flows down into drains and stormwater pipes.

Poor stormwater management can damage not only individual properties but the environment in general. Local councils invest significant amounts of money into operating and maintaining the stormwater network.

Maximising infiltration of stormwater into groundwater can be achieved by replacing traditional drainage pipes with infiltration devices such as soakage pits and bioretention swales, as illustrated below.





Water sensitive urban design

Rainwater storage and reuse systems

Summary

Rainwater storage systems are a simple method of capturing rainwater, traditionally from roofs, for use as an alternative water supply source and to reduce consumption of scheme water. When installed and maintained in accordance with recommended guidelines, they can provide a high quality source of water.

This brochure is part of a series that explain various aspects of water sensitive urban design. Please see *Water sensitive urban design in Western Australia* for background information on water sensitive urban design.

Main benefits

- Rainwater storage systems reduce the demand on potable water supplies.
- More rainwater is harvested when the tank is plumbed inside the house for uses such as toilet flushing. This creates a consistent drawdown on the tank supply, so there is always space to collect rainwater.
- They reduce the amount of directly connected impervious areas.
- They reduce stormwater peak flow rates and volumes.
- They reduce water supply peak flow rates and volumes.
- They can be retrofitted in houses and other buildings, including in high density urban areas.
- They can provide a water supply for (water sensitive) urban gardens and reduce the heat island effect in high density urban landscapes.

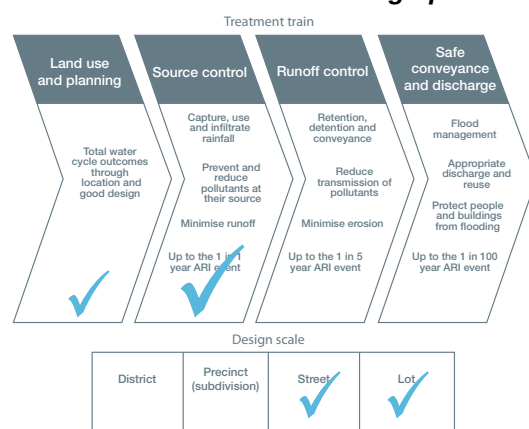
Design factors

- Put 'first flush' devices and mesh screens over all inlets and outlets to minimise maintenance requirements and preserve water quality.
- Designs for stormwater management include an air gap with trickle feed discharge level control and may include an infiltration trench or soakwell, depending on site characteristics.
- Storage can be above or below ground.
- Match storage size to collection area, end use, rainfall quantity and seasonal variability.
- Larger storage sizes are required where rainfall is unreliable and alternative supplies are not available.

Target pollutants

Rainwater storage systems are not designed to achieve direct improvements in stormwater quality.

Where they can be used in the water sensitive urban design process



Concrete underground tank



Slimline domestic rainwater tank

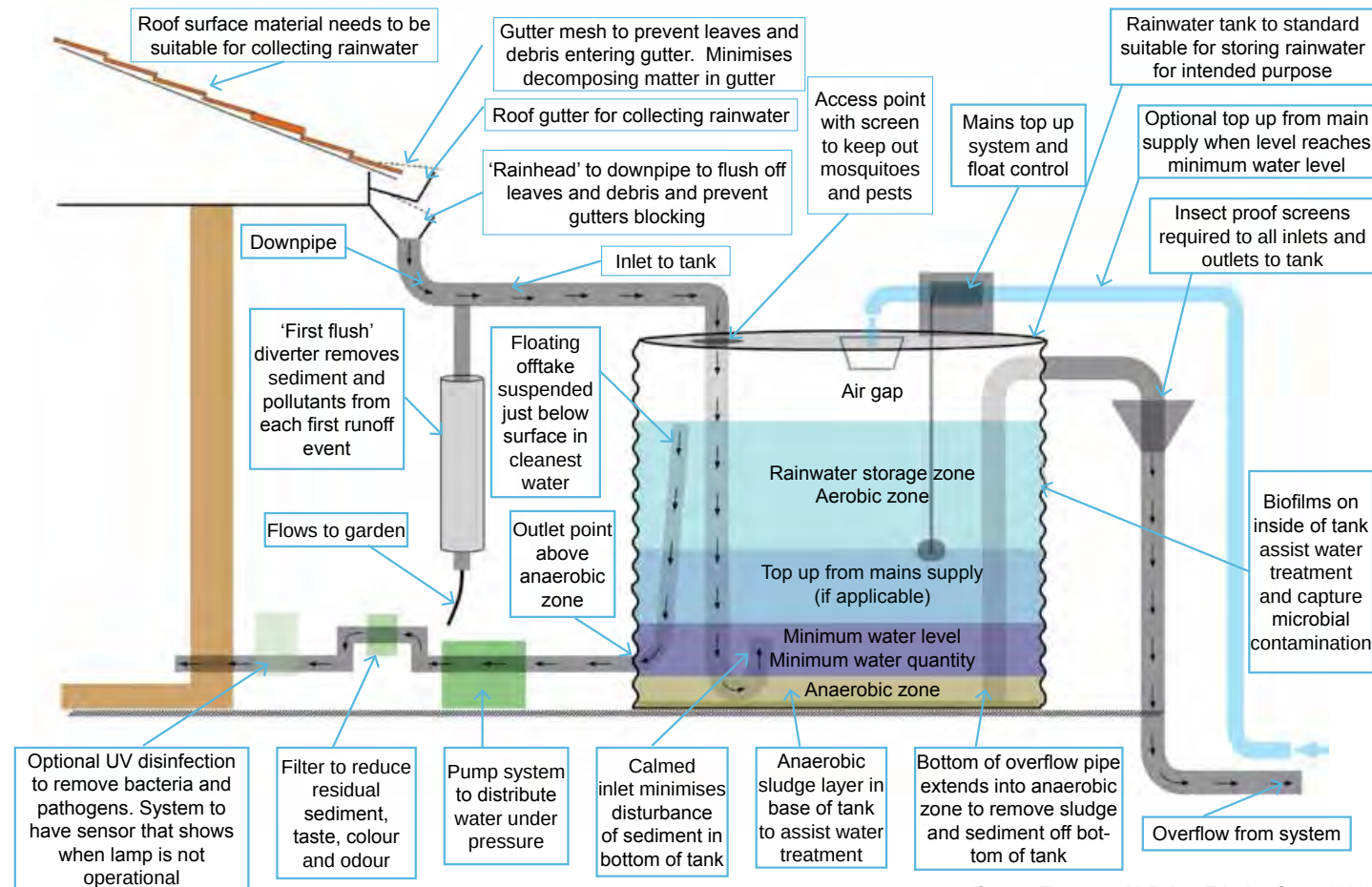


Poly domestic rainwater tanks

Water sensitive urban design

Rainwater storage and reuse systems

Example of above ground rainwater tank



(Source: Thompson McRobert Edgeloe Group 2008)

Required reading

Australian runoff quality: a guide to water sensitive urban design, 2006, Engineers Australia, available at <www.arq.org.au>.

Rainwater tank design and installation handbook, 2008, HB230-2008, Standards Australia.

Stormwater management manual for Western Australia, 2004–07, Department of Water, available at <www.water.wa.gov.au>. See Section 2.1 of Chapter 9 – Structural controls.

Testing of products for use in contact with drinking water, 2005, AS/NZS 4020:2005, Standards Australia.

Urban rainwater collection guidelines, Department of Health, Western Australia.

Department of Water

168 St Georges Terrace
Perth Western Australia
PO Box K822 Perth
Western Australia 6842

Ph: 08 6364 7600 • Fax: 08 6364 7601

www.water.wa.gov.au

June 2011

21592_100_06/11

The department acknowledges the past project contributions of the Leschenault Catchment Council.



Saving water in the garden.



Did you know?

Pot plants use a lot more water than plants in the ground. They're more exposed to the sun and wind, only store a small amount of water and dry out faster, so you water them more.



- Reduce your lawn cover. Most of the water used in our homes goes on the lawn.
- Plant local natives. They require less water and fertiliser.
- Mulch. Organic mulches reduce evaporation and restrict weed growth.
- Collect rainwater. This will save scheme water.
- Water deeply. Watering slower, for longer, less often encourages deep root growth.
- Use greywater. Re-use your laundry and bathroom water on your garden.
- Install a drip irrigation system. This will deliver water straight to the root system.
- Landscape. Group plants to suit watering needs. Keep high water use plants together.
- Use a pool cover. It will reduce evaporation by up to 97%, saving water and money.
- Maintain. Check taps and reticulation regularly for leaks and blockages.



Grow local native plants and save water.

Did you know?

About half the water typically used in our homes is used to water the garden, generally lawns. Many of us water a large lawn and only use part of that lawn. Some of us overwater even those parts of the lawn we do use regularly. Think about the areas of lawn you use regularly and whether you can reduce the amount of watering. Similarly, often the plant species in our gardens are exotic and not suitable to our climate, needing more water to survive. These can be regrouped together and more waterwise plants put in their place.

- Local native plants are best suited to the local climate, conditions and soil.
- They require less water, fertiliser and maintenance.
- They attract local wildlife, insects and birds.
- They have minimal impact on the environment, unlike some introduced species which have become bushland weeds.
- Local plants represent local heritage, teaching us about nature and our local identity.

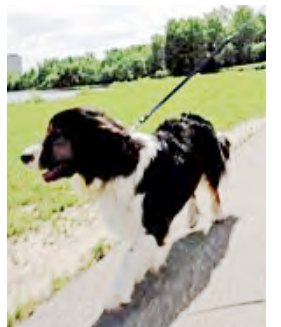
Looking after all our water needs



Protect and maintain our local water supplies. Fertilise WISE.

Did you know?

Fertilisers are a major contributor to surface and groundwater contamination. They run off into the stormwater system through roadside drains, collect in sumps and leach into the groundwater system. They also wash into the rivers and sea, creeks and swamps where they can do major damage to reefs and aquatic life.



WHAT YOU CAN DO TO HELP

- Minimise lawn areas and use plants that don't use fertiliser
- Grow local native plants – they require less water and fertiliser
- Where possible, use organic fertilisers
- If you must use a chemical fertiliser, look for one that is phosphorus free. Use a nitrogen to phosphorus to potassium (N:P:K) ratio of 10:0:6.
- Use a slow release fertiliser
- Only apply in spring or early autumn, not in winter or summer
- Fertilise only when symptoms of deficiency occur (e.g. yellowing)
- Use liquid fertiliser if you have a subsurface irrigation system
- Compost your garden waste
- Don't fertilise near waterways or road verges
- Don't let grass clippings or leaves go down the drain
- Wash your car on the lawn (if you have any) not on the driveway
- Pick up after your dog
- Use phosphorus-free detergents (always read the labels)

Looking after all our water needs



Government of Western Australia
Department of Water

Top 5 tips for saving water in the kitchen

Did you know the kitchen is a major consumer of water in the home using around 10 per cent of total household water for consumption for cooking, cleaning, washing or drinking?

If you follow these simple tips you can reduce your use dramatically.

- If you have a leaking tap, replace the washer or other components as required. Dripping taps can waste 30 – 200 litres of water per day.
- Look for dishwashers that have a National Water Conservation or WELS Label. The best water rating achieved by dishwashers is 5 stars.
- To avoid wasting warm water from a running tap when you first turn it on, collect it in a bottle or a jug and store it in the fridge until it is cool enough to drink.
- Only use dishwashers when you have full load.
- When boiling vegetables, use enough water to cover them and keep the lid on the saucepan. Your vegetables will boil quicker and it will save you water and power.

Department of Water
The Atrium
168 St Georges Terrace
Perth WA 6000
Ph (08) 6364 7600
Fax (08) 6364 7601
www.water.wa.gov.au

Copies of this document are also available in alternative formats on request for those with special needs. The Department of Water is committed to quality service to its customers and makes every attempt to ensure accuracy, currency and reliability of the data contained in this document. However, changes in circumstances after time of publication may impact the quality of this information.

LMC-24/03/1617

WATER SAVING TIPS

Saving water
in the home

Looking after all our water needs



In southern Western Australia, water resources are under pressure due to reduced rainfall, increased population and other factors.

With the current pressure on Western Australia's water resources, it's time for us all to do our bit to protect and maintain them.

Did you know?

In the typical house, the use of showers, clothes washing machines and toilets can consume more than three quarters of all indoor water use. In the majority of homes, all of this quality drinking water is used once then goes to the sewer. There are now simple, low cost ways of reducing this water use whilst saving on your water costs.



Water use in the home and garden

Consider the following to reduce water use:

- Don't use drinking quality water to water your garden. Use bore water and/or water recycled from showers and clothes washing machines (grey water).
- Use covers on swimming pools and spas, to reduce evaporation. Evaporation can remove more water from a pool per year than toilet use in a home.
- A home can be cooled in summer using good orientation, window shading, natural ventilation and fans. This could remove the need for an air conditioner, particularly evaporative, where large amounts of water are used.
- All new houses must adhere to the criteria of 5 Star Plus for water efficiency, but the guidelines can also be used when renovating to help create a more waterwise home.
- Install flow control aerators on taps. They are inexpensive and can reduce water flow by 50 per cent.

Find out more

For information on greywater use and systems visit the Department of Health website at www.health.wa.gov.au For waterwise tips see the Water Corporation website at www.watercorporation.com.au and follow the "Being Waterwise" links.

To find out more visit www.water.wa.gov.au

What you can do to help?

- **Buy and install water smart fittings and appliances in the kitchen, bathroom and laundry.** Low flow showers and taps, systems that store colder water while the hot tap is reaching the desired temperature, toilets with lower flush volumes, waterless toilets, front loading washing machines etc are all modern ways of saving on water use and cost.
- **Consider installing rainwater tanks.** The stored water can be used in a number of ways, even in Perth where there are less summer rain events. Such water can be plumbed into toilets and reduce the use of high-quality treated scheme water for flushing.
- **Install a waterwise garden and/or irrigation system.** The garden and irrigation system can be designed to minimize water use.

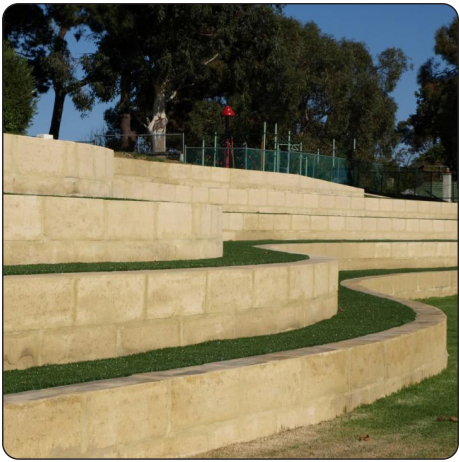
Use products and services with the Smart Approved WaterMark label. This is a water saving program for outdoor water use and ensures any product bearing the label will save water.

Visit www.smartwatermark.org for more information





SHADE SAILS



LIMESTONE RETAINING WALLS



LOCAL STONE SEATING WALLS TO KEY AREAS



COLOURED CONCRETE TO FOCAL POINTS



RUBBER SOFTFALL



MULCH SOFTFALL



IRONCLAD ILLAWARRA SHELTER SHELTER



CHRISTIE DOUBLE BBQ



BIN ENCLOSURE



DRINK FOUNTAIN



COMPOSITE TIMBER PICNIC SETTING



COMPOSITE TIMBER BENCH SEAT WITH BACK REST



Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes ☒ No ☐

Date of site visit (if applicable): Day Month Year

Report author or reviewer:

WA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☒ Level 3 practitioner ☐

If accredited please provide the following.

BPAD accreditation number: Accreditation expiry: Month Year

Bushfire management plan version number:

Bushfire management plan date: Day Month Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	☐	☒
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	☐	☒

	Yes	No
Is the proposal any of the following (see SPP 3.7 for definitions)?		
Unavoidable development (in BAL-40 or BAL-FZ)	☐	☒
Strategic planning proposal (including rezoning applications)	☒	☐
High risk land-use	☐	☒
Vulnerable land-use	☐	☒

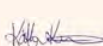
None of the above ☐

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer



Date

BUSHFIRE HAZARD LEVEL & BUSHFIRE MANAGEMENT PLAN



Lot 39 Elizabeth Street, Bayonet Head

WA 6330

Final V2.0

4/05/2026





Site Details						
Address:	Lot 39 Elizabeth Street					
Suburb:	Bayonet Head	State:	W.A.	Postcode:	6330	
Local Government Area:	City of Albany					
Description of Building Works:	Scheme Amendment (rezoning)					
Stage of WAPC Planning:	Strategic Level Proposal					

BAL Contour Plan Details			
Report / Job Number:	DLTWA010	Report Version:	Final V2.0
Assessment Date:	25 February 2026	Report Date:	4 May 2026
BPAD Practitioner:	Jason Benson (Level 2)	Accreditation No:	BPAD-37893
BPAD Practitioner:	Michelle Gray (Level 1)	Accreditation No:	BPAD-59508
BPAD Practitioner:	Kathryn Kinnear (Level 2)	Accreditation No:	BPAD-30794



Albany Office
29 Hercules Crescent
Albany WA 6330
(08) 9842 1575

Esperance Office
Unit 2A, 113 Dempster Street
Esperance WA 6450
(08) 9072 1382

Perth Office
Suite 2, 73 Troy Terrace,
Jolimont WA 6014
(08) 9842 1575

www.biodiversesolutions.com.au

ABN 46 643 954 929

(C) Copyright: This document has been prepared by Bio Diverse Solutions for use by the client only, in accordance with the terms of engagement, and only for the purpose for which it was prepared.

Table of Contents

1	Introduction	1
1.1	Location	1
1.2	Development Proposal.....	2
1.3	Statutory Framework.....	4
2	Environmental Considerations	5
2.1	Native Vegetation – Modification and Clearing.....	5
2.2	Review of the Environmental Data Sets (Landgate SLIP)	5
2.3	Revegetation or Landscaping	6
2.4	Environmental Considerations	6
3	Bushfire Assessment Results	6
3.1	Broader Landscape Assessment	6
3.1.1	Step One: Determine the BLA area.....	6
3.1.2	Step Two: Assess and map the broader landscape	6
3.1.3	BLA Matrix.....	6
3.2	Assessment Inputs.....	11
3.2.1	Vegetation Classification	11
3.3	Assessment Outputs.....	13
3.4	Potential Bushfire Impacts - BHL allocation	13
4	Identification of Bushfire Hazard Issues.....	17
4.1	Bushfire Risk Considerations	17
4.2	Access	17
4.3	Water Supply	17
5	Assessment against the Bushfire Protection Criteria	19
5.1	Compliance Table	19
5.2	Other Bushfire Mitigation Measures for the Landowners	22
5.2.1	Internal Access Requirements.....	22
5.2.2	Minimise Ignition Sources.....	22
5.2.3	Fuel Reduction and APZ Management	23
5.2.4	Barrier Fencing	24
5.2.5	Evaporative Air Conditioners.....	24
5.2.6	Individual Fire Plan	25
6	Implementation Actions	26
6.1	Future Planning Requirements	26
6.2	Current Landowner Responsibility (Ongoing Management)	26
6.3	Future Mitigation Measures to Be Considered at Subdivision Stage	27
7	Disclaimer	28
8	Certification	28
9	Revision Record.....	29
10	References.....	30
11	Appendices.....	31



LIST OF TABLES

Table 1: Environmental Dataset Review

Table 2: Predominant Vegetation Pattern (%)

Table 3: BLA matrix for development

Table 4: Vegetation Classification Table (in accordance with AS 3959-2018) of the subject site

Table 5: Potential Bushfire Impacts on the Site (BHL Pre- and Post-Construction).

Table 6: Separation Distances to achieve BAL-29 from each Vegetation Plot (BAL-29 APZ).

Table 7: Bushfire protection criteria applicable to the subject site

Table 8: Maintenance schedule – landowners

Table 9: Future Planning Requirements

Table 10: Implementation Responsibilities – Landowner (Ongoing Management)

Table 11: Subdivision Stage Considerations

LIST OF FIGURES

Figure 1: Location Mapping of the subject site

Figure 2: Development Concept

Figure 3: Map of Bushfire Prone Areas and relevance to subject site (OBRM, 2025)

Figure 4: Broader Landscape Assessment Map A & B

Figure 5: Broader Landscape Assessment Map C & D

Figure 6: Vegetation Classification Map

Figure 7: BHL Assessment allocation of category (WAPC, 2024b)

Figure 8: BHL Map – Pre-Development

Figure 9: BHL Map Post-Development

Figure 10: Access and Water Map

Figure 11: Vehicular Access Technical Requirements (WAPC, 2024)

Figure 12: DFES Emergency Access Plan home page (DFES, 2024)

Figure 13: DFES Warning Systems (DFES, 2024)

LIST OF APPENDICES

Appendix A: Vegetation Classifications to AS 3959-2018

Appendix B: WAPC Asset Protection Zone (APZ) technical requirements to apply

Appendix C: City of Albany Fire Management Notice 2025/2026

Appendix D: Lot 39 Elizabeth Street, Bayonet Head Landscape Masterplan – Emerge Associates (2026)

1 Introduction

DevelopmentWA engaged Bio Diverse Solutions to prepare a Bushfire Management Plan (BMP) to support a proposed Scheme Amendment for Lot 39 Elizabeth Street, Bayonet Head. The amendment seeks to rezone the northern portion of the site from Rural to Residential R30 ahead of a future subdivision application and subsequent detailed planning stages. The southern portion of the lot will remain Rural until further planning over the areas is ascertained. The Scheme Amendment and supporting Development Concept Plan contemplates future infrastructure development for residential land use, including drainage, Public Open Space (POS), and the preliminary layout of internal road reserves.

This BMP has been prepared in accordance with State Planning Policy 3.7 (WAPC 2024a) and the Planning for Bushfire Guidelines (WAPC 2024b). It provides a strategic level assessment suitable for a Scheme Amendment, noting that detailed BAL assessments, APZ design, and siting considerations will be refined at the subdivision stage.

1.1 Location

Lot 39 Elizabeth Street, Bayonet Head ("the subject site") has a total area of approximately 18.8604 ha and is currently zoned Rural under the City of Albany, Local Planning Scheme No. 2. The site is located to the northeast of the Albany CBD within the locality of Bayonet Head. It forms part of the broader Oyster Harbour urban growth area identified in the City of Albany, Local Planning Strategy.

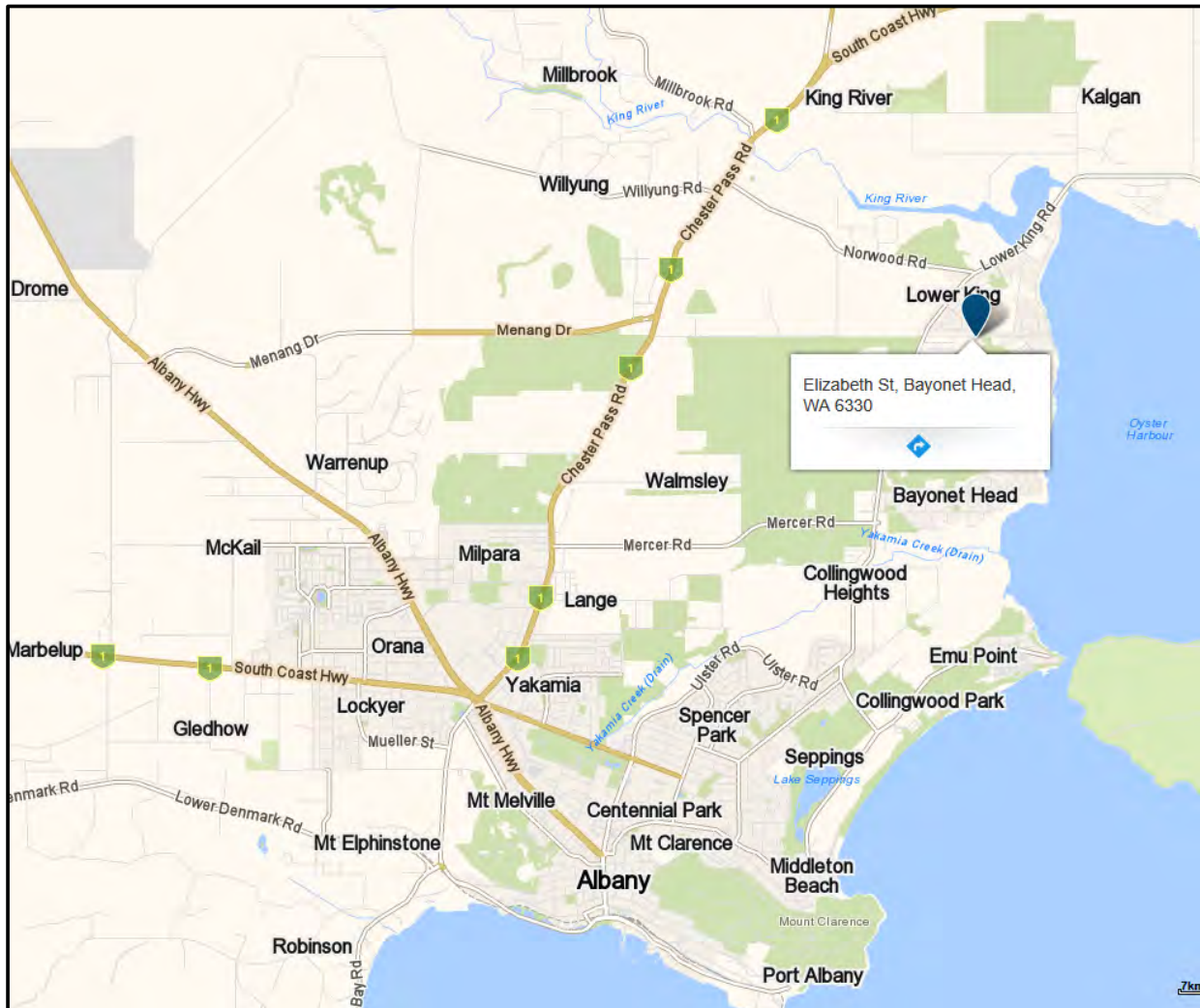


Figure 1: Location Mapping of the subject site



1.2 Development Proposal

The proposal is to rezone the northern portion of Lot 39 Elizabeth Street from Rural to Residential to facilitate future urban development within the broader Oyster Harbour growth area. The southern portion of the lot will remain rural at this stage. The development concept plan prepared by TBB Planning identifies the subject site as 18.8604ha and illustrates the preliminary arrangement of residential land, rural land, Public Open Space, drainage areas, and internal road reserves. A Conceptual Landscape Masterplan has also been prepared for the site (Appendix D) to illustrate the potential landscaping design and intent, which will be refined at the subdivision stage.

The indicative land use distribution shown on the concept plan includes:

- Residential land (5.9023 ha);
- Rural land to be retained (8.6305 ha);
- Public Open Space (1.2776 ha);
- Drainage Reserve (0.0724 ha); and
- Local Road Reserve (2.9318 ha).

The Development Concept Plan also identifies indicative BAL-29 setback lines and a proposed shared path, as well as the retention of a heritage tree within the Public Open Space. The scheme amendment will establish the statutory framework for future subdivision, with detailed lot layout, road design, APZ placement, and BAL compliance to be addressed at the next planning stage.



The publicly released Map of Bushfire Prone Areas (OBRM, 2025) shows that the subject site is located within a Bushfire Prone Area (within 100m of >1ha of bushfire prone vegetation) and, as such, is subject to a planning assessment of the bushfire risks. Bushfire Prone Area Mapping (OBRM, 2025) is shown in Figure 3.

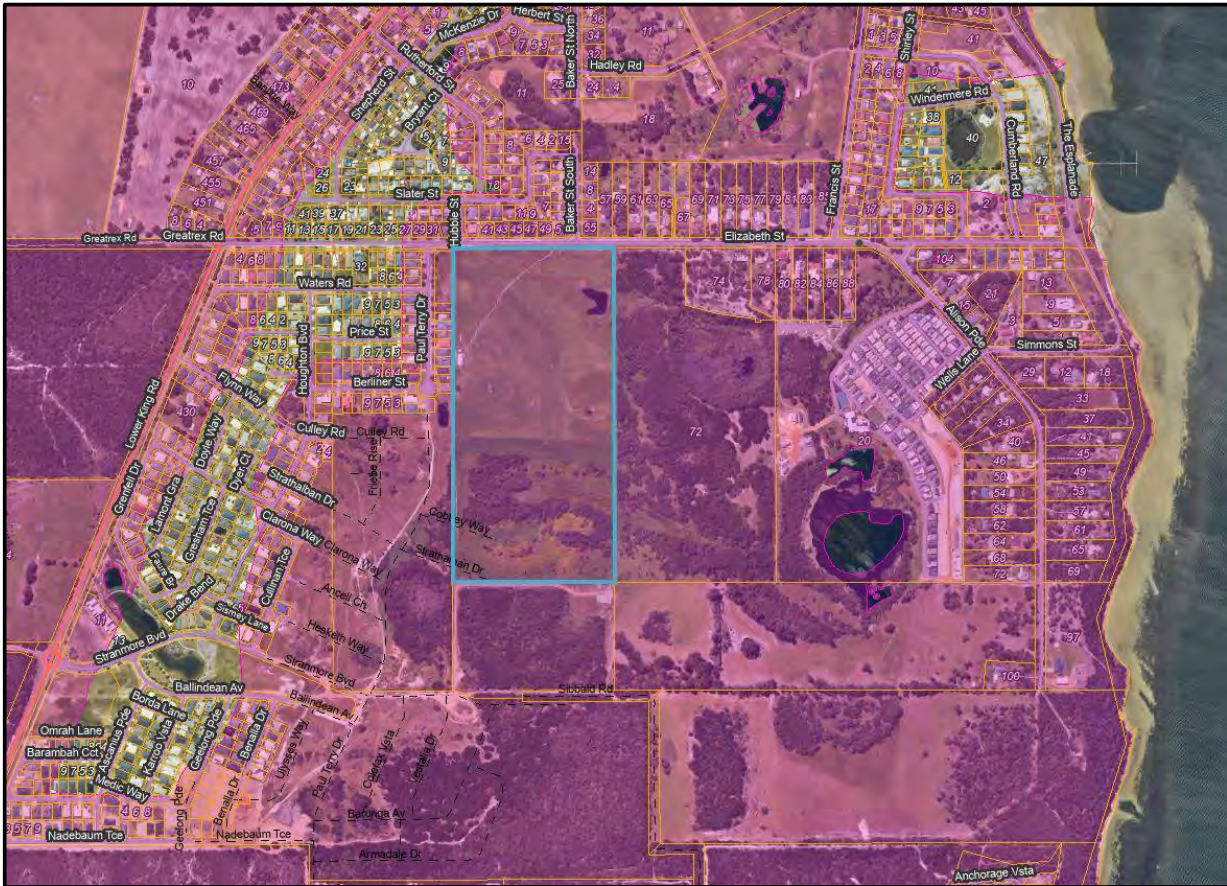


Figure 3: Map of Bushfire Prone Areas and relevance to subject site (OBRM, 2025)

1.3 Statutory Framework

This document and the recommendations contained within are aligned with the following policy and guidelines:

- Planning and Development Act 2005;
- Planning and Development (Local Planning Scheme) Regulations 2015;
- State Planning Policy (SPP) 3.7 (WAPC, 2024a);
- Planning for Bushfire Guidelines (WAPC, 2024b);
- Building Act 2011;
- Building Regulations 2012;
- Building Code of Australia (National Construction Code) (NCC, n.d.);
- Fire and Emergency Services Act 1998;
- AS 3959-2018 "Construction of Buildings in Bushfire Prone Areas" current and endorsed standards;
- Bushfires Act 1954; and
- CoA Fire Management Notice (CoA, 2025/26).



2 Environmental Considerations

2.1 Native Vegetation – Modification and Clearing

This BMP assumes that all proposed lots will be able to maintain an Asset Protection Zone (APZ) in a low-fuel state in accordance with the WAPC APZ Technical Requirements (refer to Appendix B). Implementation of the APZs will not require the removal or modification of native vegetation within this stage. Some vegetation will remain within the POS areas and the drainage reserve, but will be managed in a low-fuel, parkland-cleared state. Proposed vegetation modification areas are shown as future low fuel in Figure 6: Vegetation Classification Map.

There is no native vegetation clearing proposed (see further information in Section 2.4 of this report). Vegetation modification is in grassland paddocks only and (future) ongoing management of the POS areas. POS areas are along drainage lines and are currently proposed to be low threat in nature and are to meet APZ standards as outlined in this document, refer to Appendix B: Siting and Design Explanatory Notes. The future subdivision utilises wide road reserves for hazard separation to the east and south of the subject site. This, combined with the proposed low-threat areas within each lot and the existing low-threat areas (north and west), enables future dwellings to achieve BAL-29 or lower. Additional future management strategies for both the developer and future landowners are outlined in Section 5.2 of this report.

2.2 Review of the Environmental Data Sets (Landgate SLIP)

A review of the environmental data sets (Landgate SLIP) as identified in the Department of Planning, Lands and Heritage BMP Template for a complex development application, does not identify that any regulated (restricted) vegetation will be affected by the proposal, see Table 1 below.

Table 1: Environmental Dataset Review

Dataset	Impact on Proposal	Comment
Conservation category wetlands and buffer	No	
Wetlands and Waterways	Located Nearby	The subject site is located near Oyster Harbour, within the Albany Waterways Management Area. Wetlands occur across the site.
RAMSAR wetlands (DBCA-010)	Yes	Resource Enhancement Wetland is identified in the southern portion of the site, outside the proposed development area.
Landscape Hazards	Yes	Soil landscape risk areas for wind and water erosion cover the site and its surroundings. Soil landscape quality areas for surface acidity and salinity also cover the site and its surroundings.
Threatened and priority flora (DBCA-036)	No	No conservation significant flora has been identified within the subject site; refer to the Environmental Assessment Report prepared by Aurora Environmental (15 April 2026).
Threatened Ecological Communities (DBCA-038)	No	The proposed development within the Scheme Amendment Area will not impact any TECs or threatened flora or fauna, and therefore, a section 40 permit under the Biodiversity Conservation Act 2016 (BC Act) will not be required.
Threatened and priority fauna (DBCA-037)	No	No conservation-significant fauna species occur within the subject site. While some species may occasionally traverse the area due to habitat in the southern portion of Lot 39, none are expected to permanently reside within or rely upon the subject site.
Bush Forever areas 2000 (DPLH-019)	No	
Clearing regulations –Environmentally Sensitive Areas (DWER-046)	No	
Conservation Covenants Western Australia (DPIRD-023)	Unaware	This dataset is not publicly available.

2.3 Revegetation or Landscaping

There is streetscaping and possible planting in the southern drainage line. The planting is proposed to be low fuel in nature (grassed areas) with occasional trees (to be a minimum of 10m spacings) as shown on the concept plan (Figure 2). A Conceptual Landscape Masterplan has also been prepared for the site (Appendix D) to illustrate the indicative landscape intent, noting that final planting and species selection will be refined at the subdivision stage. Any future landscaping within the subdivision must be reviewed and approved by an accredited bushfire practitioner to ensure that proposed plantings do not increase the bushfire risk. Landscaping is to follow the principles of the Planning for Bushfire Guidelines; refer to Appendix B: Siting and Design Explanatory Notes.

2.4 Environmental Considerations

Aurora Environmental was commissioned in 2024 to undertake a Due Diligence report for a future residential subdivision. This included a database and desktop review of publicly available information. Their findings included:

- The northern part of Lot 39 has been cleared for pasture. Historic vegetation types are likely to have included Albany Blackbutt-jarrah-sheoak woodland with lower areas supporting paperbark woodland and teatree heath.
- The pre-European vegetation (high level, broad-scale mapping) is Vegetation Association 978 Albany: Low Forest, Woodland or Low Woodland with scattered trees *Eucalyptus marginata*, *Banksia spp.*, *Allocasuarina spp.*
- The Albany Native Vegetation Survey (Sandiford and Barrett, 2010) indicates that the area comprises *Taxandria juniperina* (Wattie) Closed Forest.
- The southern area contains a wetland with native vegetation in 'degraded' to 'good' condition comprising Tall Open *Astartea scoparia* and *Callistachys lanceolata* scrub over *Juncus kraussii*, *Baumea articulata*, *Lepidosperma gladiatum* and *Hypolaena exsulca*.
- A dam/soak is present in the north-east portion of the site.
- A resource enhancement wetland has been identified in the southern portion of the site. (Aurora, 2024)

Noting the referenced documents used by Aurora in 2024 (Coffey Environments, 20103 and Coffey Environments, 2009b4) are dated and possible clearing may have occurred around the southern wetland area.

The Development Concept Plan for residential and infrastructure development is across the northern portion of the site and does not involve any native vegetation clearing, with the southern portion remaining in "rural" zoning for future planning and environmental considerations.

3 Bushfire Assessment Results

The bushfire assessment for this site has adhered to the requirements of the Broader Landscape Assessment (BLA), the Bushfire Attack Level (BAL) Assessment, and the Planning for Bushfire Guidelines (WAPC, 2024b)

3.1 Broader Landscape Assessment

This section presents the BLA conducted in accordance with Appendix A.1 of the Planning for Bushfire Guidelines (WAPC, 2024b). The assessment uses a points-based system to determine the broader landscape type, supported by explanatory text and figures. The BLA provides context for the bushfire risk at a landscape scale, appropriate to the complexity of the planning proposal. Relevant maps and figures required under Appendix A.1 are included to illustrate the broader landscape type and associated bushfire risk.

3.1.1 Step One: Determine the BLA area

The BLA area extends 2km from the subject site to provide a comprehensive understanding of potential bushfire risks in the surrounding landscape. This radius is appropriate given the consistency of vegetation patterns across the broader area. Refer to Figure 4: Broader Landscape Assessment Map A & B.

Predominant vegetation is located to the east, south and southwest of the site. It is noted that the proposed Scheme Amendment area is adjoined to the west by existing residential development. Land to the west and northwest comprises agricultural holdings with unmanaged grassland, which contributes to the wider bushfire landscape context. Established residential areas are located to the north, northeast, southeast, southwest, west and northwest, and are characterised by low threat vegetation and non vegetated land.

To the east is Oyster Harbour, which is a large waterbody that creates a significant break in the broader landscape and limits the potential for bushfire impact from this direction.

3.1.2 Step Two: Assess and map the broader landscape

A. Vegetation Mapping and Landscape Assessment

A desktop assessment using recent aerial imagery was undertaken to classify vegetation types and bushfire fuels within a 2km radius of the subject site. The highest bushfire risk is associated with vegetation to the east, south and southwest of the site, where continuous areas of Class A Forest and unmanaged grassland are present. These vegetation types represent the most significant contributors to potential fire runs at a landscape scale.

To the west and northwest, the landscape comprises agricultural holdings with unmanaged Class G Grassland interspersed with small patches of remnant vegetation. Residential areas are located to the north, northeast, southeast, southwest, west and northwest, and are characterised by low threat vegetation and non vegetated land. No revegetation areas were identified within the BLA area.

To the east, Oyster Harbour forms a substantial waterbody that provides a natural break in the landscape and limits the potential for bushfire impact from this direction.

B. Assessment of Vegetation Aspects Within the BLA Area

Classifiable vegetation (excluding grassland) is present primarily to the east, south and southwest of the subject site. Apart from the vegetation to the south, these vegetation areas are not extensive. However, they remain capable of contributing to bushfire behaviour at a landscape scale.

The northern, northeastern and northwestern aspects are dominated by established residential development with low threat vegetation, which reduces the potential for bushfire impact from these directions. Oyster Harbour to the east provides a significant non vegetated buffer that further limits bushfire risk from that aspect.

Refer to the Broader Landscape Assessment mapping (Figures 4 and 5) for spatial representation of vegetation types and directional context.

C. Predominant Vegetation Pattern within the BLA Area

The vegetation assessment identifies three predominant vegetation patterns within the 2km BLA area: cleared vegetation, mosaic vegetation, and large tracts of classified vegetation. Cleared vegetation accounts for the largest proportion of the landscape at 56 per cent and is primarily associated with residential development to the north, northeast, east, southeast, southwest, west and northwest. These areas contain low threat vegetation and non vegetated land, which limits the potential for landscape scale bushfire impacts from these directions. Refer to Figure 5: Broader Landscape Assessment Map C & D for supporting spatial context.

Approximately 24 per cent of the BLA area exhibits a mosaic vegetation pattern, most evident to the west and southwest. This pattern comprises unmanaged Class G Grassland interspersed with small patches of remnant vegetation. These areas typically support lower intensity fire behaviour but can still contribute to fire spread under adverse conditions.

Large tracts of vegetation represent around 20 per cent of the BLA area and are located predominantly to the east, south and southwest of the site. These areas include Class A Forest and unmanaged Class G Grassland that have the capacity to sustain higher intensity fire runs. The vegetation to the south is the most continuous and represents the highest potential for fire progression toward the site at a landscape scale.

The distribution of these vegetation patterns is consistent with the directional assessment in sections A and B and is summarised in Table 2 below.

Table 2: Predominant Vegetation Pattern (%)

Vegetation Type	Percentage Breakdown
Cleared Vegetation	56%
Mosaic Pattern	24%
Large Tracts of Classified Vegetation	20%

D. Road Pattern and Access to Suitable Destinations

Vehicular access to and from the subject site is simple and direct, with limited intersections and clearly defined routes. The primary access roads servicing the site are Elizabeth Street, Lower King Road and Francis Street, which connect the site to the existing residential areas of Bayonet Head and Lower King, which are the nearest suitable destinations.

Additional suitable destinations include the Albany Leisure and Aquatic Centre (ALAC), a designated City of Albany Local Emergency Management Arrangements (LEMA) Welfare Centre, located less than 10km to the southwest. These suitable destinations, including ALAC, are accessible via the surrounding existing road network (Elizabeth Street, Lower King Road and Francis Street), which link to Ulster Road, Mercer Road and the surrounding road network.

The road hierarchy utilised within the assessment area to access suitable destinations comprises:

- Regional Distributor: Lower King Road and Mercer Road.
- Local Distributer: Strandmore Boulevard, Allwood Parade, Norwood Road, and Nanarup Road.
- Access Roads: Elizabeth Street, Alison Parade, Francis Street, Bayonet Head Road, Nadebaum Terrace and Ballendean Avenue.

All roads are sealed and reliable, with gentle topography and no known impediments to safe evacuation. The road layout provides extended view lines and direct access to suitable destinations, following a modified grid pattern with minimal curvature or cul-de-sac features.

Vegetation along the access routes to the nearest suitable destinations is generally low-threat and well-managed, with no overhanging vegetation noted during the site assessment. Refer to Figure 5: Broader Landscape Assessment Map C & D for annotated routes and supporting spatial context.



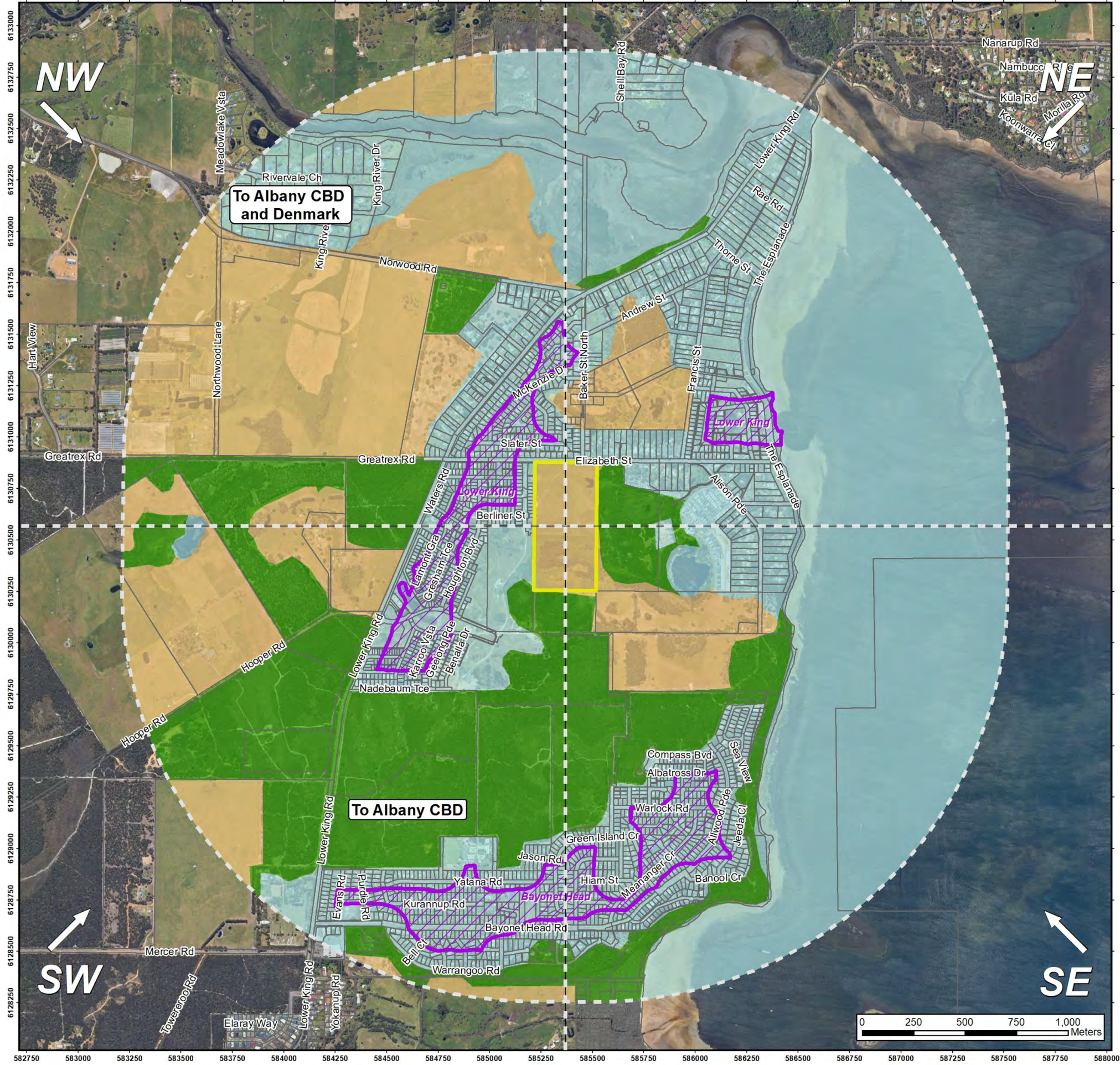
3.1.3 BLA Matrix

A BLA matrix is provided in Table 3, and the BLA Map is shown in Figures 4 and 5.

The proposal meets the acceptable solution of Bushfire Protection Criteria 4: Strategic Planning, Element 1: Location (WAPC, 2024b), as it is located in a Broader Landscape Type A.

Table 3: BLA matrix for development

Criteria	5 points	2 points	1 point	Points
Proximity of the planning proposal to a suitable destination is:	>10km	1-10km	<1 km	1
The road pattern from the planning proposal to a suitable destination is:	Complex and indirect (cul-de-sacs and/or multiple intersections)	Mixed road patterns	Simple and/or direct (limited intersections)	1
The predominant vegetation pattern is:	Large tracts of vegetation (contiguous vegetation)	A mosaic pattern of vegetation (e.g. vegetation within rural living precincts)	Cleared vegetation (e.g. clearing for residential-zoned urban lots)	1
Exposure of the planning proposal to an identified external bushfire hazard (excluding Grass type G) is from:	Three or four aspects	Two aspects	From nil or one aspect only	2
Total points				5
Broader Landscape Type A applied.				



Albany Office:
29 Hercules Crescent
Albany, WA 6330
(08) 9842 1575

Perth Office:
Suite 2/73 Troy Terrace
Jolimont, WA 6014
(08) 9842 1575

Esperance Office:
2A/113 Dempster Street
Esperance, WA 6450
(08) 9072 1382

Overview Map Scale 1:500,000

Legend

- Subject Site
- 2km Assessment Boundary
- Cadastre
- Suitable Destination

Vegetation Type

- Low threat vegetation
- Unmanaged grassland
- All other classified vegetation

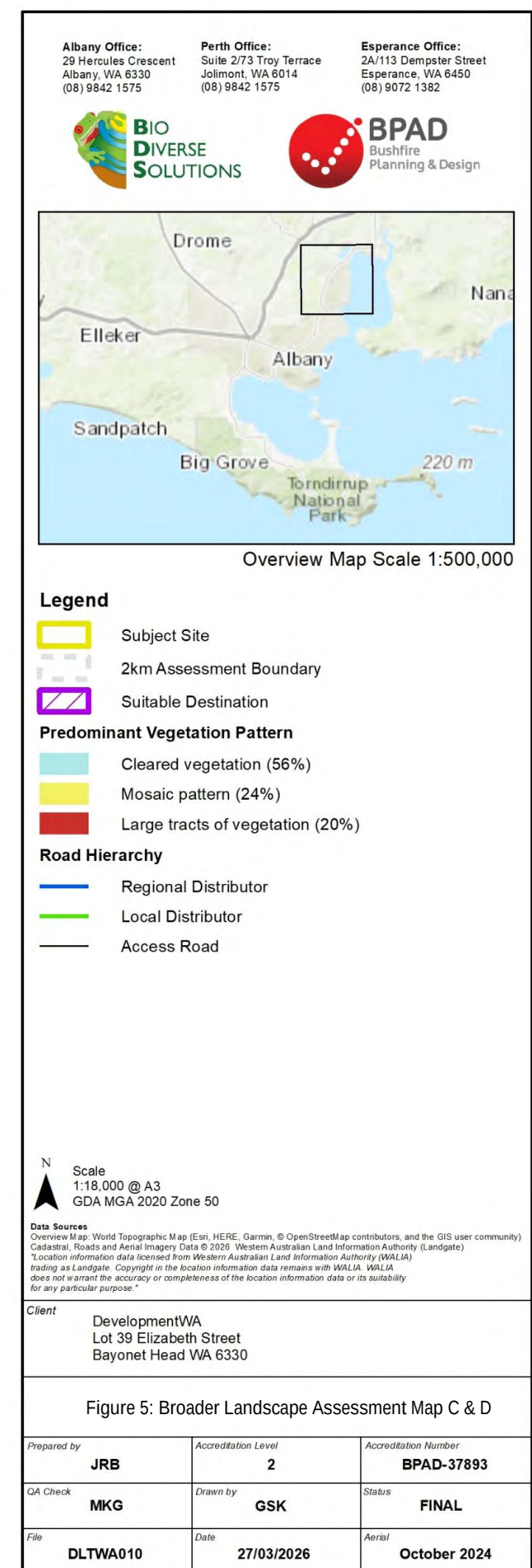
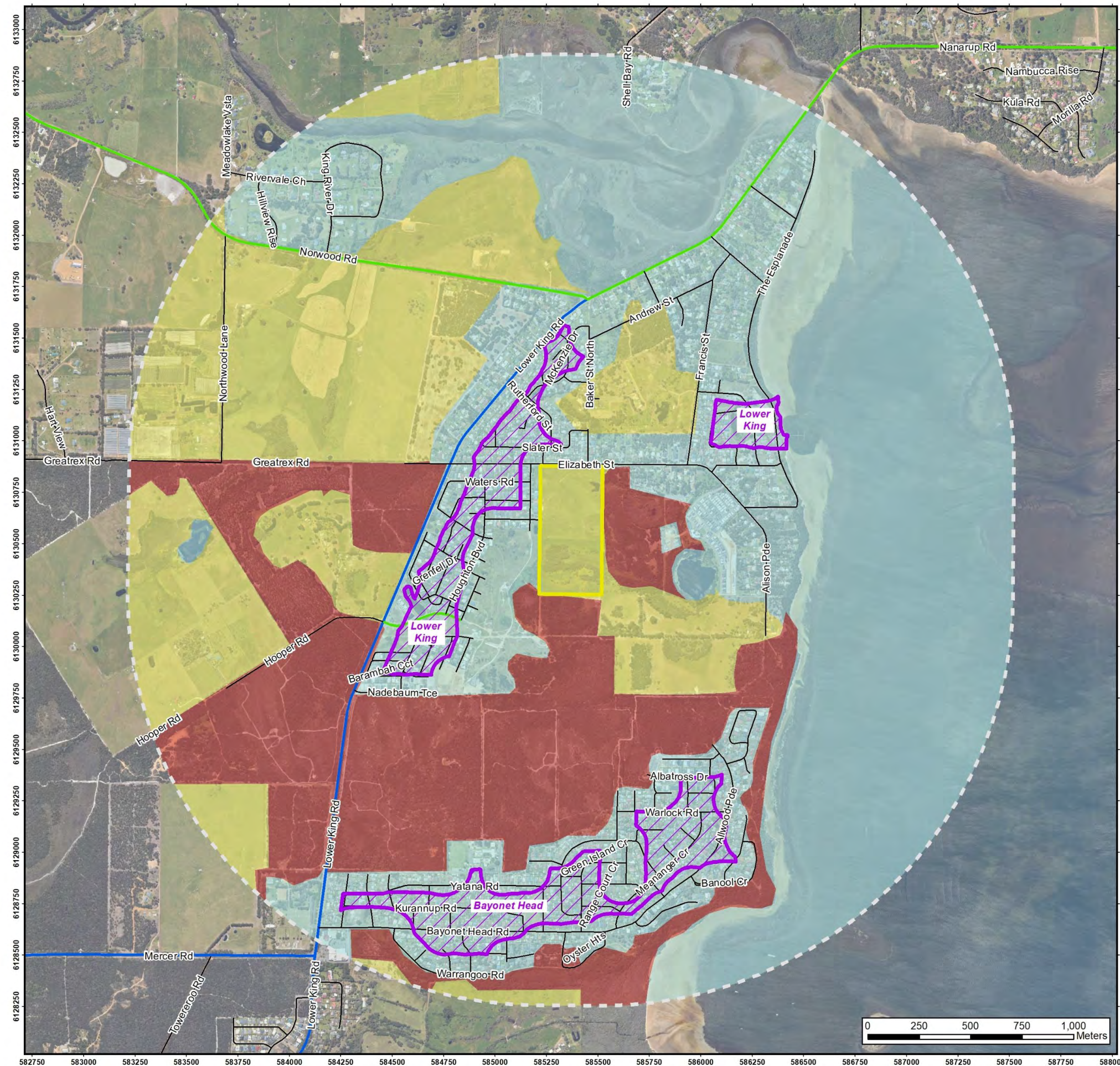
Scale
1:18,000 @ A3
GDA MGA 2020 Zone 50

Data Sources
Overview Map: World Topographic Map (Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community)
Cadastral, Roads and Aerial Imagery Data © 2026 Western Australian Land Information Authority (Landgate)
*Location information data licensed from Western Australian Land Information Authority (WALIA)
Trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.*

Client
DevelopmentWA
Lot 39 Elizabeth Street
Bayonet Head WA 6330

Figure 4: Broader Landscape Assessment Map A & B

Prepared by JRB	Accreditation Level 2	Accreditation Number BPAD-37893
QA Check MKG	Drawn by GSK	Status FINAL
File DLTWA010	Date 27/03/2026	Aerial October 2024





3.2 Assessment Inputs

Bushfire Assessment inputs for the site have been calculated using the Method 1 BAL Assessment procedure as outlined in AS 3959-2018. This incorporates the following factors:

- WA adopted the Fire Danger Index (FDI), with an FDI 80;
- Vegetation Classes;
- Effective Slope under classified vegetation; and
- Distance between the proposed development site and classified vegetation.

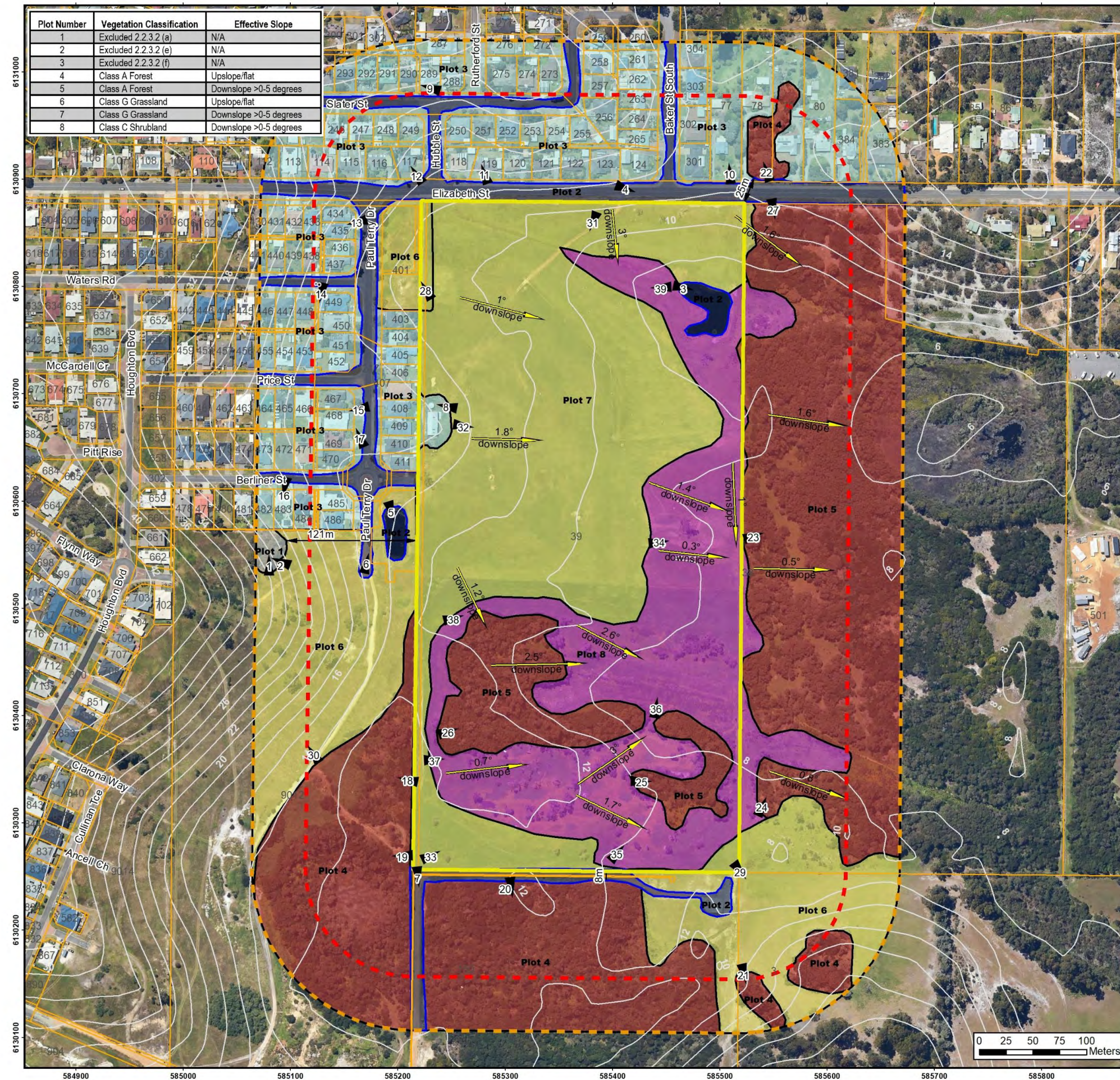
3.2.1 Vegetation Classification

Site assessment occurred on the 25 February 2026 by Jason Benson (BPAD-37893). All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on the Vegetation Classification Map (Figure 6) on the following page.

A summary of the plot data assessed as per Clause 2.2.3 of AS 3959-2018 is provided below in Table 4; detailed plot data is provided in Appendix A.

Table 4: Vegetation Classification Table (in accordance with AS 3959-2018) of the subject site

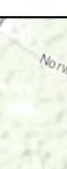
Plot Number	Vegetation Classification	Effective Slope
1	Excluded 2.2.3.2 (a)	N/A
2	Excluded 2.2.3.2 (e)	N/A
3	Excluded 2.2.3.2 (f)	N/A
4	Class A Forest	Upslope/flat
5	Class A Forest	Downslope >0-5 degrees
6	Class G Grassland	Upslope/flat
7	Class G Grassland	Downslope >0-5 degrees
8	Class C Shrubland	Downslope >0-5 degrees



Albany Office:
29 Hercules Crescent
Albany, WA 6330
(08) 9842 1575

Perth Office:
Suite 2/73 Troy Terrace
Jolimont, WA 6014
(08) 9842 1575

Esperance Office:
2A/113 Dempster Street
Esperance, WA 6450
(08) 9072 1382






Legend

- Subject Site
- 100m Assessment Boundary
- 150m Assessment Boundary
- Cadastre
- 2m Contours (DPIRD-072)
- Separation Distance
- Effective Slope
- Photo Point
- Vegetation Classification Border Exclusion (e)
- Vegetation Classification Border

Classified Vegetation

- A Forest
- C Shrubland
- G Grassland

Excluded Vegetation

- Clause 2.2.3.2 (a), (b), (c) and (d)
- Clause 2.2.3.2 (e) non-vegetated
- Clause 2.2.3.2 (f) low threat vegetation

N

Scale
1:3,500 @ A3
GDA MGA 2020 Zone 50

Data Sources
Overview Map World Topographic Map (Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community)
Cadastral, Roads and Aerial Imagery Data © 2026 Western Australian Land Information Authority (Landgate)
*Location information data licensed from Western Australian Land Information Authority (WALIA)
trading as Landgate. Copyright in the location information data remains with WALIA. WALIA
does not warrant the accuracy or completeness of the location information data or its suitability
for any particular purpose.*

Client	DevelopmentWA Lot 39 Elizabeth Street Bayonet Head WA 6330	
Figure 6: Vegetation Classification Map		
Prepared by	Accreditation Level	Accreditation Number
JRB	2	BPAD-37893
QA Check	Drawn by	Status
MKG	GSK	FINAL
File	Date	Aerial
DLTWA010	15/04/2026	October 2024

3.3 Assessment Outputs

The BHL process identifies the likely impact of a bushfire event as it interacts with the bushfire hazards within and adjacent to the site. The BHL is a measure of the likely intensity of a bushfire and the expected level of bushfire attack on a site by categorising the hazard (WAPC, 2024b). The allocation of the bushfire hazard category is determined in accordance with Table 4 of the Planning for Bushfire Guidelines (WAPC, 2024b), as shown in Figure 7.

Table 4: Bushfires Hazard Level (BHL) and vegetation classification (as per AS 3959)

HAZARD LEVEL	CLASSIFICATION/CHARACTERISTICS
Extreme	- Class A: Forest - Class B: Woodland - Class D: Scrub - Any classified vegetation with a greater than 10-degree slope
Moderate	- Class C: Shrubland - Class E: Mallee/Mulga - Class G: Grassland, including sown pasture and crops - Vegetation that has a low hazard level, but is within 100 metres of vegetation classified as a moderate or extreme hazard, is to adopt a moderate hazard level
Low	- Low threat vegetation, which may include mangroves and other saline wetlands, areas of maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks. - Managed grassland in a minimal fuel condition, meaning there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example, short-cropped grass to a nominal height of 100 millimetres. - Non-vegetated areas, waterways, exposed beaches, roads, footpaths, buildings or rock outcrops.

Figure 7: BHL Assessment allocation of category (WAPC, 2024b)

The BHL process involves mapping the site to AS3959 and preparing a pre-development BHL Map and a post-development BHL Map. Vegetation classification for the site, undertaken in accordance with AS3959, is outlined in Table 4 and Figures 6 to guide the inputs to the BHL Assessment.

3.4 Potential Bushfire Impacts - BHL allocation

The potential bushfire impact on the site and proposed development from each identified vegetation plot is presented in Table 5 and shown in Figure 8: BHL Map. BHL allocation is pre-development, with post-development BHL shown in Figure 9. The BHL mapping demonstrates that the northern residential area is only impacted by Class C Shrubland and Class G Grassland, with vegetation in the southern portion of the site and the eastern adjacent lot (Lot 38) remaining unchanged due to being a wetland or offsite vegetation, respectively.

Table 5: Potential Bushfire Impacts on the Site (BHL Pre- and Post-Construction).

Plot Number	Vegetation Type (Table 2.3)	Effective Slope (Table 2.4.3)	BHL Pre-Development	BHL Post-Development
1	Excluded 2.2.3.2 (a)	N/A	Low	Low
2	Excluded 2.2.3.2 (e)	N/A	Low	Low
3	Excluded 2.2.3.2 (f)	N/A	Low/Moderate	Low/Moderate
4	Class A Forest	Upslope/flat	Extreme	Extreme
5	Class A Forest	Downslope >0-5 degrees	Extreme	Extreme
6	Class G Grassland	Upslope/flat	Moderate	Moderate
7	Class G Grassland	Downslope >0-5 degrees	Moderate	Low/Moderate
8	Class C Shrubland	Downslope >0-5 degrees	Moderate	Moderate



NOTES ON BHL ASSESSMENT

- The BHL assessment was prepared by an Accredited Level 2 Bushfire Planning Practitioner (BPAD-37893);
- The BHL Assessment and Map has been prepared in accordance with Department of Planning (WAPC) Planning for Bushfire Guidelines (WAPC, 2024b);
- Internal grassland vegetation (part of Plot 7) will be managed in a low-fuel condition as part of the development of the residential areas;
- Future management of the Forest vegetation (part of Plot 5), internal to the subject site in the south, is unknown. Post-development, the BHL in this area will remain Extreme. Future management will include the installation of a 3m wide firebreak along the boundary of the adjacent lot to the east, which is also owned by DevelopmentWA;
- The area proposed for residential development is currently subject to a Low/Moderate BHL and will remain Low/Moderate post-development;
- The area in the east of the site, within adjacent Lot 38 Elizabeth Street (Plot 5 Forest), is currently an Extreme BHL. This external vegetation presents as Extreme in both the pre- and post-development BHL. Appropriate separation distances will be established at the subdivision stage, with future road reserves providing hazard separation. Future management will include the installation of a 3m wide firebreak along the boundary of the adjacent lot to the east, which is also owned by DevelopmentWA;
- Once the lot layout is established at the subdivision stage, a BAL Contour Plan will be prepared to determine BAL ratings for the proposed lots;
- The assumptions contained within this report are based on the Development Concept Plan supplied by the client (Figure 2); and
- The subject site is located in a Bushfire Prone Area; see Figure 3 (OBRM, 2024).

Note on external vegetation

External to the subject site to the east (Lot 38) is an area of Class A Forest (refer to Figure 6: Vegetation Classification Map), which is also owned by DevelopmentWA. Vegetation within Lots 38 and 39 is within the control of the landowner and may be removed or modified to reduce bushfire risk, subject to approval. Vegetation outside the landowner's control cannot be modified, and therefore, the bushfire threat from offsite vegetation cannot be reduced. Vegetation or fuel management measures external to the subject site are not required as part of this proposal.

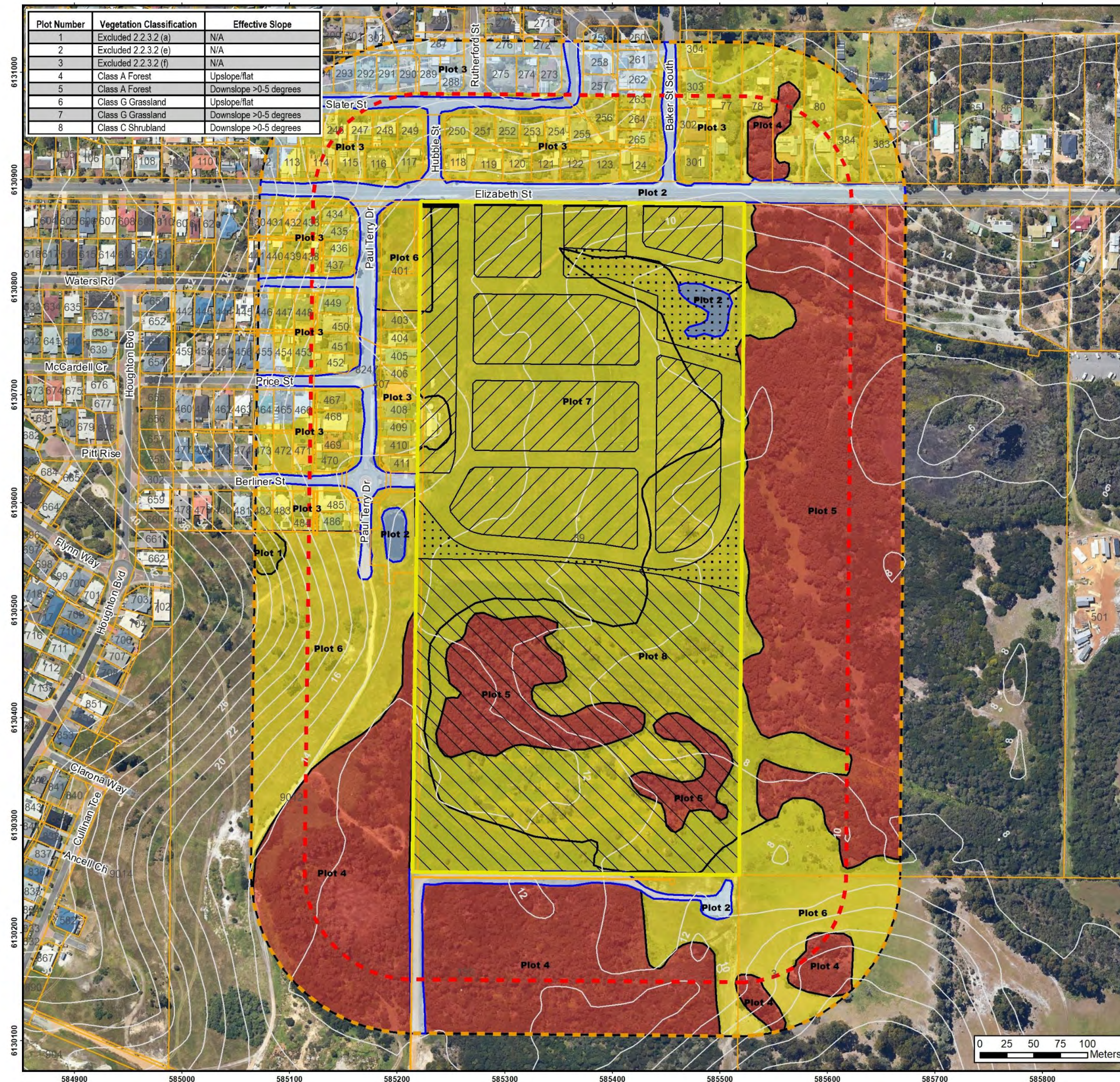
Note on internal vegetation

The lot contains significant areas of internal grassland, which are mapped as a low bushfire hazard. The southern wetland portion of the subject site contains a Resource Enhancement Wetland, and future management of this area is unknown. For the purposes of this BMP, vegetation in this area has been assumed to remain unchanged to establish a worst-case scenario for the future subdivision.

For the required separation distances from each vegetation plot to achieve a BAL-29 compliant Asset Protection Zone (APZ), refer to Table 6. A BAL-29 Developable Area is also shown on Figure 9: Bushfire Hazard Level Map (post-development).

Table 6: Separation Distances to achieve BAL-29 from each Vegetation Plot (BAL-29 APZ).

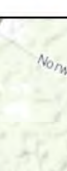
BAL-29 Asset Protection Zone				
Plot Number	Vegetation Classification	Effective Slope Degrees	Achievable BAL Rating	Minimum Separation Distance Required (metres)
4	Class A Forest	Upslope/flat	BAL-29	21
5	Class A Forest	Downslope >0-5 degrees		27
6	Class G Grassland	Upslope/flat		8
7	Class G Grassland	Downslope >0-5 degrees		9
8	Class C Shrubland	Downslope >0-5 degrees		10



Albany Office:
29 Hercules Crescent
Albany, WA 6330
(08) 9842 1575

Perth Office:
Suite 2/73 Troy Terrace
Jolimont, WA 6014
(08) 9842 1575

Esperance Office:
2A/113 Dempster Street
Esperance, WA 6450
(08) 9072 1382






Overview Map Scale 1:100,000

Legend

- Subject Site
- 100m Assessment Boundary
- 150m Assessment Boundary
- Cadastre
- 2m Contours (DPIRD-072)
- Vegetation Classification Border Exclusion (e)
- Vegetation Classification Border

Land Use

- Residential (R30)
- Rural (8.6305ha)
- Public Open Space (1.2776ha)
- Drainage Reserve

Bushfire Hazard Level

- Extreme
- Moderate
- Low

N

Scale
1:3,500 @ A3
GDA MGA 2020 Zone 50

Data Sources
 Overview Map: World Topographic Map (Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community)
 Cadastral, Roads and Aerial Imagery Data © 2026 Western Australian Land Information Authority (Landgate)
 Location information data licensed from Western Australian Land Information Authority (WALIA)
 Trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.*

Client

Development/WA
Lot 39 Elizabeth Street
Bayonet Head WA 6330

Figure 8: BHL Map – Pre-Development

Prepared by	Accreditation Level	Accreditation Number
JRB	2	BPAD-37893
QA Check	Drawn by	Status
KPK	GSK	FINAL
File	Date	Aerial
DLTWA010	15/04/2026	October 2024



4 Identification of Bushfire Hazard Issues

4.1 Bushfire Risk Considerations

The primary bushfire risks associated with the subject site arise from the areas of classifiable vegetation located external to the site to the south, east and southwest, along with smaller areas of remnant vegetation within the Rural portion of Lot 39. These areas present predominantly as Class A Forest, Class D Scrub and unmanaged Class G Grassland, all of which can generate significant bushfire behaviour under Extreme to Catastrophic fire weather conditions.

Large tracts of vegetation to the south represent the most continuous fuel source and the most likely direction for a sustained fire run toward the site. Vegetation in this direction extends for several kilometres before transitioning to low threat residential areas and non vegetated land closer to the Albany CBD. To the east, Oyster Harbour forms a substantial water body that provides a natural break in the landscape and limits the potential for bushfire impact from this direction.

Within the northern portion of Lot 39 proposed for rezoning, most vegetation will be removed to facilitate future subdivision. Public Open Space, drainage areas and internal road reserves will provide opportunities for compliant Asset Protection Zones at the detailed design stage. Any vegetation retained within POS areas will be maintained in a low threat state consistent with Schedule 1 WAPC APZ standards.

To the west and southwest, agricultural holdings contain unmanaged Class G Grassland interspersed with small patches of remnant vegetation. If unmanaged, this vegetation presents a moderate bushfire risk to the site. Grassland fire behaviour is typically fast moving but of lower intensity than forest fuels.

To the north, northeast and northwest, the site is bordered by established residential development characterised by low threat vegetation and non vegetated areas. These areas do not contribute to bushfire risk at a landscape scale.

4.2 Access

The subject site currently has direct access from Elizabeth Street, with additional connections available via Francis Street, Lower King Road, Paul Terry Drive and the surrounding public road network. These roads provide access in multiple directions and connect to major routes, including Lower King Road, which leads toward the Albany CBD and the wider regional road network.

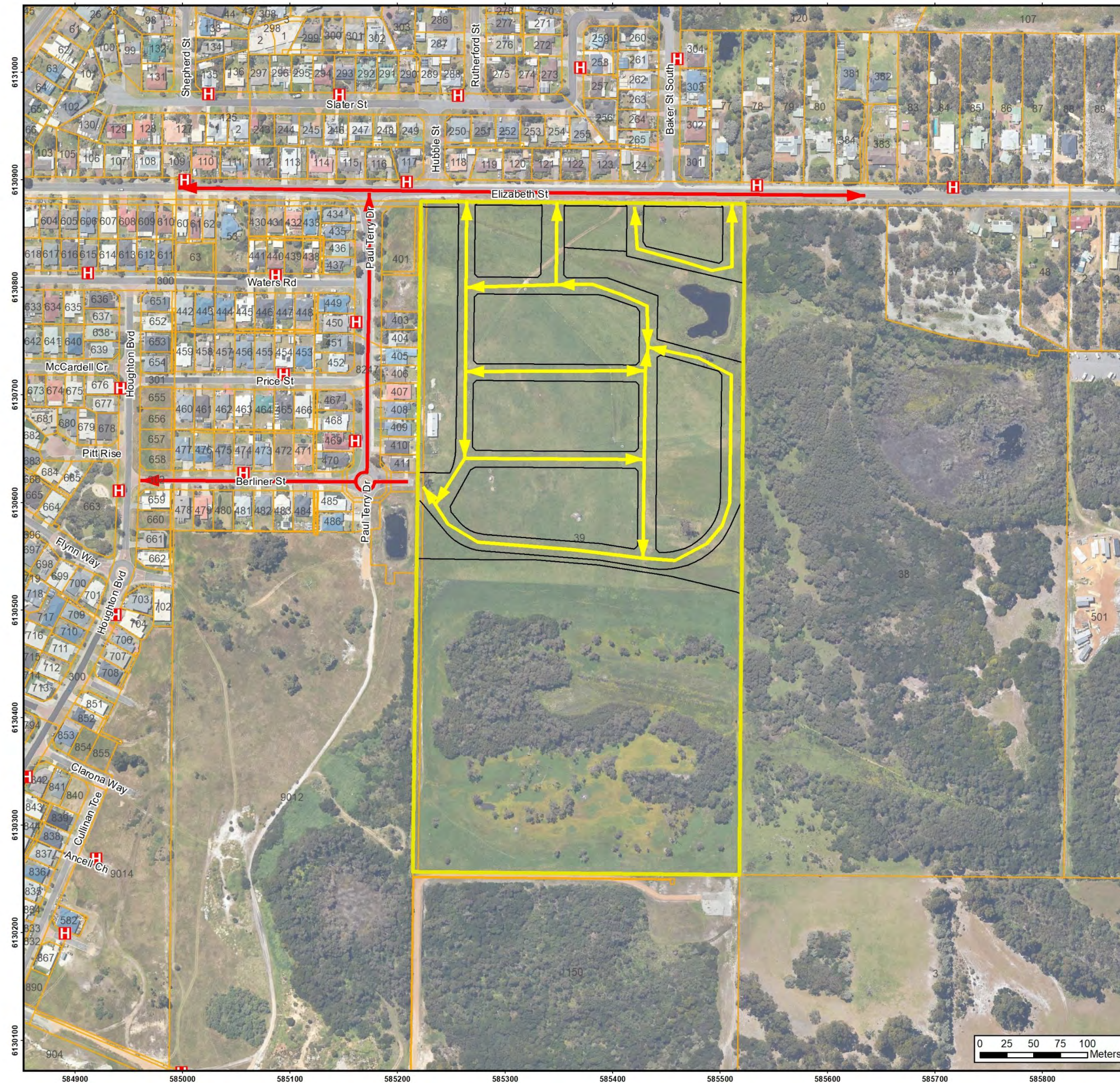
The future subdivision layout will introduce a new internal road network that integrates with the existing public road system. This will provide safe access and egress in at least two different directions to two suitable destinations, consistent with the requirements of the guidelines.

Roads within and surrounding the site range from approximately 6m to 20m in width, providing compliant two-way access for emergency vehicles and residents. All new public roads will be constructed as all-weather surfaces and will meet the minimum technical standards set out in the guidelines.

4.3 Water Supply

A reticulated water supply is available to the subject site. Existing hydrants are located along Elizabeth Street, providing coverage to the site boundary. Additional hydrants will be installed within the future subdivision in accordance with Water Corporation Design Standard DS63: Water Reticulation Standard – Design and Construction Requirements for Water Reticulation Systems up to DN250.

This meets the acceptable solutions for Element 4: Water under the guidelines.



Albany Office:
29 Hercules Crescent
Albany, WA 6330
(08) 9842 1575

Perth Office:
Suite 2/73 Troy Terrace
Jolimont, WA 6014
(08) 9842 1575

Esperance Office:
2A/113 Dempster Street
Esperance, WA 6450
(08) 9072 1382



Overview Map Scale 1:100,000

Legend

-  Subject Site
 Cadastre
 Land Use
 Public Access Route
 Proposed Access Route
 Water Hydrant (WCORP-070)



Scale
1:3,500 @ A3
GDA MGA 2020 Zone 50

Data Sources
Overview Map: World Topographic Map (Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community)
Cadastral, Roads and Aerial Imagery Data © 2026 Western Australian Land Information Authority (Landgate)
"Location information data licensed from Western Australian Land Information Authority (WALIA) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose."

<i>Client</i>	DevelopmentWA Lot 39 Elizabeth Street Bayonet Head WA 6330
---------------	--

Figure 10: Access and Water Map

Prepared by JRB	Accreditation Level 2	Accreditation Number BPAD-37893
QA Check KPK	Drawn by GSK	Status FINAL
File DLTWA010	Date 09/04/2026	Aerial October 2024

5 Assessment against the Bushfire Protection Criteria

5.1 Compliance Table

The Planning for Bushfire Guidelines (WAPC, 2024b) outlines bushfire protection criteria for which subdivision and development proposals are assessed for compliance. The bushfire protection criteria four are performance-based criteria utilised to assess bushfire risk management measures, and they outline four elements:

- Element 1: Location;
- Element 2: Siting and Design of Development;
- Element 3: Vehicle Access; and
- Element 4: Water.

The subject site and the proposed scheme amendment have been assessed and are required to meet the “Acceptable Solutions (Criteria 4)” of each element of the bushfire mitigation measures (WAPC, 2024b). The proposal has been assessed against all elements of the bushfire protection criteria four and found to be compliant, refer to Table 7 below.



Lot 39 Elizabeth Street, Bayonet Head – BMP

Table 7: Bushfire protection criteria applicable to the subject site

Element	Acceptable Solution	Applicable or not Yes/No	Proposal meets Acceptable Solution
Element 1 – Location	A1.1a Broader Landscape Type A	Yes	Compliant The subject site is located within a Broader Landscape Type A. The Broader Landscape Assessment in Section 3.1 demonstrates that the surrounding 2km landscape is dominated by cleared land, residential development and mosaic vegetation patterns, with large tracts of vegetation limited to the south, east and west. The Broader Landscape Assessment Maps (Figures 4 and 5) provide justification for the allocation of the BLA Type. Proposal meets Acceptable Solution A1.1a.
	A1.1b Broader Landscape Type B	No	The proposal has not been assessed as Broader Landscape Type B. Not assessed to A1.1b.
Element 2 – Siting and Design	A2.1 Siting and design	Yes	Compliant The areas of the subject site identified for intensification and future residential development achieve a post-development bushfire hazard level of Moderate or Low. The portion of Lot 39 proposed to be rezoned to Residential R30 contains sufficient cleared and low-threat land to ensure that all future habitable buildings can be sited in locations that will achieve BAL-29 or lower once subdivision works and vegetation modifications are completed. The larger balance of Lot 39, which will remain Rural, contains areas of Extreme BHL associated with Class A Forest and unmanaged vegetation. However, this Rural land also contains sufficient Moderate BHL areas to enable a dwelling to be sited in a location capable of achieving BAL-29 or lower, provided no further intensification or additional development occurs within the higher hazard portions of the lot. Compliance will be achieved through appropriate siting and design, supported by vegetation modification and the establishment of low-threat APZ conditions in perpetuity, consistent with Schedule 1 WAPC APZ standards. Proposal meets Acceptable Solution A2.1.
	A2.2 Clearing of native vegetation	No	The subdivision does not require the removal or modification of native vegetation within this stage. Not assessed to A2.2.
Element 3 – Vehicular Access	A3.1 Public roads	Yes	Compliant Elizabeth Street, Waters Road, Francis Street, Lower King Road, Paul Terry Drive and the surrounding public road network are constructed in accordance with the minimum technical requirements set out in the Planning for Bushfire Guidelines (Appendix B.3, Table 10). The proposed new internal roads within the future subdivision will connect directly to this network and will also meet these technical requirements. All new public roads will be constructed as all-weather surfaces and will follow the specifications outlined in Appendix B.3, Table 10. Proposal meets Acceptable Solution A3.1.



Table 7: cont.

Element	Acceptable Solution	Applicable or not Yes/No	Proposal meets Acceptable Solution
Element 3 – Vehicular Access	A3.2 Access routes	Yes	Compliant The public road network provides access and egress in at least two different directions to two suitable destinations, consistent with the requirements of the guidelines. From the site, the road network provides access east and west via Elizabeth Street toward Lower King Road which heads southwest towards the Albany CBD and northeast towards toward Nanarup Road and the Albany CBD. Other local roads include Paul Terry Drive which connects to Elizabeth Street. All of these routes are sealed all-weather roads that connect to suitable destinations. The proposed internal road network will integrate with the existing public road system, ensuring safe two-way access and egress in multiple directions. Proposal meets Acceptable Solution A3.2.
	A3.3a No-through roads	No	There are no dead-end roads proposed as part of this subdivision. Not assessed to A3.3a.
	A3.3b No-through road requirements	No	There are no dead-end roads proposed as part of this subdivision. Not assessed to A3.3b.
Element 4 – Water Supply	A4.1 Water supply	Yes	Compliant The reticulated water supply is available to the subject site, with existing hydrants located along Elizabeth Street, Paul Terry Drive and Waters Road. These hydrants provide accessible firefighting water to the site boundary. At the subdivision stage, the reticulated network will be extended into the rezoned residential area, and additional hydrants will be installed in accordance with Water Corporation Design Standard DS63 and the requirements of Appendix B4: Water Supply dedicated for bushfire firefighting. Sufficient and accessible firefighting water can therefore be provided at the subdivision and development application stages, consistent with the outcomes of Element 4. Proposal meets Acceptable Solution A4.1.

5.2 Other Bushfire Mitigation Measures for the Landowners

The Identification of Bushfire Hazard Issues (Section 4.0) has outlined the bushfire risk associated with the site. The following section outlines additional measures to assist in mitigating the bushfire risk for the proposed development.

5.2.1 Internal Access Requirements

This proposal includes the construction of new public roads. All new public roads will be all-weather constructed and will meet the minimum technical requirements set out in the guidelines (see Figure 11: Vehicular Access Technical Requirements (WAPC, 2024a)). Approval of all public roads will be required from the relevant local government at the WAPC approval stage.

	1		2		3		4		5	
TECHNICAL REQUIREMENTS	PERIMETER ROADS		PUBLIC ROADS		EMERGENCY ACCESS WAY ³		FIRE SERVICE ACCESS ROUTE ³		BATTLE-AXE & PRIVATE DRIVEWAYS ¹	
MAP OF BUSH FIRE PRONE AREAS DESIGNATION	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1	Area 2	Area 1
Minimum horizontal clearance (metres)	12	8	See note 5		10	6	10	6	6	
Minimum vertical clearance (metres)	4.5									
Minimum weight capacity (tonnes)	15									
Maximum grade unsealed road ²	See note 5		See note 5		1:10 (10% or 6°)					
Maximum grade sealed road ^{2,4}					1:7 (14.3% or 8°)					
Maximum average grade sealed road					1:10 (10% or 6°)					
Minimum inner radius of road curves (metres)					8.5					

Notes:

¹ Driveways and battleaxe legs to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision where not required to comply with the widths in this Appendix or the Guidelines.

² Dips must have no more than a 1 in 8 (12.5% - 7.1 degrees) entry and exit angle.

³ To have crossfalls between 3 per cent and 6 per cent.

⁴ For sealed roads only the maximum grade of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50 metres is permissible, except for short constrictions to 3.5 metres for no more than 30 metres in length where an obstruction cannot be reasonably avoided or removed.

⁵ As outlined in the Institute of **Public Works Engineering Australasia (IPWEA) subdivision guidelines, Liveable Neighbourhoods, Austroads Standards** Main Roads standard, supplement, policy or guideline and/or any applicable or relevant local government standard or policy.

Figure 11: Vehicular Access Technical Requirements (WAPC, 2024)

5.2.2 Minimise Ignition Sources

There is limited ability to control off-site ignition sources; however, the following measures are recommended to be undertaken by the developer while in ownership of the land and any subsequent lots.

Prior to the bushfire season (December), the following activities should be undertaken:

- Mowing, slashing and brush cutting (noting these activities are illegal on designated Total Fire Ban days);
- Maintenance of road access into and out of the site; and
- Ensuring all subcontractors are aware of their obligations through contractual requirements.

During the summer bushfire season (1 December to 14 May inclusive, as designated in the City of Albany Fire Management Notice), maintenance activities internal to the site should be planned and risk assessed prior to commencement. This includes, but is not limited to:

- Mowing, slashing and brush cutting (noting these activities are illegal on designated Total Fire Ban days);
- Welding, grinding and other hot works (not undertaken on designated Total Fire Ban days);
- Management of temporary waste disposal areas and green waste piles, ensuring piles do not exceed 1.5 metres in height and are surrounded by a minimum 10 metres of bare mineral earth; and
- Ensuring a water tender (minimum 200 litres) or fast-attack unit is on-site during the fire season when construction activities are occurring.

The site construction manager, in consultation with the developer, is responsible for managing safety during subdivision construction and must ensure the site and adjacent properties are protected from potential ignition sources at all times.

5.2.3 Fuel Reduction and APZ Management

Ongoing fuel reduction by landowners to ensure their allocated BAL applies through mechanical slashing and mowing will be required to be undertaken regularly to ensure all internal grasses are maintained. Buildings are to be inspected regularly for the build-up of wind-borne debris and leaf accumulation in gutters and at penetrations to buildings (doors, windows, etc). The lot owner is to be responsible for the implementation of the maintenance schedule to maintain their BAL and general bushfire preparedness, which should generally reflect the following actions, as shown in Table 8 below.

Table 8: Maintenance schedule – landowners

Frequency	Activity
Weekly (During fire season operations and prior to bushfire events) Also refer to Appendix B: Siting and Design Explanatory Notes	Check all buildings for wind-borne debris build-up and remove as required.
	Check gutters are free from overhanging vegetation.
	Trim and remove dead plants or leaf litter.
	Pruning of climbing vegetation, such as vines on a trellis, to prevent it from attaching to a building, especially near windows and doors.
	Check outdoor objects around buildings (see list below).
	Raking and cleaning underfloor spaces (if applicable).
Monthly	Mow, slash, and maintain grass to 100mm in height. Required more frequently during the spring and autumn growth periods.
	Whipper snipper/grass cutter around all buildings.
	Check that no combustible materials are stored near buildings or penetrations of buildings (windows, doors, etc.). This includes but is not limited to gas bottles, stored combustible materials, fences, vines, and plants.
	Ensure that weeds or woody materials do not encroach into the APZ area around buildings (with a minimum distance of 20m). Address any dead material by trimming, pruning, raking, and removing it to green waste.
	Any material for pre-fire season preparation is either disposed of in green waste or burned in piles away from buildings with a 10m mineral earth break around the pile.

Prior to a bushfire event, best practice recommends that objects within the APZ are moved away from the building prior to any bushfire event. Objects may include, but are not limited to:

- Door mats;
- Outdoor furniture;
- Potted plants;
- Shade sails or umbrellas;
- Plastic garbage bins;
- Firewood stacks;
- Flammable sculptures; and
- Playground equipment and children's toys.



These should always be considered in the proximity to buildings and stored appropriately when not in attendance at the site. Consider any replanting or landscaping, refer to the DFES [Firewise Gardening Guide](#) (DFES, 2024), Plant Selection or aim for plants within the APZ that have the following characteristics:

- Grow in a predicted structure, shape and height;
- Are open and loose branching with leaves that are thinly spread;
- Have a coarse texture and low surface-area-to-volume ratio;
- Will not drop large amounts of leaves or limbs, which require regular maintenance;
- Have wide, flat, and thick or succulent leaves;
- Trees that have bark attached tightly to their trunk or have smooth bark;
- Have low amounts of oils, waxes, and resins (which will often have a strong scent when crushed);
- Do not produce or hold large amounts of fine dead material in their crowns; and
- Will not become a weed in the area.

Also refer to Appendix B: Siting and Design Explanatory Notes.

5.2.4 Barrier Fencing

In November 2010, the Australian Bushfire CRC issued a “Fire Note” (Bushfire CRC, 2010), which outlined the potential for residential fencing systems to act as a barrier against radiant heat, burning debris and flame impingement during bushfire. The research aimed to observe, record, measure and compare the performance of commercial fencing of Colourbond steel and timber (treated softwood and hardwood).

The findings of the research found that:

“.. Colourbond steel fencing panels do not ignite and contribute significant heat release during cone calorimeter exposure” (exposure to heat)

“.. Colourbond steel (fencing) had the best performance as a non-combustible material. It maintained structural integrity as a heat barrier under all experimental exposure conditions, and it did not spread flame laterally and contribute to fire intensity during exposure”

It is also noted that non-combustible fences are recommended by WAPC (2024), through APZ standards: Fences and sheds within the APZ are constructed using non-combustible materials, e.g. colourbond iron, brick, limestone, metal post and wire. The developer will be encouraged to build Colourbond or non-combustible fences where applicable.

5.2.5 Evaporative Air Conditioners

Evaporative air conditioning units can catch fire as a result of embers from bushfires entering the unit. These embers can then spread quickly through the home, causing rapid destruction. It can be difficult for firefighters to put out a fire in the roof spaces of homes.

It is also recommended that the Proponent:

- Ensure that suitable external ember screens are placed on rooftop-mounted evaporative air conditioners compliant with AS 3959-2018 (current and endorsed standards) and that the screens are checked annually; and
- Maintain evaporative air conditioners regularly as per DFES recommendations, refer to the DFES website for further details: <http://www.dfes.wa.gov.au>

5.2.6 Individual Fire Plan

Residents should prepare their own individual fire plans, as they need to make a commitment to develop a bushfire survival plan detailing preparations and actions to take if a bushfire threatens. By compiling information as outlined above, the individual lot owner can be prepared for their response in a bushfire emergency. Homeowners should not rely on emergency personnel to attend to their home, it is stressed to prepare an individual bushfire emergency plan regarding their intentions and property. This Bushfire Management Plan is not an individual bushfire emergency plan. More information can be accessed from the DFES website (s):

www.dfes.wa.gov.au

www.emergency.wa.gov.au

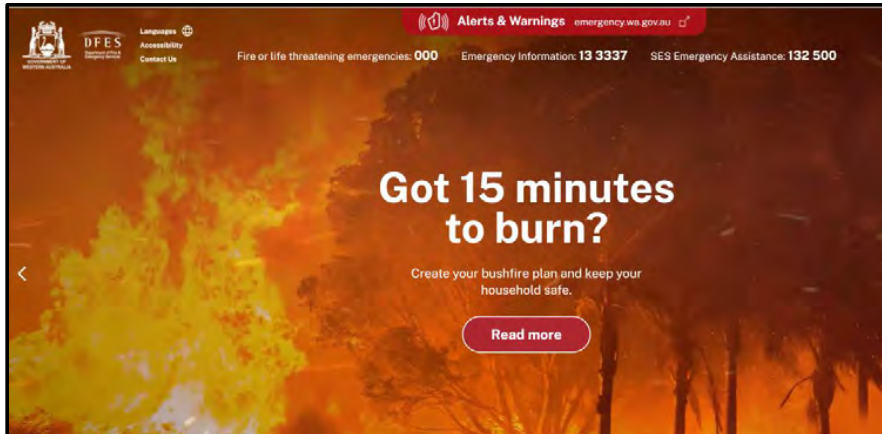


Figure 12: DFES Emergency Access Plan home page (DFES, 2024)

The DFES FDR ratings and warning systems are shown below in Figure 13.

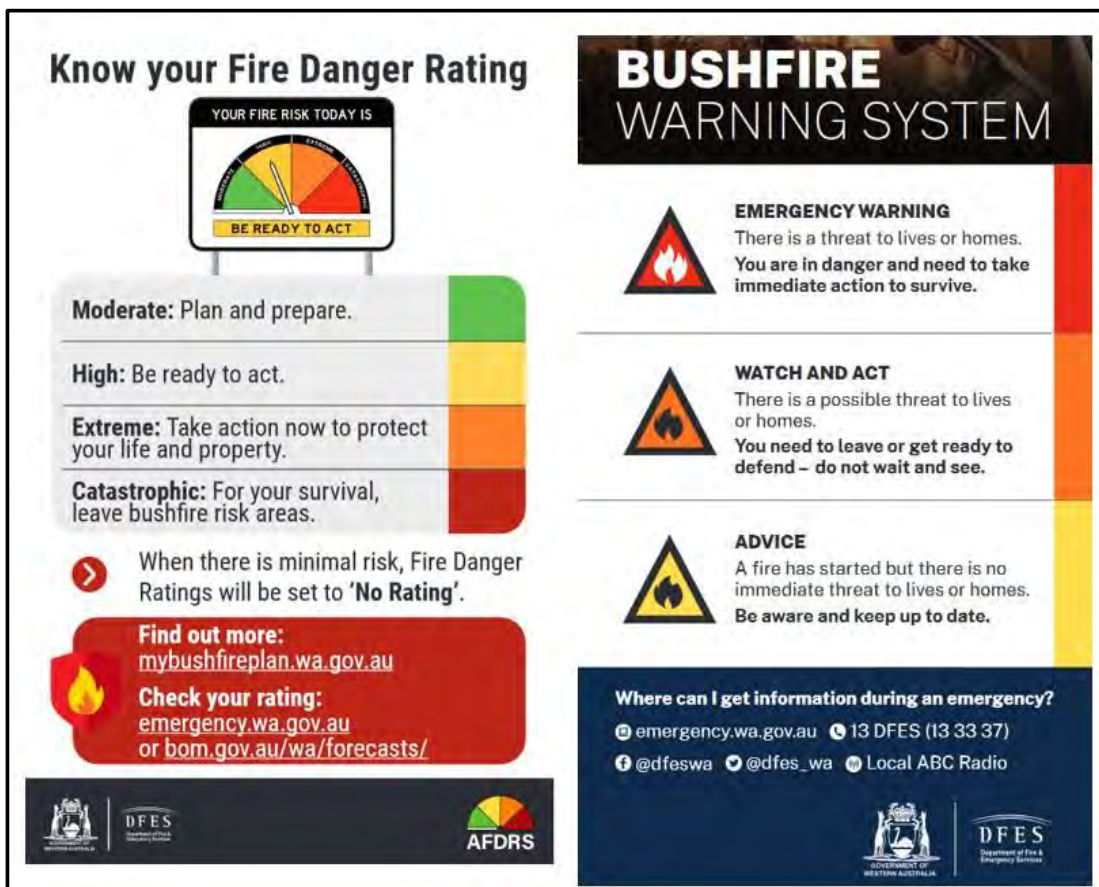


Figure 13: DFES Warning Systems (DFES, 2024)

6 Implementation Actions

This section outlines the responsibilities that apply at this strategic planning stage and identifies the bushfire management actions that will be addressed in more detail at future planning stages. Detailed implementation measures, including APZ establishment, vegetation modification, road construction and water supply installation, will be determined through a future subdivision application supported by a BAL Contour Plan and a subdivision-level Bushfire Management Plan. The responsibilities of the developer and landowner are summarised in Tables 9, 10 and 11.

6.1 Future Planning Requirements

The following bushfire assessment and reporting may be required at subsequent planning stages.

Table 9: Future Planning Requirements

No	Implementation Action
1	A BAL Contour Plan at the subdivision stage to confirm that proposed lots can achieve BAL-29 or lower.
2	Update the BMP to support the WAPC subdivision application, addressing APZ requirements, lot layout, water supply, vegetation modification and ongoing management requirements.
3	Following subdivision approval, all future habitable dwellings will require an individual BAL assessment at the development application stage.
4	A notification on title may be required at the subdivision stage under Section 165 of the Planning and Development Act 2005, advising purchasers that the land is in a designated Bushfire Prone Area and subject to bushfire planning and building requirements.

6.2 Current Landowner Responsibility (Ongoing Management)

The current landowner is responsible for the following until subdivision occurs.

Table 10: Implementation Responsibilities – Landowner (Ongoing Management)

No	Implementation Action
1	Managing the site in accordance with the current City of Albany Fire Management Notice.
2	Ensuring any proposed landscaping, planting or revegetation does not increase bushfire risk and is reviewed by an Accredited Level 2 Bushfire Practitioner.
3	Maintaining existing low-fuel areas in their current condition to ensure the bushfire risk is not increased while the subdivision application is being progressed.



6.3 Future Mitigation Measures to Be Considered at Subdivision Stage

The following bushfire mitigation measures will be addressed at the subdivision stage and are not required at this rezoning stage.

Table 11: Subdivision Stage Considerations

No	Implementation Action
1	Continue to manage the site in accordance with the current City of Albany Fire Management Notice.
2	Provide a plan of subdivision indicating the lot and road layout.
3	Define onsite future low fuel areas to achieve BAL-29 or lower across all future lots.
4	Prepare a BAL Contour Plan to form part of the BMP supporting the subdivision application.
5	Design all new internal public roads in accordance with the minimum technical requirements established by the guidelines (see Figure 11: Vehicular Access Technical Requirements). Approval from the City of Albany is required at the WAPC subdivision approval stage.
6	Provision of reticulated water supply and hydrants in accordance with Water Corporation standards.
7	Detailed landscaping design that maintains low-threat vegetation within POS and drainage areas. Species selection should follow low-flammability principles as outlined in Section 5.2.3: Fuel Reduction and APZ Management. Additional guidance is available in the DFES Firewise Gardening Guide (DFES, 2024).
8	Ensure an Accredited Level 2 Bushfire Practitioner reviews and approves any proposed planting, landscaping or revegetation to confirm it does not increase bushfire risk or create classifiable vegetation.
9	Vegetation management requirements to be determined at the subdivision stage in accordance with the finalised subdivision layout and indicative BAL Contour Plan.
10	If WAPC subdivision approval is obtained, certification from an Accredited Bushfire Practitioner confirming that bushfire mitigation measures have been implemented may be required.
11	A notification on title may be required at the subdivision stage under Section 165 of the Planning and Development Act 2005, advising purchasers that the land is in a designated Bushfire Prone Area and subject to bushfire planning and building requirements.
12	Ensure any proposed fencing installed as part of the subdivision process is non-combustible within areas required to be maintained in a low-threat state, or ensure buyers are advised of fencing requirements before installation.
13	Provide certification of the BAL Contour Plan and associated works as a separate document once subdivisional works are complete.

7 Disclaimer

The recommendations and measures contained in this assessment report are based on the information available at the time of writing following the instructions of the regulatory authorities and following the requirements of the Australian Standards 3959-2018 – Building in Bushfire Prone Areas, WAPC State Planning Policy 3.7 (WAPC, 2024a), WAPC Planning for Bushfire Guidelines (WAPC, 2024b), and applying best practice as described by Fire Protection Association Australia. These are considered the minimum standards required to balance the protection of the dwellings 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, people injured, or fatalities occur either at the site or while evacuating. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed development are made in good faith based on 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 bushfire consultant has no control. Notwithstanding anything contained within, the consultant/s will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the bushfire consultant) arising out of the services rendered by the consultant.

AS 3959-2018 disclaimer: It should be borne in mind that the measures contained within this Standard (AS 3959-2018) 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 conditions.

Building to AS 3959-2018 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 the building itself (AS 3959, 2018).

8 Certification

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level (s) stated in this document have been prepared in accordance with the requirements of AS 3959-2018 and the Planning for Bushfire Guidelines (WAPC, 2024b).

SIGNED, ASSESSOR:  DATE: 4/05/2026

Kathryn Kinnear, Bio Diverse Solutions

Accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD-30794)



9 Revision Record

Revision	Prepared By	Summary	Reviewed By	Date
Draft Id	Michelle Gray	Internal QA review	Leanne Shilton	14/04/2026
Final Id	Michelle Gray	Internal Technical Review	Kathryn Kinnear	15/04/2026
Final Id V1.0	Kathryn Kinnear	Final Review	Jason Benson	30/04/2026
Final Id V2.0	Jason Benson	Minor Text Updates	Michelle Gray	4/05/2026

10 References

Aurora Environmental (2024) Environmental Due Diligence Report – Lot 39 Elizabeth Street, Bayonet Head. Unpublished document prepared for DevelopmentWA.

Aurora Environmental (2026) Environmental Assessment Report – Lot 39 Elizabeth Street, Bayonet Head. Unpublished document prepared for DevelopmentWA.

AS 3959-2018 Australian Standard, *Construction of buildings in bushfire-prone areas*, Building Code of Australia, Primary Referenced Standard, Australian Building Codes Board and Standards Australia.

City of Albany (CoA) 2025/2026. Fire Management Notice Accessed at: [Albany Fire Management Notice](#)

Department of Fire and Emergency Services (DFES). (2024). *Firewise Gardening in Western Australia*. Bushfire Centre of Excellence. Retrieved from DFES website. [Publications \(dfes.wa.gov.au\)](#)

Department of Fire and Emergency Services (DFES, 2024). Accessed at: [DFES - Department of Fire and Emergency Services](#)

Department of Fire and Emergency Services Bush Fire Risk Treatment Standards Residential and Public Buildings (DFES, 2020).

Government of Western Australia (GoWA) (2024). *Emergency WA Warnings and Incidents*. Accessed at: <https://www.emergency.wa.gov.au/>

Government of Western Australia (GoWA) (2015). *Planning and Development (Local Planning Scheme) Regulations 2015*.

Government of Western Australia (GoWA) (2012). *Building Regulations 2012*.

Government of Western Australia (GoWA) (2011). *Building Act 2011*.

Government of Western Australia (GoWA) (2005). *Planning and Development Act 2005*.

Government of Western Australia (GoWA) (1998). *Fire and Emergency Services Act 1998*.

Government of Western Australia (GoWA) (1954). *Bushfire Act 1954*.

Landscape Masterplan, Emerge Associates (2026).

NCC, National Construction Code (n.d.) *Building Code of Australia*. Accessed from: <https://ncc.abcb.gov.au/>

Office of Bushfire Risk Management (OBRM) (2024). Map of Bushfire Prone Areas. Data retrieved from State Land Information Portal (SLIP) <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

Water Corporation (WC) (2016) *Design standards DS63-01, Water Reticulation Standard – Supplement – Dual Water Supply Systems*.

Western Australian Planning Commission (WAPC) (2024a). *State Planning Policy 3.7 Bushfire*

Western Australian Planning Commission (WAPC) (2024b). *Planning for Bushfire Guidelines*. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

11 Appendices

Appendix A: Vegetation Classifications to AS 3959-2018

Appendix B: Siting and Design Explanatory Notes

Appendix C: City of Albany Fire Management Notice (CoA, 2025/26)

Appendix D: Lot 39 Elizabeth Street, Bayonet Head Landscape Masterplan – Emerge Associates (2026)



Vegetation classification to AS3959-2018

Site Details			
Address:	Lot 39 Elizabeth Street		
Suburb:	Bayonet Head	State:	W.A.
Local Government Area:	City of Albany		
Stage of WAPC Planning:	Subdivision Application		

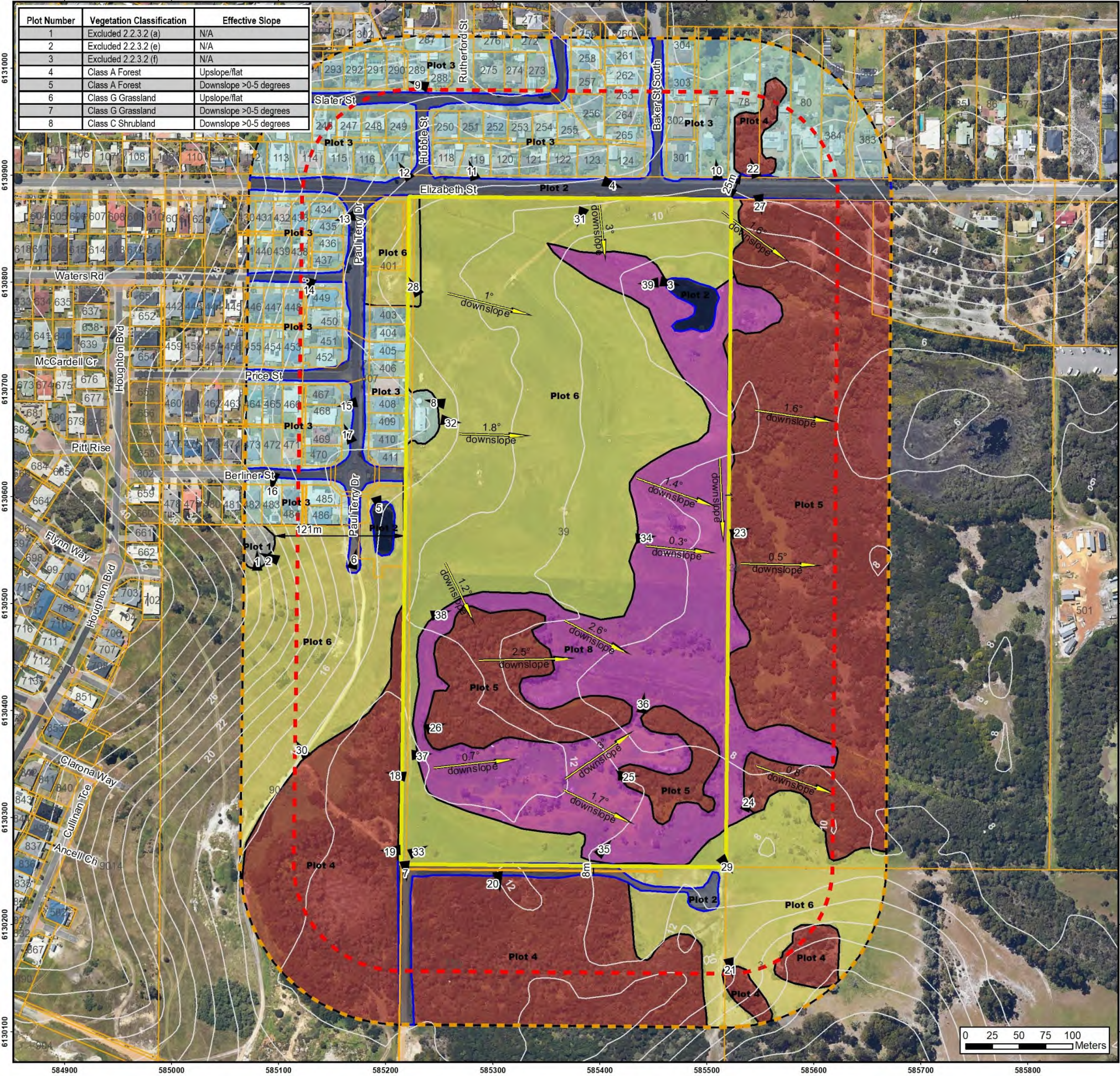
BMP Plan Details			
Report / Job Number:	DLTWA010	Report Version:	Final
Assessment Date:	25 February 2026	Report Date:	15 April 2026
BPAD Practitioner:	Jason Benson (Level 2)	Accreditation No:	BPAD-37893

Vegetation Classification

Site assessment occurred on the 25 February 2026 by Jason Benson (BPAD-37893). All vegetation within 150m of the site/proposed development was classified in accordance with Clause 2.2.3 of AS3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on the Vegetation Classes Map Page 3.

Table 1: Vegetation Classification Table (in accordance with AS3959-2018) of the subject site

Plot Number	Vegetation Classification	Slope (Table 2.4.3)
1	Excluded 2.2.3.2 (a)	N/A
2	Excluded 2.2.3.2 (e)	N/A
3	Excluded 2.2.3.2 (f)	N/A
4	Class A Forest	Upslope/flat
5	Class A Forest	Downslope >0-5 degrees
6	Class G Grassland	Upslope/flat
7	Class G Grassland	Downslope >0-5 degrees
8	Class C Shrubland	Downslope >0-5 degrees



Albany Office:
29 Hercules Crescent
Albany, WA 6330
(08) 9842 1575

Perth Office:
Suite 2/73 Troy Terrace
Jolimont, WA 6014
(08) 9842 1575

Esperance Office:
2A/113 Dempster Street
Esperance, WA 6450
(08) 9072 1382

Overview Map Scale 1:100,000

Subject Site

100m Assessment Boundary

150m Assessment Boundary

Cadastre

2m Contours (DPIRD-072)

Separation Distance

Effective Slope

Photo Point

Vegetation Classification Border Exclusion (e)

Vegetation Classification Border

A Forest

C Shrubland

G Grassland

Clause 2.2.3.2 (a), (b), (c) and (d)

Clause 2.2.3.2 (e) non-vegetated

Clause 2.2.3.2 (f) low threat vegetation

N

Scale

1:3,500 @ A3

GDA MGA 2020 Zone 50

Data Sources

Overview Map: World Topographic Map (Esri, HERE, Garmin, OpenStreetMap contributors, and the GIS user community)

Cadastre, Roads and Aerial Imagery Data © 2026 Western Australian Land Information Authority (Landgate)

Location information data licensed from Western Australian Land Information Authority (WALIA) trading as Landgate. Copyright in the location information data remains with WALIA. WALIA does not warrant the accuracy or completeness of the location information data or its suitability for any particular purpose.

Client

DevelopmentWA
Lot 39 Elizabeth Street
Bayonet Head WA 6330

Vegetation Classification Map

Prepared by

JRB

Accreditation Level

2

Accreditation Number

BPAD-37893

QA Check

MKG

Drawn by

GSK

Status

FINAL

File

DLTWA010

Date

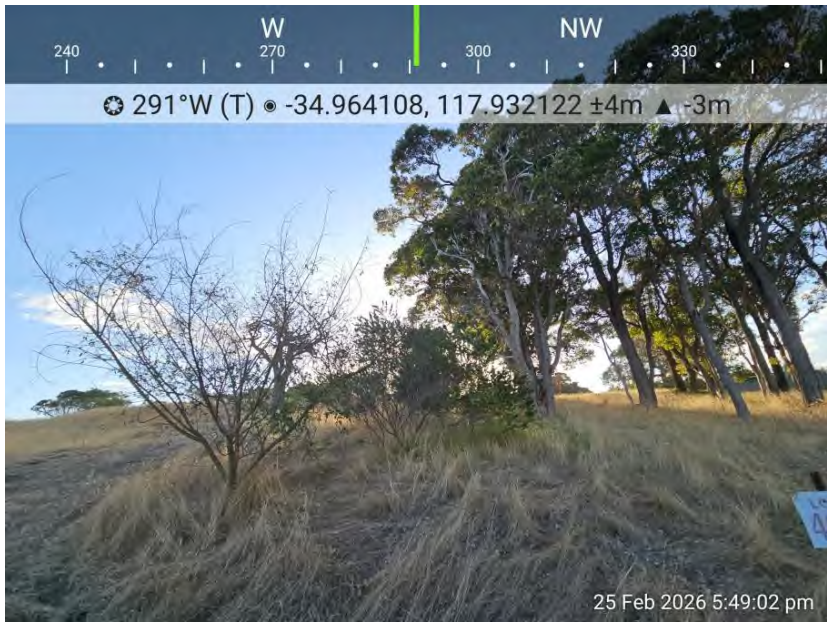
15/04/2026

Aerial

October 2024

454

REPORT ITEM DIS483 REFERS

Plot	1	Classification or Exclusion Clause	Excludable - 2.2.3.2(a) >100m from site
			Location: West of the subject site. Separation Distance: 121m. Description: Classifiable vegetation of any type that is more than 100m from the subject site. Excluded as per AS3959 exclusion clause 2.2.3.2 (a).
Photo Id 1: View to the north towards vegetation, located more than 100 metres from the subject site to the west.			
Plot	1 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(a) >100m from site
			Additional Photo of Plot 1.
Photo Id 2: View to the west-northwest towards vegetation, located more than 100 metres from the subject site to the west.			

REPORT ITEM DIS483 REFERS

Plot	2	Classification or Exclusion Clause	Excludable - 2.2.3.2(e) Non Vegetated Areas
			Location: Internal to the subject site in the northeast and external in the north, south and west. Description: Roads, driveways, buildings, dams and other non-vegetated areas. As per exclusion clause 2.2.3.2 (e) of AS3959-2018.

Photo Id 3: View to the east-southeast towards a dam, located within the subject site near the northeast corner.

Plot	2 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(e) Non Vegetated Areas
			Additional Photo of Plot 2.

Photo Id 4: View facing east-southeast along Elizabeth Street, to the north of the subject site.

REPORT ITEM DIS483 REFERS

Plot	2 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(e) Non Vegetated Areas
			Additional Photo of Plot 2.

Photo Id 5: View facing south-southeast towards a dam, located to the west of the subject site.

Plot	2 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(e) Non Vegetated Areas
			Additional Photo of Plot 2.

Photo Id 6: View to the north-northeast along Paul Terry Drive, located to the west of the subject site.

Plot	2 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(e) Non Vegetated Areas
			Additional Photo of Plot 2.
Photo 1d 7: View facing south along a gravel access road, located to the south of the subject site.			
Plot	3	Classification or Exclusion Clause	Excludable - 2.2.3.2(f) Low Threat Vegetation
			Location: Internal to the subject site in the west and external in the north, northeast and west. Description: Maintained gardens and lawns in Asset Protection Zone (APZ) areas surrounding existing buildings in an existing residential area, vacant lot managed in a lot threat state, firebreaks and managed road reserves. Excluded as per AS3959 exclusion clause 2.2.3.2 (f). Available fuel loading: <2 t/ha.
Photo 1d 8: View facing west towards an existing shed surrounded by an APZ area, located to the west within the subject site.			

Plot	3 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(f) Low Threat Vegetation
			Additional Photo of Plot 3.
<i>Photo Id 9: View facing west-northwest towards an APZ surrounding an existing building, located to the northwest of the subject site.</i>			
Plot	3 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(f) Low Threat Vegetation
			Additional Photo of Plot 3.
<i>Photo Id 10: View facing north towards an APZ surrounding an existing building, located to the northeast of the subject site.</i>			

REPORT ITEM DIS483 REFERS

Plot	3 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(f) Low Threat Vegetation
			Additional Photo of Plot 3.
<i>Photo Id 11: View facing north-northwest towards an APZ surrounding an existing building, located to the north of the subject site.</i>			
Plot	3 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(f) Low Threat Vegetation
			Additional Photo of Plot 3.
<i>Photo Id 12: View facing northwest towards an APZ surrounding an existing building, located to the northwest of the subject site.</i>			

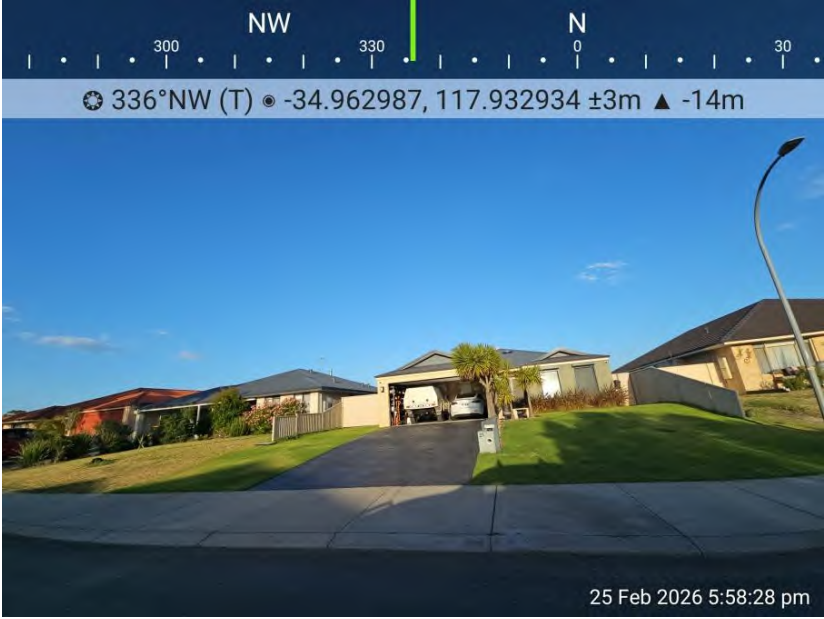
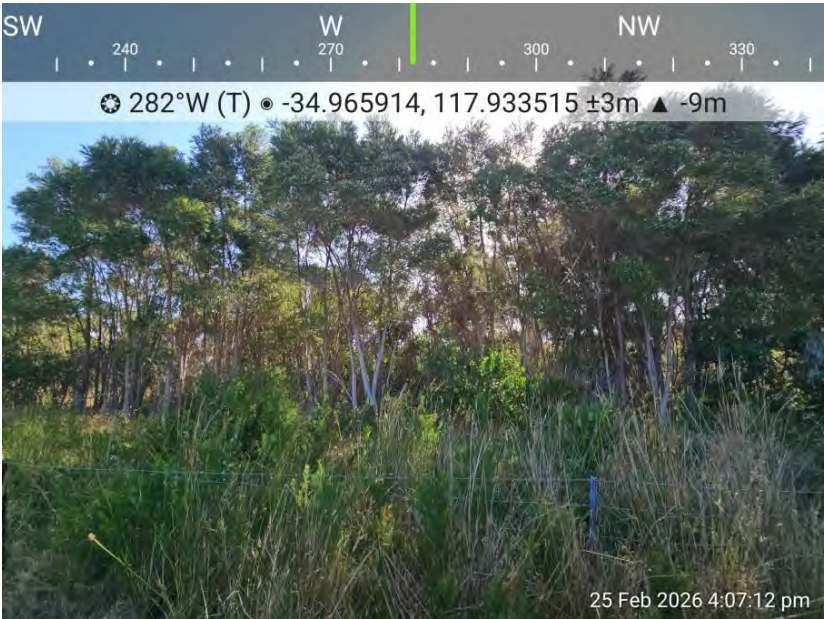
REPORT ITEM DIS483 REFERS

Plot	3 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(f) Low Threat Vegetation
			Additional Photo of Plot 3.
Photo Id 13: View facing west-southwest towards an APZ surrounding an existing building, located to the west of the subject site.			
Plot	3 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(f) Low Threat Vegetation
			Additional Photo of Plot 3.
Photo Id 14: View facing south towards an APZ surrounding an existing building, located to the west of the subject site.			

REPORT ITEM DIS483 REFERS

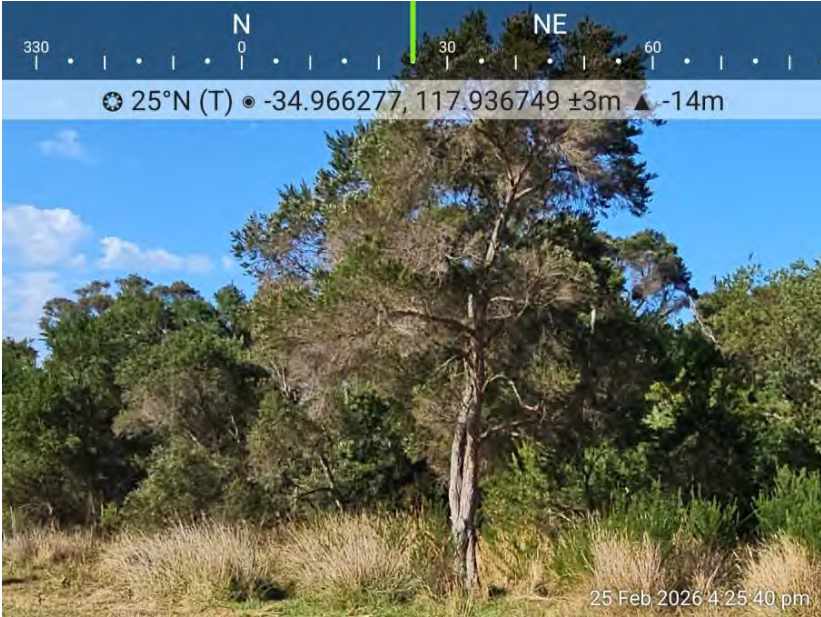
Plot	3 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(f) Low Threat Vegetation
SW 210 240 270 300 257°SW (T) • -34.962972, 117.932956 ±3m ▲ -8m 			Additional Photo of Plot 3.
<i>Photo Id 15: View facing west towards an APZ surrounding an existing building, located to the west of the subject site.</i>			
Plot	3 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(f) Low Threat Vegetation
SE S SW 150 180 210 240 193°S (T) • -34.963381, 117.932088 ±3m ▲ 0m 			Additional Photo of Plot 3.
<i>Photo Id 16: View facing south towards an APZ surrounding an existing building, located to the west of the subject site.</i>			

REPORT ITEM DIS483 REFERS

Plot	3 cont.	Classification or Exclusion Clause	Excludable - 2.2.3.2(f) Low Threat Vegetation
			Additional Photo of Plot 3.
Photo Id 17: View facing north-northwest towards an APZ surrounding an existing building, located to the west of the subject site.			
Plot	4	Classification or Exclusion Clause	Class A Forest - Low open forest A-04
			Location: Northeast, southeast, south, southwest and west of the subject site. Separation Distance: 25m to the northeast, 8m to the south, 0m to the west. Description: Forest vegetation consisting of Warren River cedar, Callistachys, Sydney golden wattle, Melaleuca, peppermint, and occasional Eucalyptus trees. Dense canopy cover with a multilayered scrub understorey of tea tree, Acacia, Taylorina, weeds, sedges and rushes. Average vegetation height: 4-10m. Vegetation Coverage: >30-70% foliage cover. Available fuel loading: 25-35t/ha. Effective slope: Upslope/flat.
Photo Id 18: View facing west towards forest vegetation, located to the west of the subject site.			

Plot	4 cont.	Classification or Exclusion Clause	Class A Forest - Low open forest A-04
			Additional Photo of Plot 4.
Photo Id 19: View facing west towards forest vegetation, located adjacent to the southwest corner of the subject site.			
Plot	4 cont.	Classification or Exclusion Clause	Class A Forest - Low open forest A-04
			Additional Photo of Plot 4.
Photo Id 20: View facing south towards forest vegetation, located to the south of the subject site.			

Plot	4 cont.	Classification or Exclusion Clause	Class A Forest - Low open forest A-04
			Additional Photo of Plot 4.
<i>Photo Id 21: View facing south towards forest vegetation, located to the southeast of the subject site.</i> <i>Note: Photo taken from a distance due to a lack of access.</i>			
Plot	4 cont.	Classification or Exclusion Clause	Class A Forest - Low open forest A-04
			Additional Photo of Plot 4.
<i>Photo Id 22: View facing north-northwest towards forest vegetation, located adjacent to the northeast corner of the subject site.</i>			

Plot	5	Classification or Exclusion Clause	Class A Forest - Low open forest A-04
			Location: External to the east, and internal to the east and south of the subject site. Separation Distance: 0m from the subject site boundary. Description: Forest vegetation consisting of Warren River cedar, Callistachys, Sydney golden wattle, Melaleuca, peppermint, and occasional Eucalyptus trees. Dense canopy cover with a multilayered scrub understorey of tea tree, Acacia, Taylorina, weeds, sedges and rushes. Average vegetation height: 4-10m. Vegetation Coverage: >30-70% foliage cover. Available fuel loading: 25-35t/ha. Effective slope: Downslope >0-5 degrees.
<i>Photo 1d 23: View facing east-northeast towards forest vegetation, located to the east of the subject site.</i>			
Plot	5 cont.	Classification or Exclusion Clause	Class A Forest - Low open forest A-04
			Additional Photo of Plot 5.
<i>Photo 1d 24: View facing north-northeast towards forest vegetation, located near the southeast corner of the subject site.</i>			

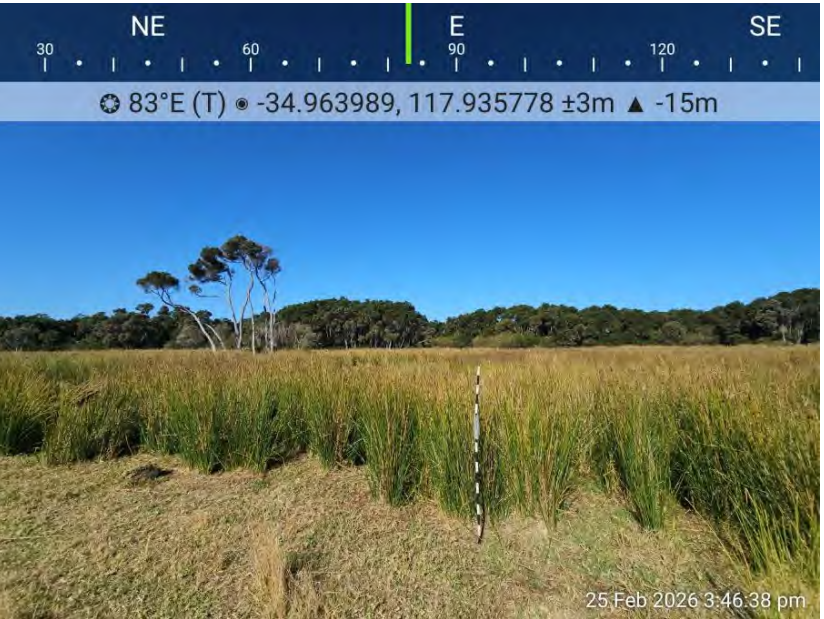
Plot	5 cont.	Classification or Exclusion Clause	Class A Forest - Low open forest A-04
			Additional Photo of Plot 5.
<i>Photo 1d 25: View facing east towards forest vegetation, located internally near the southeast corner of the subject site.</i>			
Plot	5 cont.	Classification or Exclusion Clause	Class A Forest - Low open forest A-04
			Additional Photo of Plot 5.
<i>Photo 1d 26: View facing east-northeast towards forest vegetation, located internally to the subject site in the southwest.</i>			

Plot	5 cont.	Classification or Exclusion Clause	Class A Forest - Low open forest A-04
			Additional Photo of Plot 5.
Photo Id 27: View facing south towards forest vegetation, located adjacent to the northeast corner of the subject site.			
Plot	6	Classification or Exclusion Clause	Class G Grassland – Sown pasture G-26
			Location: Southeast, west and northwest of the subject site. Separation Distance: 0m from the subject site boundary. Description: Mixed unmanaged grasses, sedges and weeds in open areas. Some trees are present, with less than 10% canopy cover noted. Average vegetation height: 100-300mm. Vegetation Coverage: <10% Trees. Available fuel loading: 4.5t/ha. Effective slope: Upslope/flat.
Photo Id 28: View facing northwest towards grassland vegetation, located in the northwest corner of the subject site.			

Plot	6 cont.	Classification or Exclusion Clause	Class G Grassland – Sown pasture G-26
E 90 SE S 180 120 150 ☀ 143°SE (T) ● -34.966659, 117.936771 ±3m ▲ -14m  25 Feb 2026 4:23:20 pm			Additional Photo of Plot 6.
Photo Id 29: View facing southeast towards grassland vegetation, located at the southeast corner of the subject site.			
Plot	6 cont.	Classification or Exclusion Clause	Class G Grassland – Sown pasture G-26
W 270 NW N 0 300 330 ☀ 326°NW (T) ● -34.96575, 117.932444 ±3m ▲ -13m  25 Feb 2026 5:44:29 pm			Additional Photo of Plot 6.
Photo Id 30: View facing northwest towards grassland vegetation, located to the west of the subject site.			

REPORT ITEM DIS483 REFERS

Plot	7	Classification or Exclusion Clause	Class G Grassland – Sown pasture G-26
			Location: Internal to the subject site. Separation Distance: 0m from the subject site boundary. Description: Mixed unmanaged grasses, sedges and weeds in open areas. Some trees are present, with less than 10% canopy cover noted. Average vegetation height: 100-300mm. Vegetation Coverage: <10% Trees. Available fuel loading: 4.5t/ha. Effective slope: Downslope >0-5 degrees.
Photo Id 31: View facing south-southwest towards grassland vegetation, located centrally to the north within the subject site.			
Plot	7 cont.	Classification or Exclusion Clause	Class G Grassland – Sown pasture G-26
			Additional Photo of Plot 7.
Photo Id 32: View facing east towards grassland vegetation, located to the west within the subject site.			

Plot	7 cont.	Classification or Exclusion Clause	Class G Grassland – Sown pasture G-26
			Additional Photo of Plot 7.
<i>Photo Id 33: View facing east-northeast towards grassland vegetation, located within the southwest corner of the subject site.</i>			
Plot	8	Classification or Exclusion Clause	Class C Shrubland - Low shrubland C-12
			Location: Internal to the subject site in the east, south and west, and externally in the east. Separation Distance: 0m from the subject site boundary. Description: Grasses and reeds in a seasonally wet area. Average vegetation height: 1-2m. Vegetation Coverage: >30% foliage cover. Available fuel loading: 15t/ha. Effective slope: Downslope >0-5 degrees.
<i>Photo Id 34: View facing east towards shrubland vegetation, located centrally east within the subject site.</i> <i>Note: 1.8m tall staff in the photo for reference.</i>			

Plot	8 cont.	Classification or Exclusion Clause	Class C Shrubland - Low shrubland C-12
			Additional Photo of Plot 8.
<i>Photo Id 35: View facing northeast towards shrubland vegetation, located centrally to the south within the subject site.</i> <i>Note: 1.8m tall staff in the photo for reference.</i>			
Plot	8 cont.	Classification or Exclusion Clause	Class C Shrubland - Low shrubland C-12
			Additional Photo of Plot 8.
<i>Photo Id 36: View facing north towards shrubland vegetation, located internal to the subject site to the south.</i> <i>Note: 1.8m tall staff in the photo for reference.</i>			

Plot	8 cont.	Classification or Exclusion Clause	Class C Shrubland - Low shrubland C-12
			Additional Photo of Plot 8.
<i>Photo Id 37: View facing east towards shrubland vegetation, located near the western boundary of the subject site.</i> <i>Note: 1.8m tall staff in the photo for reference.</i>			
Plot	8 cont.	Classification or Exclusion Clause	Class C Shrubland - Low shrubland C-12
			Additional Photo of Plot 8.
<i>Photo Id 38: View facing east towards shrubland vegetation, located to the west within the subject site.</i> <i>Note: 1.8m tall staff in the photo for reference.</i>			

Plot	8 cont.	Classification or Exclusion Clause	Class C Shrubland - Low shrubland C-12
SW 210 240 W 270 300 NW ☼ 267°W (T) ● -34.961725, 117.936011 ±3m ▲ -14m  25 Feb 2026 5:02:31 pm			Additional Photo of Plot 8.
Photo Id 39: View facing west towards shrubland vegetation, located near the northeast corner within the subject site. Note: 1.8m tall staff in the photo for reference.			

COMMENTS ON VEGETATION CLASSIFICATIONS:

- Distances from vegetation were made based on surface fuels to edge of lot (subject site) boundary;
- Effective slopes were measured in the field using a Nikon Forestry Pro and represented on the respective plots;
- Method 1 (AS3959-2018) Simplified procedure was used for vegetation classification Assessment process;
- All vegetation was classified within the subject site and within 150m of the lot boundaries to AS3959 Table 2.3; and
- The perimeter of the vegetation was measured using field GPS and notations on field GIS maps.

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 AS3959-2018.

Jason

SIGNED, ASSESSOR: DATE: 15/04/2026

Jason Benson, Bio Diverse Solutions

Accredited Level 2 BAL Assessor (Accreditation No: BPAD-37893)



REVISION RECORD

Revision	Prepared By	Summary	Reviewed By	Date
Final Id	Jason Benson	Internal QA Review	Michelle Gray	27/03/2026
Final Id	Kathryn Kinnear	Issued to the client		15/04/2026

Appendix B

Siting and Design Explanatory Notes
(Extract from current and endorsed guidelines on APZ standards)

APPENDIX B



B.2: SITING AND DESIGN

State Planning Policy outcome for Element 2:
Siting and design

Ensure siting and design solutions:

- manage or mitigate the bushfire risk to people, property and infrastructure; and
- avoid, or where unavoidable, minimise clearing of native vegetation.

B.2.1 IDENTIFYING AN ASSET PROTECTION ZONE

An Asset Protection Zone (APZ) is a low fuel area, maintained around a building to increase the likelihood a building will survive a bushfire, by reducing the potential for direct flame contact, radiant heat exposure and ember attack. The APZ allows emergency services access and provides an area for firefighters and home-owners to defend their property.

The width of an APZ should ensure the radiant heat impact does not exceed 29 kW/m² for a habitable building, or 10 kW/m² where a building is identified for use as an on-site shelter. Where a building or development site achieves a radiant heat impact of 29k W/m² or lower in its pre-development state (prior to any vegetation clearing or modification), an APZ is generally not required.

However, providing for the ongoing management of an APZ in perpetuity, as low threat vegetation, within the implementation section of the BMP and/or condition of development approval, will ensure the BAL rating of the building does not increase over time.

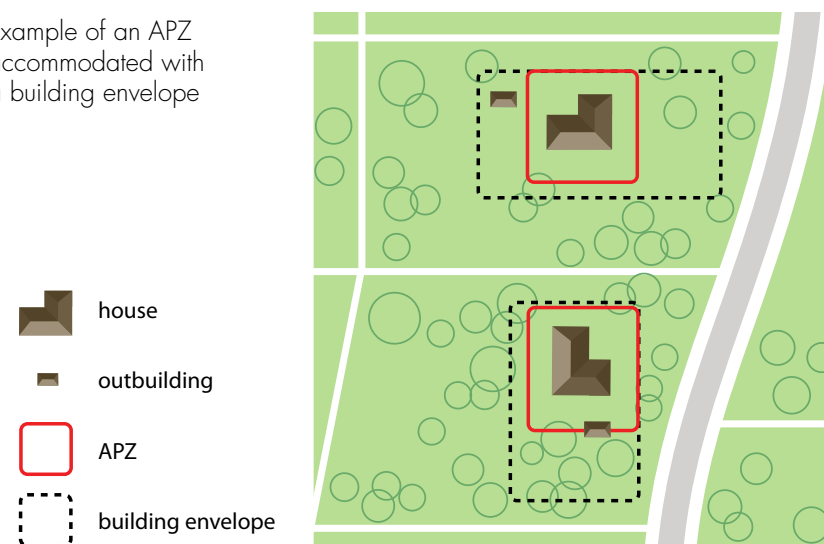
Clearing or modification of native vegetation to reduce the radiant heat impact below 29 kW/m² is generally not supported.

At the subdivision stage where a lot contains a building envelope, and the development site(s) is yet to be determined, the BMP should demonstrate the lot(s) can achieve an indicative development site(s) with a radiant heat impact not exceeding 29 kW/m², within the building envelope (**Figure 24**).

It may not be necessary for an entire building envelope to achieve 29 kW/m² or lower, where this results in unnecessary clearing or modification of native vegetation.

An APZ should be contained within the boundaries of the lot on which the building is situated, except in instances where it is demonstrated the vegetation on the adjoining land is, and will continue to be, low threat as per cl. 2.2.3.2 of AS 3959, or the vegetation on the adjoining lot is, and will remain in perpetuity, non-vegetated. However, it should be noted there is no requirement for a neighbouring landowner or land manager (public or private) to be party to a legal agreement to undertake ongoing management of vegetation as low threat, in perpetuity.

Figure 24: Example of an APZ accommodated with a building envelope



APPENDIX B

98



Exclusion of vegetation on adjoining land, which is covered by a local government firebreak notice, issued under section 33 of the *Bushfires Act 1954*, may occur in limited circumstances at the development application stage. Where it is evident the adjoining landowner is managing the vegetation in accordance with the firebreak notice, a copy of the firebreak notice and photographic evidence of the managed vegetation should be included in a BMP. It will also be necessary to seek written confirmation from the local government, to confirm support for the exclusion.

B.2.2 DESIGNING AN ASSET PROTECTION ZONE

An APZ should not be seen as an area entirely cleared of vegetation, but as a strategically designed space that considers how existing and future mature vegetation, and combustible and non-combustible features interact with and affect the building's resilience to bushfire.

An APZ should provide the greatest level of vegetation management within at least three metres of a habitable building, to ensure adequate unobstructed defensible space for emergency services to operate. This area should contain minimal vegetation and be free of combustible materials and obstructions. Within the remainder of the APZ, planting of vegetation can increase as you move farther away from the building.

The placement of plants within an APZ is a key design technique. Separation of garden beds with areas of low fuel or non-combustible material will break up fuel continuity and reduce the likelihood of vegetation within an APZ supporting a bushfire. It is important to consider the plant density and final structure and form of plants in their mature state.

Strategic landscaping measures can be applied, such as replacing weeds with low flammability vegetation to create horizontal and vertical separations between the retained vegetation.

Mulches used within the APZ should be non-combustible. The use of stone, gravel, shells, rock and crushed mineral earth is encouraged. Very fine or light mulch (such as shredded pine bark, pine needles, or poplar woodchips) less than five millimeters in diameter should be avoided. It is recommended that wood mulch is used in garden beds or areas where the moisture level is higher by regular irrigation, and these areas are separated with non-combustible elements, such as pathways and open spaces.

Incorporation of landscaping features, such as masonry feature walls, can provide habitable buildings with barriers to wind, radiant heat and embers. These features can include noise walls or wind breaks. Use of Appendix F of AS 3959 for bushfire resistant timber selection or the use of non-combustible fencing materials such as iron, brick, limestone, metal post and wire is encouraged within an APZ.

B.2.3 MANAGEMENT OF AN ASSET PROTECTION ZONE

Ongoing maintenance of an APZ is usually enforced through a condition of a development approval, which should refer to **Table 9** APZ technical requirements within this Appendix.

In addition to regular maintenance of an APZ, further bushfire protection can be provided by:

- ensuring gutters are free from vegetation
- installing gutter guards or plugs

- regular cleaning of underfloor spaces, or enclosing them to prevent gaps
- trimming and removing dead plants or leaf litter
- pruning climbing vegetation (such as vines) on a trellis, to ensure it does not connect to a building, particularly near windows and doors
- removing vegetation in close proximity to a water tank to ensure it is not touching the sides of a tank
- following the requirements of the relevant local government firebreak notice, which may include additional provisions such as locating wood piles more than 10 metres from a building.

Preparation of a property prior to the bushfire season and/or in anticipation of a bushfire is beneficial even if your plan is to evacuate. Embers can travel up to several kilometres from a bushfire and fall into small spaces and crevices or land against the external walls of a building. Best practice recommends objects within the APZ are moved away from the building prior to any bushfire event. Objects may include, but are not limited to:

- door mats
- outdoor furniture
- potted plants
- shade sails or umbrellas
- plastic garbage bins
- firewood stacks
- flammable sculptures
- playground equipment and children's toys.

APPENDIX B

99



Table 9: Asset Protection Zone (APZ) technical requirements

OBJECT	REQUIREMENT
Fences within the APZ	Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (combustible, dead vegetation matter less than 6 mm in thickness)	- Should be managed and removed on a regular basis to be maintained as low threat vegetation - Should be maintained at less than two tonnes per hectare (on average) - Mulches should be non-combustible such as stone, gravel, shells, rock or crushed mineral earth or wood mulch more than five millimetres in thickness.
Trees* (more than 6 m in height)	- Trunks at maturity should be a minimum distance of six metres from all elevations of the building - Branches at maturity should not touch or overhang a building or powerline - Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. - Canopy cover within the APZ should be less than 15 per cent of the total APZ area - Tree canopies at maturity should be at least 5 m apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided the total canopy cover within the APZ does not exceed 15 per cent and is not connected to the tree canopy outside the APZ. Tree canopy cover – ranging from 15 to 70 per cent at maturity 15% 30% 70%

APPENDIX B

100



OBJECT	REQUIREMENT
Shrub* and scrub* (0.5 m to 6 m in height). Shrub and scrub more than 6 m in height are to be treated as trees.	• Should not be located under trees or within three metres of buildings • Should not be planted in clumps more than five square metres in area • Clumps should be separated from each other and any exposed window or door by at least 10 metres.
Ground cover* (less than 0.5 m in height. Ground cover more than 0.5 m in height is to be treated as shrub)	• Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above • Can be located within two metres of a structure but three metres from windows or doors if more than 100 mm in height.
Grass	• Grass should be maintained at a height of 100 mm or less, at all times • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
Defendable space	Within three metres of each wall or supporting post of a habitable building; the area is kept free from vegetation but can include ground cover, grass and non-combustible mulches as prescribed above.
Liquid petroleum gas cylinders	• Should be located on the side of a building farthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building • The pressure relief valve should point away from the house • No flammable material within six metres from the front of the valve • Must sit on a firm, level and non-combustible base and be secured to a solid structure.

Notes:

* Plant flammability, landscaping design and maintenance should be considered – refer to following explanatory notes

Fine fuel load is the combustible, dead or dry vegetation matter on the ground, near ground, or elevated. Fine fuel includes grass, leaves, bark and twigs less than six millimetres in diameter that ignite readily and are burnt rapidly when dry.

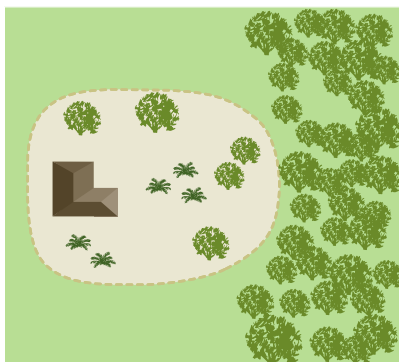
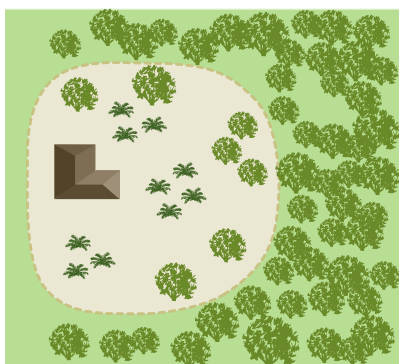
Fine fuel should be maintained at less than 2t/ha. 100gm/m² equates to 1t/ha. To estimate a fuel load (in t/ha), collect the dry fine fuel from a representative one square meter and weigh (in grams using kitchen scales) and multiply the weight by 0.01.

APPENDIX B

101



Figure 25: Design of an Asset Protection Zone

Hazard on
one sideHazard on
three sides

Legend

APZ

trees

shrubs

Regardless of whether an Asset Protection Zone exists in accordance with the acceptable solutions and is appropriately maintained, it should be noted that fire fighters are not obliged to protect an asset if they think the separation distance between the dwelling and vegetation is unsafe.

B.2.4 PLANT FLAMMABILITY

There are certain plant characteristics that are known to influence flammability, such as moisture or oil content and the presence and type of bark. Plants with lower flammability properties may still burn during a bushfire event but may be more resistant to burning and some may regenerate faster post-bushfire.

There are many terms for plant flammability, which should not be confused, including:

- **Fire resistant** – plant species that survive being burnt and will regrow after a bushfire and, therefore, may be highly flammable and inappropriate for a garden in areas of high bushfire risk.
- **Fire retardant** – plants that can absorb more of the heat of the approaching bushfire without burning, compared to more flammable plants.
- **Fire wise** – plants that have been identified and selected based on their low flammability properties and linked to maintenance advice and planting location within a garden.

Although not a requirement of the Guidelines, local governments may develop their own list of fire wise or fire-retardant plant species that suit the environmental characteristics of an area. When developing a recommended plant species list, local governments should consult with ecologists, land care officers or environmental authorities to ensure the plants do not present a risk to threatened ecological communities, threatened or endangered species or their habitat.

When selecting plants, private landholders and developers should aim for plants within the APZ that have the following characteristics:

- grow in a predicted structure, shape and height
- are open and loose branching with leaves that are thinly spread
- have a coarse texture and low surface-area-to-volume ratio
- will not drop large amounts of leaves or limbs that require regular maintenance
- have wide, flat and thick or succulent leaves
- trees that have bark attached tightly to their trunk or have smooth bark
- have low amounts of oils, waxes and resins (which will often have a strong scent when crushed)
- do not produce or hold large amounts of fine dead material in their crowns
- will not become a weed in the area.





FIRE MANAGEMENT NOTICE 2025/26

FIRST AND FINAL NOTICE IS HEREBY SERVED TO OWNERS AND OCCUPIERS OF LAND IN THE CITY OF ALBANY

This notice constitutes the City of Albany Fire Management Notice pursuant to Section 33 of the *Bush Fires Act 1954*.

You are required to prepare and maintain your property for the fire season. This Notice specifies the actions you must take on the land that you own and/or occupy, and with respect to any matter which is on the land that you own or occupy.

All fire mitigation measures must be in place by and maintained for the following periods:

North East Sector	1 October 2025 to 30 April 2026
South West Sector	1 December 2025 to 14 May 2026

City of Albany officers are authorised to enter and remain upon private property, without notice to the owner, to inspect and confirm compliance with this Notice. If you fail to comply with the requirements contained within this Notice, penalties under the *Bush Fire Act 1954* may apply.

REPORT ITEM DIS483 REFERS

The owner or occupier of land who has received notice under Section 33(1) of the *Bush Fires Act 1954* and who fails or neglects in any respect duly to comply with the requirements of the notice is guilty of an offence and liable to a fine of \$5000.

ALL LAND WITH TOTAL AREA LESS THAN 1000M² (0.1HA)

The owner or occupier must reduce any fire hazard on their land by:

- Slashing, mowing or trimming all *flammable** matter on the entire property (noting this does not include living trees, shrubs, plants and reticulated lawns under cultivation) to a height of no greater than 50mm.
- Remove dead shrubs, plants, and vegetation cuttings/swath across the entire property
- Creating and maintaining *Building Protection Zones**

ALL LAND WITH TOTAL AREA LESS THAN 4000M² (0.4HA)

The owner or occupier must reduce any fire hazard on their land by:

- Reducing and/or maintaining *fine fuel load and/or ground fuel** over the whole land to no greater than 50mm in height
- Creating and maintaining *hazard specific fire breaks**
- Creating and maintaining *Building Protection Zones**

ALL LAND WITH AN AREA 4000M² (0.4HA) TO 500,000M² (50HA)

The owner or occupier must reduce any fire hazard on their land by:

- Creating and maintaining *perimeter fire breaks**
- Maintaining *fine fuel load** over all grassland to an average of eight (8) tonnes per hectare
- Creating and maintaining *hazard specific fire breaks**
- Creating and maintaining *Building Protection Zones**

*See Definitions

2

NON-AGRICULTURAL NON-CROPPING NON-STOCK LAND OVER 500,000M² (50HA)

The owner or occupier must reduce any fire hazard on their land by:

- Creating and maintaining *perimeter fire breaks**
- Maintaining *fine fuel load** over all grassland to an average of eight (8) tonnes per hectare
- Creating and maintaining *hazard specific fire breaks**
- Creating and maintaining *Building Protection Zones**

AGRICULTURAL CROPPING AND/OR STOCK GRAZING LAND OVER 500,000M² (50HA)

The owner or occupier must reduce any fire hazard on their land by:

- Creating and maintaining *perimeter fire breaks** are not compulsory but recommended
- Creating and maintaining *hazard specific fire breaks**
- Creating and maintaining *Building Protection Zones**
- Cropping paddocks must be broken into compartments not exceeding 250 hectares in area, each separated by internal trafficable

PLANTATION LOTS / TREE FARMS

Owners and lessees of plantation lots / tree farms must comply with the Department of Fire and Emergency Services (DFES) *Guidelines for Plantation Fire Protection (the guidelines)* in addition to this fire management notice. The guidelines are available from the DFES website: publications.dfes.wa.gov.au.

*See Definitions

3

Definitions

Perimeter Fire Breaks - are a continuous (no dead ends) trafficable access track that has standard dimensions of 3 metres wide with 4 metres vertical clearance, located within 20 metres of the property boundary. It can be created by ploughing, cultivating, scarifying, burning or otherwise clearing including slashing and maintaining vegetation length below 50mm.

Hazard Specific Fire Breaks - are a 3 metre low fuel area around flammable hazards with vegetation maintained below 50mm with no overhanging tree canopy. Includes but is not limited to; haystacks, non-dwelling sheds, green electricity power domes, electricity power poles and fuel storage areas.

Fine Fuel Load - are grasses, and other dead combustible vegetation matter up to 6mm in diameter. It does not include processed mulch below an average depth of 50mm.

A fuel load depth of 125mm (fine fuels) to the mineral earth is indicative of approximately 8 tonnes per hectare.

The more fuel load, the higher the flame height and increased fire intensity.

Ground Fuels - are a leaf litter and scrub fuel, which is a combination of branches, twigs, sticks, seed pods and other woody materials, found on the ground in remnant bushland.

Flammable - means accumulated fuel such as dry grass, leaf litter, twigs, branches, trash, bush, dead trees, firewood, stored fuels and scrub that can be easily ignited or is likely to catch fire and burn. It includes any other thing deemed by an Authorised Officer to be likely to catch fire but excludes living standing trees, growing bushes and plants in gardens and/or lawn areas under cultivation.

Definitions

Building Protection Zone - is a defensible space immediately adjacent to a building no less than three metres wide, clear of flammable vegetation and material.

Combustible objects, plants, garden supplies such as mulches should be avoided within 10 metres of the building and vegetation kept to a minimum and kept in a low fuel state.

From 10 metres to 20 metres of the building, land must be parkland cleared and in low fuel state. The *building protection zone* may reduce the likelihood and impact that direct flame contact, radiant heat or ember attack may have on buildings in the event of a bushfire.

Gutters, roofs, and walls of all buildings to be free of flammable matter and maintained.

Trafficable - means the capacity to allow a firefighting truck or other firefighting vehicle to safely navigate the interior perimeter of the property safely without impediment.

INFORMATION SUBSIDIARY TO THE
FIRE MANAGEMENT NOTICE

[Variation to the requirements of the Fire Management Notice:](#)

If you cannot meet these fire management notice requirements, you must apply for a variation.

Applications for variations must be submitted to the City of Albany by the 01 October 2025.

Please contact the City of Albany on 6820 3000 or visit the City's website www.albany.wa.gov.au.

[City approved treatment plans:](#)

All properties and/or land subject to an approved Bushfire Management Plan (BMP) or an approved Bushfire Attack Level assessment (BAL), because of subdivision, development application or City approved treatment plan, must comply with the listed requirements and conditions in their entirety. Compliance with additional plans does not constitute compliance with this notice.

The City will only accept a BMP or BAL completed by an accredited Bush Fire Planning and Design Practitioner. A BMP can encompass single or multiple properties. All properties covered by a BMP or BAL must comply with all conditions of the BMP or BAL. Property owners and/or occupiers must still comply with all requirements in this notice and with ALL additional requirements outlined within the BMP, BAL or treatment plan.

To check your property zone and subdivision mitigation requirements please contact City of Albany Planning Services on 6820 3000 or email compliance@albany.wa.gov.au.

USEFUL INFORMATION

A guide to preparing property in bushfire prone areas can be obtained from the Department of Fire and Emergency Services and accessed at publications.dfes.wa.gov.au.

SIGNIFICANT DATES

NORTH EAST SECTOR FIRE SEASON

1 October 2025 – 14 November 2025	Restricted Burning permits required
15 November 2025 – 15 February 2026	BURNING PROHIBITED
16 February 2026 – 30 April 2025	Restricted Burning permits required

SOUTH WEST SECTOR FIRE SEASON

1 November 2025 – 14 December 2025	Restricted Burning permits required
15 December 2025 – 14 March 2026	BURNING PROHIBITED
15 March 2026 – 14 May 2026	Restricted Burning permits required

These dates are subject to change. Any changes will be published in the local newspapers and on the City of Albany website at www.albany.wa.gov.au.

Bush Fire Brigade Boundaries

Fire Danger Rating

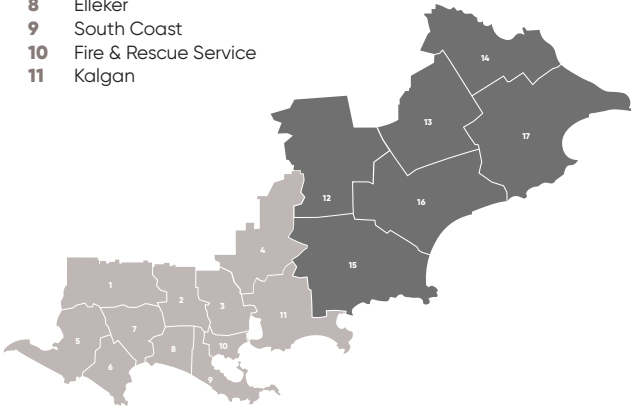
Please refer to the City of Albany website for volunteer Brigade contacts:
www.albany.wa.gov.au/volunteer-bushfire-brigades

South West

- 1 Redmond
- 2 Highway
- 3 King River
- 4 Napier
- 5 Youngs Siding
- 6 Bornholm
- 7 Torbay
- 8 Elleker
- 9 South Coast
- 10 Fire & Rescue Service
- 11 Kalgan

North East

- 12 South Stirling
- 13 Kojaneerup
- 14 Gnowellen
- 15 Manypeaks
- 16 Green Range
- 17 Wellstead



Fire Danger Ratings (FDRs) tell you how dangerous a fire would be if one started. The higher the FDR, the more severe the bushfire will be. They are based on weather conditions forecast by the Bureau of Meteorology.



Fire Danger Rating	Fire Behaviour	Action required
Moderate Plan and prepare	Most fires can be controlled	Stay up to date and be alert for fires in your area
High Be ready to act	Fires can be dangerous	Decide what you will do if a fire starts
Extreme Take action now to protect life and property	Fires will spread quickly and be extremely dangerous	Put your bushfire plan into action
Catastrophic For your survival, leave bushfire risk areas	If a fire starts and takes hold, lives are likely to be lost	Homes cannot withstand fires in these conditions. Stay safe by going to a safer location early in the morning or the night before.

When there is minimal risk, Fire Danger Ratings will be set to **'No Rating'**. At this level, fires are not expected to spread in a fast or life-threatening way.

DISCLAIMER:

Environmental Conditions

The requirement to clear a fire break under this notice exempts an owner or occupier from needing a permit to clear native vegetation under the *Environmental Protection Act 1986* however it does not authorise an owner or occupier to carry out excessive clearing. Clearing or removal of native vegetation beyond the requirements of this notice will require permission from other State Legislative Authorities.

Any land subject to environmental value such as, but not limited to, Threatened Ecological Communities (TEC), Aboriginal sites as defined in the Aboriginal Heritage Act, Bush Forever Sites, Conservation covenant, Riparian vegetation or Declared Flora and Fauna should seek further information about what activities can or cannot be done prior to carrying out the requirements under this notice.

Owners and/or Occupiers must contact the relevant State Government agency which include but are not limited to: *Department of Primary Industries and Regional Development, Department of Biodiversity, Conservation and Attractions, Department of Planning, Lands and Heritage, and Department of Water and Environmental Regulation.*

Failure to comply with this Notice

Failure or neglect to comply with this notice is an offence and can result in a penalty of up to \$5000.

City of Albany officers, servants, workers or contractors engaged by the City of Albany and any vehicles, appliances and machinery are authorised to enter and remain upon private property, without notice to the owner, to carry out the requirements of this notice that are not complied with by the date specified in this notice and any expenses, included court related costs, may be recovered from the owner and/or occupier of the property.

The City may vary a requirement or condition of this Notice at its discretion.

Any 'variation to requirements' approval you hold may be declared void at any time by the City.

This notice is issued and authorised by:

Andrew Sharpe
Chief Executive Officer

REPORT ITEM DIS483 REFERS



PHONE: 08 6820 3000

EMAIL: STAFF@ALBANY.WA.GOV.AU

ADDRESS: 102 NORTH RD, YAKAMIA, ALBANY WA, 6331

WEBSITE: ALBANY.WA.GOV.AU



Lot 39 Elizabeth Street, Bayonet Head Landscape Masterplan – Emerge Associates (2026)





SHADE SAILS



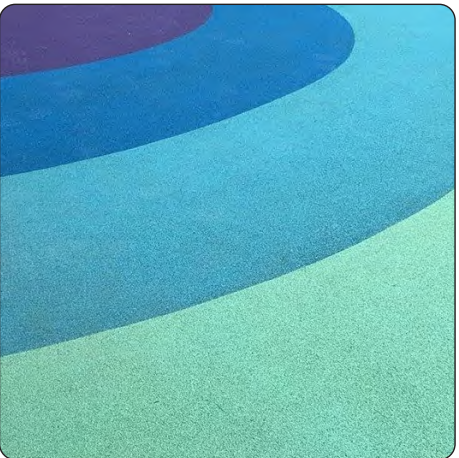
LIMESTONE RETAINING WALLS



LOCAL STONE SEATING WALLS TO KEY AREAS



COLOURED CONCRETE TO FOCAL POINTS



RUBBER SOFTFALL



MULCH SOFTFALL



IRONCLAD ILLAWARRA SHELTER SHELTER



CHRISTIE DOUBLE BBQ



BIN ENCLOSURE



DRINK FOUNTAIN



COMPOSITE TIMBER PICNIC SETTING



COMPOSITE TIMBER BENCH SEAT WITH BACK REST





SERVICING REPORT

Lot 39 Elizabeth Street,
Bayonet Head, Albany

JDS262526 April 2026 Rev2

Prepared for:
DevelopmentWA

JDSi
CONSULTING ENGINEERS

P: 08 9227 0595
F: 08 9227 8617

Level 1, 432 Murray St,
Perth WA 6000

PO Box 7483
Cloisters Square PO
WA 8650

jdsi.com.au

Table of Contents

1	Executive Summary	1
2	Introduction.....	2
3	Study Area	3
3.1	Topography	4
4	Geotechnical	5
5	Roadworks	7
5.1	Existing Road Network and Access	7
6	Sewer Reticulation	7
6.1	Sewer Servicing Advice.....	8
6.2	Existing Sewer.....	8
7	Water Reticulation	8
8	Power Supply	9
8.1	Existing Power Infrastructure	9
8.2	Proposed Upgrades.....	12
8.3	Network Capacity Assessment.....	12
9	Telecommunications	13
9.1	Existing infrastructure	14
10	Gas	14
11	Disclaimer.....	15

Figures

Figure 1: Site	2
Figure 2: Site Location.....	3
Figure 3: Topography	4
Figure 4: Test Pit Locations	6
Figure 5: Existing Sewer Network.....	7
Figure 6: Sewer Scheme Planning	8
Figure 7: Existing Water Corporation water supply infrastructure (Esinet).....	9
Figure 8: Network Capacity Mapping tool	13
Figure 9: NBN Service Available Area	13
Figure 10: Existing Gas Network	14

SERVICING REPORT
Lot 39 Elizabeth Street, Bayonet Head, Albany
JDS262526.0



DOCUMENT REVIEW				
Revision	Date Issued	Issue Type	Written By	Approved By
Rev 1	13/04/2026	Initial issue	RAM	RAM
Rev 2	21/04/2026	Final issue	RAM	RAM

APPENDICES

APPENDIX A DEVELOPMENT CONCEPT LAYOUT

1 Executive Summary

JDSi Consulting Engineers has been engaged by DevelopmentWA to undertake a high-level assessment of external infrastructure servicing requirements associated with the proposed rezoning of Lot 39 Elizabeth Street, Bayonet Head, Albany (herein referred to as the Site), and to identify any likely upgrades, constraints or abnormal cost triggers.

The Site forms part of the broader Bayonet Head urban expansion area within the City of Albany, approximately 10 km north-east of the Albany CBD on the western side of Oyster Harbour. The land adjoins existing Oyster Harbour residential development and has frontage to Elizabeth Street, with convenient access to the established Bayonet Head surroundings.

This report does not address the detailed subdivisional, building services or built form development requirements.

DevelopmentWA provided JDSi with a concept layout for the Site, which is shown in **Appendix A – Development Concept Layout**.

The Site does not appear to exhibit any obvious fatal servicing flaws.

The servicing complexity is considered moderate, with relatively low-level risks primarily in the areas of power supply and groundwater management.

The information within this report has been provided by relevant servicing Authorities and high-level investigations by the Project team. Actual capacities of networks and the availability of and connection to existing services will be subject to application to service providers during the subdivisional design stage(s).

2 Introduction

DevelopmentWA have requested JDSi to assess the engineering constraints and opportunities associated with proposed rezoning of the site to "Residential", to facilitate a future subdivision comprising a total of approximately 133 residential lots with designated "public open space" (*Figure 1*).

The purpose of this report is to:

- Identify key infrastructure servicing opportunities and constraints
- Provide a preliminary view of potential offsite upgrade requirements and abnormal cost triggers
- Assist DevelopmentWA with feasibility, internal decision making and early engagement with servicing authorities.

The assessment draws upon:

- Preliminary Underground Power and Communications Servicing Advice prepared by UPD
- Preliminary geotechnical fieldwork by Douglas Partners, including 20 test pits and 3 in situ permeability tests across the Site
- Desktop review of planning information including the Bayonet Head Outline Development Plan (ODP)
- JDSi's experience with comparable residential subdivision projects in regional Western Australia.

For the purpose of this report, the proposed development is assumed to comprise:

- Approximately 130 standard residential lots
- An internal local road network, providing primary access from Elizabeth Street and connections to the existing Oyster Harbour development to the west;
- Public Open Space (POS) areas integrated with local drainage and landscaping; and
- Utility corridors and service reserves required to accommodate essential infrastructure.

This report focuses on external servicing and key engineering constraints. Detailed design of internal subdivision works, building services and public realm treatments are outside the scope of this assessment.



Figure 1: Site

JDSi have considered roads, wastewater, potable water, power, communications and gas services, with a particular emphasis on the existing service capacity, potential connection locations and the potential infrastructure upgrades required to support the proposed development.

The report has been based on a desktop study of existing services information, aerial imagery, preliminary advice from various service authorities, industry standards/policies and JDSi's experience.

The information is current as of April 2026.

3 Study Area

The Site lies within the suburb of Bayonet Head, approximately 10 km north east of the Albany CBD, within the City of Albany local government area.

Lot 39 is located on the eastern side of the existing Bayonet Head residential area, with road frontage to Elizabeth Street and proximity to Paul Terry Drive and the wider urban network.

The Site is included within the Bayonet Head Outline Development Plan (ODP) area, which establishes the spatial planning framework for the future urban development and conservation of several lots, including Lot 39 Elizabeth Street.

Adjacent land uses include:

- Established residential development to the west/north west;
- Areas of bushland / conservation and lower lying land trending towards Oyster Harbour to the east and south; and
- Existing community and local centre facilities within the broader Bayonet Head urban fabric.



Figure 2: Site Location

3.1 Topography

Based on available survey information, the Site is moderately undulating:

- Surface elevations range from approximately 6–7 m AHD at the lower eastern portions of the Site to around 15 m AHD toward the western boundary.
- The land generally falls from west to east and northwest to southeast, reflecting the broader catchment draining towards Oyster Harbour.
- The topography is favourable for residential subdivision and allows:
 - Roads to be graded to follow natural contours with moderate earthworks;
 - Gravity flow for local drainage and sewer reticulation, subject to network tie in levels

The Site is undulating, with surface elevations ranging from approximately 49.5m AHD in the central area of the site down to 46.0m AHD in the northwest and 37.5m AHD in the southeast of the site.



Figure 3: Topography

4 Geotechnical

Douglas Partners undertook fieldwork on 13 February 2026 comprising 20 test pits (TP01–TP20) and three infiltration tests at depths between 0.5 m and 1.0 m.

The **general stratigraphy** is summarised as follows:

- Topsoil / Organic Layer
 - Organic sandy topsoil typically 0.1–0.2 m thick across most locations.
- Fill
 - Localised FILL identified at TP02 and TP07, comprising variable SAND (SP-SM), Gravelly SAND (GP-GM) and Clayey SAND (SC) to depths of approximately 0.9–1.1 m.
- Sand Units
 - Predominantly SAND (SP and SP-SM) (fine to medium, trace silt), generally pale grey with some dark grey-brown and brown horizons.
- Cemented “Coffee Rock”
 - Cemented silty SAND (SM), colloquially “coffee rock”, encountered at several locations (TP01, TP03, TP04, TP06, TP08–TP13, TP17) from depths of around 0.9–1.7 m, with localised hard digging and refusal conditions.
- Clayey Materials
 - Occasional Clayey SAND (SC), Clayey Silty SAND (SC-SM) and Clayey SILT (ML) at TP02, TP03, TP05–TP07, TP11 and TP12 from depths of ~0.9–2.6 m.

Groundwater:

- Shallow groundwater or seepage was observed in several test pits, with initial groundwater recorded between approximately 0.8 m and 2.8 m depth at lower-lying locations (e.g. TP10, TP13, TP14, TP16–TP20).
- In higher parts of the Site (e.g. TP03, TP06, TP08, TP09, TP12), no free groundwater was observed to the test depths.

In-situ Permeability:

Infiltration tests (falling head method) were carried out adjacent to TP10, TP15 and TP20. Results are summarised below:

- TP10 (0.5 m depth): ~1.5 m/day (dense SP sand, trace silt).
- TP15 (1.0 m depth): >20 m/day (medium dense SP sand, trace silt).
- TP20 (0.6 m depth): ~5 m/day (dense SP sand, trace silt).

The lower permeability at TP10 is likely influenced by the shallow groundwater (0.8 m) at that location.

Development Considerations:

- The predominance of sand is favourable for typical slab-on-ground residential construction and infiltration-based stormwater management, particularly in higher parts of the Site.
- Coffee rock may present localised challenges for trenching of deep services (e.g. sewer, drainage) and may require rock excavation allowances and some flexibility in alignment selection.

- Shallow groundwater in low-lying areas implies:
 - Careful setting of finished lot levels to maintain adequate separation for footings;
 - Potential need for controlled fill to achieve appropriate clearance to groundwater
 - Localised dewatering during the construction of deeper services in susceptible areas.

A full geotechnical report will be required at detailed design stage to confirm:

- Site classification for residential footings;
- Earthworks and compaction requirements;
- Detailed groundwater modelling and seasonal variation; and
- Any specific treatment for expansive or compressible soils where clayey units are present.

Figure 4 below shows test pit locations over previous concept layout which was current at the time of geotechnical investigations. Concept layout has now been revised as shown in Appendix A.



Figure 4: Test Pit Locations over previous concept layout

5 Roadworks

The surrounding road network is under the control of the City of Albany and Main Roads, and as such all works on and abutting the public roads will be subject to their approvals.

As typically conditioned in a WAPC subdivision approval, the roads fronting the development are required to provide suitable access and egress and be designed for the intended traffic volumes. Any new road network will need to be designed in accordance with the City of Albany standards & guidelines and Local Government Guidelines for Subdivisional Development (IPWEA).

Road design will be consistent with standard development practises including kerbed and asphalted pavements and road cross-sections designed to align with the existing landform. In all cases the road cross sections will be designed to cater for utility services on standard verge alignments and appropriate stormwater management strategies.

5.1 Existing Road Network and Access

- **Elizabeth Street**
 - Serves as the primary frontage and connection for Lot 39.
 - Connects westwards into the established Bayonet Head suburban grid, with onward access to Lower King Road and the broader Albany network.
- **Paul Terry Drive and Berliner Street**
 - Provide secondary connectivity within the adjacent residential area and an alternative frontage for future staging.

6 Sewer Reticulation

Water Corporation operates a gravity sewerage network in the area surrounding the Site, with the locations of their existing infrastructure depicted in *Figure 5*.

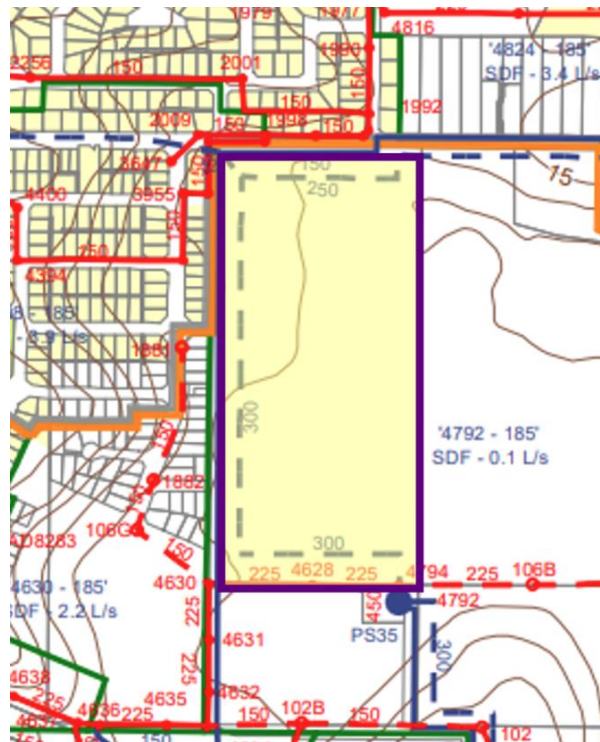


Figure 5: Existing Sewer Network

6.1 Sewer Servicing Advice

The following summary of has been provided by the Water Corporation.

To service the northern portion of the site the following will be required:

- Lot 39 Elizabeth St will be serviced by a new DN300 gravity sewer to be constructed by the developer along the eastern boundary of the site.
- The sewer is sized as a DN300 because it will be the future discharge location for Shirley St Pump Station, and a future pump station in the area. The sewer will connect to an existing DN300 sewer stub at access chamber 4794 adjacent to Hooper St pump station. The invert level of the sewer stub is 2.4m AHD.

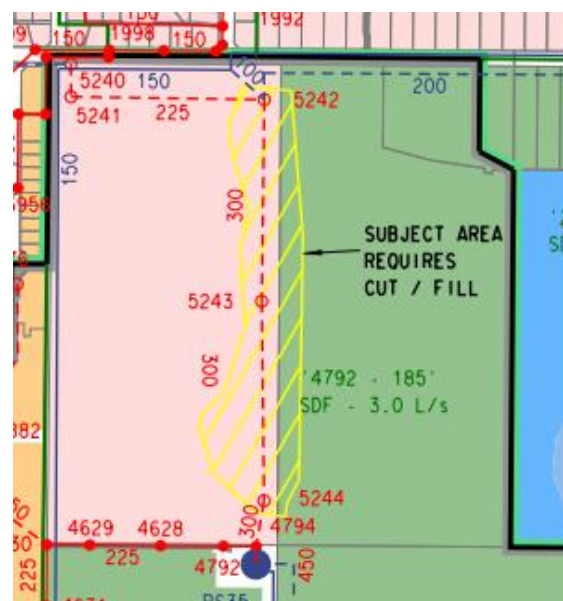


Figure 6: Sewer Scheme Planning

6.2 Existing Sewer

There is an existing 150dia sewer pressure main along the western edge of the proposed development site. This pressure main originates from the existing Shirley Street pump station to the north-east and conveys flows to the existing pump station to the south of the site.

The existing asbestos pressure main will need to be decommissioned, with a new pressure main constructed within proposed road reserves of the future development.

Any connection into the existing gravity system will need to be designed, approved and constructed in accordance with standard Water Corporation requirements.

7 Water Reticulation

The Water Corporation owns and maintains the potable water reticulation system in the vicinity of the Site. Any connection into this system will need to be designed, approved and constructed in accordance with standard Water Corporation requirements. It would be expected that a standard development condition addressing the above will be included on any WAPC approval.

The Water Corporation has advised that supply to the site will be from the existing 250AC main within Elizabeth Street as shown (Figure 7).

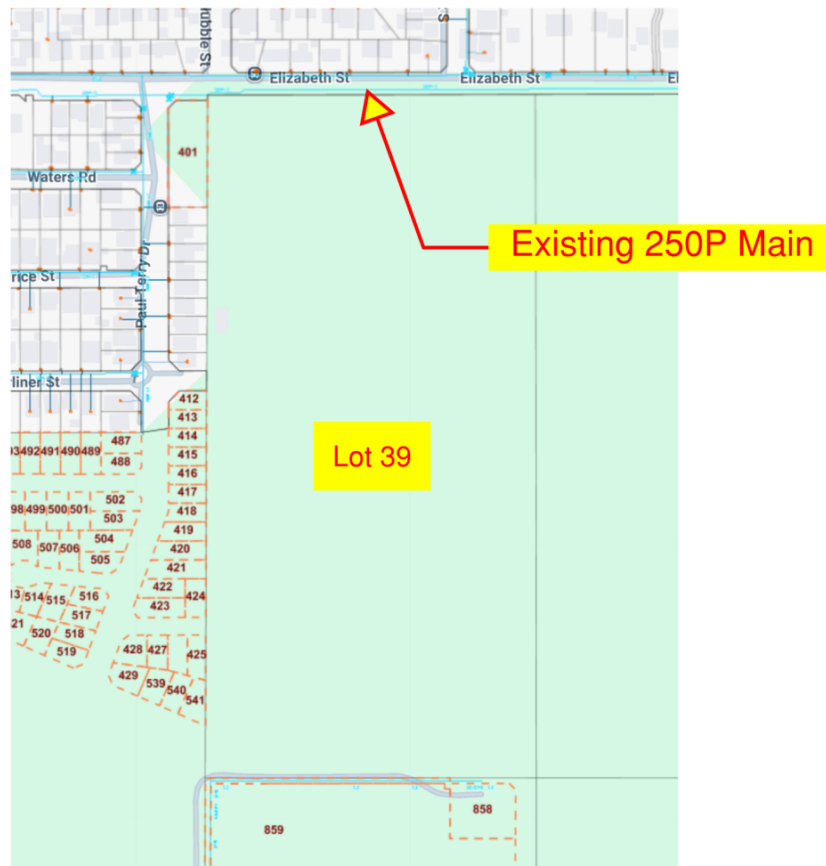


Figure 7: Existing Water Corporation water supply infrastructure (Esinet)

All water mains required for the development site will be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice and Water Corporations Water Reticulation Guidelines.

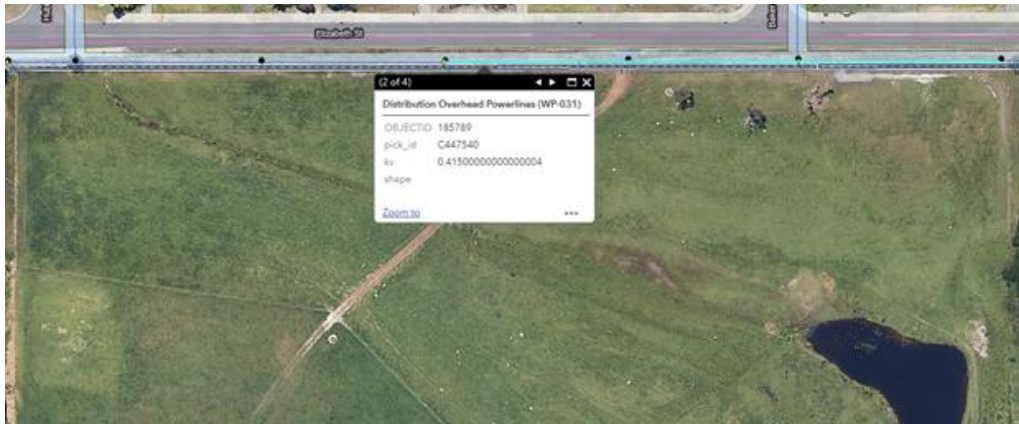
8 Power Supply

Western Power owns and operates all electrical supply network assets within the development area and therefore all new electrical supply equipment and cables will need to be installed in accordance with Western Power, WAER (West Australian Electrical Requirements), AS3000 specifications and Standards.

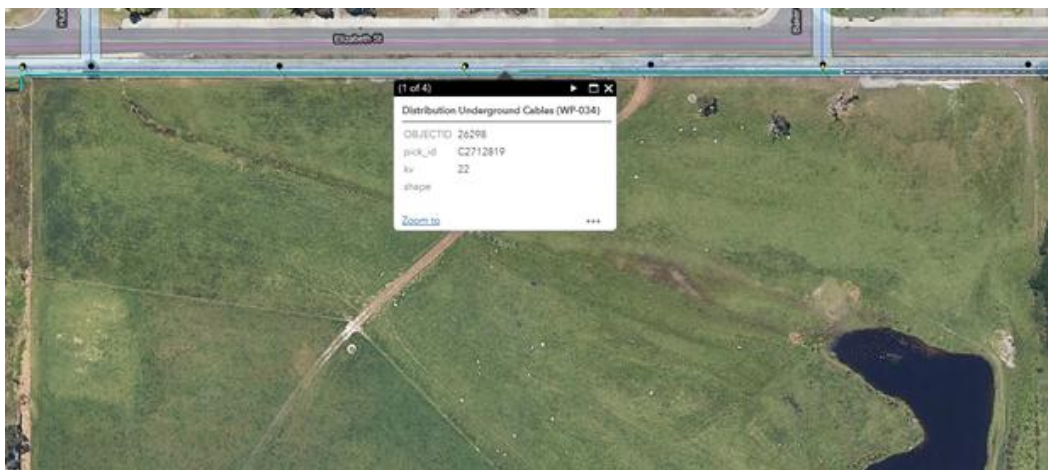
8.1 Existing Power Infrastructure

- **Low Voltage (LV) Network:** There is an existing overhead LV distribution line situated on the southern verge of Elizabeth Street. In alignment with Western Power's typical subdivision requirements, it is anticipated that this overhead asset must be decommissioned and replaced with an underground LV reticulation system to service the proposed lots to the north.

SERVICING REPORT
Lot 39 Elizabeth Street, Bayonet Head, Albany
 JDS262526.0



- **High Voltage (HV) Network:** An underground HV distribution cable is located along the southern side of Elizabeth Street.
- Feeder Identification: ALB 512.0
- Available Capacity: The network currently indicates a remaining capacity of less than 5MVA. Based on an estimated development load of ~0.5MVA, this is expected to meet Western Power's connection requirements. However, it is recommended that this capacity be formally verified via a Feasibility Study or Design Information Package (DIP) prior to project commencement.



- **HV Reticulation (Paul Terry Drive):** An underground HV cable runs along the eastern verge of Paul Terry Drive, extending south from Elizabeth Street to Price Street. It continues along the northern side of Price Street to the rear of Lot 452, where it terminates at existing switchgear.

SERVICING REPORT
Lot 39 Elizabeth Street, Bayonet Head, Albany
 JDS262526.0



- **LV Reticulation (Berliner Street):** An underground LV circuit terminates at the rear of Lot 411 at the current Berliner Street cul-de-sac. This cable is estimated to be 25mm², suggesting it lacks the thermal capacity for interconnection without significant upgrades. Further technical assessment is required to determine its suitability for the proposed network.



- **HV Asset (Southern Boundary):** An underground HV line runs along the southern boundary of the development, likely dedicated to a low-capacity transformer servicing a pump station. Utilising this asset is deemed unfeasible as the cable route would traverse a designated Resource Enhancement Wetland to reach the proposed residential stages.



8.2 Proposed Upgrades

Current assessments suggest that major HV network upgrades are unlikely to be required. However, to confirm these assumptions and obtain a formal "Preliminary Network Access Solution," a Design Information Package (DIP) must be lodged with Western Power. Should any HV works be mandated, they would likely be classified as "HV Reworks" or "HV Reinforcements," the scope of which will be defined upon receipt of the DIP.

8.3 Network Capacity Assessment

Load Calculation: Based on an allocation of 4.7kVA per lot for 130 lots, the total estimated demand is 611VA. To provide a conservative buffer for auxiliary loads (e.g., pump stations and Public Open Space irrigation/lighting), a total load of 0.65MVA has been adopted for planning purposes.

Substation Requirements: The development will require the installation of a new HV switchgear unit and a distribution transformer substation. Ideally, this infrastructure should be located within a designated Public Open Space (POS) area, specifically to the north-east of the site. Preliminary assessments suggest this location will provide sufficient coverage to all proposed lots.

Feeder Constraints: As noted, the primary source of supply is the ALB 512.0 feeder, which currently has less than 5MVA of spare capacity. While Western Power is expected to approve the connection, should the load exceed available limits, the developer may be liable for the costs associated with a feeder upgrade or reinforcement.

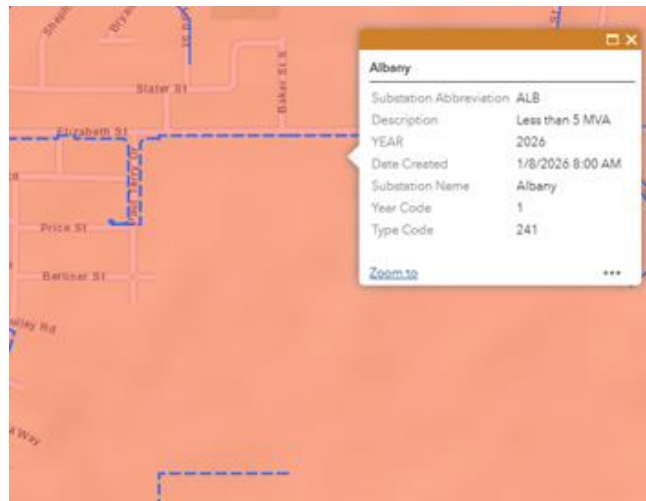


Figure 8: Network Capacity Mapping tool

9 Telecommunications

The proposed development will require a fibre ready pit and conduit network to be installed at the Developer's cost. The pit and conduit will be designed in accordance with the relevant providers standards and will be installed in the telecommunications alignment within the internal road reserves.

Once installed and inspected, ownership of the pit and conduit network will be transferred to the relevant provider.

- The proposed development will require a fiber ready pit and conduit network to be installed at the developer's cost.
- The pit and conduit will be designed in accordance with NBN standards and will be installed in the telecommunications alignment within the internal road reserves. Once installed and inspected, ownership of the pit and conduit network will be transferred to NBN.



Figure 9: NBN Service Available Area

9.1 Existing infrastructure

- There is existing NBN infrastructure along the north side of Elizabeth Street for the full frontage of the development.
- NBN also exists along the Eastern side of Paul Terry Drive, which could be utilised as a secondary connection from the roundabout entry to the proposed development along Berliner Street.

10 Gas

Supagas has advised there are existing gas mains adjacent the site for future connection based on the concept plan provided to them.

Capacity of their network would need to be checked closer to the proposed timing of development.

To service the proposed development, extensions as shown in yellow below would be required.

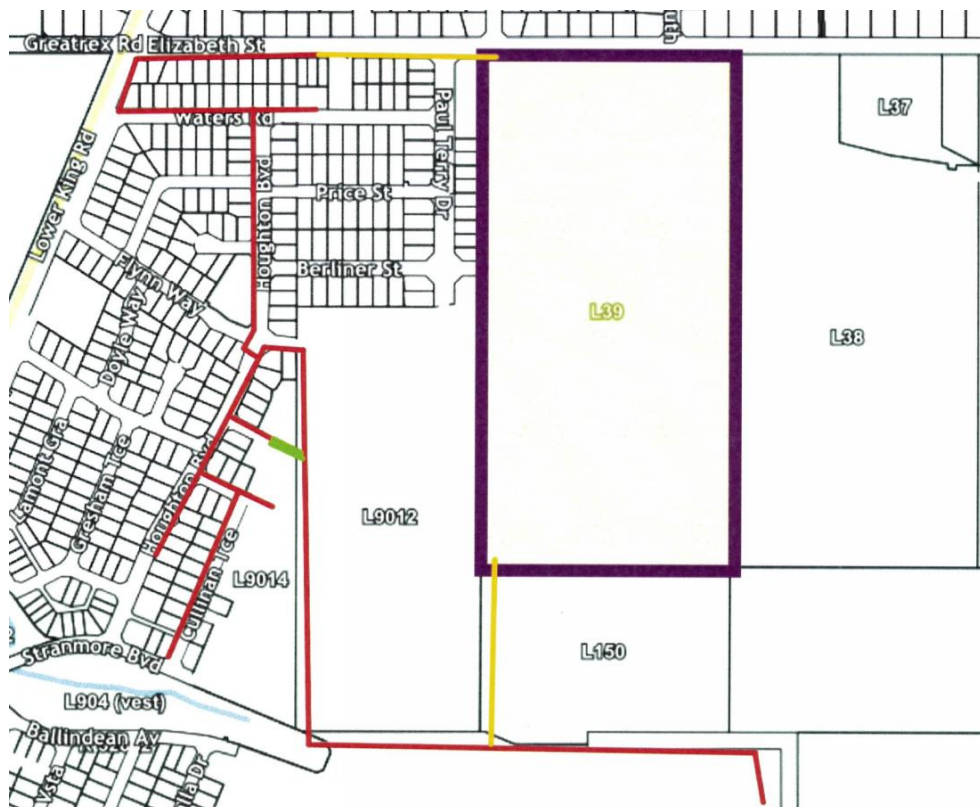


Figure 10: Existing Gas Network

11 Disclaimer

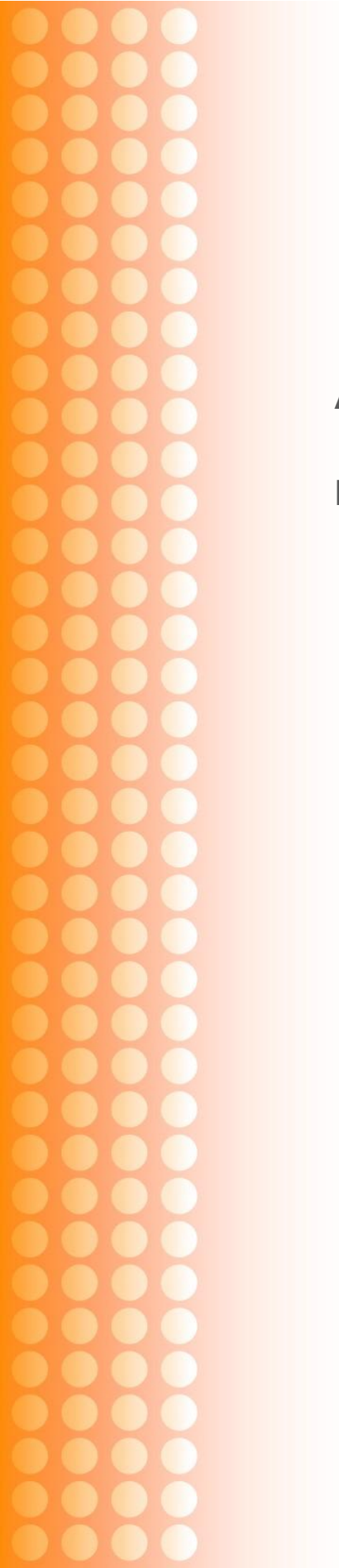
This Servicing Report has been prepared by JDSi Consulting Engineers for DevelopmentWA, specifically in relation to the proposed subdivision of Lot 39 Elizabeth Street, Bayonet Head, Albany.

The assessment is based on:

- A desktop review of publicly available mapping and planning information
- Preliminary power and communications advice provided by UPD
- Preliminary Sewer and Water Reticulation advice provided by the Water Corporation
- Preliminary Sewer and Water Reticulation advice provided by the Water Corporation
- Preliminary geotechnical information provided by Douglas Partners, including draft test pit logs and infiltration test results
- JDSi's experience with similar land development projects in Western Australia.

While JDSi has taken reasonable care in compiling this report, it is provided as an indicative, desktop-level summary of engineering servicing requirements and risks.

JDSi accepts no responsibility for decisions made based solely on this report without appropriate further investigations and authority consultation.



APPENDIX A

DEVELOPMENT CONCEPT LAYOUT



TBB Planning
Level 7, 160 St Georges Terrace
Perth WA 6000
T (08) 9226 4276
E admin@tbbplanning.com.au
tbbplanning.com.au

Scale
1:2000 @ A3
1:1000 @ A1

Date
7/04/2026

Plan
25/057/004B

Drawn
MH

Grid
MGA2020-50

Approved
MB

Development Concept
LOT 39 ELIZABETH STREET, BAYONET HEAD
A DevelopmentWA Project

TBB PLANNING

Copyright TBB Planning Pty Ltd. All rights reserved. No part of this plan may be reproduced or used for any purpose without express written consent of TBB Planning Pty Ltd. n/s. All areas and dimensions are preliminary only, and may alter following detailed survey.



GROUND
ED
EXPERTISE

**Report on Preliminary Geotechnical
Investigation**

Proposed Residential Development

Lot 39 Elizabeth Street, Bayonet Head, WA

Prepared for DevelopmentWA

Project 240409.00

30 March 2026



GROUND
ED
EXPERTISE

Douglas Partners Pty Ltd
ABN 75 053 980 117
douglaspartners.com.au
36 O'Malley Street, Osborne Park, WA 6017
(08) 9204 3511

Document History

Details

Project No.	240409.00
Document Title	Report on Preliminary Geotechnical Investigation
Site Address	Lot 39 Elizabeth Street, Bayonet Head, WA
Report Prepared For	DevelopmentWA
Filename	240409.00.R.001.Rev0

Status and Review

Status	Prepared by	Reviewed by	Date issued
Revision 0	Huijian Gao and Brendan Divilly	Frederic Verheyde	30 March 2026

Distribution of Copies

Status	Issued to
Revision 0	Naomi Lawrance, DevelopmentWA

The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

Signature

Date

Author	<i>Huijian Gao</i>	30 March 2026
Reviewer	<i>F. Verheyde</i>	30 March 2026



Douglas Partners acknowledges Australia's First Peoples as the Traditional Owners of the Land and Sea on which we operate. We pay our respects to Elders past and present and to all Aboriginal and Torres Strait Islander peoples across the many communities in which we live, visit and work. We recognise and respect their ongoing cultural and spiritual connection to Country.

Table of Contents

	Page No
1. Introduction	1
2. Site Description	2
3. Field Work Methods	4
4. Field Work Results.....	4
4.1 Ground Conditions.....	4
4.2 Groundwater	5
4.3 Permeability	6
5. Laboratory Testing.....	6
5.1 Geotechnical Laboratory Testing.....	6
5.2 Acid Sulfate Soil Laboratory Testing	7
6. Proposed Development.....	8
7. Comments	8
7.1 Site Suitability	8
7.2 Site Classification.....	9
7.3 Site Preparation.....	10
7.3.1 Site Stripping	10
7.3.2 Test Rolling	10
7.3.3 Imported Filling.....	11
7.3.4 Fill Placement.....	11
7.3.5 Compaction Testing	11
7.4 Excavations.....	11
7.5 Geotechnical Suitability for Re-Use of In Situ Materials.....	12
7.6 Soil Retention.....	13
7.7 Pavement Design Parameters	14
7.8 Stormwater Drainage and Permeability.....	14
7.9 Acid Sulfate Soils.....	14
7.10 Additional Geotechnical Investigation.....	15
8. References	15
9. Limitations	15



Douglas Partners Pty Ltd
ABN 75 053 980 117
douglaspartners.com.au
36 O'Malley Street, Osborne Park, WA 6017
(08) 9204 3511

Appendix A:	About This Report
Appendix B:	Drawing 1 – Test Location Plan Test Pit Logs
Appendix C:	Geotechnical Laboratory Test Reports
Appendix D:	Acid Sulfate Soil Laboratory Test Reports

Report on Preliminary Geotechnical Investigation Proposed Residential Development Lot 39 Elizabeth Street, Bayonet Head, WA

1. Introduction

This report, prepared by Douglas Partners Pty Ltd (Douglas), presents the results of a preliminary geotechnical investigation undertaken for a proposed residential development at Lot 39 Elizabeth Street, Bayonet Head, WA (the site). The investigation was commissioned in a letter dated 4 February 2026 by DevelopmentWA and was undertaken in accordance with Douglas' proposal P240409.00.P.001.Rev1 dated 3 February 2026.

It is understood that the site will be developed into a residential subdivision, with residential lots, pavement, retaining walls, underground services and areas of public open space (POS).

The purpose of this preliminary geotechnical investigation is to assess the subsurface conditions beneath the site and thus provide preliminary comments on:

- The geotechnical suitability of the site for the proposed development.
- The subsurface conditions across the site, including the possible presence of any geotechnically problematic or compressible soils.
- The site classification in accordance with the Australian Standard (AS 2870, 2011) and site preparation measures to improve the site classification.
- Site preparation, earthworks and compaction requirements, including the possible re-use of site soils as controlled fill.
- Excavation conditions and temporary batter slopes for shallow excavations.
- Geotechnical parameters for retaining wall design.
- A design California bearing ratio (CBR) for pavement subgrade materials based on observations made in the field, limited laboratory testing and Douglas' experience.
- The permeability of the encountered site soils and suitability for on-site stormwater disposal.
- The depth to groundwater if encountered.
- The presence or absence of acid sulfate soil across the site together with recommendations for further investigation following completion of detailed design.
- Recommendations on additional geotechnical investigation.

The investigation included the excavation of 20 test pits, in situ infiltration at three locations, and laboratory testing of selected samples. The details of the field work are presented in this report, together with comments and recommendations on the items listed above.

This report must be read in conjunction with all appendices including the notes provided in Appendix A.

2. Site Description

The site, Lot 39 Elizabeth Street in Bayonet Head, WA, comprises a rectangular shaped area of approximately 18.9 ha. The development footprint and investigation area cover the northern half of the lot, approximately 10.2 ha in size. The site is bordered by Elizabeth Street to the north, Paul Terry Drive to the northwest, and by pastoral land and bushland elsewhere.

At the time of the investigation, the site was generally vacant and comprised cleared pastoral land. A workshop was located at the centre-western part of the site and a pond in the northeastern corner. A drainage gully runs from the northwestern corner of the site into the pond. Review of historical photos indicates that the pond and open drain were man-made sometime between 1977 and 1988, with ground disturbance visible up to about 30 m around these features. The site was separated by fences and a gravelly track connects Elizabeth Street to the workshop.

Vegetation across the site comprised long grass with both small groups and singular mature trees at isolated locations within the paddocks, surrounding the pond, and near the workshop. Tall grass, approximately 1 m to 1.5 m in height was observed within the gully and towards the southeastern corner of the site.

The ground surface across the site generally falls to the east, with surface levels of around RL 13 (relative to AHD) on the western boundary to approximately RL 6 on the eastern boundary.

The Albany 1:50,000 Environmental Geology Map indicates the subsurface conditions across the site to generally comprise alluvial sand. Areas mapped as laterite are noted in close proximity to the site.

Based on published acid sulfate soil risk mapping, the site is mapped as 'high to moderate risk of acid sulfate soils occurring within 3 m of natural soil surface. This risk mapping, shown in Figure 1, is generally supported by a historical aerial image of the site from 1961 shown in Figure 2. The historical imagery indicates possible swampy ground on the site which may have been covered with fill.

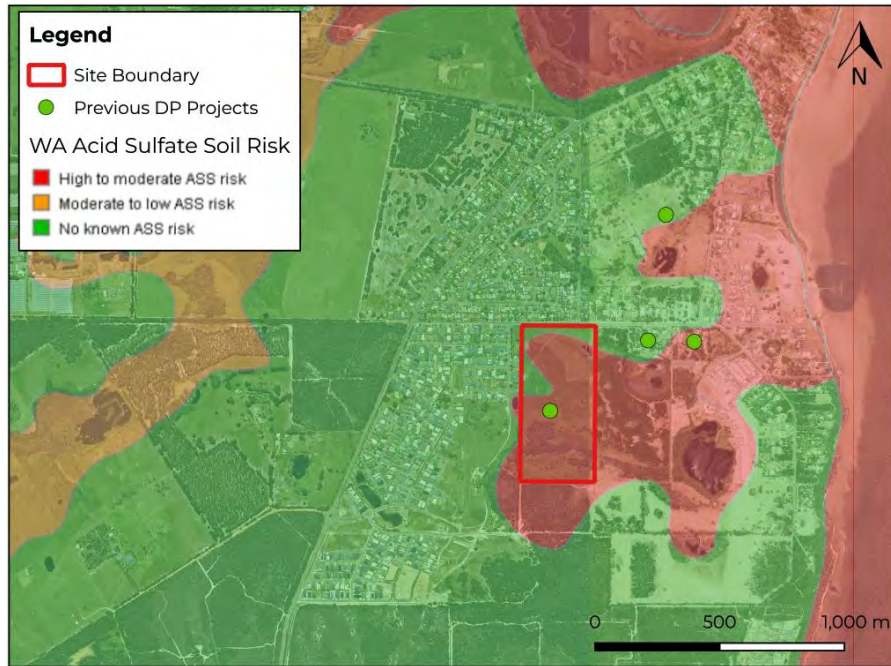


Figure 2: Acid Sulfate Soil Risk Mapping



Figure 1: Site Location Historical Imagery from October 1961.

3. Field Work Methods

Field work for the investigation was carried out between 12 and 13 February 2026, and comprised:

- The excavation of 20 test pits (TP01 to TP20).
- Perth sand penetrometer (PSP) testing adjacent to each test pit.
- In situ infiltration testing at three locations (adjacent to TP10, TP15 and TP20).

The test pits were excavated to depths of up to 3.0 m using an 8-tonne excavator equipped with a 600 mm wide toothed bucket. Ground conditions were logged in accordance with the Australian Standard (AS 1726, 2017) by a geotechnical engineer from Douglas. Soil samples were recovered for subsequent geotechnical laboratory testing.

Soil samples for assessment of acid sulfate soils were collected at 0.5 m intervals from 12 selected test pits (TP01, TP03, TP05, TP06, TP09, TP10, TP11, TP13, TP15, TP16, TP17 and TP20). All soil samples were placed into a snap-lock bag and chilled in the field and transported to the laboratory under a chain-of custody.

The PSP testing was carried out in accordance with the Australian Standard (AS 1289.6.3.3, 1997), adjacent to each test pit, to assess the density of the shallow soils. The results of these PSP tests are presented on the test pit logs in Appendix B.

Permeability testing was performed using the falling head test at depths of between 0.5 m and 1.0 m adjacent to locations TP10, TP15, and TP20.

Test locations were determined using a differential GPS and are marked on Drawing 1, Appendix B. Surface elevations at each test pit were surveyed using a differential GPS with a reported accuracy of 0.1 m.

4. Field Work Results

4.1 Ground Conditions

Detailed logs of the ground conditions and results of the field testing are presented in Appendix B, together with notes defining descriptive terms and classification methods, in Appendix A.

A summary of the ground conditions encountered at the test locations is given below:

- **Topsoil and Organic SAND SP-SM** – dark grey-brown and grey-brown sandy topsoil, trace or with silt, rootlets and organics, between 0.1 m and 0.45 m thick at all test locations. The organic soil layer was also present under the fill at test locations TP02 and TP07.
- **Fill (SAND, Gravelly SAND, Clayey SAND) SP-SM, SC** – grey-brown, orange-brown and grey, low to medium plasticity clay, fine to coarse gravel, encountered at test locations TP02 and TP07, to depths of between 0.9 m and 1.1 m. Review of historical photo suggest that this filling possibly results from the excavation of the existing pond and open drain, and thus possibly occurs in their vicinity.

- **SAND SP and SP-SM** – fine to medium grained, grey, pale grey and pale brown, underlying the topsoil and fill material, encountered at each test location, to depths of between 0.9 m and test pit termination depth of 2.7 m.
- **Cemented Silty SAND/COFFEE ROCK SM** – dark brown, weakly to strongly cemented coffee rock, encountered at locations TP01, TP03, TP04, TP06, TP08 to TP13 and TP17 from depths between 0.9 m to 1.7 m. Test pit refusal occurred within the strongly cemented coffee rock at several locations when utilising an 8-tonne excavator.
- **Clayey materials including Clayey SAND SC, Clayey Silty SAND SC-SM, Clayey SILT ML** – pale grey, grey and green-grey, low to medium plasticity, underlying the silty sand material at test locations TP02, TP03, TP05, TP06, TP11 and TP12, from depths of between 1.45 m and 2.6 m and extending to the test termination depths of 3.0 m.

4.2 Groundwater

Groundwater was encountered within several test pits during the field work between 12 and 13 February 2026. The depth and level of groundwater is shown in Table 1. The test pits were backfilled immediately following soil sampling and logging which prevented long-term monitoring of groundwater levels.

Table 1: Summary of Groundwater Levels Observed between 12 and 13 February 2026

Test Location	Ground Surface Level ^[1] (AHD)	Groundwater Depth (m)	Groundwater Level ^[2] (AHD)
TP01	11.1	1.4	9.7
TP02	8.9	2.5	6.4
TP04	11.6	2.0	9.6
TP05	9.5	1.9	7.6
TP07	7.2	2.8	4.4
TP10	6.5	0.8	5.7
TP11	8.4	1.65	6.75
TP13	9.2	1.7	7.5
TP14	7.2	1.6	5.6
TP15	11.0	2.3	8.7
TP16	8.6	2.1	6.5
TP17	7.4	1.0	6.4
TP18	6.6	1.4	5.2
TP19	7.2	1.6	5.6
TP20	6.5	2.2	4.3

Notes for Table 1:

[1]: Surface level measured using a differential GPS.

[2]: Groundwater Level = Surface Level – Groundwater Depth.

It should be noted that groundwater levels are affected by climatic conditions and land usage and will therefore vary with time.

4.3 Permeability

Three in-situ permeability tests using the falling head method were carried at a depth of between 0.5 m and 1.0 m at locations TP10, TP15 and TP20. A permeability value has been estimated using a calculation derived from a method based on Hvorslev (Hvorslev, 1951). Results of the permeability analysis are summarised in Table 2.

Table 2: Summary of Permeability Analysis

Location	Depth (m)	Measured Permeability (m/day)	In situ Conditions of Tested Material
TP10	0.5	1.5	SAND SP, trace silt, medium dense, groundwater seepage at 0.8 m
TP15	1.0	>20	SAND SP, trace silt, medium dense
TP20	0.6	5	SAND SP, trace silt, medium dense

5. Laboratory Testing

5.1 Geotechnical Laboratory Testing

A geotechnical laboratory testing programme was carried out by a NATA accredited laboratory and comprised the following assessments:

- The particle size distribution of eight samples.
- The Atterberg limits of four samples.
- The organic content of four samples.
- The California bearing ratio (CBR) and modified maximum dry density (MMDD) of two samples.

Results of the testing are summarised in Table 3 and the test certificates are presented in Appendix C.

Table 3: Results of Laboratory Testing for Soil Identification

Test Location	Depth (m)	Fines (%)	Sand (%)	Gravel (%)	OC (%)	LL (%)	PL (%)	PI (%)	LS (%)	Material
TP02	2.2	-	-	-	0.9	-	-	-	-	SAND SP-SM
TP05	0.1	-	-	-	25.0	-	-	-	-	TOPSOIL/Organic SAND
TP06	0.55 – 1.05	19	71	10	-	-	-	-	-	Silty SAND SM, trace gravel
TP06	1.7	15	82	3	-	22	14	8	1.5	Clayey Silty SAND SC-SM, trace gravel, low plasticity
TP06	2.2	75	25	0	-	28	24	4	1.5	Clayey SILT ML, with sand, low plasticity
TP07	1.0	15	85	0	10.8	NO	NP	NP	0.5	Organic Silty SAND SM
TP11	0.5	8	92	0	-	-	-	-	-	SAND SP-SM, with silt
TP11	1.8	-	-	-	1.6	-	-	-	-	Silty SAND SM, with organics
TP17	0.5	10	90	0	0.1	-	-	-	-	SAND SP-SM, with silt
TP20	0.3	11	89	0	11.6	NO	NP	NP	0	Organic SAND SP-SM
TP20	0.6	5	95	0	-	-	-	-	-	SAND SP, trace silt

Notes: The % fines is the amount of particles smaller than 75 µm.

The % sand is the amount of particles larger than 75 µm and smaller than 2.36 mm.

The % gravel is the amount of particles larger than 2.36 mm and smaller than 63 mm.

OC – Organic content

LL – Liquid Limit

PL – Plasticity Limit

PI – Plasticity Index

LS – Linear Shrinkage

NO – Not Obtainable

NP – Non-Plastic

The CBR tests were undertaken at a target compaction level of 95% of modified maximum dry density. The samples were soaked for 4 days prior to testing under a confining surcharge of 4.5 kg. The results are presented in Table 4 below.

Table 4: Results of Laboratory Testing for Pavement Design Parameters

Test Location	Depth (m)	MMDD (t/m ³)	OMC (%)	CBR (%)	Swell (%)	Material
TP06	0.55 – 1.05	1.67	18.5	20	0.0	Silty SAND SM, trace gravel
TP11	0.5	1.59	19.5	20	0.0	SAND SP-SM, with silt

5.2 Acid Sulfate Soil Laboratory Testing

Acid sulfate soil screening tests were undertaken by MPL Laboratories Pty Ltd (MPL) on soil samples retrieved from selected test pits at the site. The screening tests comprised measurement of pH of the soil in water (pH_F) and the pH of the soil after oxidation within a 30%

solution of hydrogen peroxide (pH_{FOX}). The results of these tests provide an indication of the presence of actual or potential acid sulfate soils and should be considered as qualitative only.

Following a review of the screening test results, selected soil samples were submitted to MPL to undergo the chromium suite of testing. This laboratory test quantifies the existing acidity and potential acidity derived from sulfide oxidation which is reported as net acidity. Soil samples were selected for laboratory analysis with due consideration of the following:

- Screening results, with a particular focus on the lowest reported pH_{F} or pH_{FOX} within a soil stratum at each location;
- Reported reaction strength; and
- Visual identification of the soils encountered.

The acid sulfate soil laboratory results are presented in Table D-1 in Appendix D, together with the laboratory reports and associated chain-of-custody reports.

The laboratory results indicate the following:

- The results of pH_{F} are not indicative of actual acid sulfate soils conditions at the sampling locations to a maximum depth of 3 m;
- The results of the pH_{FOX} are indicative of potential acid sulfate soils conditions at seven of 12 sampling locations and at varying depths. The indications of potential acid sulfate soils conditions are generally located in the eastern portion of the site; and
- The calculated net acidity was reported above the adopted action criterion of 0.03%S for 5 out of 18 samples submitted for chromium suite analysis, including TP01, TP09, TP13, TP16 and TP17. The maximum net acidity was 0.13%S at TP01.

It should be noted that the exceedances of the action criterion are generally attributed to a higher result reported for the titratable actual acidity (TAA) component of net acidity, which is a measure of the soils existing acidity. Given the published acid sulfate soil risk mapping indicates a “high to moderate risk”, it is possible that the elevated TAA is attributed to previous oxidation of acid sulfate soils.

6. Proposed Development

The proposed development comprises a residential subdivision with lots, pavement, retaining walls, underground services and areas of POS. Owing to nature of the site, it is considered likely that the site will be filled to reach design surface levels.

7. Comments

7.1 Site Suitability

The investigation indicates that the site is generally underlain by variable soil conditions which include fill, topsoil, sand coffee rock and clayey materials, as described in Section 4.1 above.

The ground conditions are generally considered suitable for the proposed residential development.

Geotechnical constraints imposed by the ground conditions for the proposed development include:

- Uncontrolled fill such as encountered at TP02 and TP07, likely occurring along the existing pond and open drain, and possibly elsewhere across the site.
- The relatively impermeable nature of the shallow coffee rock and clayey soils, which may require raising site levels and placement of sand fill to assist site drainage.
- Perched groundwater at shallow depths is anticipated and may impact potential excavations and earthworks at the site, depending on the timing of the works.
- Hard excavation conditions should also be expected in areas where coffee rock materials were encountered, as outlined in Section 4.1.
- Earthworks are recommended to take place in the summer months, before the start of the winter rains.

Suitable site preparation should include the removal of the uncontrolled fill and deleterious materials including vegetation and topsoil, and test rolling of the site. A suitable separation between finished surface level and groundwater should be maintained, which is likely to require filling the site with sand fill. There may also be the requirement to implement a sub-soil drainage network.

Overall, from a geotechnical standpoint, the land is physically capable of development provided that the provisions outlined in the subsequent subsections of the report are incorporated in the development plans.

7.2 Site Classification

The shallow ground conditions beneath the site generally comprise medium dense to dense sandy soils overlying coffee rock and clayey materials in some locations. Based on a visual and tactile assessment, combined with laboratory testing, the clayey materials are assessed to be slightly reactive.

The majority of the test locations encountered at least 1.5 m of non-reactive and non-organic soils from surface and can be classified as 'Class A', following suitable site preparation as outlined in Section 7.3. Soils considered non-reactive and non-organic include 'Sand' and 'Silty Sand' classified as 'SP', 'SP-SM', and 'SM' with no organics, in the logs in Appendix B.

Test locations with clayey materials within 1.5 m of surface (such as TP06) are currently classified as 'Class S', in accordance with the Australian Standard (AS 2870, 2011). Examples of soils that are considered reactive include the 'Clayey Sand', 'Clayey Silty Sand', and 'Clayey Silt' classified as 'SC', 'SC-SM', 'ML' on the logs in this report. Owing to the presence of uncontrolled fill and buried organic layers (e.g. 'Organic Silty Sand' and 'Sand with organics'), test locations TP02 and TP07 should be classified as 'Class P' in current conditions.

It is generally considered that the entire development area could be re-classified as 'Class A' in accordance with the Australian Standard (AS 2870, 2011), following suitable site preparation and filling the site with controlled sand fill to maintain a minimum clearance of at least 1.5 m from the finished surface to any clayey materials (such as soils classified as 'SC', 'SC-SM', 'ML' on the logs). Suitable site preparation is outlined in Section 7.3, and in particular includes the removal of all uncontrolled fill and organic soils, followed by replacement with controlled sand fill.

7.3 Site Preparation

7.3.1 Site Stripping

All vegetation, topsoil and organic sand should be stripped from building envelopes and pavement areas, and either removed from site or stockpiled for possible re-use if applicable (see Section 7.5). Topsoil and organic sand were encountered at the majority of the site to depths of between 0.1 m and 0.45 m. Buried organic soils were also present underlying the fill at TP02 and TP07.

Tree roots remaining from any clearing operations should be completely removed, and the excavations backfilled with material of similar geotechnical properties to the surrounding ground and compacted to achieve a dry density ratio of not less than 95% relative to modified compaction for granular subgrade.

Uncontrolled fill, such as encountered at TP02 to a depth of 0.9 m, and at TP07 to a depth of 1.1 m, and likely occurring elsewhere across the site specifically near the existing pond and open drain, should be stripped from the proposed development areas. It is inferred that the encountered uncontrolled fill mostly results from the historical excavation of the existing pond and associated open drain and thus comprise a mix of excavated shallow topsoil and organics, shallow sand and deeper clayey soils. Based on observations of the test pit conditions, it is anticipated that the granular portions of uncontrolled fill would be suitable for re-use, from a geotechnical standpoint. It is suggested that the granular component of the uncontrolled fill be attempted to be separated from the other soil types during its excavation, with the subsequent objective to assess and re-use this fraction as structural fill with no impact on site classification. However, it should be acknowledged that this approach might not be practical and successful during construction, depending on the condition of the fill. Granular and clayey materials should be stockpiled separately for geotechnical assessment.

Organic soils occurring at the base of the uncontrolled fill (such as encountered at TP02 and TP07) should be removed beneath proposed development areas.

It is recommended that all site works be undertaken under the supervision of an experienced geotechnical engineer. In particular, the geotechnical engineer should assess the results of topsoil stripping and inspect the site to identify areas of uncontrolled fill, prior to placement of any fill.

7.3.2 Test Rolling

Following the site stripping (Section 7.3.1), it is recommended that the exposed ground be test rolled with a heavy smooth drum roller (say minimum 14 tonne deadweight) in vibrating mode. Care should be taken not to operate heavy vibrating plant immediately adjacent to existing buildings and services. Areas in proximity to adjacent structures or services should be rolled in static mode.

Any areas that show signs of excessive deformation during compaction should be compacted until deformation ceases or, alternatively, the poor-quality material should be excavated and replaced with suitable structural fill and compacted to achieve a dry density ratio of not less than 95% relative to modified compaction for granular subgrade.

Following test rolling to confirm suitable foundation material, the site should be assessed by Douglas.

7.3.3 Imported Filling

If required, imported filling should comprise free draining, cohesionless, well graded sand that:

- contains less than 5% by weight of particles less than 75 microns in size.
- contains no particles greater than 150 mm in size.
- is free of organic and other deleterious materials.
- has a permeability of no less than 5 m/day on a sample compacted to 95% MMDD.

It is recommended that test certificates are reviewed and approved by Douglas prior to importing material to site.

Other materials could be considered, provided they are granular and non-reactive, and following review by Douglas.

7.3.4 Fill Placement

Fill should be placed in a controlled manner as outlined in the Guidelines on Earthworks for Commercial and Residential Development (AS 3798, 2007), in near horizontal layers of uniform thickness.

The thickness of each layer should be appropriate for the type of compaction equipment utilised, although typically should not exceed 400 mm loose thickness for granular materials. Each layer should be compacted near optimum moisture content (+/- 2%) to achieve a dry density ratio of not less than 95% relative to modified maximum dry density.

7.3.5 Compaction Testing

Compaction control of the sand fill could be carried out using a Perth sand penetrometer (PSP) test in accordance with the Australian Standard test method (AS 1289.6.3.3, 1997). All areas within the proposed building and pavement envelopes should be compacted to achieve a minimum blow count of 8 blows per 300 mm penetration to a depth of not less than 1.0 m below foundation or subgrade level.

During construction, some loosening of the surface sands in foundation excavations is expected. Therefore, the top 300 mm in the base of any excavation should be re-compacted using a vibratory plate compactor prior to construction of any footings.

7.4 Excavations

7.4.1 Excavation Conditions

The encountered ground conditions generally comprise medium dense natural sand overlying coffee rock, encountered from depths between 0.9 m and 1.7 m, and clayey materials encountered from 1.45 m to 2.6 m depth.

Conventional earthmoving equipment (such as excavators) should be suitable for excavations across the majority of the site within the granular soils or stiff clayey materials. Excavations in coffee rock may require powerful excavators (say 20 t) possibly equipped with ripping tynes or rock breaker attachments for limited excavations or ripping with dozers (say D9 and heavier) for large excavations, with associated low excavation rates.

7.4.2 Safe Batter Slopes

It is recommended that temporary batter slopes in sand are maintained flatter than 1.5:1 (H:V) if not retained, to a maximum depth of 2 m. Long term batter slopes in sand should be maintained flatter than 2:1 (H:V) if not retained, to a maximum depth of 2 m. These batter angles are valid provided no surcharge loads (including live loads such as vehicles and machinery) apply at the top of the slope. Any excavation that is adjacent to existing buildings or below the level of existing footings should be supported, or the footings underpinned.

It is also emphasised that the abovementioned angles are not applicable if water emanates from the excavation slopes. In such conditions, there is potential for instability no matter how flat the batter angle. If loads are applied at the top of the batter (for example, excavated soil or equipment), or if there is any groundwater influence, then a site-specific assessment of stability should be undertaken.

7.5 Geotechnical Suitability for Re-Use of In Situ Materials

7.5.1 Topsoil and Organic Soils

Topsoil and organic soils were encountered across the site to depths between 0.1 m and 0.45 m, and underlying the uncontrolled fill (e.g. TP02 and TP07).

Owing to the high organic content of the topsoil material and other organic soils, it is generally considered that these materials are unsuitable for re-use as structural fill. It is recommended that following stripping, the topsoil and other organic soils are either stockpiled for re-use in non-structural applications such as landscaping or disposed of off-site.

7.5.2 Uncontrolled Fill

The uncontrolled fill encountered at TP02 and TP07 appears to be variable. Any uncontrolled fill should be stockpiled prior to re-use for geotechnical assessment. Granular and clayey materials should be stockpiled separately, where possible, as discussed in Section 7.3.1.

Generally, any uncontrolled fill that comprises sand and should be geotechnically suitable for re-use, provided it is free from organic matter and particles greater than 150 mm in size. Depending on the possible presence of oversized particles, screening or raking of the fill may be required. Clayey materials may be re-used, noting some limitations to their re-use, as discussed in Section 7.5.5.

7.5.3 Natural Sand

The encountered natural sand is considered geotechnically suitable for reuse as structural fill material provided it is free from organic matter and particles greater than 150 mm in size. It is

recommended that a geotechnical engineer inspects cut to fill operations, to confirm the suitability of the materials being utilised.

Sand with silt (noted as SP-SM on the attached logs) will have a lower soil permeability compared to clean sand. Therefore, some consideration should be given to possible adverse implications on site drainage, if sand with silt (SP-SM) is re-used as shallow fill.

7.5.4 Coffee Rock

Excavated coffee rock is likely suitable to be re-used as deep fill following suitable crushing and blending with clean sand. It is suggested that owing to the marginal organic content of the coffee rock, that once excavated and crushed (no particles greater than 150 mm), the excavated coffee rock should be blended with clean sand at a ratio of 1:1, prior to re-use as deep fill. Blending with clean sand will also aid in the compaction of the crushed coffee rock material. Owing to the likely high fines of the blended coffee rock material, it is likely that this material will be of relatively low soil permeability. Implications on site drainage should be considered prior to its re-use.

7.5.5 Clayey Materials

Clayey materials could be re-used as fill however their reactivity and lower permeability will impact site classification and site drainage. Difficulties in handling and compacting clayey soils should also be considered, prior to their re-use. Earthworks plans and construction methodology should be assessed by a geotechnical engineer prior to any re-use of clayey materials as structural fill.

7.6 Soil Retention

The design of flexible or rigid walls should be undertaken using a triangular pressure distribution and the earth pressure parameters given in Table 5. In addition to the soil pressure, wall design should also allow for external loads such as buildings, live loads, hydrostatic pressure or construction activities.

Table 5: Soil Parameters for Retaining Wall Design

Soil Type	Soil Unit Weight Above Water γ (kN/m ³)	Drained Angle of Friction ϕ' (Degrees)	Undrained Shear Strength C_u (kPa)	Coefficient of Earth Pressure – Active K_a	Coefficient of Earth Pressure – at Rest K_0	Coefficient of Earth Pressure – Passive K_p
Compacted Fill or Natural Sand (Medium dense)	20	32	0	0.31	0.47	3.2

Clayey materials – stiff and stronger	20	-	75	0.3	0.5	2
---------------------------------------	----	---	----	-----	-----	---

Safe batter slopes were discussed in Section 7.4.2.

7.7 Pavement Design Parameters

Based on field observations, laboratory testing and Douglas' experience a subgrade California bearing ratio (CBR) of 10% is recommended for pavement design for subgrades in the natural sand at this site, provided the subgrade is compacted to not less than 95% of modified maximum dry density to a depth of at least 0.5 m below subgrade level.

7.8 Stormwater Drainage and Permeability

Results of the permeability testing in Section 4.3 indicate a field permeability value of between 1.5 m/day and in excess of 20 m/day for the shallow sand encountered beneath the site.

The lower infiltration at location TP10 is likely influenced by a shallow clearance to groundwater at this location (groundwater encountered at a depth of 0.8 m at TP10).

The relatively shallow groundwater across the site would generally preclude the use of soakwells and sumps for stormwater disposal. However, soakwells could be considered if a suitable thickness of free-draining sand fill is placed across the site to increase the clearance to groundwater or any low permeability layers/impermeable layers, such as coffee rock or clayey materials. A minimum clearance of 0.5 m is recommended between the base of soakwells and groundwater or impermeable layers such as coffee rock or clayey materials. It should be noted that groundwater levels are transient and can be higher during the winter periods.

The infiltration capability commonly reduces over time due to silt build up at the base of soakwells and therefore the soakwells must be cleaned and maintained on a regular basis. Soakwells should preferably be positioned at a distance from all buildings, retaining walls and boundaries by not less than 2 m.

7.9 Acid Sulfate Soils

Based upon the results of the preliminary investigation, Douglas concludes that acid sulfate soils are present beneath the site to depths of at least 3 m. As such, a works-specific acid sulfate soil management will be required to manage potential environmental impacts associated with future ground disturbing activities (including dewatering).

In this regard, Douglas recommends that following completion of detailed design (i.e. when excavation depths and alignments are known), detailed acid sulfate soil and groundwater investigations, targeting proposed excavations, be undertaken. The investigations should be undertaken with reference to DWER endorsed guidelines and aim to determine the extent and severity of acid sulfate soils within the proposed areas of disturbance.

7.10 Additional Geotechnical Investigation

Additional geotechnical investigation should be undertaken prior to detailed design. An increased frequency of test pits should be undertaken across the site, as well as additional permeability tests across the site and at any critical drainage locations. In particular, additional test pits should be undertaken to assess the extent of the uncontrolled fill.

8. References

AS 1289.5.2.1. (2017). *Methods of testing soils for engineering purposes - Soil compaction and density tests - Determination of the density/moisture content relation of a soil using modified compactive effort*. Standards Australia.

AS 1289.6.3.3. (1997). *Methods for testing soils for engineering purposes - Soil strength and consolidation tests - Determination of the penetration resistance of a soil - Perth sand penetrometer test*. Reconfirmed 2013: Standards Australia.

AS 1726. (2017). *Geotechnical Site Investigations*. Standards Australia.

AS 2870. (2011). *Residential Slabs and Footings*. Standards Australia.

AS 3798. (2007). *Guidelines on Earthworks for Commercial and Residential Developments*. Standards Australia.

Hvorslev, M. J. (1951). *Time lag and soil permeability in groundwater observations*. US Army Corps of Engineers Waterways Experiment Observation Station, Bulletin 36, Vicksburg, Mississippi.

9. Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at Lot 39 Elizabeth Street, Bayonet Head, WA in line with Douglas' proposal dated 3 February 2026 and acceptance received from Naomi Lawrance of DevelopmentWA dated 4 February 2026. The work was carried out under DevelopmentWA's Engineering Consultancy Services Panel Contract # 2023/01. This report is provided for the exclusive use of DevelopmentWA for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the sub-surface conditions on the site only at the specific sampling and/or testing locations, and then only to the depths investigated and at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after Douglas' field testing has been completed.

Douglas' advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this advice is restricted to the geotechnical components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

The scope of work for this investigation/report did not include the assessment of surface or sub-surface materials or groundwater for contaminants, within or adjacent to the site. Should evidence of fill of unknown origin be noted in the report, and in particular the presence of building demolition materials, it should be recognised that there may be some risk that such fill may contain contaminants and hazardous building materials.

Appendix A

About this Report

Terminology, Symbols and Abbreviations

Soil Descriptions

Sampling, Testing and Excavation Methodology

About this Report



October 2024

Introduction

These notes have been provided to amplify Douglas' report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

Douglas' reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Engagement Terms for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather

changes. They may not be the same at the time of construction as are indicated in the report; and

- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, Douglas will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, Douglas cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, Douglas will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, Douglas requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. Douglas would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

intentionally blank

Terminology, Symbols and Abbreviations



November 2023

Introduction to Terminology, Symbols and Abbreviations

Douglas Partners' reports, investigation logs, and other correspondence may use terminology which has quantitative or qualitative connotations. To remove ambiguity or uncertainty surrounding the use of such terms, the following sets of notes pages may be attached Douglas Partners' reports, depending on the work performed and conditions encountered:

- Soil Descriptions;
- Rock Descriptions; and
- Sampling, insitu testing, and drilling methodologies

In addition to these pages, the following notes generally apply to most documents.

Abbreviation Codes

Site conditions may also be presented in a number of different formats, such as investigation logs, field mapping, or as a written summary. In some of these formats textual or symbolic terminology may be presented using textual abbreviation codes or graphic symbols, and, where commonly used, these are listed alongside the terminology definition. For ease of identification in these note pages, textual codes are presented in these notes in the following style **XW**. Code usage conforms with the following guidelines:

- Textual codes are case insensitive, although herein they are generally presented in upper case; and
- Textual codes are contextual (i.e. the same or similar combinations of characters may be used in different contexts with different meanings (for example `PL` is used for plastic limit in the context of soil moisture condition, as well as in `PL(A)` for point load test result in the testing results column)).

Data Integrity Codes

Subsurface investigation data recorded by Douglas Partners is generally managed in a highly structured database environment, where records "span" between a top and bottom depth interval. Depth interval "gaps" between records are considered to introduce ambiguity, and, where appropriate, our practice guidelines may require contiguous data sets. Recording meaningful data is not always appropriate (for example assigning a "strength" to a concrete pavement) and the following codes may be used to maintain contiguity in such circumstances.

Term	Description	Abbreviation Code
Core loss	No core recovery	KL
Unknown	Information was not available to allow classification of the property. For example, when auguring in loose, saturated sand auger cuttings may not be returned.	UK
No data	Information required to allow classification of the property was not available. For example if drilling is commenced from the base of a hole predrilled by others	ND
Not Applicable	Derivation of the properties not appropriate or beyond the scope of the investigation. For example providing a description of the strength of a concrete pavement	NA

Graphic Symbols

Douglas Partners' logs contain a "graphic" column which provides a pictorial representation of the basic composition of the material. The symbols used are directly representing the material name stated in the adjacent "Description of Strata" column, and as such no specific graphic symbology legend has been provided in these notes.

intentionally blank

Soil Descriptions

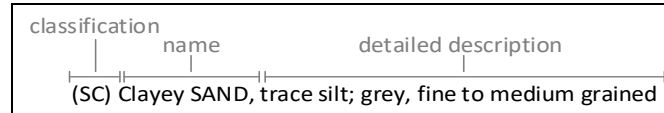
Terminology
Symbols
Abbreviations



March 2024

Introduction

All materials which are not considered to be “in-situ rock” are described in general accordance with the soil description model of AS 1726-2017 Part 6.1.3, and can be broken down into the following description structure:



The “classification” comprises a two character “group symbol” providing a general summary of dominant soil characteristics. The “name” summarises the particle sizes within the soil which most influence its behaviour. The detailed description presents more information about composition, condition, structure, and origin of the soil.

Classification, naming and description of soils require the relative proportion of particles of different sizes within the whole soil mixture to be considered.

Particle size designation and Behaviour Model

Solid particles within a soil are differentiated on the basis of size.

The engineering behaviour properties of a soil can subsequently be modelled to be either “fine grained” (also known as “cohesive” behaviour) or “coarse grained” (“non cohesive” behaviour), depending on the relative proportion of fine or coarse fractions in the soil mixture.

Particle Size Designation	Particle Size (mm)	Behaviour Model	
		Behaviour	Approximate Dry Mass
Boulder	>200	Excluded from particle behaviour model as “oversize”	
Cobble	63 - 200		
Gravel ¹	2.36 - 63	Coarse	>65%
Sand ¹	0.075 - 2.36		
Silt	0.002 - 0.075	Fine	>35%
Clay	<0.002		

¹ – refer grain size subdivision descriptions below

The behaviour model boundaries defined above are not precise, and the material behaviour should be assumed from the name given to the material (which considers the particle fraction which dominates the behaviour, refer “component proportions” below), rather than strict observance of the proportions of particle sizes. For example, if a material is named a “Sandy CLAY”, this is indicative that the material exhibits fine grained behaviour, even if the dry mass of coarse grained material may exceed 65%.

Component proportions

The relative proportion of the dry mass of each particle size fraction is assessed to be a “primary”, “secondary”, or “minor” component of the soil mixture, depending on its influence over the soil behaviour.

Component Proportion Designation	Definition ¹	Relative Proportion	
		In Fine Grained Soil	In Coarse Grained Soil
Primary	The component (particle size designation, refer above) which dominates the engineering behaviour of the soil	The clay/silt component with the greater proportion	The sand/gravel component with the greater proportion
Secondary	Any component which is not the primary, but is significant to the engineering properties of the soil	Any component with greater than 30% proportion	Any granular component with greater than 30%; or Any fine component with greater than 12%
Minor ²	Present in the soil, but not significant to its engineering properties	All other components	All other components

¹ As defined in AS1726-2017 6.1.4.4

² In the detailed material description, minor components are split into two further sub-categories. Refer “identification of minor components” below.

Composite Materials

In certain situations, a lithology description may describe more than one material, for example, collectively describing a layer of interbedded sand and clay. In such a scenario, the two materials would be described independently, with the names preceded or followed by a statement describing the arrangement by which the materials co-exist. For example, “INTERBEDDED Silty CLAY AND SAND”.

Soil Descriptions

Terminology
Symbols
Abbreviations

Classification

The soil classification comprises a two character group symbol. The first character identifies the primary component. The second character identifies either the grading or presence of fines in a coarse grained soil, or the plasticity in a fine grained soil. Refer AS1726-2017 6.1.6 for further clarification.

Soil Name

For most soils, the name is derived with the primary component included as the noun (in upper case), preceded by any secondary components stated in an adjective form. In this way, the soil name also describes the general composition and indicates the dominant behaviour of the material.

Component ¹	Prominence in Soil Name
Primary	Noun (eg "CLAY")
Secondary	Adjective modifier (eg "Sandy")
Minor	No influence

¹ – for determination of component proportions, refer component proportions on previous page

For materials which cannot be disaggregated, or which are not comprised of rock or mineral fragments, the names "ORGANIC MATTER" or "ARTIFICIAL MATERIAL" may be used, in accordance with AS1726-2017 Table 14.

Commercial or colloquial names are not used for the soil name where a component derived name is possible (for example "Gravelly SAND" rather than "CRACKER DUST").

Materials of "fill" or "topsoil" origin are generally assigned a name derived from the primary/secondary component (where appropriate). In log descriptions this is preceded by uppercase "FILL" or "TOPSOIL". Origin uncertainty is indicated in the description by the characters (?), with the degree of uncertainty described (using the terms "probably" or "possibly" in the origin column, or at the end of the description).

Identification of minor components

Minor components are identified in the soil description immediately following the soil name. The minor component fraction is usually preceded with a term indicating the relative proportion of the component.

Minor Component Proportion Term	Relative Proportion	
	In Fine Grained Soil	In Coarse Grained Soil
With	All fractions: 15-30%	Clay/silt: 5-12% sand/gravel: 15-30%
Trace	All fractions: 0-15%	Clay/silt: 0-5% sand/gravel: 0-15%

The terms "with" and "trace" generally apply only to gravel or fine particle fractions. Where cobbles/boulders are encountered in minor proportions (generally less than about 12%) the term "occasional" may be used. This term describes the sporadic distribution of the material within the confines of the investigation excavation only, and there may be considerable variation in proportion over a wider area which is difficult to factually characterise due to the relative size of the particles and the investigation methods.

Soil Composition

Plasticity

Descriptive Term	Laboratory liquid limit range	
	Silt	Clay
Non-plastic materials	Not applicable	Not applicable
Low plasticity	≤50	≤35
Medium plasticity	Not applicable	>35 and ≤50
High plasticity	>50	>50

Note, Plasticity descriptions generally describe the plasticity behaviour of the whole of the fine grained soil, not individual fine grained fractions.

Grain Size

Type	Particle size (mm)	
	Coarse	Fine
Gravel	19 - 63	6.7 - 19
	Medium	2.36 - 6.7
Sand	0.6 - 2.36	0.21 - 0.6
	Medium	0.075 - 0.21
	Fine	

Grading

Grading Term	Particle size (mm)
Well	A good representation of all particle sizes
Poorly	An excess or deficiency of particular sizes within the specified range
Uniformly	Essentially of one size
Gap	A deficiency of a particular size or size range within the total range

Note, AS1726-2017 provides terminology for additional attributes not listed here.

Soil Descriptions

Terminology
Symbols
Abbreviations

Soil Condition

Moisture

The moisture condition of soils is assessed relative to the plastic limit for fine grained soils, while for coarse grained soils it is assessed based on the appearance and feel of the material. The moisture condition of a material is considered to be independent of stratigraphy (although commonly these are related), and this data is presented in its own column on logs.

Applicability	Term	Tactile Assessment	Abbreviation code
Fine	Dry of plastic limit	Hard and friable or powdery	w<PL
	Near plastic limit	Can be moulded	w=PL
	Wet of plastic limit	Water residue remains on hands when handling	w>PL
	Near liquid limit	"oozes" when agitated	w=LL
	Wet of liquid limit	"oozes"	w>LL
Coarse	Dry	Non-cohesive and free running	D
	Moist	Feels cool, darkened in colour, particles may stick together	M
	Wet	Feels cool, darkened in colour, particles may stick together, free water forms when handling	W

The abbreviation code **NDF**, meaning "not-assessable due to drilling fluid use" may also be used.

Note, observations relating to free ground water or drilling fluids are provided independent of soil moisture condition.

Consistency/Density/Compaction/Cementation/Extremely Weathered Material

These concepts give an indication of how the material may respond to applied forces (when considered in conjunction with other attributes of the soil). This behaviour can vary independent of the composition of the material, and on logs these are described in an independent column and are generally mutually exclusive (i.e it is inappropriate to describe both consistency and compaction at the same time). The method by which the behaviour is described depends on the behaviour model and other characteristics of the soil as follows:

- In fine grained soils, the "consistency" describes the ease with which the soil can be remoulded, and is generally correlated against the materials undrained shear strength;
- In granular materials, the relative density describes how tightly packed the particles are, and is generally correlated against the density index;
- In anthropogenically modified materials, the compaction of the material is described qualitatively;
- In cemented soils (both natural and anthropogenic), the cemented "strength" is described qualitatively, relative to the difficulty with which the material is disaggregated; and
- In soils of extremely weathered material origin, the engineering behaviour may be governed by relic rock features, and expected behaviour needs to be assessed based the overall material description.

Quantitative engineering performance of these materials may be determined by laboratory testing or estimated by correlated field tests (for example penetration or shear vane testing). In some cases, performance may be assessed by tactile or other subjective methods, in which case investigation logs will show the estimated value enclosed in round brackets, for example **(VS)**.

Consistency (fine grained soils)

Consistency Term	Tactile Assessment	Undrained Shear Strength (kPa)	Abbreviation Code
Very soft	Extrudes between fingers when squeezed	<12	VS
Soft	Mouldable with light finger pressure	>12 - ≤25	S
Firm	Mouldable with strong finger pressure	>25 - ≤50	F
Stiff	Cannot be moulded by fingers	>50 - ≤100	St
Very stiff	Indented by thumbnail	>100 - ≤200	VSt
Hard	Indented by thumbnail with difficulty	>200	H
Friable	Easily crumbled or broken into small pieces by hand	-	Fr

Relative Density (coarse grained soils)

Relative Density Term	Density Index	Abbreviation Code
Very loose	<15	VL
Loose	>15 - ≤35	L
Medium dense	>35 - ≤65	MD
Dense	>65 - ≤85	D
Very dense	>85	VD

Note, tactile assessment of relative density is difficult, and generally requires penetration testing, hence a tactile assessment guide is not provided.

Soil Descriptions

Terminology
Symbols
Abbreviations

Compaction (anthropogenically modified soil)

Compaction Term	Abbreviation Code
Well compacted	WC
Poorly compacted	PC
Moderately compacted	MC
Variably compacted	VC

Cementation (natural and anthropogenic)

Cementation Term	Abbreviation Code
Moderately cemented	MOD
Weakly cemented	WEK

Extremely Weathered Material

AS1726-2017 considers weathered material to be soil if the unconfined compressive strength is less than 0.6 MPa (i.e. less than very low strength rock). These materials may be identified as “extremely weathered material” in reports and by the abbreviation code **XWM** on log sheets. This identification is not correlated to any specific qualitative or quantitative behaviour, and the engineering properties of this material must therefore be assessed according to engineering principles with reference to any relic rock structure, fabric, or texture described in the description.

Soil Origin

Term	Description	Abbreviation Code
Residual	Derived from in-situ weathering of the underlying rock	RS
Extremely weathered material	Formed from in-situ weathering of geological formations. Has strength of less than ‘very low’ as per as1726 but retains the structure or fabric of the parent rock.	XWM
Alluvial	Deposited by streams and rivers	ALV
Fluvial	Deposited by channel fill and overbank (natural levee, crevasse splay or flood basin)	FLV
Estuarine	Deposited in coastal estuaries	EST
Marine	Deposited in a marine environment	MAR
Lacustrine	Deposited in freshwater lakes	LAC
Aeolian	Carried and deposited by wind	AEO
Colluvial	Soil and rock debris transported down slopes by gravity	COL
Slopewash	Thin layers of soil and rock debris gradually and slowly deposited by gravity and possibly water	SW
Topsoil	Mantle of surface soil, often with high levels of organic material	TOP
Fill	Any material which has been moved by man	FILL
Littoral	Deposited on the lake or seashore	LIT
Unidentifiable	Not able to be identified	UID

Cobbles and Boulders

The presence of particles considered to be “oversize” may be described using one of the following strategies:

- Oversize encountered in a minor proportion (when considered relative to the wider area) are noted in the soil description; or
- Where a significant proportion of oversize is encountered, the cobbles/boulders are described independent of the soil description, in a similar manner to composite soils (described above) but qualified with “MIXTURE OF”.

intentionally blank

Sampling, Testing and Excavation Methodology

Terminology
Symbols
Abbreviations



March 2025

Sampling and Testing

A record of samples retained, and field testing performed is usually shown on a Douglas Partners' log with samples appearing to the left of a depth scale, and selected field and laboratory testing (including results, where relevant) appearing to the right of the scale, as illustrated below:

SAMPLE				TESTING	
SAMPLE REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
	SPT		1.0 1.45	SPT	4,9,11 N=20

Sampling

The type or intended purpose for which a sample was taken is indicated by the following abbreviation codes.

Sample Type	Code
Auger sample	A
Acid Sulfate sample	ASS
Bulk sample	B
Core sample	C
Disturbed sample	D
Environmental sample	ES
Driven Tube sample	DT
Gas sample	G
Piston sample	P
Sample from SPT test	SPT
Undisturbed tube sample	U ¹
Water sample	W
Material Sample	MT
Core sample for unconfined compressive strength testing	UCS

¹ – numeric suffixes indicate tube diameter/width in mm

The above codes only indicate that a sample was retained, and not that testing was scheduled or performed.

Field and Laboratory Testing

A record that field and laboratory testing was performed is indicated by the following abbreviation codes.

Test Type	Code
Pocket penetrometer (kPa)	PP
Photo ionisation detector (ppm)	PID
Standard Penetration Test x/y = x blows for y mm penetration HB = hammer bouncing HW = fell under weight of hammer	SPT
Shear vane (kPa)	V
Unconfined compressive strength, (MPa)	UCS
Point load test, (MPa), axial (A), diametric (D), irregular (I)	PLT()
Dynamic cone penetrometer, followed by blow count penetration increment in mm (cone tip, generally in accordance with AS1289.6.3.2)	DCP9/150
Perth sand penetrometer, followed by blow count penetration increment in mm (flat tip, generally in accordance with AS1289.6.3.3)	PSP/150
Dynamic probe super heavy, followed by blow count penetration increment in mm	DPSH/100

Groundwater Observations

	water seepage/inflow
	water seepage/outflow
	standing or observed water level
NFGWO	no free groundwater observed
OBS	observations obscured by drilling fluids

Sampling, Testing and Excavation Methodology

Terminology
Symbols
Abbreviations

Drilling or Excavation Methods/Tools

The drilling/excavation methods used to perform the investigation may be shown either in a dedicated column down the left-hand edge of the log, or stated in the log footer. In some circumstances abbreviation codes may be used.

Method	Abbreviation Code
Direct Push	DP
Solid flight auger. Suffixes: /T = tungsten carbide tip, /V = v-shaped tip	AD ¹
Air Track	AT
Diatube	DT ¹
Hand auger	HA ¹
Hand tools (unspecified)	HAND
Existing exposure	X
Hollow flight auger	HSA ¹
HQ coring	HQ3
HMLC series coring	HMLC
NMLC series coring	NMLC
NQ coring	NQ3
PQ coring	PQ3
Predrilled	PD
Push tube	PT ¹
Ripping tyne/ripper	R
Rock roller	RR ¹
Rock breaker/hydraulic hammer	EH
Sonic drilling	SON ¹
Mud/blade bucket	MB ¹
Toothed bucket	TB ¹
Vibrocore	VC ¹
Vacuum excavation	VE
Wash bore (unspecified bit type)	WB ¹

¹ – numeric suffixes indicate tool diameter/width in mm

Appendix B

Drawing 1 – Test Location Plan

Test Pit Logs



Douglas PARTNERS CLIENT: DevelopmentWA	TITLE: Test Location Plan Proposed Residential Development Lot 39 Elizabeth Street, Bayonet Head, WA			N OFFICE: Perth DRAWN BY: GG DATE: 27.March.2026 SCALE: 1:1400 @A3
	PROJECT No: 240409.00	DRAWING No: 1	REVISION: 0	

DP:QGIS.A3PortraitDrawingLayout.Rev2 -P:1240409.00 - BAYONET HEAD, Lot 39 Elizabeth Street1.0 Project Management1.1 ProposalQGIS\240409.00.qgz

LOCATION ID: TP01
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

Generated with CORE-GS by GeroC - Soil Log with Photo

Refer to explanatory notes for symbol and abbreviation definitions

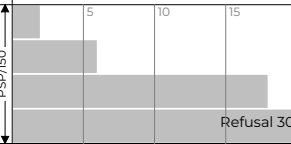
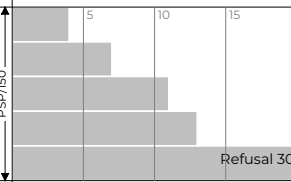


TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 8.9 AHD
COORDINATE: E:585395.3, N:6130837.0
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP02
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS									
GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS. ⁽¹⁾ DENSITY ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS					
Groundwater seepage at 2.5 m depth 13/02/26	3	1.10	FILL / SAND (SP-SM) with silt trace gravel: grey-brown, brown and grey; fine to medium; trace pockets of Clayey SAND SC.		FILL	D	M					PSP/150						
		VD				Refusal 30												
		1.20	SAND (SP-SM) with rootlets with silt: dark grey-brown; fine to medium; with organics. SAND (SP) trace silt: pale grey; fine to medium.	AEO	(MD)		D to VD						2	2.20	D	2.70	PSP/150	
		AEO			Refusal 30													
		2.10	SAND (SP-SM) with silt: dark grey; fine to medium.	AEO														
2.60	Clayey SAND (SC): pale grey; fine to medium; medium plasticity clay. From 2.90m: - becoming dark grey	ALV	(F) to (St)	w=PL														
3	Test Pit discontinued at 3.00m depth. (Target depth).																	

Generated with CORE-GS by Ceroc - Soil Log with Photo



NOTES: ⁽¹⁾Soil origin is "probable" unless otherwise stated. ⁽²⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 2.5 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 9.3 AHD
COORDINATE: E:585457.1, N:6130858.9
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP03
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS			
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS. ^(*) DENSITY. ^(*)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
13/02/26 No free groundwater observed	0.10	TOPSOIL / SAND (SP-SM) with rootlets with silt: dark grey-brown; fine to medium.	TS	TOP								
		SAND (SP) trace silt: grey; fine to medium.										
		From 0.20m: - becoming pale grey		AEO	MD			ASS		0.50		
	0.90	Silty SAND (SM): dark brown; fine to medium; moderately cemented, "Coffee Rock".						ASS		1.00		
		From 1.30m: - becoming yellow-brown, weakly to moderately cemented		AEO	MD to D	M		ASS		1.50		
								ASS		2.00		
	2.30	Clayey SAND (SC): pale grey; fine to medium; medium plasticity clay.		ALV	F to St	w=PL		ASS/D		2.50	PP	100-150kPa
								ASS		3.00		
	3	Test Pit discontinued at 3.00m depth. (Target depth).										



Generated with CORE-GS by Ceroc - Soil Log with Photo

NOTES: ^(#)Soil origin is "probable" unless otherwise stated. ^(†)Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.**PLANT:** 8 t excavator, with 600 mm wide toothed bucket**OPERATOR:** A.D Contractors (Dwayne) **LOGGED:** GG**METHOD:** test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 11.6 AHD
COORDINATE: E:585250.9, N:6130797.7
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP04
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN ^(#)	CONSIS. ⁽¹⁾ DENSITY ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	RESULTS AND REMARKS
RL (m)	0.10	TOPSOIL / SAND (SP) trace rootlets trace silt: grey-brown; fine to medium.	TS	TOP						
		SAND (SP) trace silt: grey; fine to medium.								
		From 0.50m: - becoming pale brown		AEO	MD					
	1.00	Silty SAND (SM): dark grey-brown; fine to medium; moderately to strongly cemented, hard digging at the western portion of the pit, "Coffee Rock".				M				
		1.90m: - becoming brown, SAND SP-SM at the eastern portion of the pit		AEO	(D) to (VD)					
	2									
	3									
	4									
	5									
	6									
	7									
	8									
	9									
	10									
	11									
	12									
	13									
	14									
	15									
	16									
	17									
	18									
	19									
	20									
	21									
	22									
	23									
	24									
	25									
	26									
	27									
	28									
	29									
	30									
	31									
	32									
	33									
	34									
	35									
	36									
	37									
	38									
	39									
	40									
	41									
	42									
	43									
	44									
	45									
	46									
	47									
	48									
	49									
	50									
	51									
	52									
	53									
	54									
	55									
	56									
	57									
	58									
	59									
	60									
	61									
	62									
	63									
	64									
	65									
	66									
	67									
	68									
	69									
	70									
	71									
	72									
	73									
	74									
	75									
	76									
	77									
	78									
	79									
	80									
	81									
	82									
	83									
	84									
	85									
	86									
	87									
	88									
	89									
	90									
	91									
	92									
	93									
	94									
	95									
	96									
	97									
	98									
	99									
	100									



NOTES: [#]Soil origin is "probable" unless otherwise stated. ¹Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 2.0 m depth

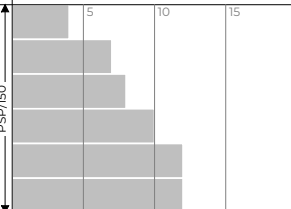
Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 9.5 AHD
COORDINATE: E:585342.3, N:6130809.1
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP05
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS					
GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(%)	CONSIS. (°)	DENSITY (°)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
Groundwater seepage at 1.9 m depth 13/02/26		0.20	TOPSOIL / organic SAND (SP-SM) with silt trace rootlets: dark grey-brown; fine to medium.	TS TS TS	TOP						D	0.10		PP 150-200kPa
		0.35	SAND (SP-SM) with silt: dark brown and brown; fine to medium.		AEO									
			SAND (SP) trace silt: grey; fine to medium.						ASS		0.50			
					AEO									
		1							ASS		1.00			
		1.50							ASS		1.50			
			SAND (SP-SM) with silt: dark brown and dark brown; fine to medium.											
					AEO				ASS		2.00			
		2.20												
		Clayey SAND (SC): pale grey; fine to medium; medium plasticity clay.							ASS/D		2.50			
					ALV	St to Vst		w=PL						
		3	Test Pit discontinued at 3.00m depth. (Target depth).							ASS		3.00		



NOTES: #Soil origin is "probable" unless otherwise stated. †Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 1.9 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 6.9 AHD
COORDINATE: E:585438.8, N:6130810.3
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP06
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS				
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS. ⁽¹⁾ DENSITY ⁽²⁾	MOISTURE	REMARKS	SAMPLE		DEPTH (m)	TEST TYPE	RESULTS AND REMARKS	
RL (m)	TYPE							INTERVAL					
13/02/26 No free groundwater observed	0.20	TOPSOIL / organic SAND (SP-SM) with rootlets with silt: dark grey-brown; fine to medium.		TOP	MD	M							
	0.40	SAND (SP-SM) with silt: dark grey-brown; fine to medium; with organics.		AEO									
	0.55	SAND (SP) trace silt: grey; fine to medium.		AEO									
		Silty SAND (SM) trace gravel: brown; fine to medium. 0.75m-0.90m: - becoming weakly to moderately cemented, "Coffee Rock"		AEO	D								
	1.05	SAND (SP) trace silt: pale grey; fine to medium.		AEO	D								
	1.45	Clayey Silty SAND (SC-SM) trace gravel: green-grey; fine to medium; low plasticity clay; low plasticity silt.		ALV	St to VSt	w=PL							
	2.00	Clayey SILT (ML) with sand: green-grey; low plasticity.		ALV	F to St								

Generated with CORE-GS by Ceroc - Soil Log with Photo



NOTES: ⁽¹⁾Soil origin is "probable" unless otherwise stated. ⁽²⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 7.2 AHD
COORDINATE: E:585499.6, N:6130817.9
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP07
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS				
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS. ⁽¹⁾ DENSITY ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS	
13/02/26 ▼ Groundwater seepage at 2.8 m depth	0.30	FILL / Gravelly SAND (SP-SM) with silt: grey-brown; fine to medium; fine to coarse gravel.		FILL	VD	D to M					PSP/SP		
	0.50	FILL / Clayey SAND (SC) trace gravel: orange-brown; fine to medium; low to medium plasticity clay.		FILL									
		FILL / SAND (SP-SM) with silt: grey-brown and grey; fine to medium.		FILL			D		0.70				
	0.90	Organic Silty SAND (SM) trace rootlets: dark grey-brown; fine to medium; low plasticity silt.		ALV	F	w=PL		D		1.00			
	1.20	SAND (SP) trace silt: pale grey; fine to medium.			AEO	MD to VD	M						
			(D) to (VD)										
	2.60	SAND (SP-SM) with silt: dark grey and dark brown; fine to medium.	AEO					W					
	3	Test Pit discontinued at 3.00m depth. (Target depth).											

Generated with CORE-GS by Ceroc - Soil Log with Photo



NOTES: ^(#)Soil origin is "probable" unless otherwise stated. ⁽¹⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 2.8 m depth

Refer to explanatory notes for symbol and abbreviation definitions

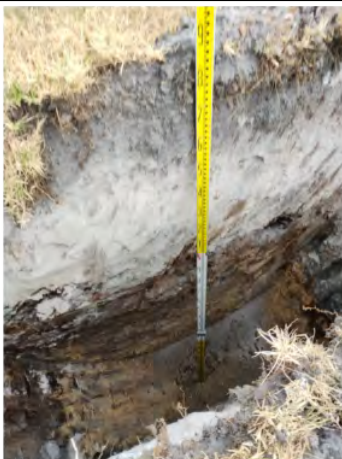
TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 12.3 AHD
COORDINATE: E:585249.9, N:6130734.5
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP08
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS				
GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN (#)	CONSIS. ⁽¹⁾ DENSITY ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
13/02/26 No free groundwater observed	RL	0.20	TOPSOIL / SAND (SP-SM) with silt trace rootlets: dark grey-brown; fine to medium.	TS	TOP								<



Generated with CORE-GS by Ceroc - Soil Log with Photo

NOTES: ⁽¹⁾Soil origin is "probable" unless otherwise stated. ⁽²⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 10.6 AHD
COORDINATE: E:585313.0, N:6130749.5
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP09
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(%)	CONSIS. (1)	DENSITY (2)	MOISTURE	REMARKS	TYPE	INTERVAL
13/02/25 No free groundwater observed	0.20	TOPSOIL / SAND (SP-SM) with silt: grey-brown; fine to medium.	TS	TOP					D	0.10
		SAND (SP) trace silt: pale grey; fine to medium.							ASS	0.50
	1			AEO			M		ASS	1.00
	1.50				(MD)				ASS	1.50
		Silty SAND (SM): dark brown; fine to medium; moderately to strongly cemented, "Coffee Rock".		AEO	(VD)				ASS	1.80
Test Pit discontinued at 1.80m depth. (Hard digging, refusal on "Coffee Rock") .										
	2									
	3									
	4									
	5									
	6									
	7									



Generated with CORE-GS by Ceroc - Soil Log with Photo

NOTES: (1) Soil origin is "probable" unless otherwise stated. (2) Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 6.5 AHD
COORDINATE: E:585486.6, N:6130721.7
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP10
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS				
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN (#)	CONSIS. (°)	DENSITY (°)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
RL (m)													
Groundwater seepage at 0.8 m depth 16/02/26	0.20	TOPSOIL / organic Silty SAND (SM) with rootlets: dark grey-brown; fine to medium; low plasticity silt.	TS	TOP			M						
	0.40	Organic Silty SAND (SM): dark grey-brown; fine to medium; low plasticity silt.	TS	AEO									
		SAND (SP) trace silt: grey and pale grey; fine to medium.			D				ASS/B		0.50		
	1	From 0.90m: - becoming pale brown							ASS		1.00		
	1.5			AEO					ASS		1.50		
	2.00				(D)	M to W			ASS		2.00		
		SAND (SP-SM) with silt: dark grey; fine to medium; weakly cemented.		AEO					ASS		2.50		
									ASS		2.70		
						</							

NOTES: ⁽¹⁾Soil origin is "probable" unless otherwise stated. ⁽²⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 0.8 m depth

Refer to explanatory notes for symbol and abbreviation definitions

LOCATION ID: TP11
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

Generated with CORE-GS by GeroC - Soil Log with Photo

Refer to explanatory notes for symbol and abbreviation definitions



TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 11.2 AHD
COORDINATE: E:585296.8, N:6130679.8
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP12
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN ⁽¹⁾	CONSIS. ⁽²⁾	DENSITY ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL
13/02/26 No free groundwater observed	0.20	TOPSOIL / SAND (SP-SM) with silt trace rootlets; dark grey-brown; fine to medium.	TS	TOP						
		SAND (SP) trace silt; pale grey; fine to medium.								
	1.10	Silty SAND (SM): dark brown and brown; fine to medium; moderately to strongly cemented, "Coffee Rock"; strongly cemented, hard digging cemented Silty SAND observed at the southern portion of the pit.								
	2.50	From 2.20m: - becoming pale yellow-brown, weakly to moderately cemented								
		Clayey Silty SAND (SC-SM): grey; fine to medium; low to medium plasticity clay; low to medium plasticity silt.								
	3	Test Pit discontinued at 3.00m depth. (Target depth).								
 										

NOTES: ⁽¹⁾Soil origin is "probable" unless otherwise stated. ⁽²⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage

Refer to explanatory notes for symbol and abbreviation definitions

LOCATION ID: TP13
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

Generated with CORE-GS by GeroC - Soil Log with Photo

Refer to explanatory notes for symbol and abbreviation definitions



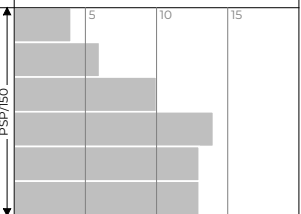
TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 7.2 AHD
COORDINATE: E:585475.7, N:6130668.9
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP14
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(%)	CONSIS. (°)	DENSITY (°)	MOISTURE	REMARKS	TYPE	INTERVAL
RL (m)										
	0.15	TOPSOIL / organic Silty SAND (SM) with rootlets: dark grey-brown; fine to medium; low plasticity silt.	TS	TOP						
	0.45	SAND (SP-SM) with silt: dark grey-brown; fine to medium; with organics.		AEO						
		SAND (SP) trace silt: pale grey; fine to medium.								
	1									
	1.30	From 1.30m: - becoming grey		AEO						
	2									
	2.30	SAND (SP-SM) with silt: dark grey; fine to medium.		AEO						
		Test Pit discontinued at 2.50m depth. (Collapsing conditions).								
	3									
	4									



Generated with CORE-GS by Ceroc - Soil Log with Photo



NOTES: #Soil origin is "probable" unless otherwise stated. °Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 1.6 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 11.0 AHD
COORDINATE: E:585283.9, N:6130624.0
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP15
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(%)	CONSIS. (%)	DENSITY (%)	MOISTURE	REMARKS	TYPE	INTERVAL
RL (m)	0.10	TOPSOIL / SAND (SP-SM) with silt trace rootlets: dark grey-brown; fine to medium. SAND (SP) trace silt: grey; fine to medium. From 0.25m: - becoming pale grey	TS	TOP						
	0.50				MD				ASS/B	
	1.00						M		ASS/D	
	1.50			AEO					ASS	
	2.00				(MD)				ASS	
	2.50						M to W		ASS	
	2.50						W		ASS/D	
Test Pit discontinued at 2.50m depth. (Collapsing conditions).										
Groundwater encountered at 2.3 m depth										
13/02/26										



NOTES: #Soil origin is "probable" unless otherwise stated. %Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater encountered at 2.3 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 8.6 AHD
COORDINATE: E:585372.6, N:6130594.8
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP16
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE			TESTING AND REMARKS			
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(#)	CONSIS. ⁽¹⁾ DENSITY ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS
Groundwater seepage at 2.1 m depth 13/02/26	0.20	TOPSOIL / organic Silty SAND (SM) with rootlets: dark grey-brown; fine to medium; low plasticity silt. SAND (SP) trace silt: grey; fine to medium.		TOP		M M to W		D		0.10		
				ASS					0.50			
				ASS/D					1.00			
				ASS					1.50			
				ASS					2.00			
				ASS					2.50			
				ASS					2.70			

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 7.4 AHD
COORDINATE: E:585422.7, N:6130632.5
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP17
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED					SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN ⁽¹⁾	CONSIS. ⁽²⁾	DENSITY ⁽²⁾	MOISTURE	REMARKS	TEST TYPE
RL (m)									
	0.15	TOPSOIL / organic Silty SAND (SM) with rootlets; dark grey-brown; fine to medium; low plasticity silt.	TS	TOP					
	0.30	Organic Silty SAND (SM); dark grey-brown; fine to medium; low plasticity silt.	TS	AEO	MD				
		SAND (SP-SM) with silt; grey; fine to medium.							
		From 0.50m: - becoming pale grey			D				
		From 1.00m: - becoming dark grey and brown, weakly cemented							
	1								
	1.5								
	2								
	2.50	Silty SAND (SM); brown; fine to medium; weakly to moderately cemented, "Coffee Rock".	TS	AEO	(MD) to (D)				
		Test Pit discontinued at 2.80m depth. (Collapsing conditions).							
	3								
	4								

NOTES: ⁽¹⁾Soil origin is "probable" unless otherwise stated. ⁽²⁾Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 1.0 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 6.6 AHD
COORDINATE: E:585501.0, N:6130619.8
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP18
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED					SAMPLE			TESTING AND REMARKS	
GROUNDWATER	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(%)	CONSIS. (°)	DENSITY (°)	MOISTURE	REMARKS	TEST TYPE
RL (m)									
	0.20	TOPSOIL / organic Silty SAND (SM) with rootlets; dark grey-brown; fine to medium; low plasticity silt.	TS	TOP					
		SAND (SP) trace silt; grey; fine to medium.							
		From 0.30m: - becoming pale grey							
	1			AEO	D		M		
	1.40	SAND (SP-SM) with silt; dark brown and dark grey-brown; fine to medium; trace pockets of pale brown SAND SP.			(D)		M to W		
	2			AEO					
		From 2.30m: - trace pockets of weakly to moderately cemented Silty SAND SM							
	2.50								
	3	Test Pit discontinued at 2.70m depth. (Collapsing conditions).							



NOTES: #Soil origin is "probable" unless otherwise stated. °Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 1.4 m depth

Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 7.2 AHD
COORDINATE: E:585432.0, N:6130559.5
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP19
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED					SAMPLE			TESTING AND REMARKS	
GROUNDWATER RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN ^(#)	CONSIS. ⁽¹⁾ DENSITY ⁽²⁾	MOISTURE	REMARKS	TYPE	INTERVAL
	0.20	TOPSOIL / organic Silty SAND (SM) with rootlets: dark grey-brown; fine to medium; low plasticity silt.	TS TS TS	TOP	MD			D	0.10
		SAND (SP) trace silt: pale grey; fine to medium.							
	1				D	M			
	6			AEO	(MD) to (D)				
	2					M to W			
	5								
	13.02/26								
		undwater seepage at 1.6 m depth.							
	3								
	4								

Test Pit discontinued at 2.50m depth.
(Collapsing conditions).

Generated with CORE-GS by Ceroc - Soil Log with Photo



NOTES: [#]Soil origin is "probable" unless otherwise stated. ¹Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. undwater seepage at 1.6 m depth

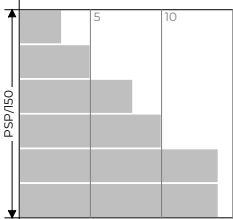
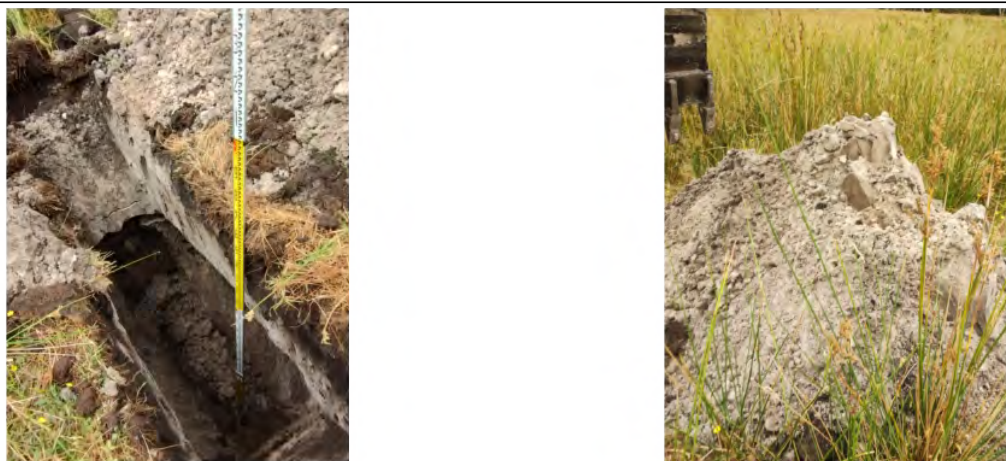
Refer to explanatory notes for symbol and abbreviation definitions

TEST PIT LOG

CLIENT: DevelopmentWA
PROJECT: Proposed Residential Development
LOCATION: Lot 39 Elizabeth Street, Bayonet Head, WA

SURFACE LEVEL: 6.5 AHD
COORDINATE: E:585503.0, N:6130568.8
DATUM/GRID: MGA2020 Zone 50
DIP/AZIMUTH: 90°/---°

LOCATION ID: TP20
PROJECT No: 240409.00
DATE: 13/02/26
SHEET: 1 of 1

CONDITIONS ENCOUNTERED						SAMPLE				TESTING AND REMARKS					
GROUNDWATER	RL (m)	DEPTH (m)	DESCRIPTION OF STRATA	GRAPHIC	ORIGIN(%)	CONSIS. (°)	DENSITY (°)	MOISTURE	REMARKS	TYPE	INTERVAL	DEPTH (m)	TEST TYPE	RESULTS AND REMARKS	
Groundwater seepage at 2.2 m depth	13/02/26	0.20	TOPSOIL / organic Silty SAND (SM) with rootlets: dark grey-brown; fine to medium; low plasticity silt.	TS TS TS	TOP										
		0.45	Organic SAND (SP-SM) with silt: dark grey-brown; fine to medium.		AEO						D		0.30		
			SAND (SP) trace silt: pale grey; fine to medium.								ASS		0.50		
											D		0.60		
		1									ASS		1.00		
		1.5			AEO						ASS		1.50		
		2				(D)					ASS		2.00		
		2.5									ASS		2.50		
		2.70									ASS		2.70		
		Test Pit discontinued at 2.70m depth. (Collapsing conditions).													
Groundwater seepage at 2.2 m depth.															
13/02/26															
															

NOTES: °Soil origin is "probable" unless otherwise stated. °Consistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

NOTES: #Soil origin is "probable" unless otherwise stated. fConsistency/Relative density shading is for visual reference only - no correlation between cohesive and granular materials is implied.

PLANT: 8 t excavator, with 600 mm wide toothed bucket

OPERATOR: A.D Contractors (Dwayne) **LOGGED:** GG

METHOD: test pit

REMARKS: The location and surface elevation at each test location was surveyed by Douglas using a differential global positioning system (dGPS) with variable accuracy depending on satellite coverage. Groundwater seepage at 2.2 m depth

Refer to explanatory notes for symbol and abbreviation definitions

Appendix C

Geotechnical Laboratory Test Results



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - ASTM D2974-20 (Test Method A)

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3387-3396_1_ORG
Project:	Proposed Residential Development	Sample No.	WG26.3387-3396
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	Various - see below	Date Tested:	4/03/2026

TEST RESULTS - Organic Content

Sampling Method: Sampled by Client, Tested as Received
Testing Completed By: WGLS - LC
Furnace Temperature (°C): 434

Sample Number	Sample Identification	Ash Content (%)	Organic Content (%)
WG26.3387	TP02 (2.2m)	99.1	0.9
WG26.3388	TP05 (0.1m)	75.0	25.0
WG26.3392	TP07 (1.0m)	89.2	10.8
WG26.3394	TP11 (1.8m)	98.4	1.6
WG26.3395	TP17 (0.5m)	99.9	0.1
WG26.3396	TP20 (0.3m)	88.4	11.6

Comments:

Approved Signatory:

Name: Mia Colley

Date: 06/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

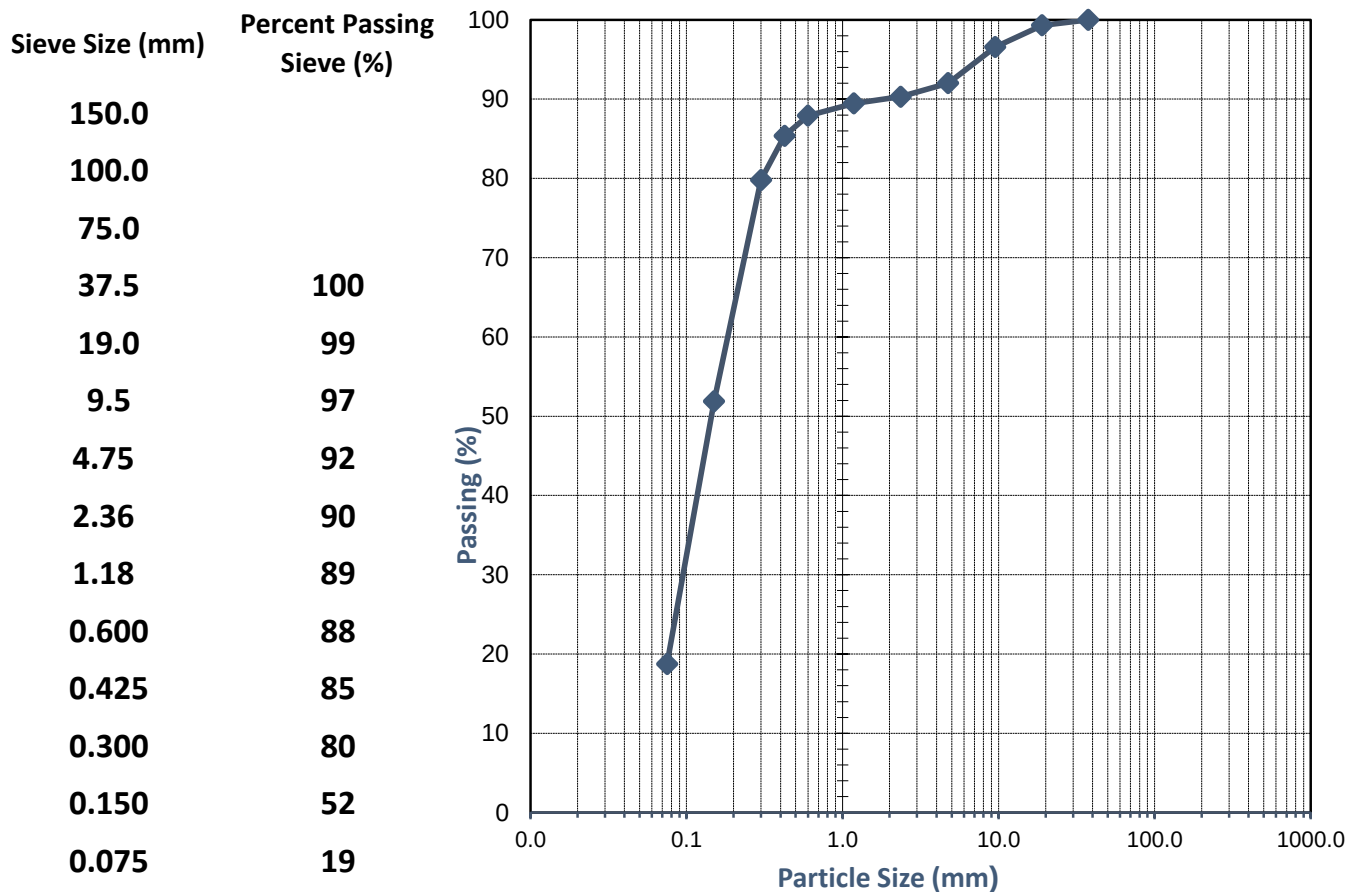
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3389_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3389
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (0.55-1.05m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 06/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

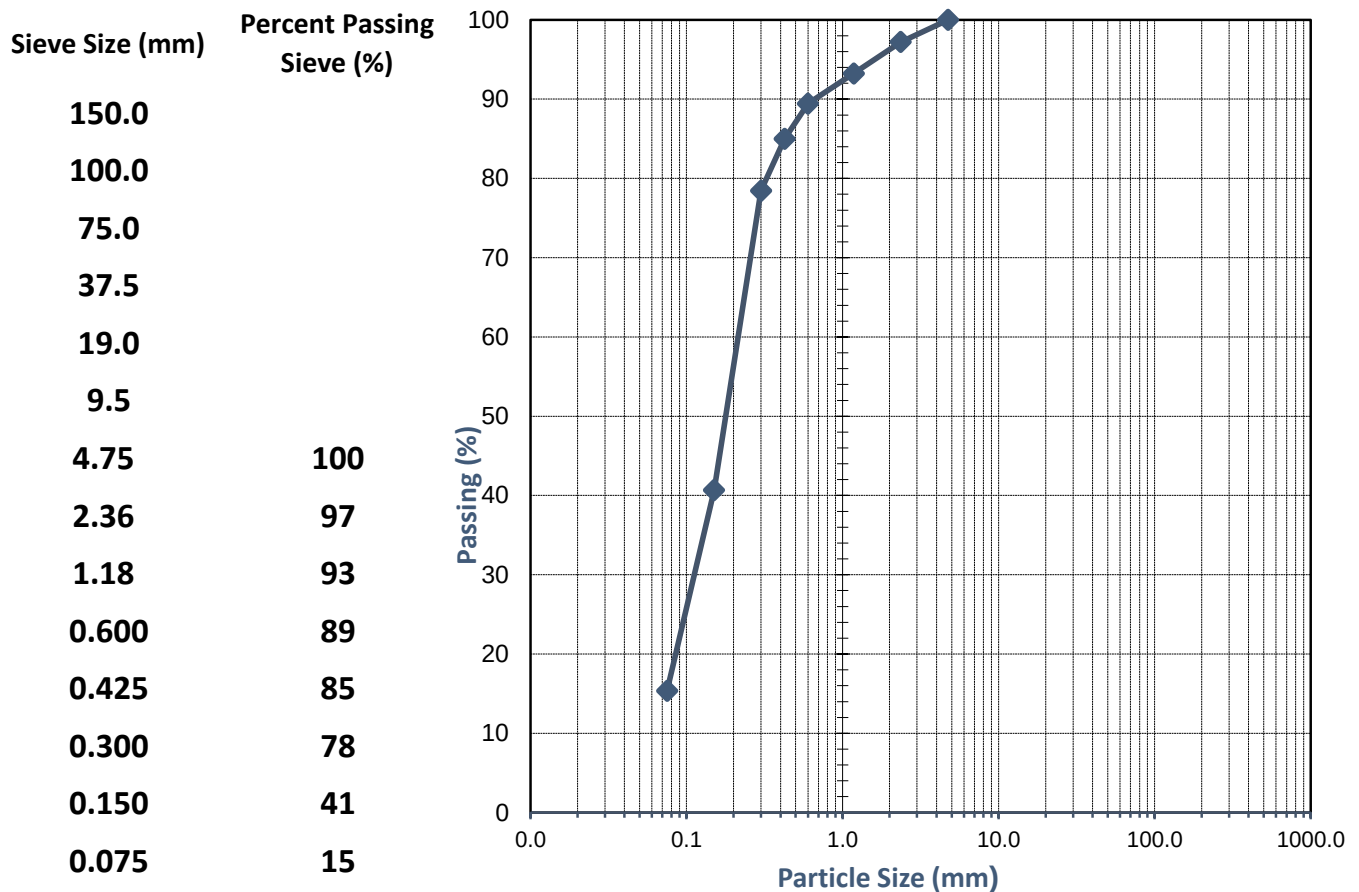
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3390_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3390
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (1.7m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 06/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.3.1.1, 3.2.1, 3.3.1 & 3.4.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3390_1_PI
Project:	Proposed Residential Development	Sample No.	WG26.3390
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (1.7m)	Date Tested:	6/03/2026

TEST RESULTS - Consistency Limits (Casagrande)

Sampling Method:

Sampled by Client, Tested as Received

History of Sample:

Oven Dried <50°C

Method of Preparation:

Dry Sieved

AS 1289.3.1.1	Liquid Limit (%)	22
AS 1289.3.2.1	Plastic Limit (%)	14
AS 1289.3.3.1	Plasticity Index (%)	8
AS 1289.3.4.1	Linear Shrinkage (%)	1.5
AS 1289.3.4.1	Length of Mould (mm)	250
AS 1289.3.4.1	Condition of Dry Specimen:	-

Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.5.2.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3389_1_MMDD
Project:	Proposed Residential Development	Sample No.	WG26.3389
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (0.55-1.05m)	Date Tested:	4/03/2026

TEST RESULTS - Modified Maximum Dry Density**Sampling Method:**

Sampled by Client, Tested as Received

Sample Curing Time (Hours):

>2

Method used to Determine Liquid Limit:

Visual / Tactile Assessment by Competent Technician

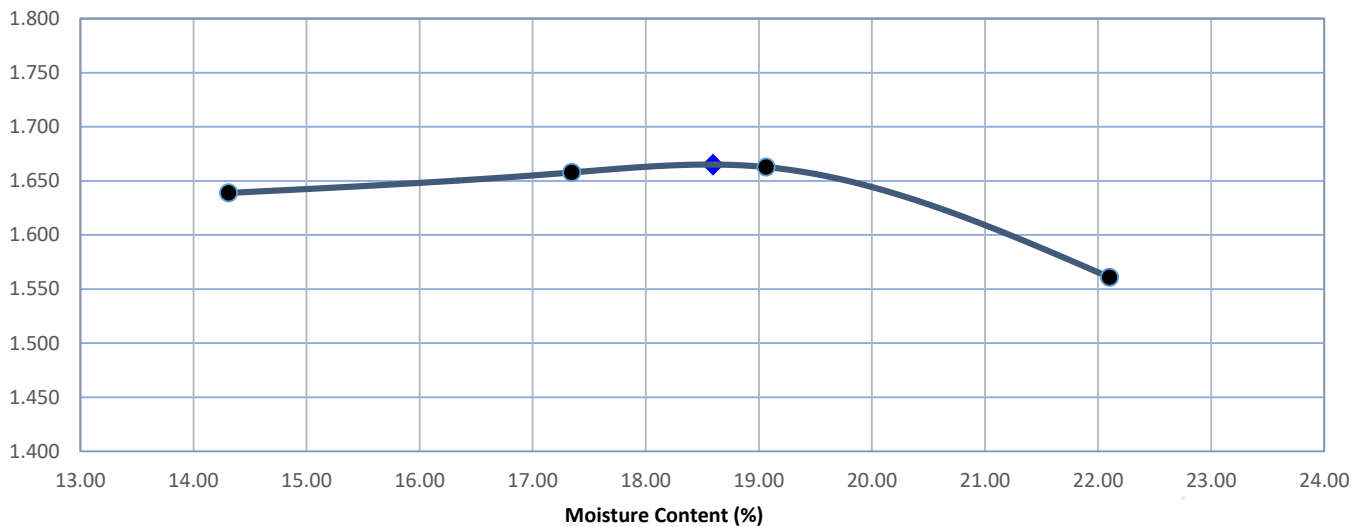
Material + 19.0mm (%):

1

Material + 37.5mm (%):

-

Moisture Content (%)	14.3	17.3	19.1	22.1	
Dry Density (t/m³)	1.639	1.658	1.663	1.561	

Dry Density (t/m³)**Modified Maximum Dry Density (t/m³)****1.67****Optimum Moisture Content (%)****18.5****Comments:****Approved Signatory:**
Name: Danielle Reynolds**Date:** 05/March/2026

Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.6.1.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3389_1_SCBR
Project:	Proposed Residential Development	Sample No.	WG26.3389
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (0.55-1.05m)	Date Tested:	4/03 - 10/03/26

TEST RESULTS - CALIFORNIA BEARING RATIO

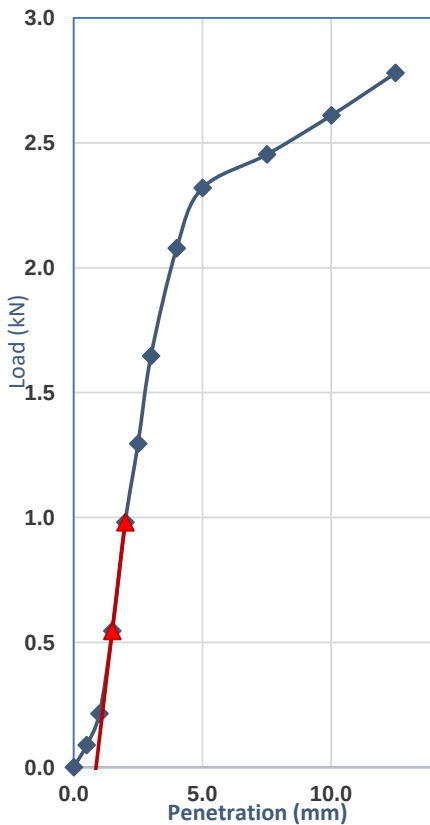
Sample Description:

Silty Sand trace Gravel

Sampling Method:

Sampled by Client, Tested as Received

Load Penetration Curve



Compaction Details

Compaction Method	AS 1289.5.2.1	Hammer Type	Modified
Plasticity Determined by	Estimated	Curing Time (Hours)	>24
% Retained 19.0mm	1	Excluded/Replaced	Excluded
Maximum Dry Density (t/m ³)	1.67	Optimum Moisture (%)	18.5
Target Dry Density Ratio (%)	95	Target Moisture Ratio (%)	100

Specimen Conditions At Compaction

Dry Density (t/m ³)	1.58	Moisture Content (%)	18.9
Density Ratio (%)	94.5	Moisture Ratio (%)	101.5

Specimen Conditions After Soak

Soaked or Unsoaked	Soaked	Soaking Period (days)	4
Surcharges Applied (kg)	4.50	Measured Swell (%)	0.0
Dry Density (t/m ³)	1.57	Dry Density Ratio (%)	94.5
Moisture Content (%)	22.4	Moisture Ratio (%)	120.5

Specimen Conditions After Test

Top 30mm Moisture (%)	21.1	Remaining Depth (%)	21.7
-----------------------	------	---------------------	------

Correction applied to Penetration: 0.9mm

Determined at a Penetration of: 2.5mm

California Bearing Ratio (CBR): 14%

Comments:

Approved Signatory:

Name: Connor Budimir

Date: 11/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.3.1.1, 3.2.1, 3.3.1 & 3.4.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3391_1_PI
Project:	Proposed Residential Development	Sample No.	WG26.3391
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (2.2m)	Date Tested:	6/03/2026

TEST RESULTS - Consistency Limits (Casagrande)

Sampling Method:

Sampled by Client, Tested as Received

History of Sample:

Oven Dried <50°C

Method of Preparation:

Dry Sieved

AS 1289.3.1.1	Liquid Limit (%)	28
AS 1289.3.2.1	Plastic Limit (%)	24
AS 1289.3.3.1	Plasticity Index (%)	4
AS 1289.3.4.1	Linear Shrinkage (%)	1.5
AS 1289.3.4.1	Length of Mould (mm)	250
AS 1289.3.4.1	Condition of Dry Specimen:	-

Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 11/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

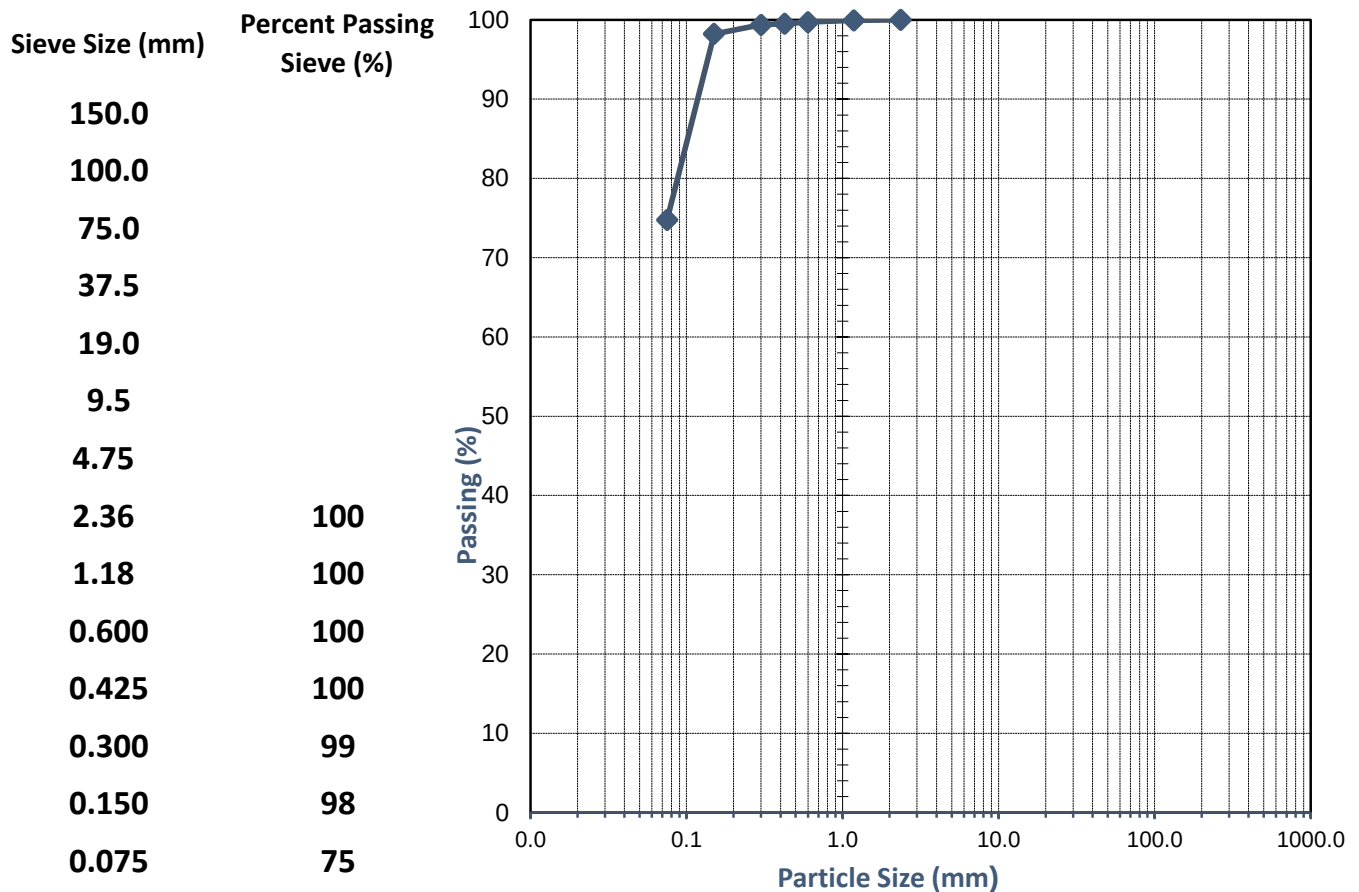
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3391_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3391
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP06 (2.2m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

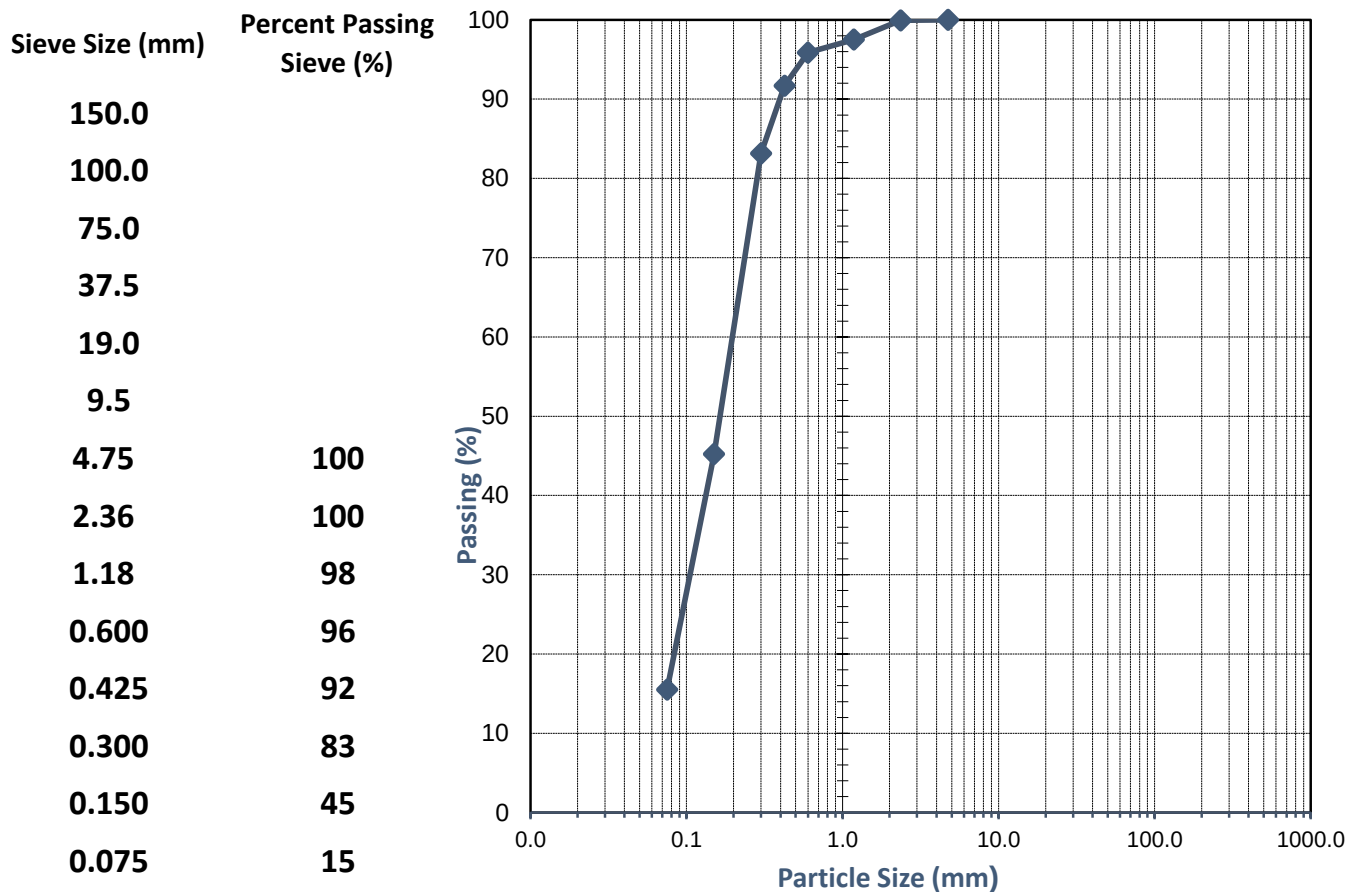
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3392_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3392
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP07 (1.0m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 06/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.3.1.1, 3.2.1, 3.3.1 & 3.4.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3392_1_PI
Project:	Proposed Residential Development	Sample No.	WG26.3392
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP07 (1.0m)	Date Tested:	6/03/2026

TEST RESULTS - Consistency Limits (Casagrande)

Sampling Method:

Sampled by Client, Tested as Received

History of Sample:

Oven Dried <50°C

Method of Preparation:

Dry Sieved

AS 1289.3.1.1	Liquid Limit (%)	Not Obtainable
AS 1289.3.2.1	Plastic Limit (%)	Non-Plastic
AS 1289.3.3.1	Plasticity Index (%)	Non-Plastic
AS 1289.3.4.1	Linear Shrinkage (%)	0.5
AS 1289.3.4.1	Length of Mould (mm)	250
AS 1289.3.4.1	Condition of Dry Specimen:	-

Comments:

Approved Signatory:

Name: Connor Budimir

Date: 11/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

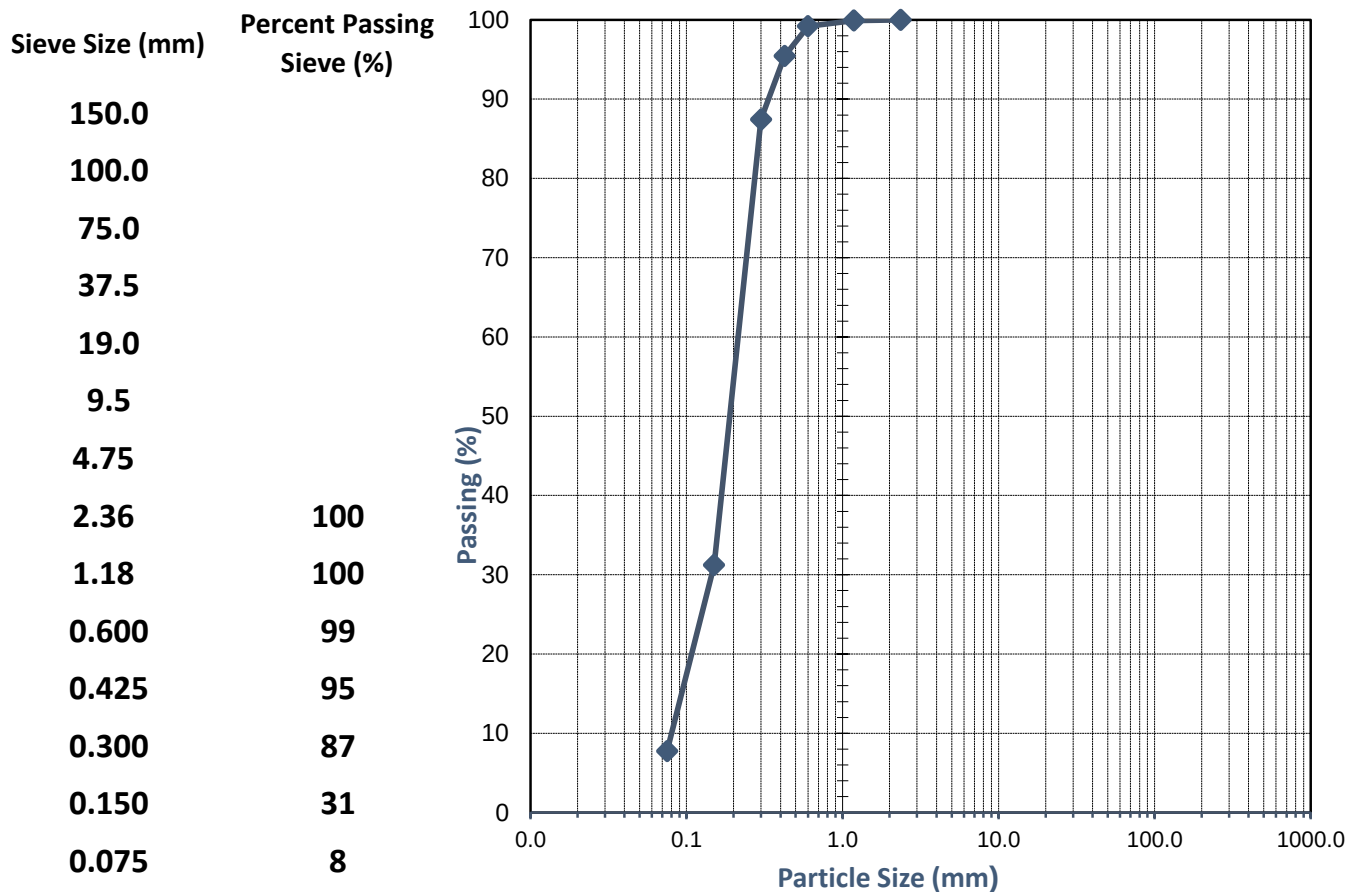
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3393_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3393
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP11 (0.5m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.5.2.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3393_1_MMDD
Project:	Proposed Residential Development	Sample No.	WG26.3393
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP11 (0.5m)	Date Tested:	4/03/2026

TEST RESULTS - Modified Maximum Dry Density**Sampling Method:**

Sampled by Client, Tested as Received

Sample Curing Time (Hours):

>2

Method used to Determine Liquid Limit:

Visual / Tactile Assessment by Competent Technician

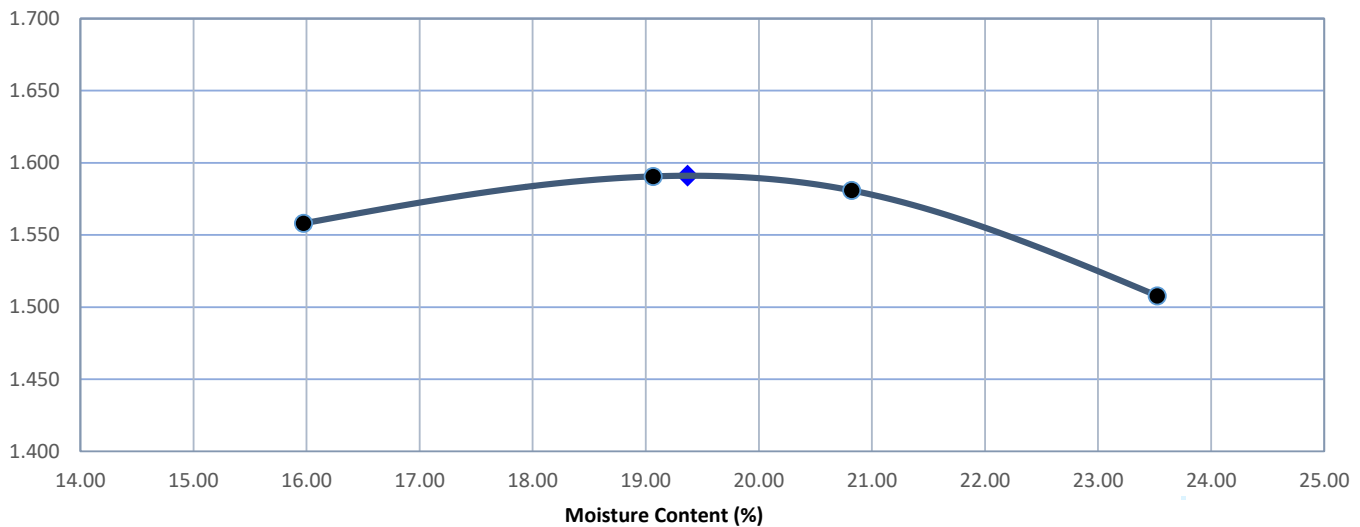
Material + 19.0mm (%):

0

Material + 37.5mm (%):

-

Moisture Content (%)	16.0	19.1	20.8	23.5	
Dry Density (t/m³)	1.558	1.591	1.581	1.508	

Dry Density (t/m³)**Modified Maximum Dry Density (t/m³)****1.59****Optimum Moisture Content (%)****19.5****Comments:****Approved Signatory:**
Name: Danielle Reynolds**Date:** 05/March/2026

Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.6.1.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3393_1_SCBR
Project:	Proposed Residential Development	Sample No.	WG26.3393
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP11 (0.5m)	Date Tested:	4/03 - 10/03/26

TEST RESULTS - CALIFORNIA BEARING RATIO

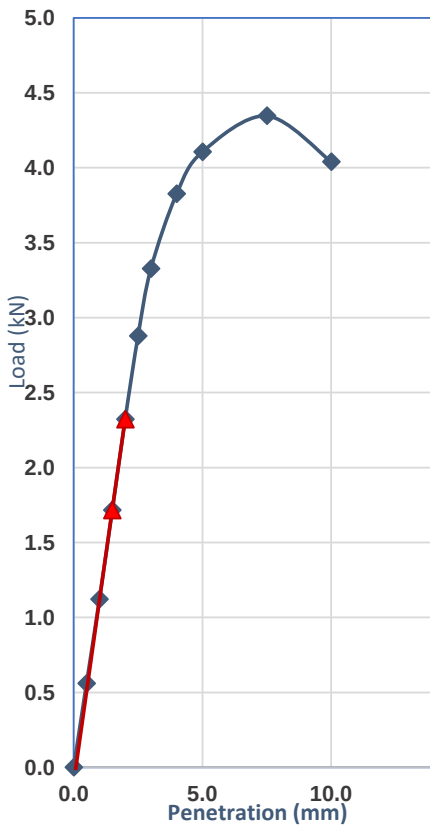
Sample Description:

Sand

Sampling Method:

Sampled by Client, Tested as Received

Load Penetration Curve



Compaction Details

Compaction Method	AS 1289.5.2.1	Hammer Type	Modified
Plasticity Determined by	Estimated	Curing Time (Hours)	>24
% Retained 19.0mm	0	Excluded/Replaced	Excluded
Maximum Dry Density (t/m ³)	1.59	Optimum Moisture (%)	19.5
Target Dry Density Ratio (%)	95	Target Moisture Ratio (%)	100

Specimen Conditions At Compaction

Dry Density (t/m ³)	1.50	Moisture Content (%)	19.3
Density Ratio (%)	94.5	Moisture Ratio (%)	99.5

Specimen Conditions After Soak

Soaked or Unsoaked	Soaked	Soaking Period (days)	4
Surcharges Applied (kg)	4.50	Measured Swell (%)	0.0
Dry Density (t/m ³)	1.50	Dry Density Ratio (%)	94.5
Moisture Content (%)	21.1	Moisture Ratio (%)	108.5

Specimen Conditions After Test

Top 30mm Moisture (%)	20.0	Remaining Depth (%)	21.0
-----------------------	------	---------------------	------

Correction applied to Penetration: 0.1mm

Determined at a Penetration of: 2.5mm

California Bearing Ratio (CBR): 20%

Comments:

Approved Signatory:

Name: Connor Budimir

Date: 11/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

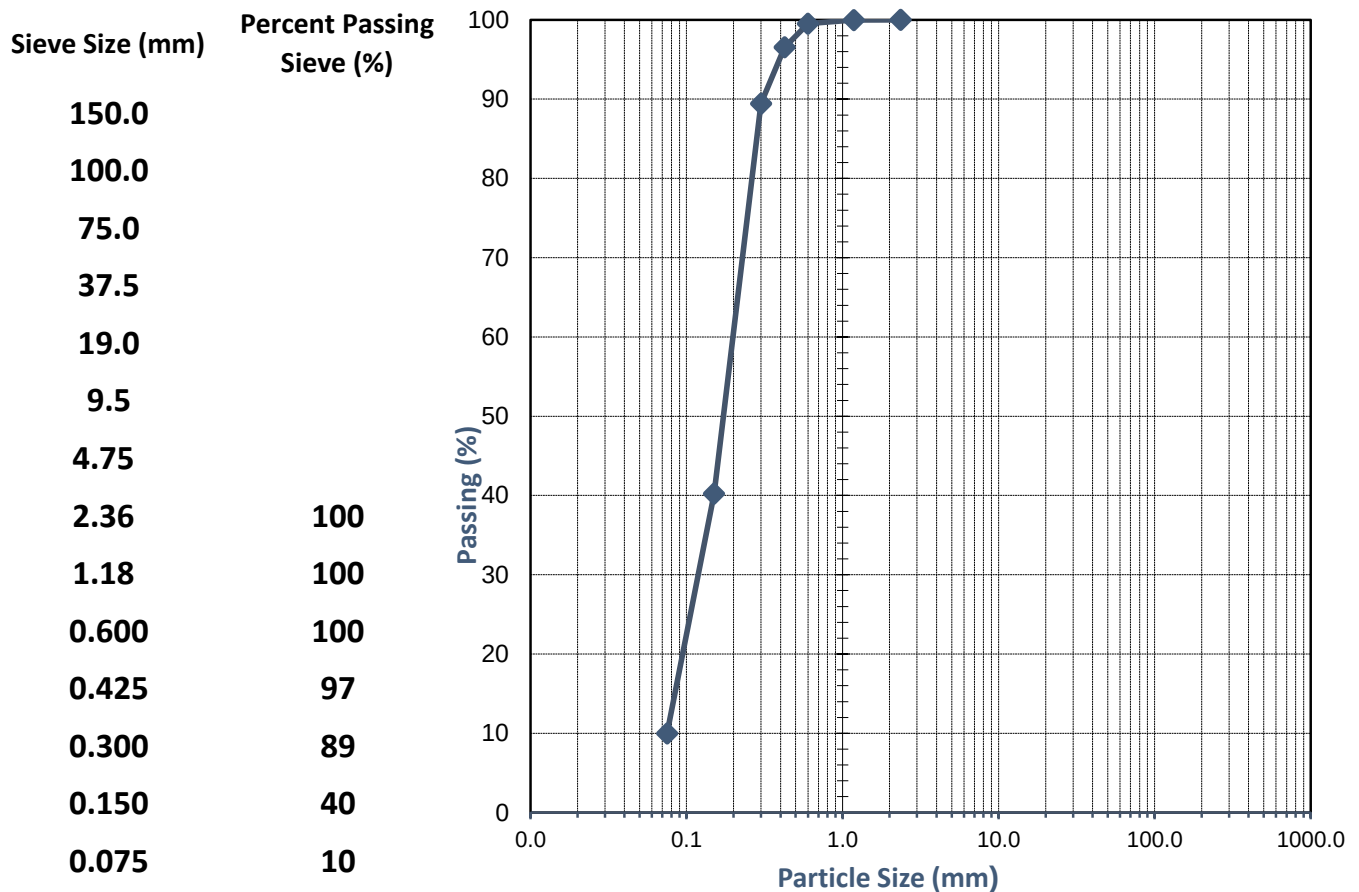
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3395_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3395
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP17 (0.5m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

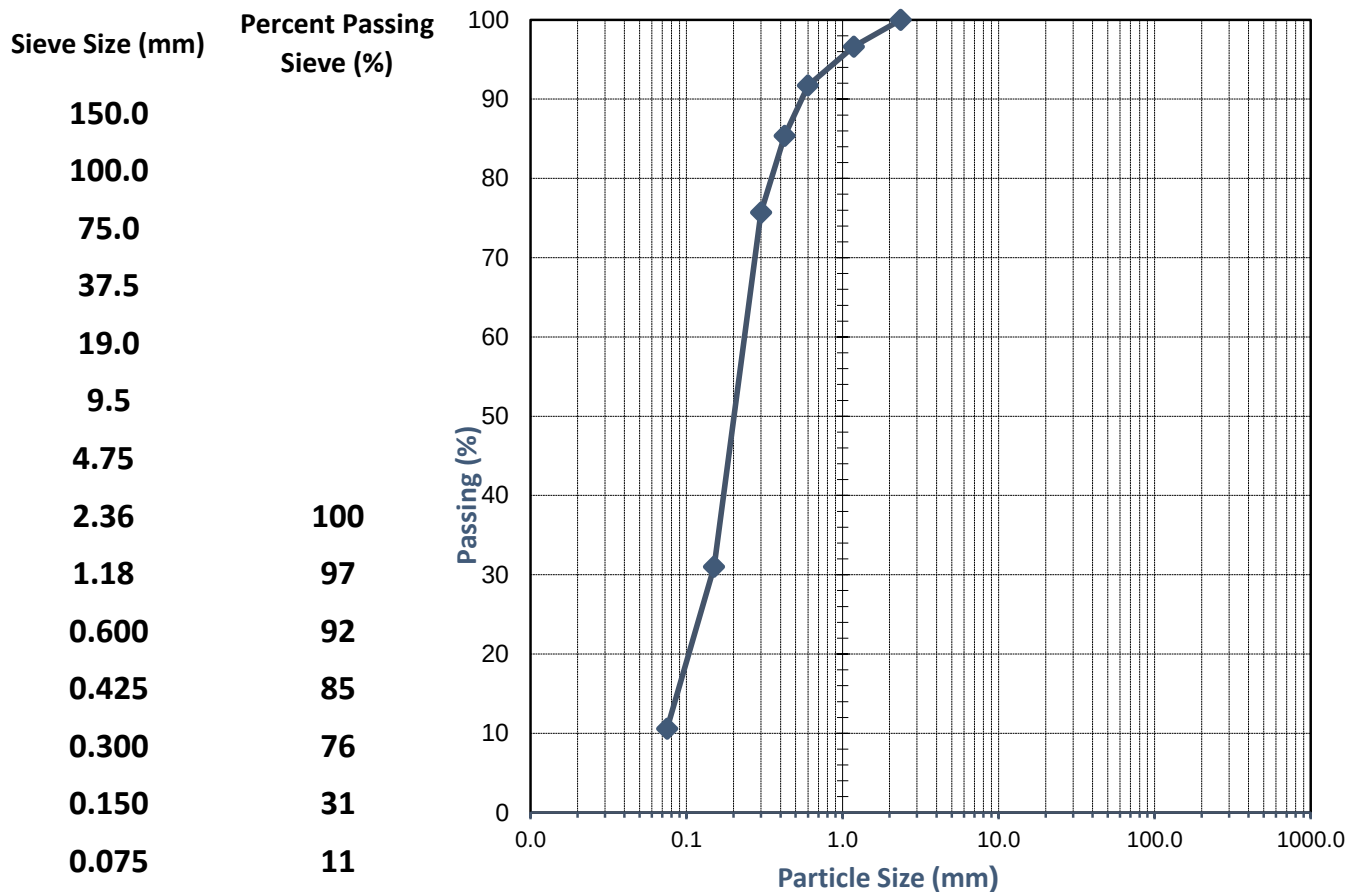
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3396_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3396
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP20 (0.3m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au



SOIL | AGGREGATE | CONCRETE | CRUSHING

TEST REPORT - AS 1289.3.1.1, 3.2.1, 3.3.1 & 3.4.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3396_1_PI
Project:	Proposed Residential Development	Sample No.	WG26.3396
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP20 (0.3m)	Date Tested:	6/03/2026

TEST RESULTS - Consistency Limits (Casagrande)

Sampling Method:

Sampled by Client, Tested as Received

History of Sample:

Oven Dried <50°C

Method of Preparation:

Dry Sieved

AS 1289.3.1.1	Liquid Limit (%)	Not Obtainable
AS 1289.3.2.1	Plastic Limit (%)	Non-Plastic
AS 1289.3.3.1	Plasticity Index (%)	Non-Plastic
AS 1289.3.4.1	Linear Shrinkage (%)	0.0
AS 1289.3.4.1	Length of Mould (mm)	250
AS 1289.3.4.1	Condition of Dry Specimen:	-

Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full



WESTERN GEOTECHNICAL & Laboratory Services

SOIL | AGGREGATE | CONCRETE | CRUSHING

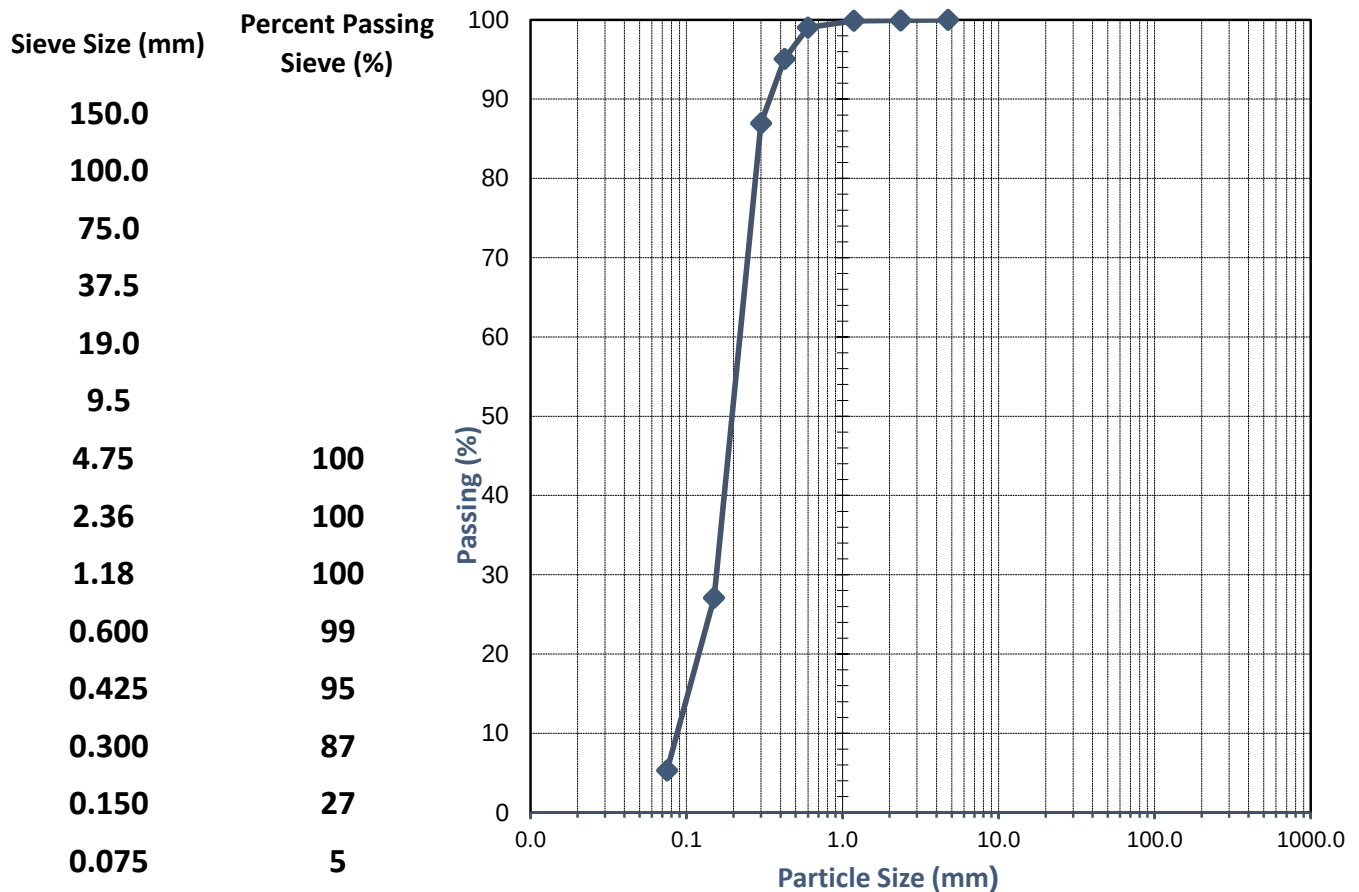
TEST REPORT - AS 1289.3.6.1

Client:	Development WA	Ticket No.	S20728
Client Address:	-	Report No.	WG26.3397_1_PSD
Project:	Proposed Residential Development	Sample No.	WG26.3397
Location:	Lot 39 Elizabeth Street, Bayonet, WA	Date Sampled:	Not Specified
Sample Identification:	TP20 (0.6m)	Date Tested:	05/03 - 06/03/2026

TEST RESULTS - Particle Size Distribution of Soil

Sampling Method:

Sampled by Client, Tested as Received



Comments:

Approved Signatory:

Name: Danielle Reynolds

Date: 09/March/2026



Accreditation No. 20599

Accredited for compliance

with ISO/IEC 17025 - Testing

This document shall not be reproduced except in full

235 Bank Street, Welshpool WA 6106

08 9472 3465

www.wgls.com.au

Appendix D

Acid Sulfate Soil Laboratory Certifications



Table D-1: Summary of Acid Sulfate Soil Laboratory Results

Test Location	Depth (m)	Soil Description	Screening Tests ¹				Chromium Suite of Testing					
			pH _F	pH _{FOX}	Reaction ² Strength	Δ pH ³	pH _{KCl}	TAA ⁴ (%S)	S _{CR} (%S) ⁵	S _{NAS} (%S) ⁶	ANC (%S) ⁷	Net ⁸ Acidity (%S)
Assessment Criteria			<4	<3	-	-	-	-	-	-	-	>0.03
TP01	0.5	Sand trace silt - pale grey	6.7	4.8	Low	1.9	-	-	-	-	-	-
TP01	1.0	Sand trace silt - pale grey	6.3	4.6	Low	1.7	-	-	-	-	-	-
TP01	1.5	Sand trace silt - pale grey	5.7	3.2	Low	2.5	4.9	0.12	0.0092	NT	NT	0.13
TP01	2.0	Silty Sand - dark grey-brown	5.6	3.7	Low	1.9	-	-	-	-	-	-
TP03	0.5	Sand trace silt - pale grey	6.0	3.7	Low	2.3	6.3	<0.010	<0.0050	NT	NT	<0.0050
TP03	1.0	Silty Sand - dark brown	6.0	4.0	Low	2	-	-	-	-	-	-
TP03	1.5	Silty Sand - yellow-brown	6.1	3.3	Medium	2.8	-	-	-	-	-	-
TP03	2.0	Silty Sand - yellow-brown	6.1	3.3	Medium	2.8	5.5	0.011	<0.0050	NT	NT	0.015
TP03	2.5	Clayey sand - pale grey	6.1	4.6	Low	1.5	-	-	-	-	-	-
TP03	3.0	Clayey sand - pale grey	6.0	4.2	Low	1.8	-	-	-	-	-	-
TP05	0.5	Sand trace silt - grey	5.9	4.2	Low	1.7	-	-	-	-	-	-
TP05	1.0	Sand trace silt - grey	6.2	4.8	Low	1.4	-	-	-	-	-	-
TP05	1.5	Sand trace silt - grey	5.7	3.6	Low	2.1	5.3	0.023	<0.0050	NT	NT	0.025
TP05	2.0	Sand with silt - dark brown	5.6	4.0	Low	1.6	-	-	-	-	-	-
TP05	2.5	Clayey Sand - pale grey	6.1	4.1	Low	2	-	-	-	-	-	-
TP05	3.0	Clayey Sand - pale grey	6.2	4.4	Low	1.8	-	-	-	-	-	-
TP06	0.5	Sand trace silt - grey	6.0	2.0	Medium	4	5.4	0.011	<0.0050	NT	NT	0.013
TP06	1.0	Silty Sand - brown	6.0	2.9	Medium	3.1	-	-	-	-	-	-
TP06	1.5	Clayey Silty Sand trace gravel - green-grey	6.3	2.8	Medium	3.5	-	-	-	-	-	-
TP06	2.0	Clayey Silt with sand - green-grey	6.6	2.8	Medium	3.8	5.5	0.013	<0.0050	NT	NT	0.015
TP06	2.5	Clayey Silt with sand - green-grey	6.9	3.4	Medium	3.5	-	-	-	-	-	-
TP06	3.0	Clayey Silt with sand - green-grey	6.6	3.2	Medium	3.4	-	-	-	-	-	-
TP09	0.5	Sand trace silt - pale grey	6.9	4.4	Medium	2.5	-	-	-	-	-	-
TP09	1.0	Sand trace silt - pale grey	5.9	4.6	Low	1.3	-	-	-	-	-	-
TP09	1.5	Sand trace silt - pale grey	6.1	4.7	Medium	1.4	-	-	-	-	-	-
TP09	1.8	Silty Sand - dark brown	5.6	3.5	Medium	2.1	5.1	0.088	0.0059	NT	NT	0.094
TP10	0.5	Sand trace silt - grey and pale grey	5.9	3.6	Medium	2.3	-	-	-	-	-	-
TP10	1.0	Sand trace silt - pale brown	5.8	3.3	Low	2.5	-	-	-	-	-	-
TP10	1.5	Sand trace silt - pale brown	5.7	3.3	Low	2.4	-	-	-	-	-	-
TP10	2.0	Sand trace silt - pale brown	5.6	2.8	Low	2.8	5.1	0.015	<0.0050	NT	NT	0.017
TP10	2.5	Sand with silt - dark grey	5.8	2.9	Low	2.9	-	-	-	-	-	-
TP10	2.7	Sand with silt - dark grey	5.7	3.1	Low	2.6	5.3	0.011	<0.0050	NT	NT	0.011
TP11	0.5	Sand trace silt - grey	4.5	3.3	Medium	1.2	5.6	<0.010	<0.0050	NT	NT	0.0085
TP11	1.0	Sand trace silt - grey	5.4	4.0	Medium	1.4	-	-	-	-	-	-
TP11	1.5	Sand trace silt - grey	5.8	3.9	Low	1.9	-	-	-	-	-	-
TP11	2.0	Silty Sand - dark brown	6.3	2.5	Low	3.8	5.6	<0.010	0.0055	NT	NT	0.014



Test Location	Depth (m)	Soil Description	Screening Tests ¹				Chromium Suite of Testing					
			pH _F	pH _{FOX}	Reaction ² Strength	Δ pH ³	pH _{KCl}	TAA ⁴ (%S)	S _{CR} (%S) ⁵	S _{NAS} (%S) ⁶	ANC (%S) ⁷	Net ⁸ Acidity (%S)
Assessment Criteria			<4	<3	-	-	-	-	-	-	-	>0.03
TP11	2.5	Clayey Sand - pale grey	6.2	2.6	Low	3.6	-	-	-	-	-	-
TP11	3.0	Clayey Sand - pale grey	5.9	3.1	Low	2.8	-	-	-	-	-	-
TP13	0.5	Sand trace silt - pale grey	4.7	2.9	Medium	1.8	4.9	0.041	<0.0050	NT	NT	0.041
TP13	1.0	Sand trace silt - pale grey	5.2	4.0	Low	1.2	-	-	-	-	-	-
TP13	1.5	Sand trace silt - pale grey	5.3	3.9	Low	1.4	-	-	-	-	-	-
TP13	2.0	Sand with silt - dark grey-brown	5.6	4.0	Low	1.6	-	-	-	-	-	-
TP13	2.5	Sand with silt - dark grey-brown	5.7	4.4	Low	1.3	5.4	0.015	<0.0050	NT	NT	0.017
TP15	0.5	Sand trace silt - pale grey	5.3	4.2	Low	1.1	-	-	-	-	-	-
TP15	1.0	Sand trace silt - pale grey	4.6	3.9	Low	0.7	5.9	<0.010	<0.0050	NT	NT	<0.0050
TP15	1.5	Sand trace silt - pale grey	6.0	4.6	Low	1.4	-	-	-	-	-	-
TP15	2.0	Sand trace silt - pale grey	6.1	4.8	Low	1.3	-	-	-	-	-	-
TP15	2.5	Sand trace silt - pale grey	5.7	4.9	Low	0.8	-	-	-	-	-	-
TP16	0.5	Sand trace silt - grey	6.2	4.5	Medium	1.7	-	-	-	-	-	-
TP16	1.0	Sand trace silt - grey	6.1	4.5	Low	1.6	-	-	-	-	-	-
TP16	1.5	Sand trace silt - pale grey	6.0	4.2	Low	1.8	-	-	-	-	-	-
TP16	2.0	Sand trace silt - pale grey	5.4	3.4	Low	2	-	-	-	-	-	-
TP16	2.5	Sand with silt - grey and dark grey	5.4	3.4	Low	2	-	-	-	-	-	-
TP16	2.7	Sand with silt - grey and dark grey	5.5	2.7	Low	2.8	5.0	0.049	0.010	NT	NT	0.059
TP17	0.5	Sand trace silt - grey	5.1	2.9	Low	2.2	5.6	<0.010	<0.0050	NT	NT	<0.0050
TP17	1.0	Sand trace silt - pale grey	5.4	3.2	Low	2.2	-	-	-	-	-	-
TP17	1.5	Sand with silt - dark grey-brown and brown	5.3	3.3	Low	2	-	-	-	-	-	-
TP17	2.0	Sand with silt - dark grey-brown and brown	5.6	3.2	Low	2.4	-	-	-	-	-	-
TP17	2.5	Sand with silt - dark grey-brown and brown	5.6	2.7	Low	2.9	5.4	0.035	0.021	NT	NT	0.056
TP17	2.8	Silty Sand - brown	5.6	3.0	Low	2.6	-	-	-	-	-	-
TP20	0.5	Sand trace silt - pale grey	5.1	3.0	Medium	2.1	-	-	-	-	-	-
TP20	1.0	Sand trace silt - pale grey	5.5	3.1	Low	2.4	-	-	-	-	-	-
TP20	1.5	Sand trace silt - pale grey	5.6	2.9	Low	2.7	-	-	-	-	-	-
TP20	2.0	Sand trace silt - pale grey	5.5	3.4	Low	2.1	5.6	<0.010	<0.0050	NT	NT	<0.0050
TP20	2.5	Sand trace silt - pale grey	5.6	3.7	Low	1.9	-	-	-	-	-	-
TP20	2.7	Sand trace silt - pale grey	5.2	3.0	Low	2.2	-	-	-	-	-	-

Note:

- Screening Tests undertaken by MPL Laboratories
- Low – indicates no or slight effervescence in hydrogen peroxide
Medium – indicates moderate effervescence in hydrogen peroxide
- Δ pH – pH_F - pH_{FOX}
- TAA – titratable actual acidity
- S_{CR} – chromium reducible sulfur
- S_{NAS} – retained acidity (reported for pH_{KCl} < 4.5)



Test Location	Depth (m)	Soil Description	Screening Tests ¹				Chromium Suite of Testing					
			pH _F	pH _{FOX}	Reaction ² Strength	Δ pH ³	pH _{KCl}	TAA ⁴ (%S)	S _{CR} (%S) ⁵	S _{NAS} (%S) ⁶	ANC (%S) ⁷	Net ⁸ Acidity (%S)
Assessment Criteria			<4	<3	-	-	-	-	-	-	-	>0.03

7.

ANC – acid neutralising capacity (reported for pH_{KCl} > 6.5)
8.

Net Acidity = TAA + S_{CR} + S_{NAS}. (It should be noted that ANC is excluded as per WA Guidelines)
- NT

Not Tested



Envirolab Services (WA) Pty Ltd trading as MPL Laboratories

ABN 53 140 099 207

7-11 Catalano Road Canning Vale WA 6155

ph +61 8 9317 2505

lab@mpl.com.au

www.mpl.com.au

Sample Receipt Advice PHB1781

Client Details

Client	Douglas Partners Pty Ltd (Perth)
Attention	Gary Gao

Sample Login Details

Your Reference	240409.00 - Proposed Residential Development
Envirolab Reference	PHB1781
Date Sample Received	26/02/2026
Date Instructions Received	26/02/2026
Date Final Results Expected	06/03/2026

Sample Condition

Samples received in appropriate condition for analysis	See Comments
Number of Samples	66 Soil
Turnaround Time	5 Days
Temperatures / Cooling Methods	5.0°C No Cooling

Additional Info

Sample storage - waters are routinely disposed at approximately 1 month and soils approximately 2 months from receipt.

Requests for longer term sample storage must be received in writing.

Where no sampling date has been supplied for some or all samples, the date of sample receipt has been used as the associated sampling date. The sampling dates are used to assess compliance to recommended Technical Holding Times.

Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default).

Please direct any queries to:

Sally Harbrow

Phone 08 9317 2505
Email lab@mpl.com.au

Paul Nottle

Phone 08 9317 2505
Email lab@mpl.com.au

Analysis underway, details on the following page

Sample Receipt Advice PHB1781

Analysis Grid

The • indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

	ASS Field
PHB1781-01 Soil 13/02/2026 TP01, 0.5 m	•
PHB1781-02 Soil 13/02/2026 TP01, 1.0 m	•
PHB1781-03 Soil 13/02/2026 TP01, 1.5 m	•
PHB1781-04 Soil 13/02/2026 TP01, 2.0 m	•
PHB1781-05 Soil 13/02/2026 TP03, 0.5 m	•
PHB1781-06 Soil 13/02/2026 TP03, 1.0 m	•
PHB1781-07 Soil 13/02/2026 TP03, 1.5 m	•
PHB1781-08 Soil 13/02/2026 TP03, 2.0 m	•
PHB1781-09 Soil 13/02/2026 TP03, 2.5 m	•
PHB1781-10 Soil 13/02/2026 TP03, 3.0 m	•
PHB1781-11 Soil 13/02/2026 TP05, 0.5 m	•
PHB1781-12 Soil 13/02/2026 TP05, 1.0 m	•
PHB1781-13 Soil 13/02/2026 TP05, 1.5 m	•
PHB1781-14 Soil 13/02/2026 TP05, 2.0 m	•
PHB1781-15 Soil 13/02/2026 TP05, 2.5 m	•
PHB1781-16 Soil 13/02/2026 TP05, 3.0 m	•

Sample Receipt Advice PHB1781

Analysis Grid (Cont.)

	ASS Field
PHB1781-17 Soil 13/02/2026 TP06, 0.5 m	•
PHB1781-18 Soil 13/02/2026 TP06, 1.0 m	•
PHB1781-19 Soil 13/02/2026 TP06, 1.5 m	•
PHB1781-20 Soil 13/02/2026 TP06, 2.0 m	•
PHB1781-21 Soil 13/02/2026 TP06, 2.5 m	•
PHB1781-22 Soil 13/02/2026 TP06, 3.0 m	•
PHB1781-23 Soil 13/02/2026 TP09, 0.5 m	•
PHB1781-24 Soil 13/02/2026 TP09, 1.0 m	•
PHB1781-25 Soil 13/02/2026 TP09, 1.5 m	•
PHB1781-26 Soil 13/02/2026 TP09, 1.8 m	•
PHB1781-27 Soil 13/02/2026 TP10, 0.5 m	•
PHB1781-28 Soil 13/02/2026 TP10, 1.0 m	•
PHB1781-29 Soil 13/02/2026 TP10, 1.5 m	•
PHB1781-30 Soil 13/02/2026 TP10, 2.0 m	•
PHB1781-31 Soil 13/02/2026 TP10, 2.5 m	•
PHB1781-32 Soil 13/02/2026 TP10, 2.7 m	•

Sample Receipt Advice PHB1781

Analysis Grid (Cont.)

	ASS Field
PHB1781-33 Soil 13/02/2026 TP11, 0.5 m	•
PHB1781-34 Soil 13/02/2026 TP11, 1.0 m	•
PHB1781-35 Soil 13/02/2026 TP11, 1.5 m	•
PHB1781-36 Soil 13/02/2026 TP11, 2.0 m	•
PHB1781-37 Soil 13/02/2026 TP11, 2.5 m	•
PHB1781-38 Soil 13/02/2026 TP11, 3.0 m	•
PHB1781-39 Soil 13/02/2026 TP13, 0.5 m	•
PHB1781-40 Soil 13/02/2026 TP13, 1.0 m	•
PHB1781-41 Soil 13/02/2026 TP13, 1.5 m	•
PHB1781-42 Soil 13/02/2026 TP13, 2.0 m	•
PHB1781-43 Soil 13/02/2026 TP13, 2.5 m	•
PHB1781-44 Soil 13/02/2026 TP15, 0.5 m	•
PHB1781-45 Soil 13/02/2026 TP15, 1.0 m	•
PHB1781-46 Soil 13/02/2026 TP15, 1.5 m	•
PHB1781-47 Soil 13/02/2026 TP15, 2.0 m	•
PHB1781-48 Soil 13/02/2026 TP15, 2.5 m	•

Sample Receipt Advice PHB1781

Analysis Grid (Cont.)

	ASS Field
PHB1781-49 Soil 13/02/2026 TP16, 0.5 m	•
PHB1781-50 Soil 13/02/2026 TP16, 1.0 m	•
PHB1781-51 Soil 13/02/2026 TP16, 1.5 m	•
PHB1781-52 Soil 13/02/2026 TP16, 2.0 m	•
PHB1781-53 Soil 13/02/2026 TP16, 2.5 m	•
PHB1781-54 Soil 13/02/2026 TP16, 2.7 m	•
PHB1781-55 Soil 13/02/2026 TP17, 0.5 m	•
PHB1781-56 Soil 13/02/2026 TP17, 1.0 m	•
PHB1781-57 Soil 13/02/2026 TP17, 1.5 m	•
PHB1781-58 Soil 13/02/2026 TP17, 2.0 m	•
PHB1781-59 Soil 13/02/2026 TP17, 2.5 m	•
PHB1781-60 Soil 13/02/2026 TP17, 2.8 m	•
PHB1781-61 Soil 13/02/2026 TP20, 0.5 m	•
PHB1781-62 Soil 13/02/2026 TP20, 1.0 m	•
PHB1781-63 Soil 13/02/2026 TP20, 1.5 m	•
PHB1781-64 Soil 13/02/2026 TP20, 2.0 m	•

Sample Receipt Advice PHB1781**Analysis Grid (Cont.)**

	ASS Field
PHB1781-65 Soil 13/02/2026 TP20, 2.5 m	•
PHB1781-66 Soil 13/02/2026 TP20, 2.7 m	•

Suite Details

Suite Name	Suite Analyses
ASS Field Soil	pH F, pH FOX, Reaction Rate

We acknowledge receipt of your samples and Purchase Order (PO) (if provided). If a PO includes your terms & conditions, Envirolab hereby expressly rejects and will not be bound by any external or third-party terms and conditions, including those referenced or attached to a PO.

All services to be performed by Envirolab will be governed exclusively by Envirolab's General Terms and Conditions attached to this acknowledgement ([Envirolab Terms](#)) via hyperlink or found on our websites.

If you do not object in writing within two (2) business days of the date of this acknowledgement, you will be deemed to have accepted the Envirolab Terms. In addition, your provision of further instructions, additional samples, payment of any invoice, or acceptance of services or results from Envirolab will constitute acceptance of the Envirolab Terms. For clarity, Envirolab's commencement or continuation of work following receipt of the PO is performed solely under the Envirolab Terms and does not constitute acceptance of any external terms. All rights are expressly reserved.



Envirolab Services (WA) Pty Ltd trading as MPL Laboratories

ABN 53 140 099 207

7-11 Catalano Road Canning Vale WA 6155

ph +61 8 9317 2505

lab@mpl.com.au

www.mpl.com.au

Work Amendment Advice PHB1781**Client Details**

Client	Douglas Partners Pty Ltd (Perth)
Attention	Gary Gao

Sample Login Details

Your Reference	240409.00 - Proposed Residential Development
Envirolab Reference	PHB1781
Date Sample Received	26/02/2026
Date Instructions Received	03/03/2026
Date Final Results Expected	10/03/2026

Sample Condition

Samples received in appropriate condition for analysis	See Comments
Number of Samples	66 Soil
Turnaround Time	5 Days
Temperatures / Cooling Methods	5.0°C No Cooling

Additional Info

Sample storage - waters are routinely disposed at approximately 1 month and soils approximately 2 months from receipt.

Requests for longer term sample storage must be received in writing.

Where no sampling date has been supplied for some or all samples, the date of sample receipt has been used as the associated sampling date. The sampling dates are used to assess compliance to recommended Technical Holding Times.

Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default).

Please direct any queries to:

Sally Harbrow

Phone 08 9317 2505
Email lab@mpl.com.au

Paul Nottle

Phone 08 9317 2505
Email lab@mpl.com.au

Analysis underway, details on the following page

Work Amendment Advice PHB1781**Analysis Grid**

The • indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

	SCR Suite	ASS Field
PHB1781-01 Soil 13/02/2026 TP01, 0.5 m		•
PHB1781-02 Soil 13/02/2026 TP01, 1.0 m		•
PHB1781-03 Soil 13/02/2026 TP01, 1.5 m	•	•
PHB1781-04 Soil 13/02/2026 TP01, 2.0 m		•
PHB1781-05 Soil 13/02/2026 TP03, 0.5 m	•	•
PHB1781-06 Soil 13/02/2026 TP03, 1.0 m		•
PHB1781-07 Soil 13/02/2026 TP03, 1.5 m		•
PHB1781-08 Soil 13/02/2026 TP03, 2.0 m	•	•
PHB1781-09 Soil 13/02/2026 TP03, 2.5 m		•
PHB1781-10 Soil 13/02/2026 TP03, 3.0 m		•
PHB1781-11 Soil 13/02/2026 TP05, 0.5 m		•
PHB1781-12 Soil 13/02/2026 TP05, 1.0 m		•
PHB1781-13 Soil 13/02/2026 TP05, 1.5 m	•	•
PHB1781-14 Soil 13/02/2026 TP05, 2.0 m		•
PHB1781-15 Soil 13/02/2026 TP05, 2.5 m		•
PHB1781-16 Soil 13/02/2026 TP05, 3.0 m		•

Work Amendment Advice PHB1781**Analysis Grid (Cont.)**

	SCR Suite	ASS Field
PHB1781-17 Soil 13/02/2026 TP06, 0.5 m	●	●
PHB1781-18 Soil 13/02/2026 TP06, 1.0 m		●
PHB1781-19 Soil 13/02/2026 TP06, 1.5 m		●
PHB1781-20 Soil 13/02/2026 TP06, 2.0 m	●	●
PHB1781-21 Soil 13/02/2026 TP06, 2.5 m		●
PHB1781-22 Soil 13/02/2026 TP06, 3.0 m		●
PHB1781-23 Soil 13/02/2026 TP09, 0.5 m		●
PHB1781-24 Soil 13/02/2026 TP09, 1.0 m		●
PHB1781-25 Soil 13/02/2026 TP09, 1.5 m		●
PHB1781-26 Soil 13/02/2026 TP09, 1.8 m	●	●
PHB1781-27 Soil 13/02/2026 TP10, 0.5 m		●
PHB1781-28 Soil 13/02/2026 TP10, 1.0 m		●
PHB1781-29 Soil 13/02/2026 TP10, 1.5 m		●
PHB1781-30 Soil 13/02/2026 TP10, 2.0 m	●	●
PHB1781-31 Soil 13/02/2026 TP10, 2.5 m		●
PHB1781-32 Soil 13/02/2026 TP10, 2.7 m	●	●

Work Amendment Advice PHB1781**Analysis Grid (Cont.)**

	SCR Suite	ASS Field
PHB1781-33 Soil 13/02/2026 TP11, 0.5 m	●	●
PHB1781-34 Soil 13/02/2026 TP11, 1.0 m		●
PHB1781-35 Soil 13/02/2026 TP11, 1.5 m		●
PHB1781-36 Soil 13/02/2026 TP11, 2.0 m	●	●
PHB1781-37 Soil 13/02/2026 TP11, 2.5 m		●
PHB1781-38 Soil 13/02/2026 TP11, 3.0 m		●
PHB1781-39 Soil 13/02/2026 TP13, 0.5 m	●	●
PHB1781-40 Soil 13/02/2026 TP13, 1.0 m		●
PHB1781-41 Soil 13/02/2026 TP13, 1.5 m		●
PHB1781-42 Soil 13/02/2026 TP13, 2.0 m		●
PHB1781-43 Soil 13/02/2026 TP13, 2.5 m	●	●
PHB1781-44 Soil 13/02/2026 TP15, 0.5 m		●
PHB1781-45 Soil 13/02/2026 TP15, 1.0 m	●	●
PHB1781-46 Soil 13/02/2026 TP15, 1.5 m		●
PHB1781-47 Soil 13/02/2026 TP15, 2.0 m		●
PHB1781-48 Soil 13/02/2026 TP15, 2.5 m		●

Work Amendment Advice PHB1781**Analysis Grid (Cont.)**

	SCR Suite	ASS Field
PHB1781-49 Soil 13/02/2026 TP16, 0.5 m		•
PHB1781-50 Soil 13/02/2026 TP16, 1.0 m		•
PHB1781-51 Soil 13/02/2026 TP16, 1.5 m		•
PHB1781-52 Soil 13/02/2026 TP16, 2.0 m		•
PHB1781-53 Soil 13/02/2026 TP16, 2.5 m		•
PHB1781-54 Soil 13/02/2026 TP16, 2.7 m	•	•
PHB1781-55 Soil 13/02/2026 TP17, 0.5 m	•	•
PHB1781-56 Soil 13/02/2026 TP17, 1.0 m		•
PHB1781-57 Soil 13/02/2026 TP17, 1.5 m		•
PHB1781-58 Soil 13/02/2026 TP17, 2.0 m		•
PHB1781-59 Soil 13/02/2026 TP17, 2.5 m	•	•
PHB1781-60 Soil 13/02/2026 TP17, 2.8 m		•
PHB1781-61 Soil 13/02/2026 TP20, 0.5 m		•
PHB1781-62 Soil 13/02/2026 TP20, 1.0 m		•
PHB1781-63 Soil 13/02/2026 TP20, 1.5 m		•
PHB1781-64 Soil 13/02/2026 TP20, 2.0 m	•	•

Work Amendment Advice PHB1781**Analysis Grid (Cont.)**

	SCr Suite	ASS Field
PHB1781-65 Soil 13/02/2026 TP20, 2.5 m		•
PHB1781-66 Soil 13/02/2026 TP20, 2.7 m		•

Suite Details

Suite Name	Suite Analyses
SCr Suite Soil	a-ANCBT, a-CRS, ANCBT, a-Net Acidity, a-Net Acidity w/out ANCE, a-SNAS, Chromium Reducible Sulfur, Fineness Factor, Liming rate, Liming rate without ANCE, pH kcl, s-ANCBT, SHCl, SKCl, SNAS, s-Net Acidity, s-Net Acidity w/out ANCE, s-SNAS, s-TAA, TAA
ASS Field Soil	pH F, pH FOX, Reaction Rate

Work Order Amendment History

Revision	Reason for Amendment
R-01	Additional analysis requested 3.3.26

We acknowledge receipt of your samples and Purchase Order (PO) (if provided). If a PO includes your terms & conditions, Envirolab hereby expressly rejects and will not be bound by any external or third-party terms and conditions, including those referenced or attached to a PO.

All services to be performed by Envirolab will be governed exclusively by Envirolab's General Terms and Conditions attached to this acknowledgement ([Envirolab Terms](#)) via hyperlink or found on our websites.

If you do not object in writing within two (2) business days of the date of this acknowledgement, you will be deemed to have accepted the Envirolab Terms. In addition, your provision of further instructions, additional samples, payment of any invoice, or acceptance of services or results from Envirolab will constitute acceptance of the Envirolab Terms. For clarity, Envirolab's commencement or continuation of work following receipt of the PO is performed solely under the Envirolab Terms and does not constitute acceptance of any external terms. All rights are expressly reserved.



Envirolab Services (WA) Pty Ltd trading as MPL Laboratories

ABN 53 140 099 207

7-11 Catalano Road Canning Vale WA 6155

ph +61 8 9317 2505

lab@mpl.com.au

www.mpl.com.au

Certificate of Analysis PHB1781

Client Details

Client	Douglas Partners Pty Ltd (Perth)
Contact	Gary Gao
Address	36 O'Malley St, OSBORNE PARK, WA, 6017

Sample Details

Your Reference	240409.00 - Proposed Residential Development
Number of Samples	66 Soil
Date Samples Received	26/02/2026
Date Instructions Received	03/03/2026

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
 Samples were analysed as received from the client. Results relate specifically to the samples as received.
 Results are reported on a dry weight basis for soils and on an as received basis for other matrices.

Report Details

Date Final Results Expected	10/03/2026
Date of Reissue	10/03/2026 - This report supercedes previous report, see amendment history for details

NATA Accreditation Number 2901. This document shall not be reproduced except in full.

Accredited for compliance with ISO/IEC 17025. Tests not covered by NATA are denoted with *.

Authorisation Details

Results Approved By	Stacey Hawkins, ASS/AMD Supervisor
Laboratory Manager	Michael Kubiak

Certificate of Analysis PHB1781

Report Amendment History

Revision	Reason for Amendment
R-01	Additional analysis requested 3.3.26

Certificate of Analysis PHB1781**Samples in this Report**

Envirolab ID	Sample ID	Matrix	Date Sampled	Date Received
PHB1781-01	TP01, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-02	TP01, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-03	TP01, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-04	TP01, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-05	TP03, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-06	TP03, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-07	TP03, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-08	TP03, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-09	TP03, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-10	TP03, 3.0 m	Soil	13/02/2026	03/03/2026
PHB1781-11	TP05, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-12	TP05, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-13	TP05, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-14	TP05, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-15	TP05, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-16	TP05, 3.0 m	Soil	13/02/2026	03/03/2026
PHB1781-17	TP06, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-18	TP06, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-19	TP06, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-20	TP06, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-21	TP06, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-22	TP06, 3.0 m	Soil	13/02/2026	03/03/2026
PHB1781-23	TP09, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-24	TP09, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-25	TP09, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-26	TP09, 1.8 m	Soil	13/02/2026	03/03/2026
PHB1781-27	TP10, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-28	TP10, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-29	TP10, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-30	TP10, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-31	TP10, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-32	TP10, 2.7 m	Soil	13/02/2026	03/03/2026
PHB1781-33	TP11, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-34	TP11, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-35	TP11, 1.5 m	Soil	13/02/2026	03/03/2026

Certificate of Analysis PHB1781**Samples in this Report**

Envirolab ID	Sample ID	Matrix	Date Sampled	Date Received
PHB1781-36	TP11, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-37	TP11, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-38	TP11, 3.0 m	Soil	13/02/2026	03/03/2026
PHB1781-39	TP13, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-40	TP13, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-41	TP13, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-42	TP13, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-43	TP13, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-44	TP15, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-45	TP15, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-46	TP15, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-47	TP15, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-48	TP15, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-49	TP16, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-50	TP16, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-51	TP16, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-52	TP16, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-53	TP16, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-54	TP16, 2.7 m	Soil	13/02/2026	03/03/2026
PHB1781-55	TP17, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-56	TP17, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-57	TP17, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-58	TP17, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-59	TP17, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-60	TP17, 2.8 m	Soil	13/02/2026	03/03/2026
PHB1781-61	TP20, 0.5 m	Soil	13/02/2026	03/03/2026
PHB1781-62	TP20, 1.0 m	Soil	13/02/2026	03/03/2026
PHB1781-63	TP20, 1.5 m	Soil	13/02/2026	03/03/2026
PHB1781-64	TP20, 2.0 m	Soil	13/02/2026	03/03/2026
PHB1781-65	TP20, 2.5 m	Soil	13/02/2026	03/03/2026
PHB1781-66	TP20, 2.7 m	Soil	13/02/2026	03/03/2026

Certificate of Analysis PHB1781

Acid Sulfate Soils (Soil)

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-01 TP01, 0.5 m 13/02/2026	PHB1781-02 TP01, 1.0 m 13/02/2026	PHB1781-03 TP01, 1.5 m 13/02/2026	PHB1781-04 TP01, 2.0 m 13/02/2026	PHB1781-05 TP03, 0.5 m 13/02/2026
pHF (field pH test)*	pH units		6.7	6.3	5.7	5.6	6.0
pHFOX (field peroxide test)*	pH units		4.8	4.6	3.2	3.7	3.7
Reaction Rate*	-		Low	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-06 TP03, 1.0 m 13/02/2026	PHB1781-07 TP03, 1.5 m 13/02/2026	PHB1781-08 TP03, 2.0 m 13/02/2026	PHB1781-09 TP03, 2.5 m 13/02/2026	PHB1781-10 TP03, 3.0 m 13/02/2026
pHF (field pH test)*	pH units		6.0	6.1	6.1	6.1	6.0
pHFOX (field peroxide test)*	pH units		4.0	3.3	3.3	4.6	4.2
Reaction Rate*	-		Low	Medium	Medium	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-11 TP05, 0.5 m 13/02/2026	PHB1781-12 TP05, 1.0 m 13/02/2026	PHB1781-13 TP05, 1.5 m 13/02/2026	PHB1781-14 TP05, 2.0 m 13/02/2026	PHB1781-15 TP05, 2.5 m 13/02/2026
pHF (field pH test)*	pH units		5.9	6.2	5.7	5.6	6.1
pHFOX (field peroxide test)*	pH units		4.2	4.8	3.6	4.0	4.1
Reaction Rate*	-		Low	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-16 TP05, 3.0 m 13/02/2026	PHB1781-17 TP06, 0.5 m 13/02/2026	PHB1781-18 TP06, 1.0 m 13/02/2026	PHB1781-19 TP06, 1.5 m 13/02/2026	PHB1781-20 TP06, 2.0 m 13/02/2026
pHF (field pH test)*	pH units		6.2	6.0	6.0	6.3	6.6
pHFOX (field peroxide test)*	pH units		4.4	2.0	2.9	2.8	2.8
Reaction Rate*	-		Low	Medium	Medium	Medium	Medium
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-21 TP06, 2.5 m 13/02/2026	PHB1781-22 TP06, 3.0 m 13/02/2026	PHB1781-23 TP09, 0.5 m 13/02/2026	PHB1781-24 TP09, 1.0 m 13/02/2026	PHB1781-25 TP09, 1.5 m 13/02/2026
pHF (field pH test)*	pH units		6.9	6.6	6.9	5.9	6.1
pHFOX (field peroxide test)*	pH units		3.4	3.2	4.4	4.6	4.7
Reaction Rate*	-		Medium	Medium	Medium	Low	Medium
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-26 TP09, 1.8 m 13/02/2026	PHB1781-27 TP10, 0.5 m 13/02/2026	PHB1781-28 TP10, 1.0 m 13/02/2026	PHB1781-29 TP10, 1.5 m 13/02/2026	PHB1781-30 TP10, 2.0 m 13/02/2026
pHF (field pH test)*	pH units		5.6	5.9	5.8	5.7	5.6
pHFOX (field peroxide test)*	pH units		3.5	3.6	3.3	3.3	2.8
Reaction Rate*	-		Medium	Medium	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-31 TP10, 2.5 m 13/02/2026	PHB1781-32 TP10, 2.7 m 13/02/2026	PHB1781-33 TP11, 0.5 m 13/02/2026	PHB1781-34 TP11, 1.0 m 13/02/2026	PHB1781-35 TP11, 1.5 m 13/02/2026
pHF (field pH test)*	pH units		5.8	5.7	4.5	5.4	5.8
pHFOX (field peroxide test)*	pH units		2.9	3.1	3.3	4.0	3.9
Reaction Rate*	-		Low	Low	Medium	Medium	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-36 TP11, 2.0 m 13/02/2026	PHB1781-37 TP11, 2.5 m 13/02/2026	PHB1781-38 TP11, 3.0 m 13/02/2026	PHB1781-39 TP13, 0.5 m 13/02/2026	PHB1781-40 TP13, 1.0 m 13/02/2026
pHF (field pH test)*	pH units		6.3	6.2	5.9	4.7	5.2
pHFOX (field peroxide test)*	pH units		2.5	2.6	3.1	2.9	4.0

Your Reference:
Revision: R-01

240409.00 - Proposed Residential Development
Certificate of Analysis Generated: 10/03/2026 12:14

Certificate of Analysis PHB1781

Acid Sulfate Soils (Soil)

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-36 TP11, 2.0 m 13/02/2026	PHB1781-37 TP11, 2.5 m 13/02/2026	PHB1781-38 TP11, 3.0 m 13/02/2026	PHB1781-39 TP13, 0.5 m 13/02/2026	PHB1781-40 TP13, 1.0 m 13/02/2026
Reaction Rate*	-		Low	Low	Low	Medium	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-41 TP13, 1.5 m 13/02/2026	PHB1781-42 TP13, 2.0 m 13/02/2026	PHB1781-43 TP13, 2.5 m 13/02/2026	PHB1781-44 TP15, 0.5 m 13/02/2026	PHB1781-45 TP15, 1.0 m 13/02/2026
pHF (field pH test)*	pH units		5.3	5.6	5.7	5.3	4.6
pHFOX (field peroxide test)*	pH units		3.9	4.0	4.4	4.2	3.9
Reaction Rate*	-		Low	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-46 TP15, 1.5 m 13/02/2026	PHB1781-47 TP15, 2.0 m 13/02/2026	PHB1781-48 TP15, 2.5 m 13/02/2026	PHB1781-49 TP16, 0.5 m 13/02/2026	PHB1781-50 TP16, 1.0 m 13/02/2026
pHF (field pH test)*	pH units		6.0	6.1	5.7	6.2	6.1
pHFOX (field peroxide test)*	pH units		4.6	4.8	4.9	4.5	4.5
Reaction Rate*	-		Low	Low	Low	Medium	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-51 TP16, 1.5 m 13/02/2026	PHB1781-52 TP16, 2.0 m 13/02/2026	PHB1781-53 TP16, 2.5 m 13/02/2026	PHB1781-54 TP16, 2.7 m 13/02/2026	PHB1781-55 TP17, 0.5 m 13/02/2026
pHF (field pH test)*	pH units		6.0	5.4	5.4	5.5	5.1
pHFOX (field peroxide test)*	pH units		4.2	3.4	3.4	2.7	2.9
Reaction Rate*	-		Low	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-56 TP17, 1.0 m 13/02/2026	PHB1781-57 TP17, 1.5 m 13/02/2026	PHB1781-58 TP17, 2.0 m 13/02/2026	PHB1781-59 TP17, 2.5 m 13/02/2026	PHB1781-60 TP17, 2.8 m 13/02/2026
pHF (field pH test)*	pH units		5.4	5.3	5.6	5.6	5.6
pHFOX (field peroxide test)*	pH units		3.2	3.3	3.2	2.7	3.0
Reaction Rate*	-		Low	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-61 TP20, 0.5 m 13/02/2026	PHB1781-62 TP20, 1.0 m 13/02/2026	PHB1781-63 TP20, 1.5 m 13/02/2026	PHB1781-64 TP20, 2.0 m 13/02/2026	PHB1781-65 TP20, 2.5 m 13/02/2026
pHF (field pH test)*	pH units		5.1	5.5	5.6	5.5	5.6
pHFOX (field peroxide test)*	pH units		3.0	3.1	2.9	3.4	3.7
Reaction Rate*	-		Medium	Low	Low	Low	Low
Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-66 TP20, 2.7 m 13/02/2026				
pHF (field pH test)*	pH units		5.2				
pHFOX (field peroxide test)*	pH units		3.0				
Reaction Rate*	-		Low				

Certificate of Analysis PHB1781**Chromium Reducible Sulfur Suite (Soil)**

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-03 TP01, 1.5 m 13/02/2026	PHB1781-05 TP03, 0.5 m 13/02/2026	PHB1781-08 TP03, 2.0 m 13/02/2026	PHB1781-13 TP05, 1.5 m 13/02/2026	PHB1781-17 TP06, 0.5 m 13/02/2026
pH KCl	pH units		4.9	6.3	5.5	5.3	5.4
TAA	moles H+/t	5.0	72	<5.0	6.6	14	6.6
s-TAA	% w/w S	0.010	0.12	<0.010	0.011	0.023	0.011
Chromium Reducible Sulfur	% w/w	0.0050	0.0092	<0.0050	<0.0050	<0.0050	<0.0050
a-Chromium Reducible Sulfur	moles H+/t	3.0	5.8	<3.0	3.1	<3.0	<3.0
SHCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SKCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SNAS	% w/w S	0.0050	NT	NT	NT	NT	NT
a-SNAS	moles H+/t	5.0	NT	NT	NT	NT	NT
s-SNAS	% w/w S	0.010	NT	NT	NT	NT	NT
Fineness Factor	-	1.5	1.5	1.5	1.5	1.5	1.5
ANCBT	% CaCO ₃	0.010	NT	NT	NT	NT	NT
a-ANCBT	moles H+/t	5.0	NT	NT	NT	NT	NT
s-ANCBT	% w/w S	0.010	NT	NT	NT	NT	NT
s-Net Acidity	% w/w S	0.0050	0.13	<0.0050	0.015	0.025	0.013
a-Net Acidity	moles H+/t	5.0	78	<5.0	9.6	15	7.8
Liming rate	kg CaCO ₃ /t	0.75	5.9	<0.75	<0.75	1.2	<0.75
s-Net Acidity without ANCE	% w/w S	0.0050	0.13	<0.0050	0.015	0.025	0.013
a-Net Acidity without ANCE	moles H+/t	5.0	78	<5.0	9.6	15	7.8
Liming rate without ANCE	kg CaCO ₃ /t	0.75	5.9	<0.75	<0.75	1.2	<0.75

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-20 TP06, 2.0 m 13/02/2026	PHB1781-26 TP09, 1.8 m 13/02/2026	PHB1781-30 TP10, 2.0 m 13/02/2026	PHB1781-32 TP10, 2.7 m 13/02/2026	PHB1781-33 TP11, 0.5 m 13/02/2026
pH KCl	pH units		5.5	5.1	5.1	5.3	5.6
TAA	moles H+/t	5.0	7.8	55	9.1	6.6	5.3
s-TAA	% w/w S	0.010	0.013	0.088	0.015	0.011	<0.010
Chromium Reducible Sulfur	% w/w	0.0050	<0.0050	0.0059	<0.0050	<0.0050	<0.0050
a-Chromium Reducible Sulfur	moles H+/t	3.0	<3.0	3.7	<3.0	<3.0	<3.0
SHCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SKCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SNAS	% w/w S	0.0050	NT	NT	NT	NT	NT
a-SNAS	moles H+/t	5.0	NT	NT	NT	NT	NT
s-SNAS	% w/w S	0.010	NT	NT	NT	NT	NT
Fineness Factor	-	1.5	1.5	1.5	1.5	1.5	1.5
ANCBT	% CaCO ₃	0.010	NT	NT	NT	NT	NT
a-ANCBT	moles H+/t	5.0	NT	NT	NT	NT	NT
s-ANCBT	% w/w S	0.010	NT	NT	NT	NT	NT
s-Net Acidity	% w/w S	0.0050	0.015	0.094	0.017	0.011	0.0085
a-Net Acidity	moles H+/t	5.0	9.2	58	11	7.1	5.3
Liming rate	kg CaCO ₃ /t	0.75	<0.75	4.4	0.79	<0.75	<0.75
s-Net Acidity without ANCE	% w/w S	0.0050	0.015	0.094	0.017	0.011	0.0085
a-Net Acidity without ANCE	moles H+/t	5.0	9.2	58	11	7.1	5.3
Liming rate without ANCE	kg CaCO ₃ /t	0.75	<0.75	4.4	0.79	<0.75	<0.75

Your Reference:
Revision: R-01

240409.00 - Proposed Residential Development
Certificate of Analysis Generated: 10/03/2026 12:14

Page 7 of 14

Certificate of Analysis PHB1781**Chromium Reducible Sulfur Suite (Soil)**

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-36 TP11, 2.0 m 13/02/2026	PHB1781-39 TP13, 0.5 m 13/02/2026	PHB1781-43 TP13, 2.5 m 13/02/2026	PHB1781-45 TP15, 1.0 m 13/02/2026	PHB1781-54 TP16, 2.7 m 13/02/2026
pH KCl	pH units		5.6	4.9	5.4	5.9	5.0
TAA	moles H+/t	5.0	5.3	26	9.1	<5.0	31
s-TAA	% w/w S	0.010	<0.010	0.041	0.015	<0.010	0.049
Chromium Reducible Sulfur	% w/w	0.0050	0.0055	<0.0050	<0.0050	<0.0050	0.010
a-Chromium Reducible Sulfur	moles H+/t	3.0	3.4	<3.0	<3.0	<3.0	6.3
SHCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SKCl	% w/w S	0.0050	NT	NT	NT	NT	NT
SNAS	% w/w S	0.0050	NT	NT	NT	NT	NT
a-SNAS	moles H+/t	5.0	NT	NT	NT	NT	NT
s-SNAS	% w/w S	0.010	NT	NT	NT	NT	NT
Fineness Factor	-	1.5	1.5	1.5	1.5	1.5	1.5
ANCBT	% CaCO ₃	0.010	NT	NT	NT	NT	NT
a-ANCBT	moles H+/t	5.0	NT	NT	NT	NT	NT
s-ANCBT	% w/w S	0.010	NT	NT	NT	NT	NT
s-Net Acidity	% w/w S	0.0050	0.014	0.041	0.017	<0.0050	0.059
a-Net Acidity	moles H+/t	5.0	8.7	26	10	<5.0	37
Liming rate	kg CaCO ₃ /t	0.75	<0.75	1.9	0.78	<0.75	2.8
s-Net Acidity without ANCE	% w/w S	0.0050	0.014	0.041	0.017	<0.0050	0.059
a-Net Acidity without ANCE	moles H+/t	5.0	8.7	26	10	<5.0	37
Liming rate without ANCE	kg CaCO ₃ /t	0.75	<0.75	1.9	0.78	<0.75	2.8

Envirolab ID Your Reference Date Sampled	Units	PQL	PHB1781-55 TP17, 0.5 m 13/02/2026	PHB1781-59 TP17, 2.5 m 13/02/2026	PHB1781-64 TP20, 2.0 m 13/02/2026
pH KCl	pH units		5.6	5.4	5.6
TAA	moles H+/t	5.0	<5.0	22	<5.0
s-TAA	% w/w S	0.010	<0.010	0.035	<0.010
Chromium Reducible Sulfur	% w/w	0.0050	<0.0050	0.021	<0.0050
a-Chromium Reducible Sulfur	moles H+/t	3.0	<3.0	13	<3.0
SHCl	% w/w S	0.0050	NT	NT	NT
SKCl	% w/w S	0.0050	NT	NT	NT
SNAS	% w/w S	0.0050	NT	NT	NT
a-SNAS	moles H+/t	5.0	NT	NT	NT
s-SNAS	% w/w S	0.010	NT	NT	NT
Fineness Factor	-	1.5	1.5	1.5	1.5
ANCBT	% CaCO ₃	0.010	NT	NT	NT
a-ANCBT	moles H+/t	5.0	NT	NT	NT
s-ANCBT	% w/w S	0.010	NT	NT	NT
s-Net Acidity	% w/w S	0.0050	<0.0050	0.056	<0.0050
a-Net Acidity	moles H+/t	5.0	<5.0	35	<5.0
Liming rate	kg CaCO ₃ /t	0.75	<0.75	2.6	<0.75
s-Net Acidity without ANCE	% w/w S	0.0050	<0.0050	0.056	<0.0050
a-Net Acidity without ANCE	moles H+/t	5.0	<5.0	35	<5.0
Liming rate without ANCE	kg CaCO ₃ /t	0.75	<0.75	2.6	<0.75

Certificate of Analysis PHB1781**Method Summary**

Method ID	Methodology Summary
INORG-063	pH- measured using pH meter and electrode. Solids are oxidised with Hydrogen Peroxide or extracted with water. To ensure accurate results these tests are recommended to be done in the field as pH may change with time thus these results may not be representative of true field conditions. There is no documented official holding time, we have assigned an arbitrary 180 days to frozen samples.
INORG-068	Determination of Chromium Suite analysis - a sample is analysed by traditional titration method as well as ICP-OES analysis. Ideally samples should be received in the laboratory at <4oC. Please refer to SRA for sample temperature on receipt. Samples should also ideally be received within 24 hrs of sampling, otherwise there is the potential for oxidation to occur (as indicated by the lowering of the pH). Freezing the samples may help mitigate the potential for oxidation. Neutralising value (NV) of 100% is assumed for liming rate. The recommendation that the SHCL concentration be multiplied by a factor of 2 to ensure retained acidity is not underestimated, has not been applied in the SHCL result. However, it has been applied in the SNAS calculation: $SNAS \% = (SHCL-SKCL) \times 2$.

Certificate of Analysis PHB1781**Result Definitions**

Identifier	Description
NR	Not reported
NEPM	National Environment Protection Measure
NS	Not specified
LCS	Laboratory Control Sample
RPD	Relative Percent Difference
>	Greater than
<	Less than
PQL	Practical Quantitation Limit
INS	Insufficient sample for this test
NA	Test not required
NT	Not tested
DOL	Samples rejected due to particulate overload (air filters only)
RFD	Samples rejected due to filter damage (air filters only)
RUD	Samples rejected due to uneven deposition (air filters only)
##	Indicates a laboratory acceptance criteria outlier, for further details, see Result Comments and/or QC Comments

Quality Control Definitions**Blank**

This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, and is determined by processing solvents and reagents in exactly the same manner as for samples.

Surrogate Spike

Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

LCS (Laboratory Control Sample)

This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Matrix Spike

A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

Duplicate

This is the complete duplicate analysis of a sample from the process batch. The sample selected should be one where the analyte concentration is easily measurable.

Certificate of Analysis PHB1781

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria. Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction. Spikes for Physical and Aggregate Tests are not applicable. For VOCs in water samples, three vials are required for duplicate or spike analysis.

General Acceptance Criteria (GAC) - Analyte specific criteria applies for some analytes and is reflected in QC recovery tables.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% - see ELN-P05 QAQC tables for details (available on request); <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase. Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was typically insufficient in order to satisfy laboratory QA/QC protocols.

Miscellaneous Information

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached. We have taken the sampling date as being the date received at the laboratory.

Two significant figures are reported for the majority of tests and with a high degree of confidence, for results <10*PQL, the second significant figure may be in doubt i.e. has a relatively high degree of uncertainty and is provided for information only.

Measurement Uncertainty estimates can be downloaded from the [Envirolab Resources website](#) or obtained directly by contacting the laboratory.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS where sediment/solids are included by default.

Urine Analysis - The BEI values listed are taken from the 2022 edition of *TLVs and BEIs Threshold Limits by ACGIH*.

Air volumes are typically provided by customers (often as flow rate(s) and sampling time(s) and/or simply volume(s) sampled or exposure times (determines 'volume' passive badges are exposed to)). Hence in such circumstances the volume measurement is inevitably not covered by Envirolab's NATA accreditation. An exception may occur where Envirolab Newcastle does the sampling where accreditation exists for certain types of sampling and hence volume determination(s). Note air volumes are often used to determine concentrations for dust and/or analyses on filters, sorbents and in impingers. For canister sampling, the air volume is covered by Envirolab's NATA accreditation.

Data Quality Assessment Summary PHB1781**Client Details**

Client	Douglas Partners Pty Ltd (Perth)
Your Reference	240409.00 - Proposed Residential Development
Date Issued	10/03/2026

Recommended Holding Time Compliance

No recommended holding time exceedances

Quality Control and QC Frequency

QC Type	Compliant	Details
Blank	Yes	No Outliers
LCS	Yes	No Outliers
Duplicates	Yes	No Outliers
Matrix Spike	Yes	No Outliers
Surrogates / Extracted Internal Standards	Yes	No Outliers
QC Frequency	Yes	No Outliers

Surrogates/Extracted Internal Standards, Duplicates and/or Matrix Spikes are not always relevant/applicable to certain analyses and matrices. Therefore, said QC measures are deemed compliant in these situations by default. See Laboratory Acceptance Criteria for more information

Data Quality Assessment Summary PHB1781**Recommended Holding Time Compliance**

Analysis	Sample Number(s)	Date Sampled	Date Extracted	Date Analysed	Compliant
pH F Soil	1-66	13/02/2026	26/02/2026	27/02/2026	Yes
pH FOX Soil	1-66	13/02/2026	26/02/2026	27/02/2026	Yes
Reaction Rate Soil	1-66	13/02/2026	26/02/2026	27/02/2026	Yes
CRS Suite Soil	3, 5, 8, 13, 17, 20, 26, 30, 32-33, 36, 39, 43, 45, 54-55, 59, 64	13/02/2026	04/03/2026	04/03/2026	Yes

Quality Control PHB1781

INORG-063 | Acid Sulfate Soils (Soil) | Batch BHB4735

Analyte	Units	PQL	Blank	DUP1	DUP2	LCS %
				PHB1781-01 Samp QC RPD %	PHB1781-11 Samp QC RPD %	
pHF (field pH test)	pH units			6.7 6.6 1.96	5.9 6.0 1.68	99.9
pHFOX (field peroxide test)	pH units			4.8 4.6 2.76	4.2 4.4 4.37	100
Reaction Rate	-			Low Low [NA]	Low Low [NA]	[NA]
Analyte	Units	PQL	Blank	DUP3	DUP4	LCS %
				PHB1781-21 Samp QC RPD %	PHB1781-31 Samp QC RPD %	
pHF (field pH test)	pH units			6.9 6.8 1.75	5.8 5.8 0.347	100
pHFOX (field peroxide test)	pH units			3.4 3.5 2.03	2.9 3.0 4.10	99.9
Reaction Rate	-			Medium Medium [NA]	Low Low [NA]	[NA]
Analyte	Units	PQL	Blank	DUP5	DUP6	LCS %
				PHB1781-41 Samp QC RPD %	PHB1781-51 Samp QC RPD %	
pHF (field pH test)	pH units			5.3 5.2 2.11	6.0 6.0 1.17	100
pHFOX (field peroxide test)	pH units			3.9 3.8 2.84	4.2 3.8 8.48	99.7
Reaction Rate	-			Low Low [NA]	Low Low [NA]	[NA]
Analyte	Units	PQL	Blank	DUP7		LCS %
				PHB1781-61 Samp QC RPD %		
pHF (field pH test)	pH units			5.1 4.9 4.20		100
pHFOX (field peroxide test)	pH units			3.0 3.0 2.32		100
Reaction Rate	-			Medium Medium [NA]		[NA]

INORG-068 | Chromium Reducible Sulfur Suite (Soil) | Batch BHC0399

Analyte	Units	PQL	Blank	DUP1	DUP2	LCS %
				PHB1781-03 Samp QC RPD %	PHB1781-36 Samp QC RPD %	
pH KCl	pH units		NT	4.88 4.90 0.409	5.55 5.57 0.360	93.3
TAA	moles H+/t	5.0	<5.0	72.4 71.1 1.76	5.31 <5.0 [NA]	88.7
s-TAA	% w/w S	0.010	<0.010	0.116 0.114 1.76	<0.010 <0.010 [NA]	[NA]
Chromium Reducible Sulfur	% w/w	0.0050	<0.0050	0.00924 0.00964 [NA]	0.00551 0.00531 [NA]	103
a-Chromium Reducible Sulfur	moles H+/t	3.0	<3.0	5.77 6.01 [NA]	3.43 3.31 [NA]	[NA]
SHCl	% w/w S	0.0050	<0.0050	NT NT [NA]	NT NT [NA]	[NA]
SKCl	% w/w S	0.0050	<0.0050	NT NT [NA]	NT NT [NA]	[NA]
SNAS	% w/w S	0.0050	<0.0050	NT NT [NA]	NT NT [NA]	[NA]
a-SNAS	moles H+/t	5.0	<5.0	NT NT [NA]	NT NT [NA]	[NA]
s-SNAS	% w/w S	0.010	<0.010	NT NT [NA]	NT NT [NA]	[NA]
Fineness Factor	-	1.5	NT	1.50 1.50 [NA]	1.50 1.50 [NA]	[NA]
ANCBT	% CaCO3	0.010	<0.010	NT NT [NA]	NT NT [NA]	NT
a-ANCBT	moles H+/t	5.0	<5.0	NT NT [NA]	NT NT [NA]	[NA]
s-ANCBT	% w/w S	0.010	<0.010	NT NT [NA]	NT NT [NA]	[NA]
s-Net Acidity	% w/w S	0.0050	<0.0050	0.125 0.124 1.31	0.0140 0.0118 [NA]	[NA]
a-Net Acidity	moles H+/t	5.0	<5.0	78.1 77.1 1.31	8.75 7.36 [NA]	[NA]
Liming rate	kg CaCO3/t	0.75	<0.75	5.86 5.79 1.31	<0.75 <0.75 [NA]	[NA]
s-Net Acidity without ANCE	% w/w S	0.0050	<0.0050	0.125 0.124 1.31	0.0140 0.0118 [NA]	[NA]
a-Net Acidity without ANCE	moles H+/t	5.0	<5.0	78.1 77.1 1.31	8.75 7.36 [NA]	[NA]
Liming rate without ANCE	kg CaCO3/t	0.75	<0.75	5.86 5.79 1.31	<0.75 <0.75 [NA]	[NA]



CHAIN OF CUSTODY DESPATCH SHEET

Project Name Proposed Residential Development
 Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

To: MPL Envirolab
 Catalano Road, Canning vale, WA
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID	pH _F	pH _{FOX}											NOTES
1 TP01, 0.5 m	13/2/26	S	Freezer		Y	Y											
2 TP01, 1.0 m	13/2/26	S	Freezer		Y	Y											
3 TP01, 1.5 m	13/2/26	S	Freezer		Y	Y											
4 TP01, 2.0 m	13/2/26	S	Freezer		Y	Y											
5 TP03, 0.5 m	13/2/26	S	Freezer		Y	Y											
6 TP03, 1.0 m	13/2/26	S	Freezer		Y	Y											
7 TP03, 1.5 m	13/2/26	S	Freezer		Y	Y											
8 TP03, 2.0 m	13/2/26	S	Freezer		Y	Y											
9 TP03, 2.5 m	13/2/26	S	Freezer		Y	Y											
10 TP03, 3.0 m	13/2/26	S	Freezer		Y	Y											
11 TP05, 0.5 m	13/2/26	S	Freezer		Y	Y											
12 TP05, 1.0 m	13/2/26	S	Freezer		Y	Y											
LOR (S)																	
LOR (W)																	

LOR = Limit of Reporting, *As per Laboratory Method Detection Limit

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Sampled By: Gary Gao Relinquished By: Sign: Date/Time: 19/02/2026

Received By: Relinquished By: Sign: Date/Time:

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECIEPT OF SAMPLES AND RETURN BY EMAIL****

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab



CHAIN OF CUSTODY DESPATCH SHEET

Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

16 – 18 Hayden Court
 Myaree
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID	pH _F	pH _{FOX}											NOTES
13 TP05, 1.5 m	13/2/26	S	Freezer		Y	Y											
14 TP05, 2.0 m	13/2/26	S	Freezer		Y	Y											
15 TP05, 2.5 m	13/2/26	S	Freezer		Y	Y											
16 TP05, 3.0 m	13/2/26	S	Freezer		Y	Y											
17 TP06, 0.5 m	13/2/26	S	Freezer		Y	Y											
18 TP06, 1.0 m	13/2/26	S	Freezer		Y	Y											
19 TP06, 1.5 m	13/2/26	S	Freezer		Y	Y											
20 TP06, 2.0 m	13/2/26	S	Freezer		Y	Y											
21 TP06, 2.5 m	13/2/26	S	Freezer		Y	Y											
22 TP06, 3.0 m	13/2/26	S	Freezer		Y	Y											
23 TP09, 0.5 m	13/2/26	S	Freezer		Y	Y											
24 TP09, 1.0 m	13/2/26	S	Freezer		Y	Y											
LOR (S)																	
LOR (W)																	

LOR = Limit of Reporting, *As per Laboratory Method Detection Limit

Sampled By: Gary Gao Relinquished By: Sign: Date/Time: 19/02/2026

Received By: Relinquished By: Sign: Date/Time:

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECEIPT OF SAMPLES AND RETURN BY EMAIL****

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab



CHAIN OF CUSTODY DESPATCH SHEET

Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

16 – 18 Hayden Court
 Myaree
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID													NOTES
					pH _F	pH _{FOX}											
25 TP09, 1.5 m	13/2/26	S	Freezer		Y	Y											
26 TP09, 1.8 m	13/2/26	S	Freezer		Y	Y											
27 TP10, 0.5 m	13/2/26	S	Freezer		Y	Y											
28 TP10, 1.0 m	13/2/26	S	Freezer		Y	Y											
29 TP10, 1.5 m	13/2/26	S	Freezer		Y	Y											
30 TP10, 2.0 m	13/2/26	S	Freezer		Y	Y											
31 TP10, 2.5 m	13/2/26	S	Freezer		Y	Y											
32 TP10, 2.7 m	13/2/26	S	Freezer		Y	Y											
33 TP11, 0.5 m	13/2/26	S	Freezer		Y	Y											
34 TP11, 1.0 m	13/2/26	S	Freezer		Y	Y											
35 TP11, 1.5 m	13/2/26	S	Freezer		Y	Y											
36 TP11, 2.0 m	13/2/26	S	Freezer		Y	Y											
LOR (S)																	
LOR (W)																	

LOR = Limit of Reporting, *As per Laboratory Method Detection Limit

Sampled By: Gary Gao Relinquished By: _____ Sign: _____ Date/Time: 19/02/2026

Received By: _____ Relinquished By: _____ Sign: _____ Date/Time: _____

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECIEPT OF SAMPLES AND RETURN BY EMAIL****

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab

PAGE 3 of 6



CHAIN OF CUSTODY DESPATCH SHEET

Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

16 – 18 Hayden Court
 Myaree
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID	pH _F	pH _{FOX}											NOTES
37 TP11, 2.5 m	13/2/26	S	Freezer		Y	Y											
38 TP11, 3.0 m	13/2/26	S	Freezer		Y	Y											
39 TP13, 0.5 m	13/2/26	S	Freezer		Y	Y											
40 TP13, 1.0 m	13/2/26	S	Freezer		Y	Y											
41 TP13, 1.5 m	13/2/26	S	Freezer		Y	Y											
42 TP13, 2.0 m	13/2/26	S	Freezer		Y	Y											
43 TP13, 2.5 m	13/2/26	S	Freezer		Y	Y											
44 TP15, 0.5 m	13/2/26	S	Freezer		Y	Y											
45 TP15, 1.0 m	13/2/26	S	Freezer		Y	Y											
46 TP15, 1.5 m	13/2/26	S	Freezer		Y	Y											
47 TP15, 2.0 m	13/2/26	S	Freezer		Y	Y											
48 TP15, 2.5 m	13/2/26	S	Freezer		Y	Y											
LOR (S)																	
LOR (W)																	

LOR = Limit of Reporting. *As per Laboratory Method Detection Limit

Sampled By: Gary Gao Relinquished By: _____ Sign: _____ Date/Time: 19/02/2026 _____

Received By: _____ Relinquished By: _____ Sign: _____ Date/Time: _____

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECEIPT OF SAMPLES AND RETURN BY EMAIL****

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab



CHAIN OF CUSTODY DESPATCH SHEET

Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

16 – 18 Hayden Court
 Myaree
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID	pH _F	pH _{FOX}												NOTES
49 TP16, 0.5 m	13/2/26	S	Freezer		Y	Y												
50 TP16, 1.0 m	13/2/26	S	Freezer		Y	Y												
51 TP16, 1.5 m	13/2/26	S	Freezer		Y	Y												
52 TP16, 2.0 m	13/2/26	S	Freezer		Y	Y												
53 TP16, 2.5 m	13/2/26	S	Freezer		Y	Y												
54 TP16, 2.7 m	13/2/26	S	Freezer		Y	Y												
55 TP17, 0.5 m	13/2/26	S	Freezer		Y	Y												
56 TP17, 1.0 m	13/2/26	S	Freezer		Y	Y												
57 TP17, 1.5 m	13/2/26	S	Freezer		Y	Y												
58 TP17, 2.0 m	13/2/26	S	Freezer		Y	Y												
59 TP17, 2.5 m	13/2/26	S	Freezer		Y	Y												
60 TP17, 2.8 m	13/2/26	S	Freezer		Y	Y												
LOR (S)																		
LOR (W)																		

LOR = Limit of Reporting, *As per Laboratory Method Detection Limit

Sampled By: Gary Gao Relinquished By: _____ Sign: _____ Date/Time: 19/02/2026

Received By: _____ Relinquished By: _____ Sign: _____ Date/Time: _____

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECEIPT OF SAMPLES AND RETURN BY EMAIL****

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab



CHAIN OF CUSTODY DESPATCH SHEET

Project No: 240409.00
 DP Contact Person: Gary Gao
 Prior Storage: Esky

16 – 18 Hayden Court
 Myaree
 Ph: 9317 2505

Sample ID	Sampling Time / Date	Sample Type S-soil W-water	Preservation	Lab ID	pH _F	pH _{FOX}											NOTES
61 TP20, 0.5 m	13/2/26	S	Freezer		Y	Y											
62 TP20, 1.0 m	13/2/26	S	Freezer		Y	Y											
63 TP20, 1.5 m	13/2/26	S	Freezer		Y	Y											
67 TP20, 2.0 m	13/2/26	S	Freezer		Y	Y											
65 TP20, 2.5 m	13/2/26	S	Freezer		Y	Y											
66 TP20, 2.7 m	13/2/26	S	Freezer		Y	Y											
			Freezer		Y	Y											
			Freezer		Y	Y											
			Freezer		Y	Y											
			Freezer		Y	Y											
			Freezer		Y	Y											
			Freezer		Y	Y											
LOR (S)																	
LOR (W)																	

LOR = Limit of Reporting, *As per Laboratory Method Detection Limit

Sampled By: Gary Gao Relinquished By: _____ Sign: _____ Date/Time: 19/02/2026

Received By: _____ Relinquished By: _____ Sign: _____ Date/Time: _____

**** IMPORTANT: PLEASE SIGN AND DATE TO ACKNOWLEDGE RECEIPT OF SAMPLES AND RETURN BY EMAIL****

Send Results to:
 Douglas Partners Pty Ltd
 36 O'Malley Street
 OSBORNE PARK 6017
 Ph: (08) 9204 3511
 Fax: (08) 9204 3522
 Accounts: perth@douglaspartners.com.au

Project Name Proposed Residential Development
 FPM - ENVID/Form COC 03 Rev01 – Perth / March 2010

To: MPL Envirolab

Sally Harbrow

From: MPL Laboratory
Subject: FW: Additional Testing (Chromium Suite) - Proposed Residential Development 240409.00
Attachments: PE252519.pdf

From: Emily Stewart <Emily.Stewart@douglaspartners.com.au>
Sent: Tuesday, 3 March 2026 12:33 PM
To: MPL Laboratory <lab@mpl.com.au>
Cc: Genevieve Massam <GMassam@mpl.com.au>; Rob Shapland <Rob.Shapland@douglaspartners.com.au>; Mubashar Ahmed <Mubashar.Ahmed@douglaspartners.com.au>
Subject: Additional Testing (Chromium Suite) - Proposed Residential Development 240409.00

CAUTION: This email originated from outside of the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

Hi Gen,

Please find attached PO to undertake chromium suite testing for the following samples held under PHB1781

Test Location	Depth	
TP01	1.5	3
TP03	0.5	5
TP03	2.0	8
TP05	1.5	13
TP06	0.5	17
TP06	2.0	20
TP09	1.8	26
TP10	2.0	30
TP10	2.7	32
TP11	0.5	33
TP11	2.0	36
TP13	0.5	39
TP13	2.5	43
TP15	1.0	45
TP16	2.7	54
TP17	0.5	55
TP17	2.5	59
TP20	2.0	64

Kind Regards,



Proposed Scheme Amendment

Lot 39 Elizabeth Street, Bayonet Head
Transport Impact Assessment

PREPARED FOR:
Development WA C/- JDSI

April 2026

Document history and status

Author	Revision	Approved by	Date approved	Revision type
Waihin Tun	r01	B Bordbar	6/02/2026	Draft
Waihin Tun	r02	B Bordbar	13/04/2026	Final
Waihin Tun	r02a	B Bordbar	15/04/2026	Revised Final

File name: t26.017.wt.r02a
Author: Waihin Tun
Project manager: Waihin Tun
Client: Development WA C/- JDSI
Project: Lot 39 Elizabeth Street, Albany
Document revision: r02a
Project number: t26.017

2026 Copyright in all drawings, reports, specifications, calculations and other documents provided by the Consultant in connection with the Project shall remain the property of the Consultant.

The Client alone shall have a license to use the documents referred to above for the purpose of completing the Project, but the Client shall not use, or make copies of, such documents in connection with any work not included in the Project, unless written approval is obtained from the Consultant or otherwise agreed through a separate contract.

TABLE OF CONTENTS

1	INTRODUCTION.....	1
2	PROPOSED SCHEME AMENDMENT.....	5
3	EXISTING SITUATION.....	6
3.1	EXISTING LAND USE	6
3.2	EXISTING ROAD NETWORK.....	6
3.3	EXISTING TRAFFIC VOLUME ON ROAD	7
3.4	CRASH RECORDS.....	7
3.5	PUBLIC TRANSPORT ACCESS.....	7
3.6	PEDESTRIAN AND CYCLIST FACILITIES	7
4	TRANSPORT NETWORK	9
4.1	CHANGES TO SURROUNDING TRANSPORT NETWORKS.....	9
5	PROPOSED INTERNAL ROAD NETWORK.....	11
5.1	TRAFFIC FLOWS.....	11
5.2	ROAD HIERARCHY.....	12
5.3	PATHWAY HIERARCHY (PEDESTRIAN & CYCLIST FACILITIES)	15
5.4	WASTE COLLECTION	15
6	DAILY TRAFFIC VOLUMES AND VEHICLE TYPES	16
6.1	EXISTING TRIP GENERATION	16
6.2	PROPOSED DEVELOPMENT CONCEPT PLAN TRIP GENERATION	16
6.3	TRAFFIC FLOW AND TRIP DISTRIBUTION.....	17
6.4	ANALYSIS OF INTERSECTIONS.....	20
6.5	IMPACT ON SURROUNDING ROADS AND NEIGHBOURING AREAS.....	21
6.6	TRAFFIC NOISE.....	21
6.7	ROAD SAFETY	21
7	PUBLIC TRANSPORT ACCESS.....	22
8	PEDESTRIAN AND CYCLIST ACCESS.....	23
9	CONCLUSIONS.....	24

APPENDIX A: PROPOSED SCHEME AMENDMENT (DEVELOPMENT CONCEPT PLAN)

APPENDIX B: SIDRA ANALYSIS

REPORT FIGURES

Figure 1. Location of the subject site	2
Figure 2. Subject site location under DPLH map	3
Figure 3. Location of the subject site in LPS No. 2 (source: City of Albany).....	4
Figure 4. Eastbound view along Elizabeth Street.....	6
Figure 5. Albany Public Transport, Walking and Riding Guide (source: Department of Transport, City of Albany and YourMove)	8
Figure 6. Locations of the intersections	10
Figure 7. Projected vehicle per daily (vpd) within the proposed subdivision	11
Figure 8. Typical cross section of Access Street type C Road	12
Figure 9. Typical cross section of Access Street type D Road	12
Figure 10. Typical cross section of Access Street type A Road	13
Figure 11. Recommended road hierarchy	14
Figure 12. Peak hour traffic flows of the proposed Scheme Amendment (Development Concept Plan) – AM peak/ PM peak	18
Figure 13. Peak hour traffic flows with full development – AM peak/ PM peak	19
Figure 14. SIDRA network layout – Elizabeth Street.....	20

REPORT TABLES

Table 2. Directional splits for peak hours.....	17
---	----

1 Introduction

This Transport Impact Assessment (TIA) has been prepared by Transcore on behalf of Development WA C/- JDSi with respect to the proposed Scheme Amendment for the northern portion of Lot 39 Elizabeth Street, Bayonet Head comprising 10.2299 hectares (the subject site) in the City of Albany.

The subject site is currently a vacant land, and is bounded by Elizabeth Street to the north, vacant lands with vegetation to the immediate east and south and existing residential properties to the immediate west. Please refer to **Figure 1** for more details.

The location of the subject site in its regional context within the Local Planning Scheme (LPS) is illustrated in **Figure 2**, sourced from Department of Planning, Lands and Heritage (DPLH). **Figure 3** shows the location of the subject site in the context of the City of Albany's Local Planning Scheme No. 2 which is currently zoned as "Rural" under City's LPS No. 2.

The proposal aims to change the existing zoning of the site from "Rural" to "Residential R30", to facilitate future subdivision comprising a total of 133 residential lots with designated "public open space".

In accordance with the WAPC's *"Transport Impact Assessment Guidelines, Volume 4 – Individual Developments (2016)"*, a Transport Impact Assessment is required for developments that generate more than 100 vehicles per hour. Accordingly, a Transport Impact Assessment (TIA) is warranted in this case.

Key issues that will be addressed in this report include the traffic generation and distribution, and the movement patterns associated with the proposed Scheme Amendment (Development Concept Plan), and capacity analysis of the proposed new intersections on Elizabeth Street.



Figure 1. Location of the subject site

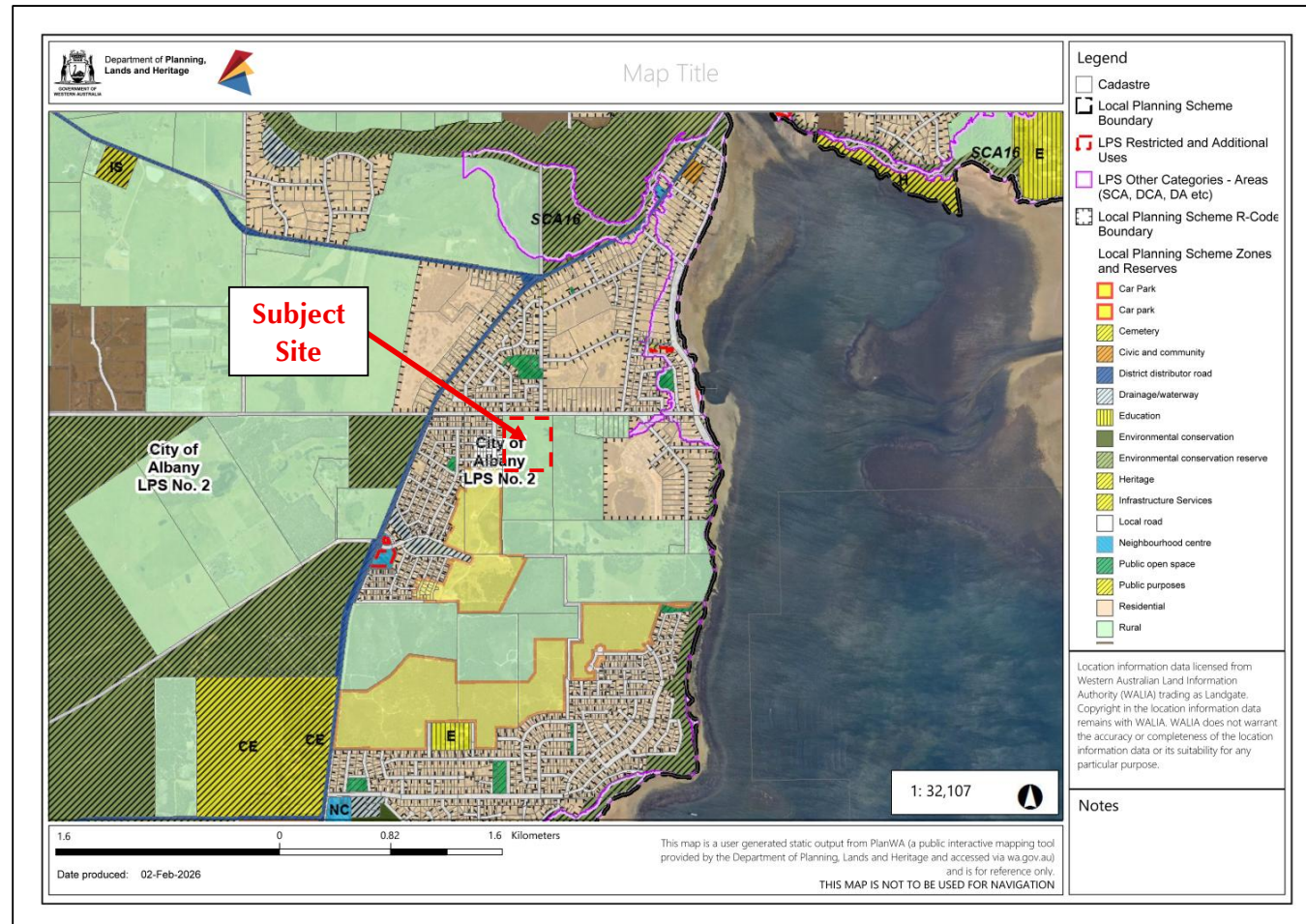


Figure 2. Subject site location under DPLH map

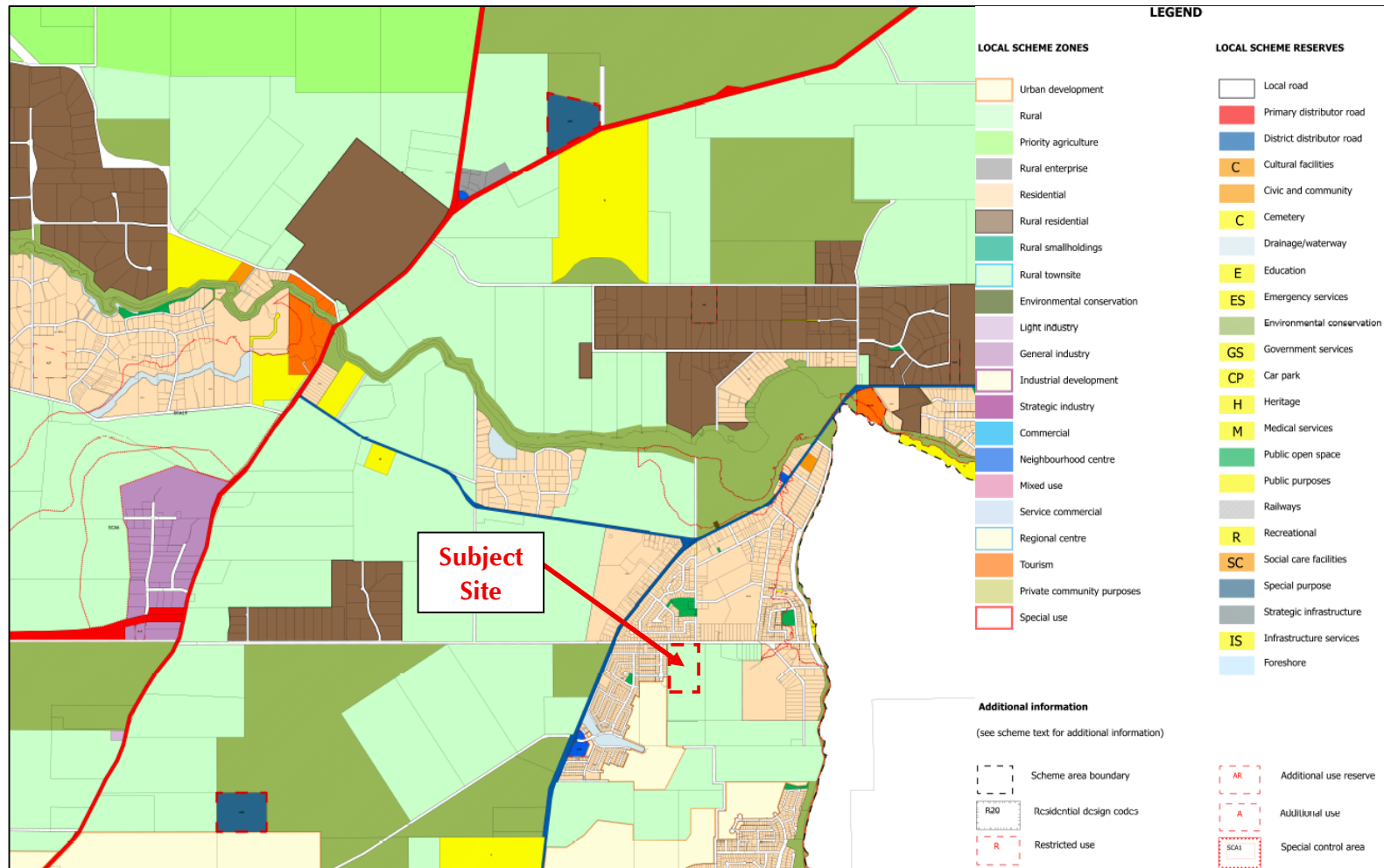


Figure 3. Location of the subject site in LPS No. 2 (source: City of Albany)

2 Proposed Scheme Amendment

The proposed Scheme Amendment seeks to rezone the subject site from “*Rural*” to “*Residential R30*” under the City of Albany Local Planning Scheme No. 2 (LPS 2).

Based on the information provided, it is understood that the subject site area is approximately 10.2299ha. The Development Concept Plan submitted in support of the Scheme Amendment Request comprises the following elements:

- 133 Residential lots with average lot size of 445m²;
(Minimum lot size is 312m² and the maximum lot size is 525m²); and,
- Public Open Space with an area of 1.2776 ha ;

The layout of the proposed Scheme Amendment (Development Concept Plan) is included in **Appendix A**.

3 Existing Situation

3.1 Existing Land Use

The subject site is currently zoned as “Rural” in the City of Albany’s *Local Planning Scheme No. 2*. The subject site is predominantly vacant, cleared pastoral land.

3.2 Existing Road Network

Elizabeth Street, north of the subject site, is constructed as single carriageway two lane divided road. Pedestrian footpath is available on the northern side of the road. Please refer to **Figure 4** for more details.

Elizabeth Street is classified as an *Access Road* in the Main Roads WA Metropolitan Functional Road Hierarchy and operates under the speed limit of 60km/h. Elizabeth Street forms a four-way intersection with Lower King Road at its western terminus and a ‘T’ intersection with Esplanade Road at its eastern terminus.



Figure 4. Eastbound view along Elizabeth Street

3.3 Existing Traffic Volume on Road

Based on the traffic count data provided by the City of Albany, Elizabeth Street carried approximately 1,242 vehicles per day (vpd) on a typical weekday in February 2024. The recorded weekday peak traffic periods occurred between 9:00am and 10:00am and between 4:00pm and 5:00pm, with corresponding traffic volumes of 107 and 107 vehicles per hour (vph), respectively.

3.4 Crash Records

The available crash record along the section of Elizabeth Street between Lower King Road to the west and Francis Street to the east within the last five-year period ending in December 2025 has been reviewed.

The result indicates that a total of four (4) crashes were recorded along the reviewed section of the road, including three (3) intersection crashes at the intersections of Elizabeth Street/Lower King Road and Elizabeth Street/ Hubble Street and one mid-block crash on Elizabeth Street. It is reported that the two crashes occurred at the intersection of Elizabeth Street and Lower King Road were classified as “Medical” and “Hospital” crashes.

3.5 Public Transport Access

According to the current Transperth bus network map, the subject site has direct access to the existing bus service operating on both Elizabeth Street and Paul Terry Drive, located to the west of the subject site.

The closet available bus service operating on both Elizabeth Street and Paul Terry Drive is bus route 804 with the nearest bus stop located on Elizabeth Street within the frontage of the subject site. In addition, another bus stop is also located on Paul Terry Drive approximately 200m walking distance from the subject site.

These bus routes provide direct links to Albany Health Campus and Albany Plaza.

Please refer to **Figure 5**, which shows the locations of the bus route and nearest available bus stops in the vicinity of the subject site. **Figure 5** also illustrates the existing walking and cycling network in the vicinity of the subject site, based on information from the Department of Transport (DoT), the City of Albany, and YourMove.

3.6 Pedestrian and Cyclist Facilities

As shown in **Figure 5**, a Shared Path for both pedestrians and cyclists is currently available to the north of the subject site. This path further connects to Lower King Road which is also classified as a Shared Path for pedestrians and cyclists. Additionally, Paul Terry Drive, located near the subject site, is also designated as a Shared Path.

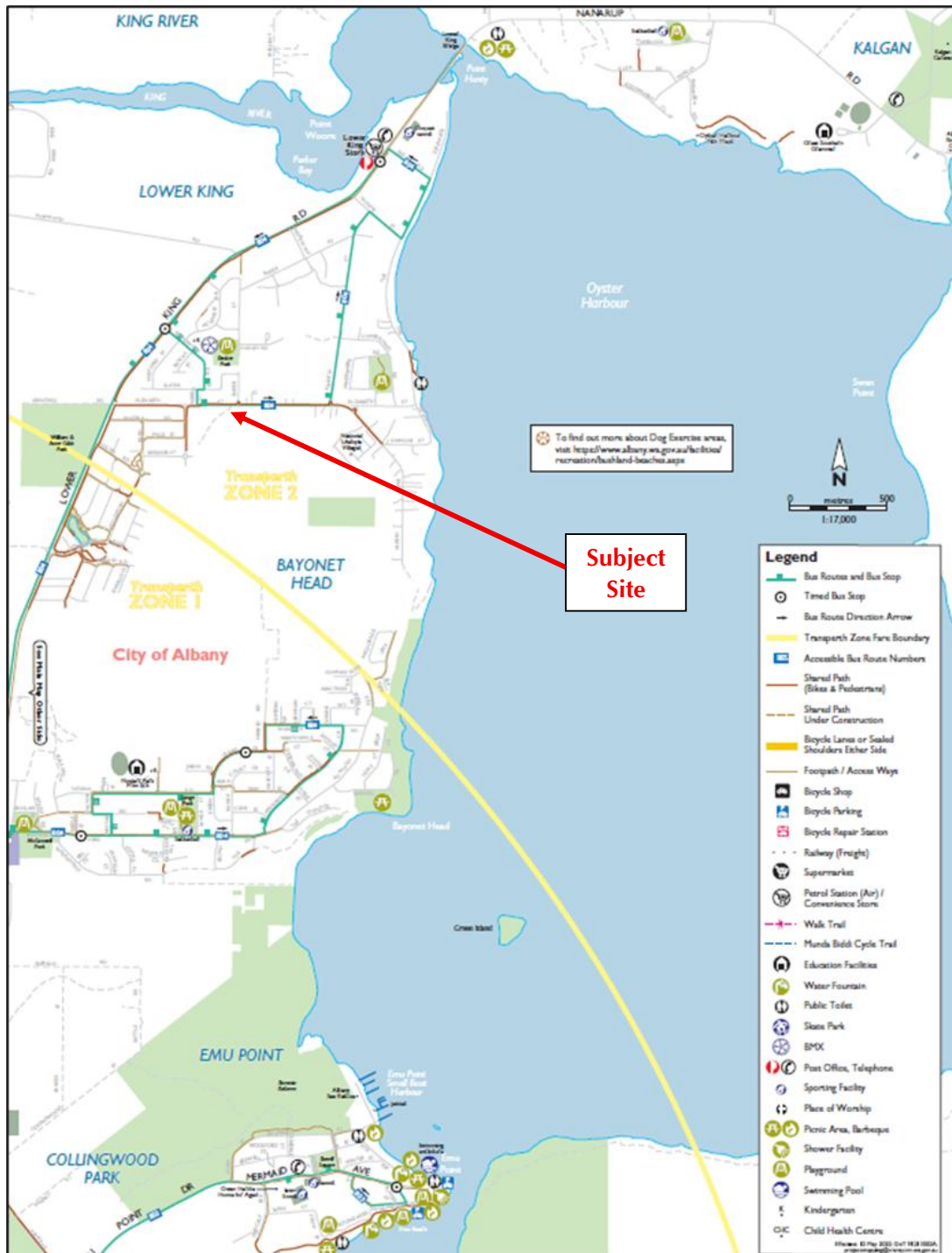


Figure 5. Albany Public Transport, Walking and Riding Guide (source: Department of Transport, City of Albany and YourMove)

4 Transport Network

4.1 Changes to Surrounding Transport Networks

As part of the proposed Scheme Amendment (Development Concept Plan), one (1) east-west road which is the extension of the existing Berliner Street will be constructed along the southern boundary and the portion of the eastern boundary of the proposed subdivision.

In addition, three (3) north-south roads, three (3) east-west internal subdivision roads and one loop road will also be constructed to provide accessibility and connectivity both within the proposed subdivision and the external road network including Elizabeth Street, located north of the proposed subdivision.

Accordingly, the proposed internal and external road layout will result in two (2) priority-controlled 'T' intersections along the extension of Berliner Street (*Intersections 1 and 2*), and four (4) priority-controlled 'T' intersections with Elizabeth Street (*Intersections 3 to 6*).

It should be noted that two (2) new T intersections on Elizabeth Street at the northeast corner of the subject site were formed due to the proposed loop road geometry and these two intersections are required as two points of vehicle accesses/egress in the event of bushfire (adjoining lot to the east is a high fire risk).

These proposed intersections and associated local road improvements are essential to accommodate the expected increase in traffic generated by the proposed subdivision, address emergency access/egress requirements and to ensure effective integration with the existing road network in the surrounding area.

The intersections locations as part of the proposed subdivision are shown in **Figure 6**.

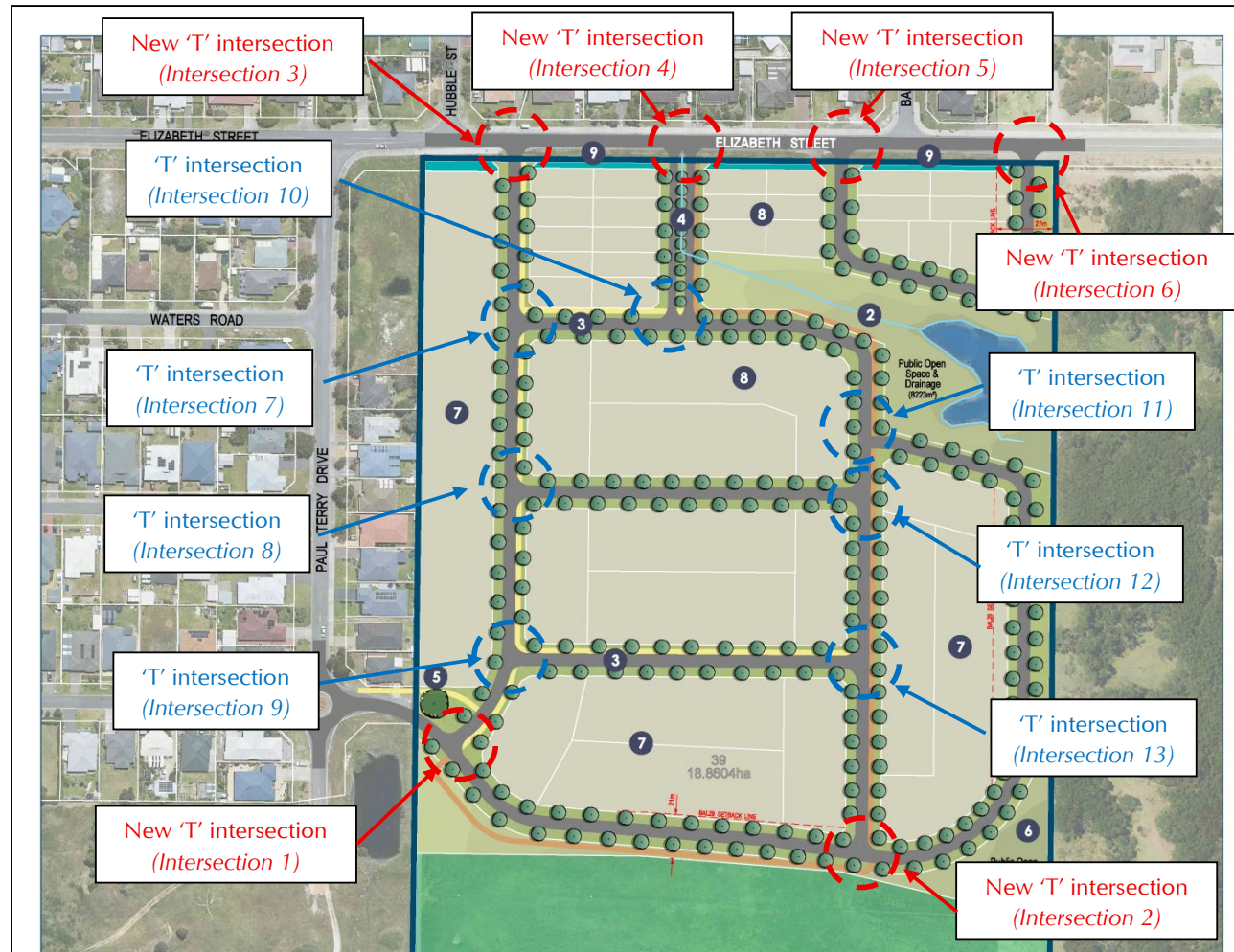


Figure 6. Locations of the intersections

5 Proposed Internal Road Network

5.1 Traffic Flows

Daily traffic flows generated by the proposed Scheme Amendment (Development Concept Plan) have been estimated and assigned on the internal road network and the resultant total daily traffic flows on the internal road network are shown in **Figure 7**.

The layout of the proposed subdivision has been reviewed, and it is our understanding that the crossovers of the lots will be designed and positioned perpendicular to the roads.



Figure 7. Projected vehicle per daily (vpd) within the proposed subdivision

5.2 Road Hierarchy

Based on the estimated traffic projections discussed in **Section 6.2** of this report, all internal roads within the subject subdivision are expected to carry less than 600 vehicles per day (vpd). Accordingly, these roads can be classified as *Access Street* type C or D in accordance with the relevant Liveable Neighbourhoods guidelines.

Access Streets are to accommodate shared pedestrian, bike and vehicular movements. The project maximum volume for *Access Street C* is 3,000vpd with indicative street reserve width of 15.4m to 16m, whereas *Access Street D* is expected to carry maximum daily traffic volume of 1,000vpd with indicative street reserve width of 14.2m.

Most of the proposed road reserve widths are about 15.5m, except two roads which are fronting the POS with the reduced road reserve width of approximately 13.0m. It is noted that the verge adjacent to park may be reduced to 1.0m when fronting public parkland.

Typical cross sections of *Access Street C* and *D* are shown in **Figure 8** and **Figure 9**.

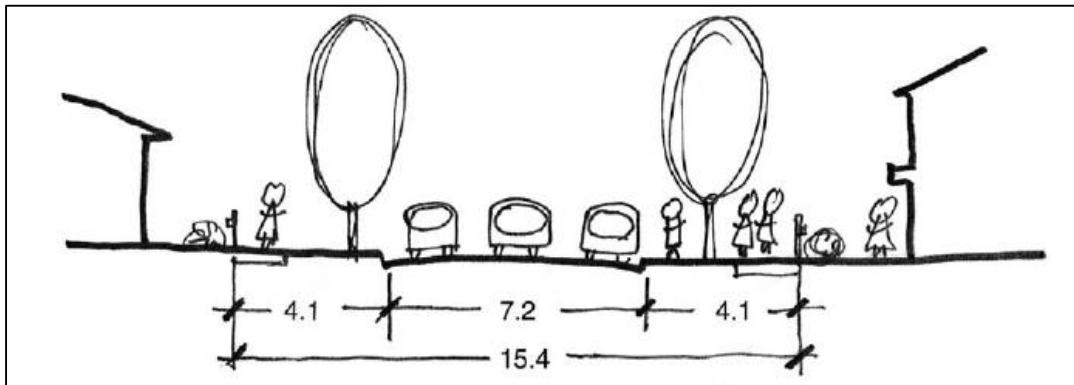


Figure 8. Typical cross section of Access Street type C Road

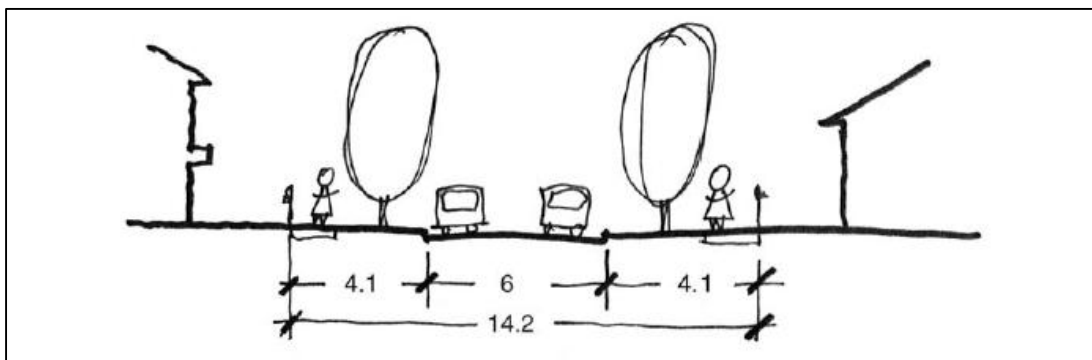


Figure 9. Typical cross section of Access Street type D Road

It is noted that the second road from the west which will form the 'T' intersection 4 with Elizabeth Street has been designed as an Avenue type road with 4.0m wide median. Therefore, this road can be classified as an *Access Street type A (Avenue)* in accordance with the relevant Liveable Neighbourhood guidelines.

Access Street A is also designed to accommodate daily traffic volumes of up to 3,000vpd and typically has a road reserve width of 20m to 24m. The proposed road reserve width for this road is 21.0m including two 4.0m wide traffic lanes and 4.0m wide median. Typical cross-section of *Access Street A* is shown in **Figure 10**.

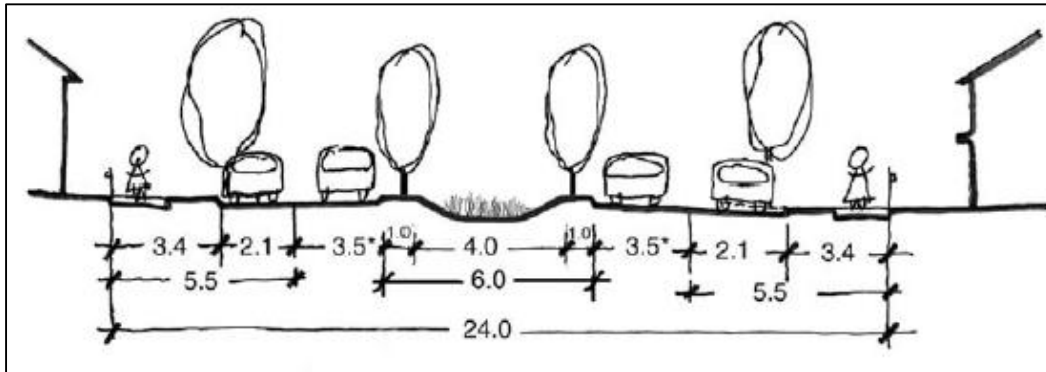


Figure 10. Typical cross section of Access Street type A Road

The proposed internal road network will therefore facilitate an efficient and balanced distribution of traffic throughout the proposed subdivision. The recommended road hierarchy for the proposed subdivision is shown in **Figure 11**, and has been developed based on the project traffic volumes shown in **Figure 7**, the proposed road reserves and the road classification criteria outlined in the WAPC Liveable Neighbourhood guidelines.



Figure 11. Recommended road hierarchy

5.3 Pathway Hierarchy (Pedestrian & Cyclist Facilities)

A 2.8m wide shared path is provided on the northern side of Elizabeth Street, connecting to Paul Terry Drive and Lower King Road to the west.

As part of the proposed scheme amendment (Development Concept Plan), it is intended to provide 2.5m wide shared paths on the southern side of Berliner Street extension, and eastern sides of second and third N-S roads as shown on the Development concept plan provided in **Appendix A**. The proposed shared paths will connect to the proposed public open space within the subject site and the existing shared path network along Elizabeth Street, ensuring that the subdivision's internal path system integrates seamlessly with the external network to form a comprehensive shared path network system in the locality.

In addition, footpaths are also proposed along most internal roads, providing direct connections between each other and to the proposed shared paths within the subdivision.

5.4 Waste Collection

It is anticipated that the waste collection services will follow the standard practice used for residential developments across City of Albany. This involves residents wheeling their bins to the verge for collection on designated collection days.

6 Daily Traffic Volumes and Vehicle Types

6.1 Existing Trip Generation

The subject site is currently a vacant land, and accordingly, the existing traffic generation is zero.

6.2 Proposed Development Concept Plan Trip Generation

Based on the information provided, it is understood that the proposed Scheme Amendment (Development Concept Plan) will yield a total of 133 new residential dwellings.

The traffic generation rate used for the proposed subdivision is 8.0 vehicular trips per day (vpd) per dwelling, which corresponds to peak hour trip generation rates of 0.8 vehicular trips per hour per dwelling as recommended in the Western Australian Planning Commission (WAPC) *Transport Impact Assessment Guidelines (2016)*.

Accordingly, it is calculated that the daily and peak hours traffic generation for the proposed subdivision are:

Residential Lots

- Daily vehicle trips: $133 \times 8 = 1,064\text{vpd}$.
- Weekday AM peak hour trips: $133 \times 0.8 = 107\text{vph}$.
- Weekday PM peak hour trips: $133 \times 0.8 = 107\text{vph}$.

Accordingly, it is estimated that the proposed subdivision would generate a total of approximately **1,064** vehicular trips per regular weekday with about **107** trips during a typical weekday AM peak hour and **107** trips during the typical weekday PM peak hour. These totals include both inbound and outbound vehicle movements.

The traffic distribution detailed in **Table 1** was based on the following directional split assumptions (based on ITE guidelines) for peak hour periods:

- AM peak split estimated as 25%/75% (inbound/outbound trips); and,
- PM peak split estimated as 62.5%/37.5% (inbound/outbound trips).

Table 1. Directional splits for peak hours

Proposed subdivision	Direction	AM Peak	PM Peak
Residential Lots	<i>Inbound</i>	27	67
	<i>Outbound</i>	80	40
Total		107	107

6.3 Traffic Flow and Trip Distribution

With respect to the location of the subject site, permeability and layout of the surrounding road network and the existing and future intersections, the assumed distribution for traffic arriving/ departing the subject subdivision is assumed as follows:

- 70% to and from the west of Elizabeth Street
(45% via the western intersection and 25% via the eastern intersection);
- 20% to and from the east of Elizabeth Street
(10% via the western intersection and 10% via the eastern intersection); and,
- 10% to and from the west of Berliner Street.

For the simplicity of the analysis, about 7.5% of the total traffic generated from 10 residential lots to be located on the loop road that will form two intersections on Elizabeth Street are not included in the analysis but have been assigned to *Intersections 3 (western)* and *4 (eastern)* for the purpose of the robust assessment.

The directional morning and afternoon trip distribution of the proposed subdivision traffic are illustrated in **Figure 12**.

The combined base (existing traffic on Elizabeth Street) and the proposed subdivision traffic for the post development scenario are presented in **Figure 13**.

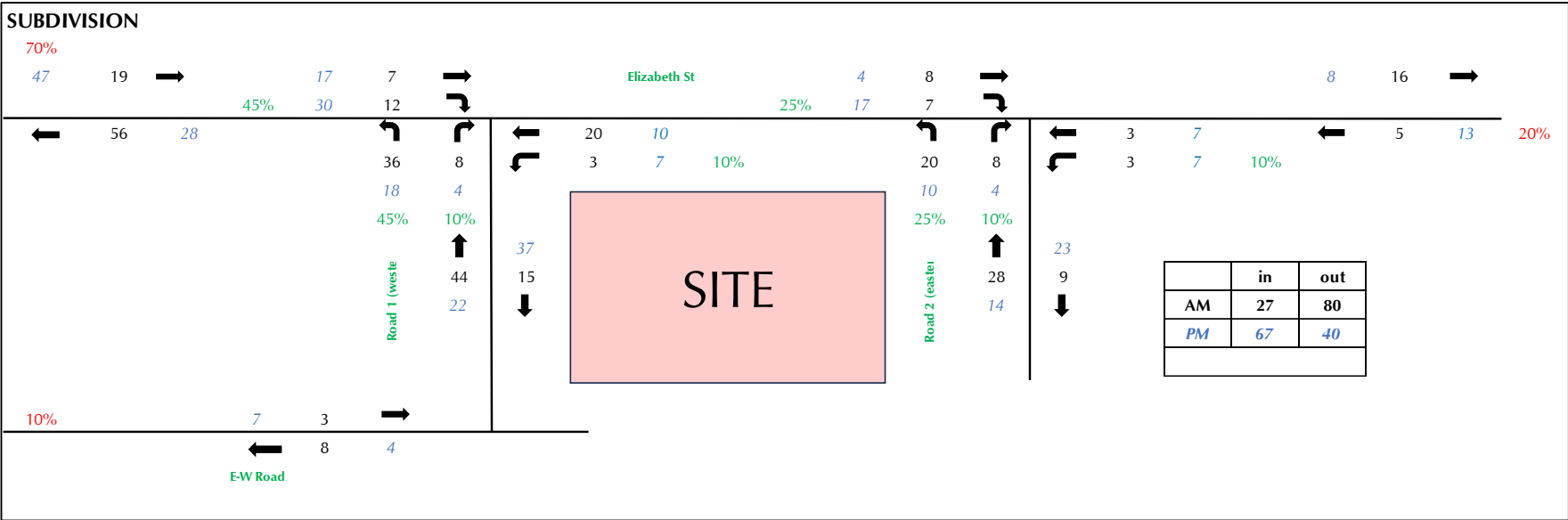


Figure 12. Peak hour traffic flows of the proposed Scheme Amendment (Development Concept Plan) – AM peak/ PM peak

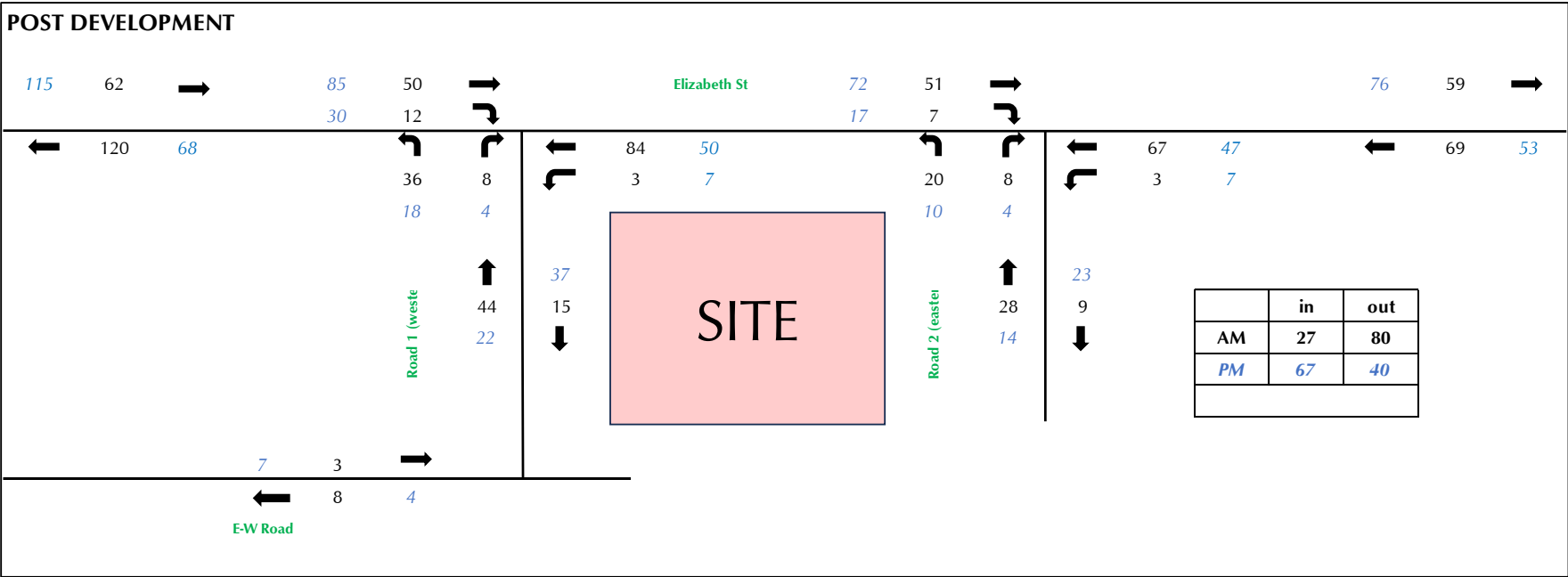


Figure 13. Peak hour traffic flows with full development – AM peak/ PM peak

6.4 Analysis of Intersections

SIDRA 10.0 intersection analysis has been undertaken for two key new priority-controlled 'T' intersections on Elizabeth Street in order to assess their operations in post development scenario for weekday AM and PM peak hours.

SIDRA is an intersection modelling tool commonly used by traffic engineers for all types of intersections. SIDRA outputs are presented in the form of Degree of Saturation, Level of Service, Average Delay and 95% Queue. These characteristics are defined as follows:

- **Degree of Saturation** is the ratio of the arrival traffic flow to the capacity of the approach during the same period. The Degree of Saturation ranges from close to zero for infrequent traffic flow up to one for saturated flow or capacity.
- **Level of Service** is the qualitative measure describing operational conditions within a traffic stream and the perception by motorists and/or passengers. In general, there are 6 levels of service, designated from A to F, with Level of Service A representing the best operating condition (i.e. free flow) and Level of Service F the worst (i.e. forced or breakdown flow).
- **Average Delay** is the average of all travel time delays for vehicles through the intersection.
- **95% Queue** is the queue length below which 95% of all observed queue lengths fall.

The modelled layout of the intersections is illustrated in **Figure 14**.

The SIDRA analysis has been undertaken in accordance with current MRWA operational modelling guidelines including separate input of different classes of heavy vehicles and the parameters specified by MRWA for those vehicle classes.

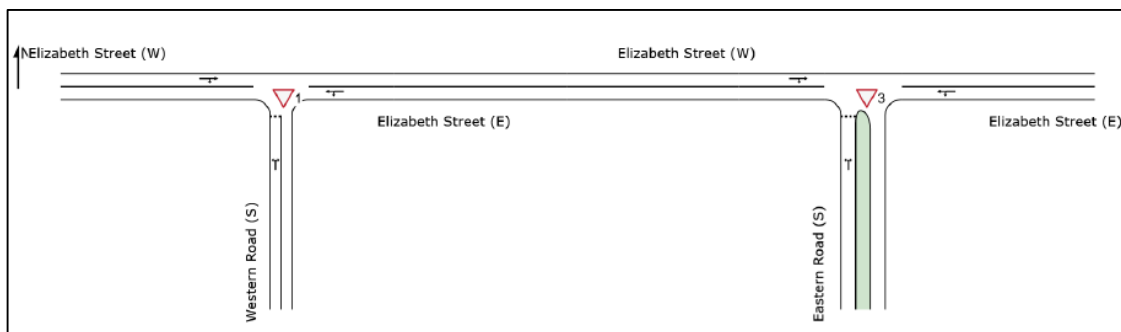


Figure 14. SIDRA network layout – Elizabeth Street

Priority-controlled 'T' intersections on Elizabeth Street (Intersections 3 and 4)

The SIDRA analysis indicates that both priority-controlled 'T' intersections will operate at a very good Level of Service (LoS) 'A' during both the AM and PM peak periods in the post development scenario. The results of the SIDRA analysis are presented in **Appendix B**.

It should be noted that the roundabout intersection of Paul Terry Drive and Berliner Street, located near the southwestern corner of the proposed subdivision, has not been included in this assessment. This is because only a very small amount of subdivision traffic is expected to use this intersection and the existing roundabout is anticipated to have adequate capacity to accommodate this small traffic increase.

6.5 Impact on Surrounding Roads and Neighbouring Areas

The WAPC Transport Impact Assessment Guidelines (2016) provides the following guidance on the assessment of traffic impacts:

“As a general guide, an increase in traffic of less than 10 percent of capacity would not normally be likely to have a material impact on any particular section of road but increases over 10 percent may. All sections of road with an increase greater than 10 percent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 percent of capacity. Therefore, any section of road where development traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis.”

The SIDRA network intersection analysis undertaken confirms the new intersections along Elizaeth Street would perform with satisfactory traffic operations with the proposed subdivision traffic.

6.6 Traffic Noise

The WAPC’s State Planning Policy 5.4: Road and Rail Transport Noise and Freight Considerations in Land Use Planning requires assessment of noise impact on noise-sensitive developments when a road carries more than 20,000vpd in an urban area or 5,000vpd in a rural area.

The traffic generation of the proposed Scheme Amendment (Development Concept Plan) will not increase the traffic flows on any surrounding roads near the abovementioned traffic thresholds, so no noise impacts on surrounding areas are anticipated.

6.7 Road Safety

No road safety issues have been identified in relation to the proposed Scheme Amendment (Development Concept Plan).

7 Public Transport Access

The existing bus services in this area have been noted in **Section 3.5** of this report.

8 Pedestrian and Cyclist Access

The existing pedestrian and cyclist facilities in this area have been noted in **Section 3.6** of this report and future pedestrian and cyclist access is discussed in **Section 5.3**.

9 Conclusions

This Transport Impact Assessment (TIA) has been prepared by Transcore on behalf of Development WA C/- JDSI with respect to the proposed Scheme Amendment for Lot 39 Elizabeth Street, Bayonet Head in the City of Albany. The subject site is currently a vacant land.

The proposal aims to change the existing zoning of the site from “*Rural*” to “*Residential R30*”, accommodating the subdivision to deliver a total of 133 residential lots with a “public open space”.

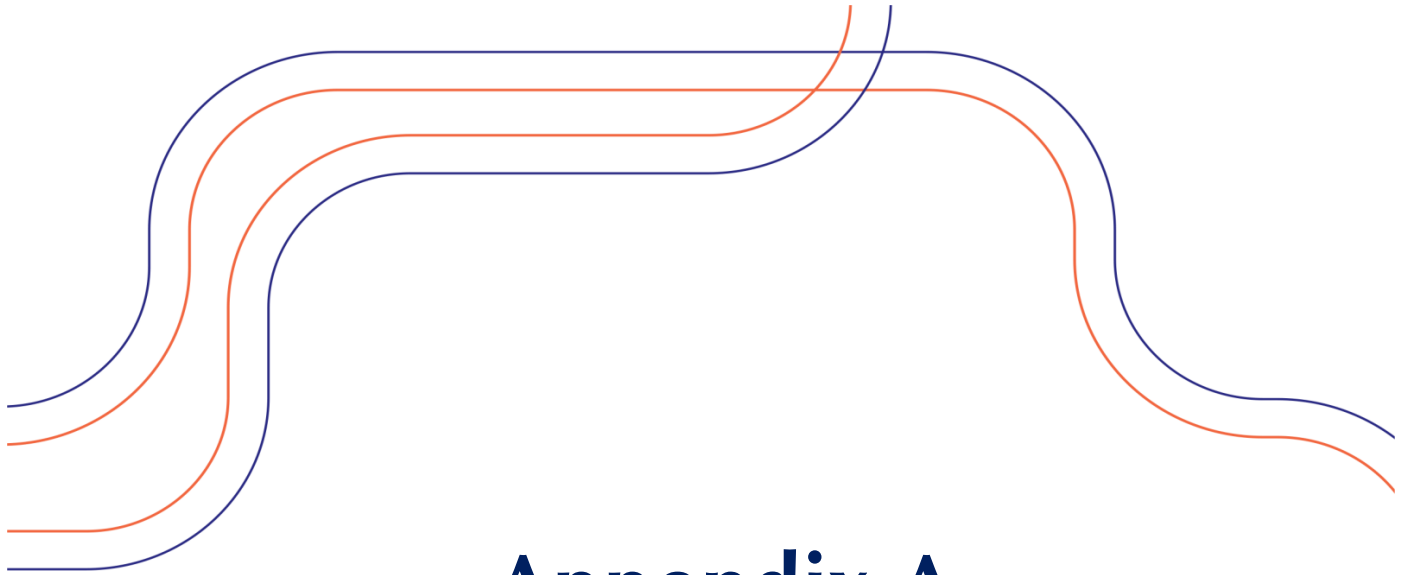
As part of the supporting Development Concept Plan, one (1) east-west external road which is the extension of the existing Berliner Street will be constructed along the southern boundary of the proposed subdivision. In addition, three (3) north-south roads, three (3) east-west internal subdivision roads and one loop road will also be constructed to provide accessibility and connectivity both within the subject site, the external road network including Elizabeth Street and to address emergency access/egress requirements.

The traffic analysis undertaken indicates that the proposed Scheme Amendment (Development Concept Plan) would generate traffic flows of about 1,064vpd with about 107vph during both AM and PM peak periods. These totals include both inbound and outbound vehicle movements.

The results of the SIDRA intersection network analysis confirms that the proposed new key intersections along Elizabeth Street will perform satisfactorily and operate at a very good Level of Service (LoS) ‘A’ during both the AM and PM peak periods in the post development scenario.

Accordingly, the traffic analysis undertaken shows that the traffic increase as a result of the proposed Scheme Amendment (Development Concept Plan) is not significant and as such would not have a significant impact on the surrounding road network.

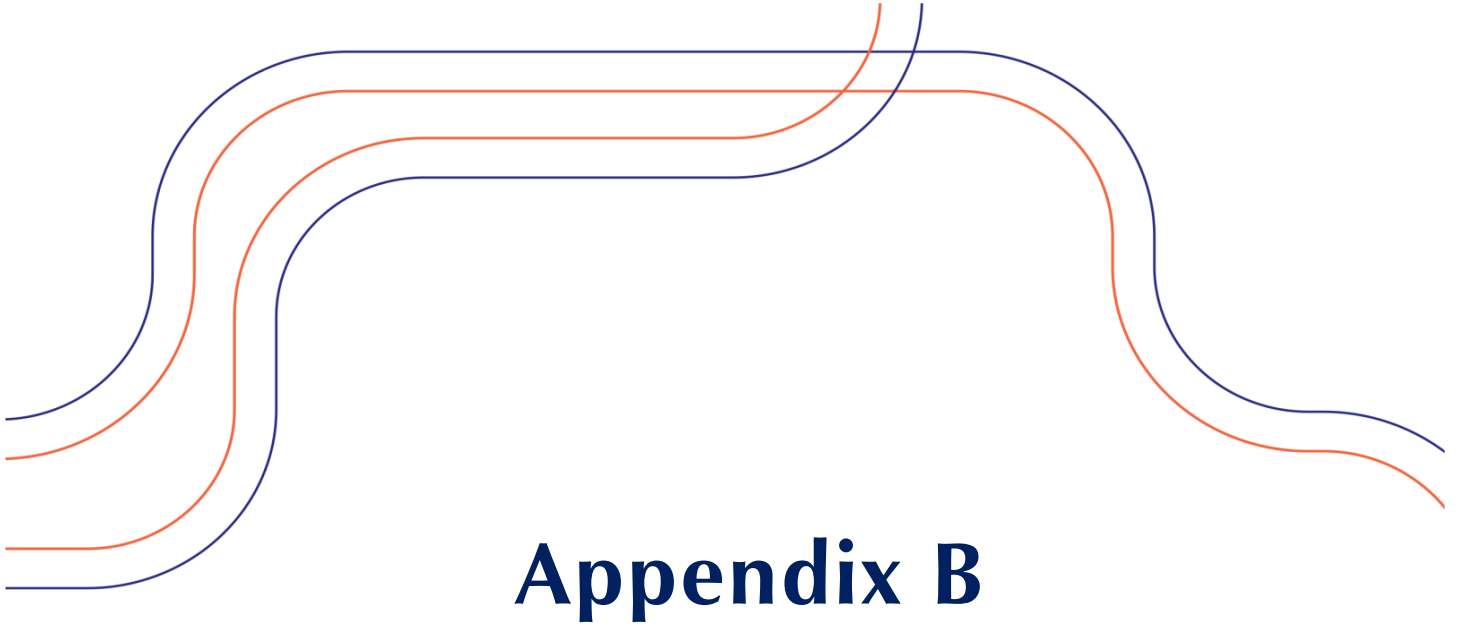
It is finally concluded that the findings of this Transport Impact Assessment are supportive of the proposed Scheme Amendment (Development Concept Plan).



Appendix A

PROPOSED SCHEME AMENDMENT (DEVELOPMENT CONCEPT PLAN)





SIDRA ANALYSIS



MOVEMENT SUMMARY



Site: [1] Western Intersection - AM (Post Dev)

Network: [1] Post Dev - AM (Post Dev)

Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA

Site Category: Future Conditions 1

Give-Way (Two-Way)

Network Scenario: 1 | Local Volumes

Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows		Arrival Flows		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue		Prop. Qued	Eff. Stop of Rate	Number of Cycles to Depart	Aver. Speed
			[Total HV]	%	[Total HV]	%	v/c	sec		[Veh. veh	Dist] m				km/h
South: Western Road (S)															
1	L2	All MCs	38	0.0	38	0.0	0.032	4.8	LOS A	0.1	0.9	0.18	0.51	0.18	40.5
3	R2	All MCs	8	0.0	8	0.0	0.032	5.1	LOS A	0.1	0.9	0.18	0.51	0.18	40.5
Approach			46	0.0	46	0.0	0.032	4.9	LOS A	0.1	0.9	0.18	0.51	0.18	40.5
East: Elizabeth Street (E)															
4	L2	All MCs	3	0.0	3	0.0	0.048	5.2	LOS A	0.0	0.0	0.00	0.02	0.00	53.5
5	T1	All MCs	88	3.6	88	3.6	0.048	0.0	LOS A	0.0	0.0	0.00	0.02	0.00	59.0
Approach			92	3.5	92	3.5	0.048	0.2	NA	0.0	0.0	0.00	0.02	0.00	58.6
West: Elizabeth Street (W)															
11	T1	All MCs	53	8.0	53	8.0	0.036	0.1	LOS A	0.1	0.5	0.08	0.13	0.08	48.5
12	R2	All MCs	13	0.0	13	0.0	0.036	5.7	LOS A	0.1	0.5	0.08	0.13	0.08	46.1
Approach			65	6.5	65	6.5	0.036	1.2	NA	0.1	0.5	0.08	0.13	0.08	47.3
All Vehicles			203	3.6	203	3.6	0.048	1.6	NA	0.1	0.9	0.07	0.17	0.07	47.6

MOVEMENT SUMMARY

Site: [2] Western Intersection - PM (Post Dev)

Network: [2] Post Dev - PM (Post Dev)

Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA

Site Category: Future Conditions 1

Give-Way (Two-Way)

Network Scenario: 1 | Local Volumes

Site Scenario: 1 | Local Volumes

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total HV]		Arrival Flows [Total HV]		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue [Veh. Dist]		Prop. Qued	Eff. Stop of Cycles Rate to Depart	Aver. Speed km/h
			veh/h	%	veh/h	%	v/c	sec		veh	m			
South: Western Road (S)														
1	L2	All MCs	19	0.0	19	0.0	0.016	4.7	LOS A	0.1	0.4	0.14	0.50	40.7
3	R2	All MCs	4	0.0	4	0.0	0.016	5.2	LOS A	0.1	0.4	0.14	0.50	40.8
Approach			23	0.0	23	0.0	0.016	4.8	LOS A	0.1	0.4	0.14	0.50	40.8
East: Elizabeth Street (E)														
4	L2	All MCs	7	0.0	7	0.0	0.032	5.2	LOS A	0.0	0.0	0.00	0.07	52.6
5	T1	All MCs	53	4.0	53	4.0	0.032	0.0	LOS A	0.0	0.0	0.00	0.07	56.6
Approach			60	3.5	60	3.5	0.032	0.6	NA	0.0	0.0	0.00	0.07	55.6
West: Elizabeth Street (W)														
11	T1	All MCs	89	3.5	89	3.5	0.066	0.1	LOS A	0.2	1.3	0.08	0.17	46.4
12	R2	All MCs	32	0.0	32	0.0	0.066	5.6	LOS A	0.2	1.3	0.08	0.17	45.6
Approach			121	2.6	121	2.6	0.066	1.5	NA	0.2	1.3	0.08	0.17	46.0
All Vehicles			204	2.6	204	2.6	0.066	1.6	NA	0.2	1.3	0.06	0.18	47.1

MOVEMENT SUMMARY

 **Site: [3] Eastern Intersection - AM (Post Dev)**
Network: [1] Post Dev - AM (Post Dev)
 Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA

Site Category: Future Conditions 1

Give-Way (Two-Way)

Network Scenario: 1 | Local Volumes

Site Scenario: 1 | Local Volumes

Vehicle Movement Performance																
Mov ID	Turn	Mov Class	Demand Flows		Arrival Flows		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue		Prop. Qued	Eff. Stop of Rate	Number of Cycles to Depart	Aver. Speed	
			[Total HV]	%	[Total HV]	%	v/c	sec		[Veh. veh	Dist] m				km/h	
South: Eastern Road (S)																
1	L2	All MCs	21	0.0	21	0.0	0.021	4.8	LOS A	0.1	0.6	0.16	0.50	0.16	29.0	
3	R2	All MCs	8	0.0	8	0.0	0.021	5.0	LOS A	0.1	0.6	0.16	0.50	0.16	32.3	
Approach			29	0.0	29	0.0	0.021	4.8	LOS A	0.1	0.6	0.16	0.50	0.16	30.3	
East: Elizabeth Street (E)																
4	L2	All MCs	3	0.0	3	0.0	0.039	4.9	LOS A	0.0	0.0	0.00	0.03	0.00	47.2	
5	T1	All MCs	71	4.5	71	4.5	0.039	0.0	LOS A	0.0	0.0	0.00	0.03	0.00	57.6	
Approach			74	4.3	74	4.3	0.039	0.2	NA	0.0	0.0	0.00	0.03	0.00	56.6	
West: Elizabeth Street (W)																
11	T1	All MCs	54	8.0	54	8.0	0.034	0.0	LOS A	0.0	0.3	0.04	0.08	0.04	55.4	
12	R2	All MCs	7	0.0	7	0.0	0.034	5.3	LOS A	0.0	0.3	0.04	0.08	0.04	44.6	
Approach			61	7.0	61	7.0	0.034	0.7	NA	0.0	0.3	0.04	0.08	0.04	53.7	
All Vehicles			164	4.5	164	4.5	0.039	1.2	NA	0.1	0.6	0.05	0.13	0.05	48.2	

MOVEMENT SUMMARY



Site: [4] Eastern Intersection - PM (Post Dev)

Network: [2] Post Dev - PM (Post Dev)

Output produced by SIDRA INTERSECTION Version: 10.0.9.250

NA

Site Category: Future Conditions 1

Give-Way (Two-Way)

Network Scenario: 1 | Local Volumes

Site Scenario: 1 | Local Volumes

Vehicle Movement Performance															
Mov ID	Turn	Mov Class	Demand Flows		Arrival Flows		Deg. Satn	Aver. Delay	Level of Service	95% Back Of Queue		Prop. Qued	Eff. Stop of Cycles	Number of Cycles	Aver. Speed
			[Total HV]		[Total HV]					[Veh.	Dist]		Rate to Depart		km/h
			veh/h	%	veh/h	%	v/c	sec		veh	m				
South: Eastern Road (S)															
1	L2	All MCs	11	0.0	11	0.0	0.010	4.7	LOS A	0.0	0.3	0.14	0.50	0.14	29.3
3	R2	All MCs	4	0.0	4	0.0	0.010	5.0	LOS A	0.0	0.3	0.14	0.50	0.14	32.4
Approach			15	0.0	15	0.0	0.010	4.8	LOS A	0.0	0.3	0.14	0.50	0.14	30.5
East: Elizabeth Street (E)															
4	L2	All MCs	7	0.0	7	0.0	0.030	4.9	LOS A	0.0	0.0	0.00	0.08	0.00	45.7
5	T1	All MCs	49	4.3	49	4.3	0.030	0.0	LOS A	0.0	0.0	0.00	0.08	0.00	53.4
Approach			57	3.7	57	3.7	0.030	0.6	NA	0.0	0.0	0.00	0.08	0.00	51.5
West: Elizabeth Street (W)															
11	T1	All MCs	76	4.2	76	4.2	0.051	0.0	LOS A	0.1	0.7	0.06	0.12	0.06	53.4
12	R2	All MCs	18	0.0	18	0.0	0.051	5.3	LOS A	0.1	0.7	0.06	0.12	0.06	43.4
Approach			94	3.4	94	3.4	0.051	1.0	NA	0.1	0.7	0.06	0.12	0.06	51.1
All Vehicles			165	3.2	165	3.2	0.051	1.2	NA	0.1	0.7	0.05	0.14	0.05	48.7

Scheme Amendment Request Report

Lot 39 Elizabeth Street, Bayonet Head

Prepared for DevelopmentWA
Prepared by TBB Planning
June 2026



Document Information



Scheme Amendment Request Report

Lot 39 Elizabeth Street, Bayonet Head

DevelopmentWA

25/057

Prepared by: TBB Planning

Office

Level 7, 160 St Georges Terrace

PERTH WA 6000

Postal

PO Box 7130 Cloisters Square

PERTH WA 6850

Phone 08 9226 4276

Email admin@tbbplanning.com.au

Acknowledgement of country



TBB Planning acknowledges the Whadjuk people of the Noongar nation as the Traditional Custodians of the land on which we live and work, and recognises their continuing connection to land, waters and culture.

We also acknowledge the custodianship of the many lands and waters across which we design, plan and engage, and pay our respects to Elders past and present, who hold the traditions and culture that continue to guide us in planning for communities now and into the future.

Doc ID: 25~057 Scheme Amendment Request - Lot 39 Elizabeth Street 3.0

Revision	Status	Author	Approved by	Date Issued
1.1	Draft	F. Farrag	L. Barnett	13/04/2026
2.0	Final	F. Farrag	L. Barnett	07/05/2026
3.0	Revised	F. Farrag	L. Barnett	02/06/2026

Disclaimer

This document was prepared for DevelopmentWA for the purposes of a scheme amendment request and may only be used in accordance with the executed agreement between TBB Planning and the Client.

The report may contain information gathered from a number of sources using a variety of methods. TBB Planning does not attempt to verify the accuracy, validity or comprehensiveness of any information supplied to TBB Planning by third parties.

This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of TBB Planning.

Table of Contents

1.0	Introduction	6	Technical Appendices
1.1	Request for Amendment	6	Appendix A
1.2	Report Format	6	Indicative Development Concept
1.3	Scheme Amendment Classification	7	
2.0	Project Background	10	Appendix B
2.1	Purpose and Vision	10	Environmental Impact Assessment
2.2	Pre-Lodgement Consultation	11	
3.0	Site Context	13	Appendix C
3.1	Amendment Site Details	13	Local Water Management Report
3.2	Regional and Local Context	14	
3.3	Existing Land Use and Development	14	Appendix D
3.4	Physical Characteristics	17	Landscape Concept Plan
3.4.1	Topography and Landform	17	
3.4.2	Acid Sulphate Soils	17	Appendix E
3.4.3	Site Contamination	17	Bushfire Management Plan
3.4.4	Flora, Vegetation and Fauna	17	
3.4.5	Surface Water and Wetlands	17	Appendix F
3.4.6	Groundwater	18	Engineering Services Report
3.4.7	Aboriginal Heritage	18	
3.5	Movement and Access	18	Appendix G
3.6	Servicing Considerations	18	Geotechnical Investigations Report
3.7	Bushfire Risk	19	
4.0	Planning Framework	21	Appendix H
4.1	Strategic Planning Framework	21	Traffic Impact Assessment
4.1.1	State Planning Strategy 2050	21	
4.1.2	Great Southern Regional Planning and Infrastructure Framework (2015)	21	
4.1.3	Lower Great Southern Strategy	21	
4.1.4	City of Albany Local Planning Strategy	22	
4.1.5	City of Albany Strategic Plans	23	
4.1.6	Bayonet Head Interim Outline Development Plan (2007)	24	
4.2	Statutory Planning Framework	25	
4.2.1	Planning and Development Act 2005	25	
4.2.2	State Planning Policies	25	
4.2.3	Planning Codes	26	
4.2.4	City of Albany Local Planning Scheme No. 2	27	
4.2.5	Local Planning Policies	28	
5.0	Proposed Amendment	30	
5.1	Scheme Amendment Request	30	
5.2	Proposed Council Resolution	30	
6.0	Justification	33	
6.1	Concept Plan	33	
6.2	Rationale	35	
6.2.1	Housing Need and Supply	35	
6.2.2	Alignment with the Planning Framework	35	
6.2.3	Project Staging and Amendment Extent	35	
6.2.4	Technical Considerations	36	
7.0	Conclusion	41	

Planning and Development Act 2005
RESOLUTION TO PREPARE AMENDMENT
TO LOCAL PLANNING SCHEME

City of Albany Local Planning Scheme No. 2
Amendment No. 7

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning the northern portion of Lot 39 on Plan 033941 from the Rural zone to the Residential zone.
2. Applying a density code of R30 to the northern portion of Lot 39 on Plan 033941.
3. Amending the Local Planning Scheme No. 2 Map accordingly.

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

1. The proposed Scheme Amendment is consistent with the City of Albany Local Planning Strategy, which identifies Bayonet Head as an 'Urban Growth' area with existing residential development and capacity to accommodate additional dwellings.
2. The proposed Scheme Amendment seeks to rezone the site to 'Residential R30', requiring that the Residential Design Codes are read as part of the City of Albany Local Planning Scheme No.2.
3. The proposed Scheme Amendment will have minimal impact on other land in the scheme area. It is confined to the northern portion of Lot 39, which has been previously cleared and is contiguous with existing residential development. The Scheme Amendment represents a logical extension of the urban area and will integrate with surrounding land uses without introducing incompatible development.
4. The proposed Scheme Amendment is not expected to result in any significant environmental, social, economic or governance impacts on land within the scheme area.
5. The proposed amendment is neither a 'complex' amendment nor is it a 'basic' amendment.

Dated this _____ day of _____ 20____

1.0

Introduction

1.0 Introduction

1.1 Request for Amendment

TBB Planning has prepared this Scheme Amendment Request on behalf of DevelopmentWA to facilitate the rezoning of a portion of Lot 39 Elizabeth Street, Bayonet Head, comprising 10.23 hectares (**subject site**), from 'Rural' to 'Residential R30' under the City of Albany *Local Planning Scheme No. 2 (LPS 2)*.

The purpose of this report is to provide the City of Albany and the Western Australian Planning Commission (**WAPC**) with sufficient information to outline the proposal and justify the initiation of the amendment to the City of Albany LPS 2 over the subject site.

This report addresses the relevant planning, environmental and technical considerations and is accompanied by the following supporting documentation:

- **Appendix A** – Indicative Development Concept, prepared by TBB Planning
- **Appendix B** – Environmental Impact Assessment, prepared by Aurora Environmental
- **Appendix C** – Local Water Management Report, prepared by Emerge Associates
- **Appendix D** – Landscape Concept Plan, prepared by Emerge Associates
- **Appendix E** – Bushfire Management Plan, prepared by Biodiverse Solutions
- **Appendix F** – Engineering Services Report, prepared by JDSi
- **Appendix G** – Geotechnical Investigations Report, prepared by Douglas Partners
- **Appendix H** – Traffic Impact Assessment, prepared by Transcore

1.2 Report Format

This report has been prepared in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015 (Regulations)*. It sets out the context of the amendment to LPS 2 and provides an assessment that justifies the proposed rezoning of the land. The report is structured as follows:

- **Section 1.0 – Introduction** outlines the purpose of the scheme amendment request.
- **Section 2.0 – Project Background** provides an overview of the project vision and summarises pre-lodgement consultation with key stakeholders.
- **Section 3.0 – Site Context** outlines site details, locational context and relevant background information.
- **Section 4.0 – Planning Framework** outlines the relevant State planning strategies and policies and considers the applicable local planning strategy, scheme provisions and policies.
- **Section 5.0 – Proposed Amendment** describes the proposed changes to LPS 2, including the scheme map and text amendments.
- **Section 6.0 – Technical Justification** provides supporting technical assessments and planning justification, including an overview of the indicative development concept plan.

1.3 Scheme Amendment Classification

This Scheme Amendment is proposed to be classified as a ‘standard’ amendment in accordance with Section 34 in Part 5 of the Regulations. The Regulations outline the process for standard scheme amendments, in accordance with the provisions of the *Planning and Development Act 2005 (PD Act)*.

Refer to **Table 1** below for an assessment of the proposal against the definition of a standard amendment, which supports this classification.

Table 1 Scheme Amendment Classification Assessment

Regulations	Comment
Standard amendment means any of the following amendments to a local planning scheme —	
(a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;	Not Applicable The amendment does not impact on the objectives of any existing zoning, other than to replace the Rural zone with Residential zone, and therefore replacing the zoning objectives altogether. In this respect the objectives of the existing Rural zone cease to be relevant.
(b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;	Applicable. The proposed Scheme Amendment is consistent with the City of Albany Local Planning Strategy, which identifies Bayonet Head as an ‘Urban Growth’ area with existing residential development and capacity to accommodate additional dwellings. The subject site satisfies the Strategy’s criteria for urban development, as it adjoins the existing urban front, has been previously cleared, and can be serviced by existing infrastructure networks, with proportionate upgrades where required. A Local Water Management Report has been prepared to demonstrate that servicing and drainage requirements can be appropriately addressed. The Scheme Amendment will facilitate the orderly expansion of an existing growth area, contributing to housing supply in accordance with the Strategy, rather than extending development into new or unserviced areas.
(c) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;	Not applicable. No region schemes apply to the subject site.
(ca) an amendment to the scheme to — (i) include a provision in the scheme that a specified planning code is to be read as part of the scheme; or (ii) provide for the modification of a planning code that is to be read as part of the scheme;	Applicable. The proposed Scheme Amendment seeks to rezone the site to ‘Residential R30’, requiring that the Residential Design Codes are read as part of the City of Albany Local Planning Scheme No.2.
(d) an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;	Not applicable. No structure plans or local development plans currently apply to the land.
(e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;	Applicable.

	The proposed Scheme Amendment is confined to the northern portion of Lot 39, which has been previously cleared and is contiguous with existing residential development. The Scheme Amendment represents a logical extension of the urban area and will integrate with surrounding land uses without introducing incompatible development. The proposal has been designed to minimise off-site impacts by retaining the potential wetland (mapped only) and associated vegetation to the south, until such time that further planning is undertaken for this site. The wetland sits outside the amendment area. The site can be serviced by existing infrastructure networks, with no requirement for significant offsite upgrades, and stormwater management has been designed to maintain pre-development hydrological conditions.
<i>(f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;</i>	Applicable. The proposed Scheme Amendment is not expected to result in any significant environmental, social, economic or governance impacts on land within the scheme area. Technical investigations undertaken in support of the amendment, including environmental, bushfire, traffic and water management assessments, demonstrate that potential impacts can be appropriately managed. Environmental impacts are limited, with the site largely cleared and no conservation significant flora or fauna identified within the amendment area. Bushfire risk, drainage and servicing requirements can be addressed through subdivision design, while traffic impacts can be accommodated within the existing road network. Accordingly, the amendment facilitates residential development in a manner that is consistent with orderly and proper planning and does not give rise to significant adverse impacts.
<i>(g) any other amendment that is not a complex or basic amendment.</i>	Applicable. The proposed amendment is neither a 'complex' amendment nor is it a 'basic' amendment.

2.0

Project Background

2.0 Project Background

2.1 Purpose and Vision

This Scheme Amendment Request seeks to facilitate the timely delivery of additional residential land within the City of Albany in response to increasing housing demand. Like many regional centres, Albany is experiencing housing supply constraints, with demand for residential land exceeding supply, resulting in reduced housing choice and increased housing costs.

DevelopmentWA is seeking to accelerate the delivery of new housing, with the recent acquisition of Lot 39 representing a key step in achieving this objective. DevelopmentWA's ownership of landholdings within the broader area, including the existing residential subdivision immediately to the west of Lot 39, provides an opportunity to coordinate the design, staging and delivery of infrastructure, ensuring that future development integrates effectively with surrounding residential areas and planned urban growth.

The project aspires to facilitate a well connected and walkable neighbourhood, supported by efficient servicing, a fine grain urban structure, and a diversity of housing options to meet the needs of a range of households. The proposed planning and design are informed by the site's physical and environmental context, enabling the efficient delivery of developable land while establishing a high quality interface between urban development and the natural environment.

The project vision has therefore been set to deliver:

A contemporary neighbourhood where everyday life is oriented to nature – conserving the existing vegetation and landform, connecting people to trails and coastal landscapes, and delivering a compact, walkable residential community that embodies economic wellbeing, social inclusion, environmental integrity and design excellence.

Importantly, the project has been guided by DevelopmentWA's sustainability pillars, which are reflected in the following project objectives:

- **Economic Wellbeing** – Support efficient construction, servicing and staging, and provides a diversity of lot sizes and housing products to meet market demand, while promoting cost efficiencies through climate responsive design and integrated water management.
- **Social Inclusion** – Enable access to parks, trails and shared spaces within a safe and walkable neighbourhood, with streets and public realm designed to be accessible for all ages and abilities.
- **Environmental Integrity** – Protect and integrate existing landscape features, including the heritage tree, contributing to local character and ensuring that future development integrates with the amenity of the surrounding area.
- **Design Excellence** – Establish a coherent urban structure with a legible street network, diverse housing outcomes and a well-defined public realm, contributing to a distinct neighbourhood character within the Albany coastal context.

The subject site represents a logical extension of existing residential development within Bayonet Head and is well positioned to support contiguous urban growth. Its location adjacent to existing residential subdivision, and its physical characteristics enable efficient servicing and integration with existing development, consistent with orderly and proper planning principles.

2.2 Pre-Lodgement Consultation

This Scheme Amendment has been prepared in consultation with key stakeholders, including the City of Albany and DPLH. The Scheme Amendment and its supporting technical inputs, assessments and reports, have been informed by the feedback provided by these stakeholders.

Table 2 below provides a summary of the outcomes resulting from the feedback and advice provided in the pre-lodgement consultation and engagement undertaken with these stakeholders.

Table 2 Pre-lodgement consultation summary

Date	Stakeholders	Engagement	Key Outcomes
4 March 2026	City of Albany – Jan van der Mescht, Kaysanne Knuckey and Arefe Mortazavirad DevelopmentWA – Naomi Lawrence TBB Planning – Mark Bancroft	In-Person Meeting To present the project vision, discuss the draft concept plan, and identify key technical information required to support the proposed scheme amendment.	The City of Albany provided the following feedback: - Confirmed support for the scheme amendment in principle, noting the site has historically been identified for residential development under a previous local structure plan, which did not proceed due to environmental constraints that were unresolved. - Identified key technical requirements to support rezoning, including traffic impact assessment, water management, bushfire assessment, and servicing investigations. - Supported an overall residential density of R30, subject to appropriate response to site context and amenity considerations. Requested that DevelopmentWA express density in terms of anticipated dwelling yield, in addition to the R-Code designation. - Recommended that public open space be designed with a focus on low-maintenance outcomes, incorporating open and highly visible areas, CPTED principles, and simple landscaping treatments (e.g. grass and trees).
1 October 2025	Department of Planning, Lands and Heritage (DPLH) – Mark Jendrzeczek and Kelsie Lewis	Letter Correspondence To seek in principle support for the proposed planning approach for the timely development of the subject site.	The DPLH provided officer level support for the proponent to proceed with a Residential R30 zoning over the northern portion of Lot 39, to be facilitated through an amendment to the City of Albany Local Planning Scheme No. 2.
2 September 2025	Department of Planning, Lands and Heritage (DPLH) – Mark Jendrzeczek and Kelsie Lewis City of Albany – Jan van der Mescht, Paul Camins and Adrian Nicholl	In-Person Meeting To discuss future planning for Oyster Harbour and Clydesdale Park more generally, and to discuss more immediate rezoning for Lot 39 Elizabeth Street to enable continued residential land supply.	Outcomes relevant to Lot 39 Elizabeth St – Agencies indicated in-principal support for proceeding via rezoning to Residential followed by a detailed subdivision application and an LDP/Density Code Plan. This was seen as an acceptable alternative to Development zone, with subsequent structure planning, given the single ownership and direct attachment to an existing residential subdivision. An indicative blanket density across the subdivision was generally supported for the site through the scheme amendment subject to additional details and lot mixes being detailed in the subdivision application.



3.0

Site Context

3.0 Site Context

3.1 Amendment Site Details

The site subject to this Scheme Amendment is 10.23 hectares in area, comprising the northern portion of Lot 39 as shown in **Figure 1**. The lot details and landownership of Lot 39 are outlined in **Table 3**.

Table 3 Lot Details

Lot No.	Volume/Folio	Plan	Total Lot Area	Registered Proprietor
39	323/16A	033941	18.8604	Western Australian Land Authority

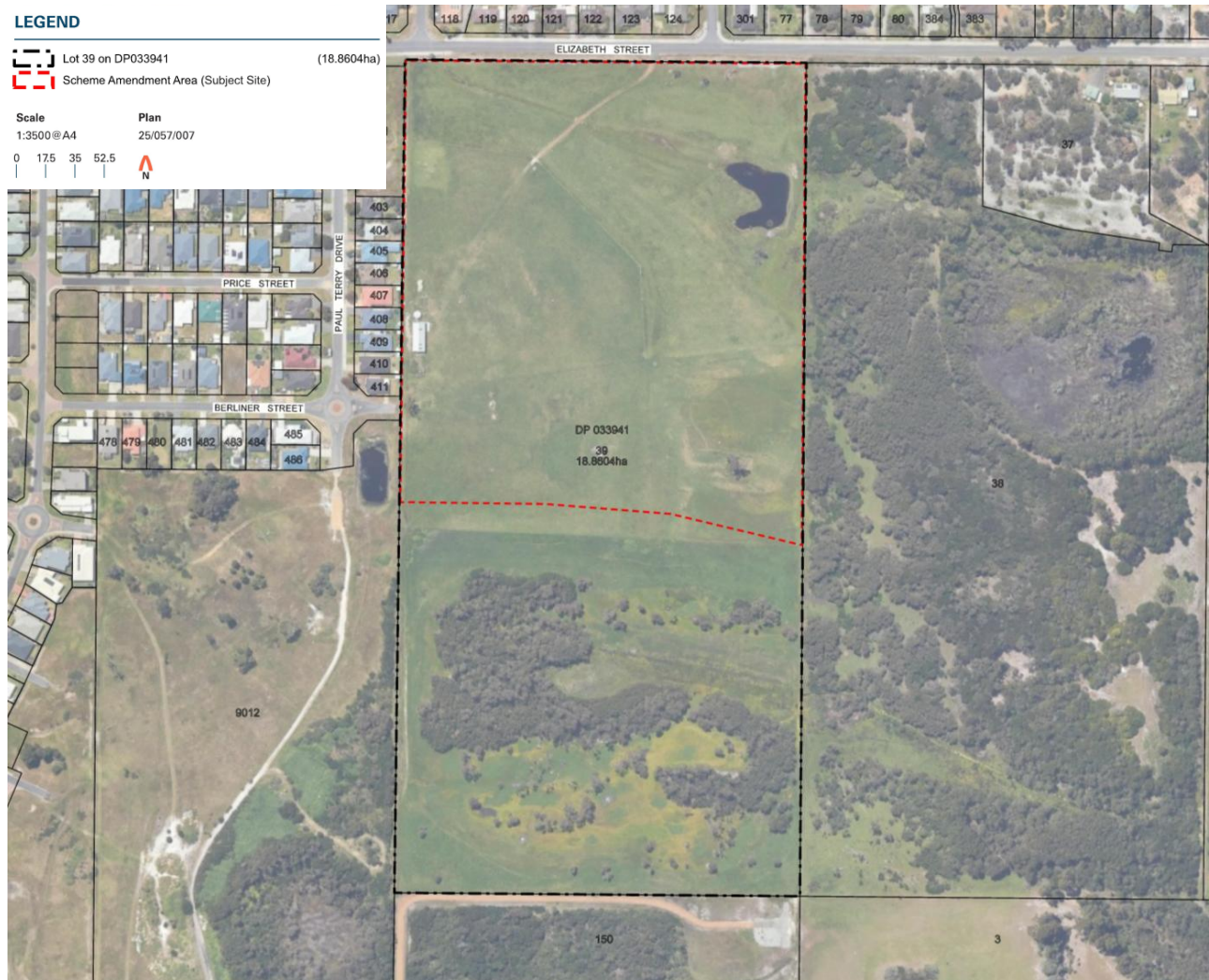


Figure 1 Aerial Image of Subject Site

3.2 Regional and Local Context

The subject site is located within the Bayonet Head locality in the City of Albany. Albany is the primary regional centre of the Great Southern Region, providing key administrative, service and employment functions for a dispersed regional population, while accommodating planned urban growth.

Bayonet Head forms part of Albany's identified urban expansion corridor to the north-east of the CBD. The subject site adjoins established and emerging residential areas and is accessed via Elizabeth Street to the north and Berliner Street to the west. Elizabeth Street connects to the broader Albany road network, including Lower King Road, providing access south to the Albany CBD and north to the Lower King locality and Oyster Harbour.

Surrounding land uses are predominantly residential to the north and west, with rural land to the south and east. The Outlook Lifestyle Resort is located further east and comprises a retirement community and associated residential development adjacent to Oyster Harbour. A range of educational facilities are located within approximately 5 km of the site, including Lower King Community Kindy, Flinders Park Primary School, ALTA-1 Senior School and Bayonet Head Early Learning Centre.

3.3 Existing Land Use and Development

The subject site is predominantly vacant cleared pastoral land. A workshop building is located along the western boundary of the site, north of the Berliner Street access. Images from a site visit undertaken by the Project Team on 4 March 2026 are provided as **Figure 2, 3 and 4** below.

A drainage gully extends from the northwestern corner of the site to a manmade pond located in the northeastern portion of the site. A review of historical aerial imagery indicates that the pond and associated drainage channel were constructed between 1977 and 1988, with ground disturbance evident within an area of approximately 30 metres surrounding these features (refer **Figure 5** and **Figure 6**).



Figure 2 Site Photo, View from Elizabeth Street (West) to Water Body



Figure 3 Site Photo, View from Elizabeth Street (East) to Water Body



Figure 4 Site Photo, Long View East from Corner of Paul Terry Drive

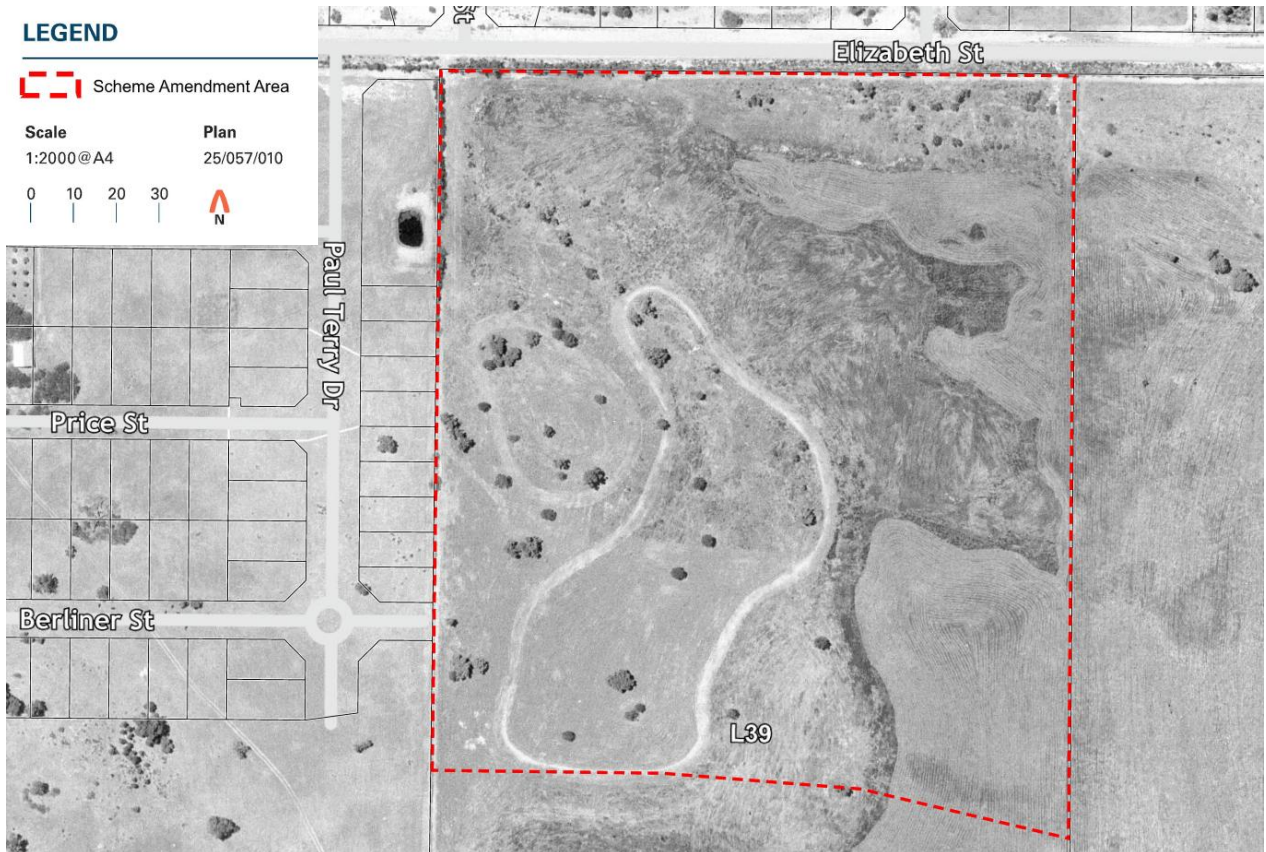


Figure 5 Historical Aerial Image dated 1977 (Extract from MNG)



Figure 6 Historical Aerial Image dated 1988 (Extract from MNG)

3.4 Physical Characteristics

3.4.1 Topography and Landform

The ground surface across the subject site generally falls to the east, with surface levels of around 16mAHD on the western boundary to approximately 6mAHD along the eastern boundary.

Regional geological mapping indicates the site is comprised of sands (S6), laterite (LA7) and sand (S14). The Albany Environmental Geology Map indicates the subsurface conditions across the site generally comprise alluvial sand. Geotechnical investigations generally aligned with the regional geological mapping further note the presence of gravels and cementation of some sands and coffee rock.

Infiltration rates varied between 20 m/day to 1.5 m/day, with the lower infiltration likely due to shallow groundwater.

3.4.2 Acid Sulphate Soils

Approximately 70 % of the subject site is mapped as 'high to moderate risk' of acid sulfate soils (**ASS**) occurring within 3 metres of the natural soil surface. Site observations and a review of historical aerial photographs support undertaken by Douglas and Partners and Aurora Environmental support this classification, with evidence of waterlogging and grey or dark grey organic rich soils in areas that are considered likely to have been former wetlands.

3.4.3 Site Contamination

The subject site is not identified as a known or suspected contaminated site under the *Contaminated Sites Act 2003* and is not registered on the Department of Water and Environmental Regulation's (**DWER**) Contaminated Sites database. The site has predominantly been used for low intensity agricultural purposes (livestock grazing), with limited evidence of potentially contaminating activities.

3.4.4 Flora, Vegetation and Fauna

The subject site has been extensively cleared and does not contain any areas of intact native vegetation or fauna habitat. Vegetation is predominantly limited to long grass, with scattered mature trees occurring in small groups or are isolated within paddocks, around the pond, and in proximity to the existing workshop. Taller grass, approximately 1 to 1.5 metres in height, is present within the drainage gully and towards the southeastern portion of the site.

No conservation significant flora, fauna or ecological communities have been identified within the subject site. Remnant native vegetation and fauna habitat are present in the southern portion of Lot 39; however, these areas are located outside the subject site.

The Environmental Assessment Report prepared by Aurora Environmental (refer **Appendix B**) indicates that while some conservation significant fauna species may occasionally traverse the subject site due to the presence of habitat in surrounding areas, none are expected to permanently reside within or rely upon the site.

3.4.5 Surface Water and Wetlands

There are no permanent surface water features or wetlands within the subject site. Surface runoff from the northern portion of the subject site is currently directed via a shallow open drain to a manmade dam or pond, in the northeastern portion of subject site. Surface water that is not detained or infiltrated within the subject site likely to enter the broader Albany drainage network and ultimately discharge to Oyster Harbour. The dam and open drain are the only surface water features within the subject site.

Within Lot 39 more broadly, a Wetland Assessment prepared by Coffey Environments (2008) in support of the Bayonet Head Outline Development Plan identified a wetland in the southern portion of the lot, known as Elizabeth Heights Wattie Swamp. This wetland was assessed as being commensurate with a Resource Enhancement management category, however, is not recorded within the Department of Biodiversity and Conservation (**DBCA**) Geomorphic Wetlands dataset and is located outside the subject site.

Furthermore, the Environmental Assessment Report prepared by Aurora Environmental note that the methodology adopted in the Coffey Environments (2008) Assessment has since been superseded and significant clearing has occurred at this wetland between 2022 and 2024, although portions of the site remain vegetated.

3.4.6 Groundwater

The subject site is located within the unproclaimed Karri Groundwater Area. The depth to groundwater beneath the subject site has not been confirmed through onsite monitoring but are expected to be shallow. It is suspected that the dam in the northeastern part of the subject site may intersect groundwater and therefore reflect local groundwater conditions. Water quality of the groundwater system beneath the subject site has not been investigated at this stage.

3.4.7 Aboriginal Heritage

The subject site does not intersect any registered, lodged or historic Aboriginal cultural heritage (**ACH**) sites.

3.5 Movement and Access

Elizabeth Street abuts the northern boundary of the subject site and is constructed as a single carriageway, two-lane road. Elizabeth Street is classified as an Access Road under the Main Roads WA (**MRWA**) Functional Road Hierarchy and operates with a posted speed limit of 60 km/h. The road forms a four-way intersection with Lower King Road at its western terminus and a T-intersection with Esplanade Road at its eastern end. A pedestrian footpath is provided along the northern side of Elizabeth Street.

The subject site has convenient access to public transport services operating along both Elizabeth Street and Paul Terry Drive, located to the west. Bus route 804 services the area, with the nearest stop located on Elizabeth Street directly adjacent to the site frontage. An additional bus stop is located on Paul Terry Drive approximately 200 metres walking distance from the site. These services provide direct connections to key destinations including Albany Health Campus and Albany Plaza.

3.6 Servicing Considerations

The subject site is capable of connection to existing water, electricity and telecommunications infrastructure (refer **Figure 7**).



Figure 7 Existing Services to Subject Site

3.7 Bushfire Risk

The eastern and southern most portions of the Scheme Amendment Area are designated as 'Bushfire Prone – Area 2' under the Department of Fire and Emergency Services (DFES) Map of Bushfire Prone Areas (refer **Figure 8**).

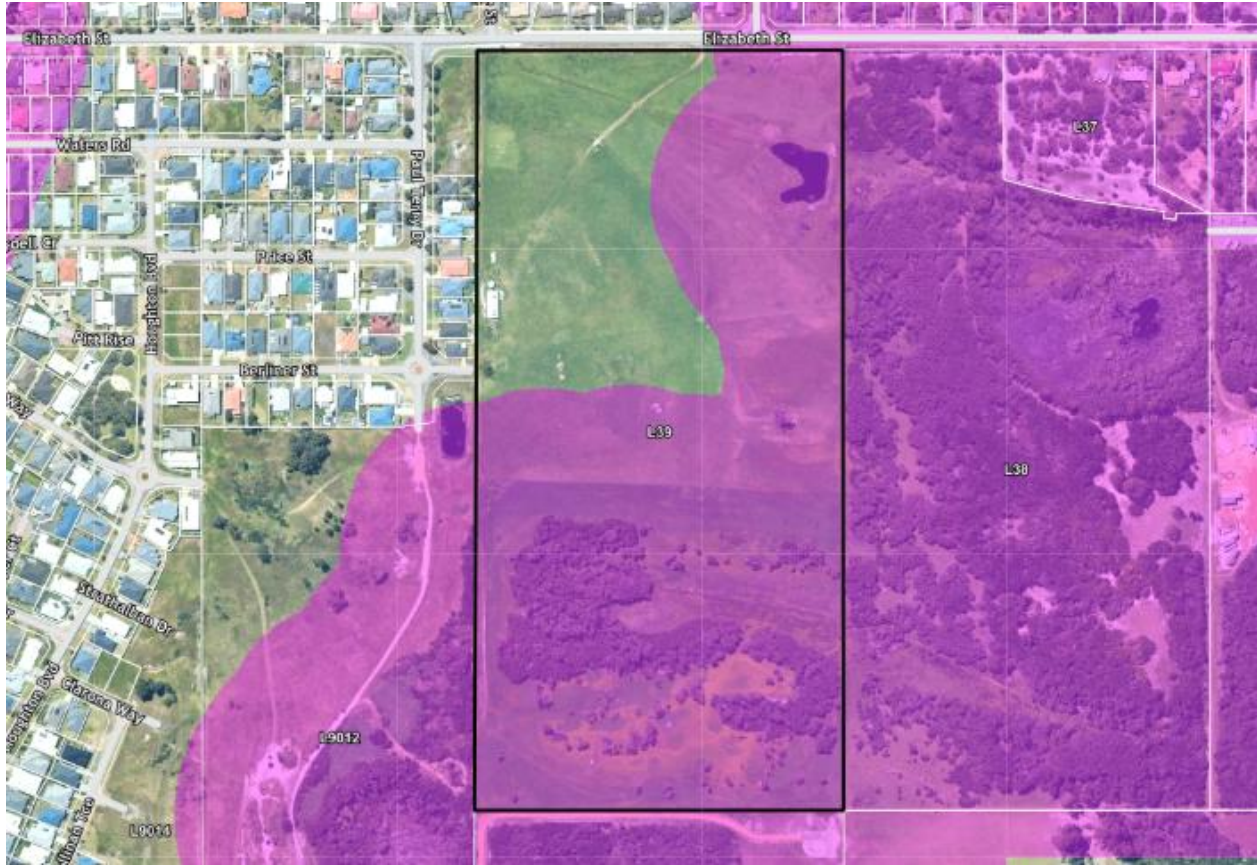


Figure 8 Map of Bushfire Prone Areas (Extract from MNG Access)

4.0

Planning Framework

4.0 Planning Framework

4.1 Strategic Planning Framework

4.1.1 State Planning Strategy 2050

The *State Planning Strategy 2050 (SPS 2050)* is the State's lead strategic planning document. It provides an overarching strategic framework to integrate and coordinate land use planning and development across State, regional and local jurisdictions. The SPS 2050 is framed around a vision of sustainable growth and development, and is underpinned by six planning principles including community, infrastructure, economy, regional development, environment and governance.

SPS 2050 is intended to guide and align planning instruments at all levels. It establishes a number of high-level directions that are relevant to the project. While not prescriptive, the SPS 2050 provides guidance on the form, function and delivery of future urban areas, particularly in relation to coordinated growth, liveability and infrastructure provision.

The proposed Scheme Amendment presents an opportunity to address the key challenges and goals identified in the SPS and facilitate coordinated urban growth within an existing expansion area, supporting the efficient use of infrastructure and delivering a liveable residential neighbourhood that integrates environmental assets with urban development. The scheme amendment will provide appropriately zoned land and initiate the provision of housing to respond to market demands in the City of Albany.

4.1.2 Great Southern Regional Planning and Infrastructure Framework (2015)

The Great Southern Regional Planning and Infrastructure Framework (**GSRPIF**) provides a strategic framework to guide land use, infrastructure and economic development across the Great Southern region. It translates the high-level directions of the SPS 2050 into a regional context and informs decision-making at the local level, including structure planning and scheme amendments.

The GSRPIF identifies Albany as the regional centre and a key focus for future population growth, housing supply and economic activity within the Great Southern region. The region's population is projected to exceed 70,000 people by 2026, with most of the growth expected to be accommodated within Albany, Denmark and other coastal areas. It recognises the need to accommodate this growth through well-planned urban expansion areas supported by infrastructure, services and employment opportunities.

The GSRPIF promotes coordinated planning, efficient infrastructure delivery and the creation of liveable, connected communities. It encourages urban consolidation and more efficient use of land, including vacant and underutilised areas, to deliver greater diversity of lot sizes and dwelling types, responding to changing demographic trends, including an ageing population and an increase in smaller households (1 – 2 persons), and supporting more compact, mixed-use neighbourhoods.

The proposed Scheme Amendment seeks to bring forward land supply in the City of Albany and contribute to the delivery of additional housing, in a manner that promotes efficient use of serviced land and coordinated urban expansion. The rezoning of the subject site and eventual subdivision seeks to address the gaps within the current market and will provide increased housing and opportunities and housing diversity in an area close to the town centre, with the potential delivery of approximately 133 lots.

4.1.3 Lower Great Southern Strategy

The Lower Great Southern Strategy (**LBSS**) builds on the direction set by the GSRPIF and provides strategic direction for growth of the Lower Great Southern sub-region over the next 20 years, which includes the City of Albany. It responds to population

growth, economic change and environmental challenges, and establishes a coordinated approach to balancing development with environmental and infrastructure constraints.

It identifies Albany as the primary population and service centre within the region and supports accommodating future growth within Albany through well-planned and coordinated development supported by infrastructure, transport networks and community services. While it does not identify specific urban expansion areas, it reinforces the need for coordinated and infrastructure aligned development within Albany.

4.1.4 City of Albany Local Planning Strategy

The City of Albany Local Planning Strategy 2019 (**the Strategy**) provides the City's strategic direction for settlement growth and land use planning and establishes the strategic rationale that is intended to be implemented through the local planning scheme, local planning policies and structure planning processes.

The Strategy identifies Bayonet Head as an 'Urban Growth' area with partially developed residential estates and ongoing capacity to deliver additional dwellings (refer **Figure 9**). It directs new urban development to locations that extend existing serviced areas and emphasises efficient use of infrastructure. Rural land at Bayonet Head that historically formed part of a broader structure planning area is recognised as suitable to transition toward urban purposes when readiness criteria are satisfied.

For the subject site, those criteria can be demonstrated through the Scheme Amendment and future subdivision packages, noting the land has already been cleared, the land adjoins the urban front, the land can be serviced by existing networks with proportionate upgrades if needed, a Local Water Management Report has been prepared (refer **Appendix C**) and the land is not encumbered by Scheme based buffers or Special Control Areas that would preclude rezoning.

The proposed Scheme Amendment will respond to the Strategy's consolidation and housing supply objectives by completing an existing growth cell rather than opening new urban fronts. Future subdivision will contribute public open space, improve local connectivity, and support the catchment for community infrastructure flagged for Bayonet Head over the life of the Strategy.

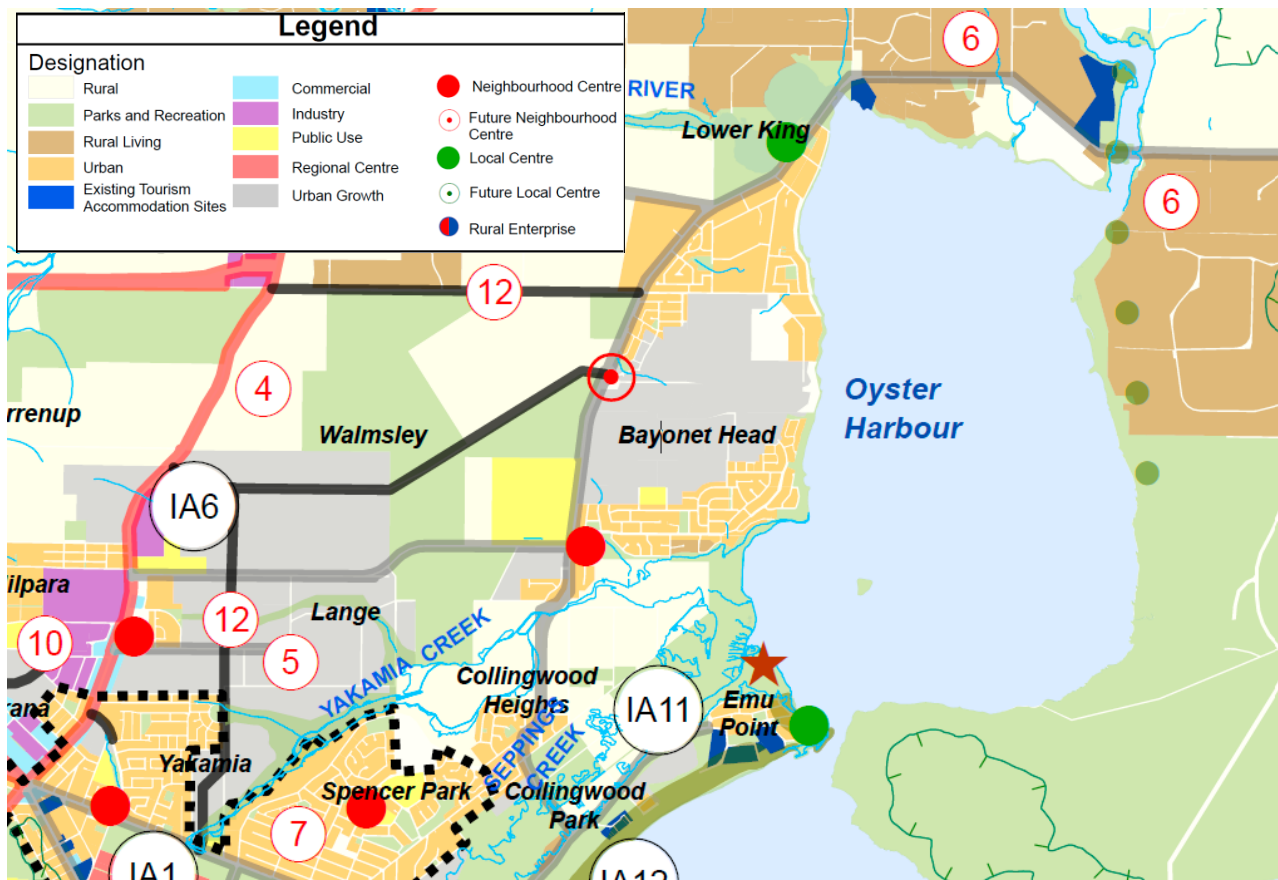


Figure 9 City of Albany Local Planning Strategy Extract

4.1.5 City of Albany Strategic Plans

The City maintains a range of local strategies and corporate plans that provide locally specific direction on place outcomes, infrastructure delivery, environmental management and community engagement. These strategies have been reviewed to identify the key elements to inform the Scheme Amendment and supporting Development Concept Plan.

4.1.5.1 Community Development Strategy

The City's Community Development Strategy (2019–2022) provides a framework to guide community development activity, aligned with themes in the City's Strategic Community Plan. The Strategy reinforces the importance of planning neighbourhoods that support social connection, inclusive community participation, and access to quality public spaces and local facilities that enable community life.

The proposed Scheme Amendment will facilitate the expansion of residential development in Bayonet Head and allows for the provision of public open space that provides accessible and flexible recreational opportunities that respond to the surrounding residential context and natural landscape setting.

4.1.5.2 Stormwater Management Strategy

The *City's Stormwater Management Strategy* provides objective criteria to guide local decision-making on stormwater planning and investment, founded on protecting infrastructure, managing public safety and protecting environmental assets. The strategy supports appropriately designed Water Sensitive Urban Design (**WSUD**) within new developments and subdivisions and emphasises integrated, interconnected open spaces that achieve amenity outcomes without sacrificing drainage function.

The proposed Scheme Amendment is supported by a Local Water Management Report and Development Concept Plan, which incorporate WSUD principles to manage stormwater in a manner consistent with the Strategy. This includes the retention and reshaping of the existing dam into a landscaped wetland, supported by vegetated swales and defined storage areas within the public open space network. These elements provide treatment and storage for minor and major rainfall events, and detention while contributing to biodiversity and visual amenity outcomes.

4.1.5.3 Draft Local Biodiversity Strategy

The Draft Albany Local Biodiversity Strategy (2025–2035) sets goals to retain and protect natural areas, learn about biodiversity interactions and threats, manage and enhance ecological condition and connectivity, and engage the community through partnerships. The strategy includes a stated target to strengthen the planning and development framework to retain and protect biodiversity values (including through scheme provisions, structure plans and planning policies), while balancing infrastructure needs.

The proposed Scheme Amendment area has been designed to maintain the existing resource enhancement wetland south of the subject site and associated vegetation, utilising this as a defining landscape element while contributing to ecological protection and connectivity while accommodating urban development in a balanced and sustainable manner.

4.1.5.4 Bush Fire Strategic Plan 2014 – 2019

The *City's Bush Fire Strategic Plan* (2014–2019) provides a local strategic framework for bushfire risk management, structured around focus areas for prevention, preparedness and response, and includes actions relating to community programs, volunteer bush fire brigade capability, and the City's responsibilities. While the Plan period has lapsed, it provides context on the City's established approach to bushfire management and highlights the importance of community preparedness and coordinated response arrangements.

The proposed Scheme Amendment is supported by a Bushfire Management Plan (**refer Appendix E**) and demonstrates that future residential subdivision and development can achieve a post-development bushfire hazard level of Moderate or Low.

4.1.5.5 Urban Tree Strategy

The City's Urban Tree Strategy (2017) sets a vision for a resilient, healthy, diverse and sustainable urban tree network and aims to promote long-term health benefits, enhance liveability, complement Albany's landscape character and mitigate climate

change impacts. The strategy identifies objectives including maintaining and protecting existing trees, recognising biodiversity green links, expanding greener urban street and pathway networks, and increasing canopy cover.

The proposed Development Concept Plan demonstrates that future residential subdivision and development can meet the objectives of the Urban Tree Strategy through the provision of generous street tree planting and landscaped public open space, contributing to increased canopy cover and walkability, heat mitigation, enhanced neighbourhood amenity and increased value of the streetscape and adjoining developments.

4.1.5.6 City of Albany Bike Plan

The *City's Bike Plan 2025–2030* provides a five-year framework to guide bike riding infrastructure and programs, with a vision for cycling to be safe and accessible for all ages and abilities.

The proposal supports the Bike Plan by incorporating a connected shared path network within the Development Concept Plan, facilitating safe and accessible cycling and pedestrian movement throughout the site and to surrounding areas. The Concept Plan provides an integrated network of shared and dual-use paths linking residential streets with public open space, encouraging active transport and supporting a walkable neighbourhood.

4.1.5.7 Draft Local Biodiversity Strategy

The *Draft Albany Local Biodiversity Strategy (Summary)* (2025–2035) sets goals to retain and protect natural areas, learn about biodiversity interactions and threats, manage and enhance ecological condition and connectivity, and engage the community through partnerships. The strategy includes a stated target to strengthen the planning and development framework to retain and protect biodiversity values (including through scheme provisions, structure plans and planning policies), while balancing infrastructure needs.

4.1.6 Bayonet Head Interim Outline Development Plan (2007)

The Bayonet Head Interim Outline Development Plan (ODP), prepared in 2007, identified the broader Bayonet Head locality for residential subdivision (refer **Figure 10**). The ODP indicates residential development adjacent to the site to the east and west at R25 density, and a mix of R25 and R30 densities across Lot 39, including the subject site.

While the ODP envisaged the subdivision of the entirety of Lot 39 for residential purposes, the current proposal seeks to rezone only the northern portion of the site. This approach reflects a staged development response that recognises the environmental and amenity values identified in the southern portion of Lot 39, that require more focussed assessment and allows for these areas to be appropriately considered through future planning processes.

The WAPC recently granted an extension of time to the ODP pursuant to clause 28, Part 4, Schedule 2 of the Planning and Development (Local Planning Schemes) Regs 2015 until October 2030.

In the meantime, DevelopmentWA has committed to preparing a new contemporary Local Structure Plan, which will be more reflective of current planning and environmental legislation and policy, that will ultimately replace the ODP.

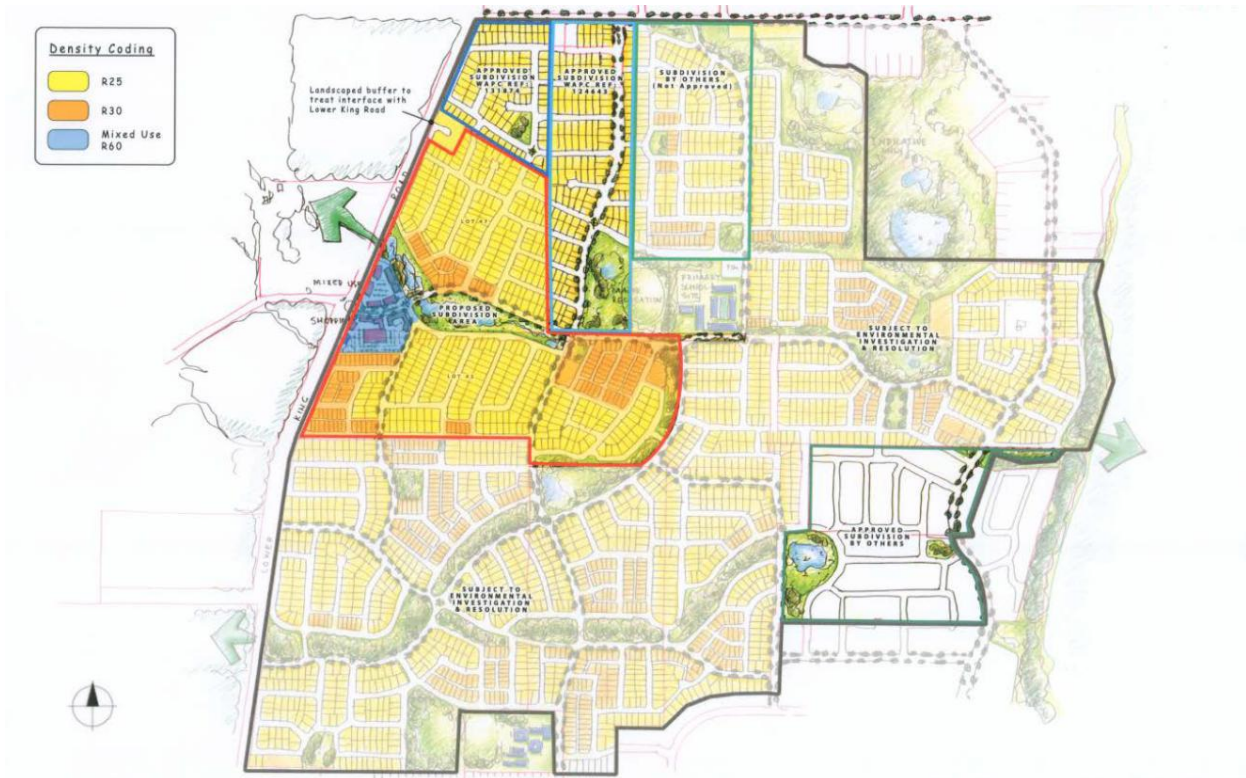


Figure 10 Bayonet Head Interim Outline Development Plan

4.2 Statutory Planning Framework

4.2.1 Planning and Development Act 2005

The *Planning and Development Act 2005* outlines that a local government may amend a local planning scheme with reference to any land within its district, by an amendment either:

- a. prepared by the local government, approved by the Minister and published in the Gazette; or
- b. proposed by all or any of the owners of any land in the scheme area, adopted, with or without modifications, by the local government, approved by the Minister and published in the Gazette.

This Scheme Amendment Report has been prepared on behalf of DevelopmentWA for the City's consideration for initiation as a standard amendment.

4.2.2 State Planning Policies

4.2.2.1 State Planning Policy 2.9 – Water

State Planning Policy 2.9 – Water (**SPP2.9**) and the supporting Planning for Water Guidelines became operational from 18 December 2025. SPP 2.9 outlines scheme amendment requests should demonstrate development capability and feasibility, water services requirements and area requirements for water resource management and protection.

A Local Water Management Report (**LWMR**) has been prepared by Emerge in support of the Scheme Amendment Request and is provided as **Appendix C**. The LWMR addresses pre-development and post-development site conditions. The LWMR aims for adequate protection of water resources, public health and the management of flood risk through the provision of appropriate design and infrastructure.

4.2.2.2 State Planning Policy 3.0 – Urban Growth and Settlement

State Planning Policy 3.0 – Urban Growth and Settlement (**SPP 3.0**) outlines State-level principles for accommodating urban growth in a manner that supports sustainable urban development patterns, makes efficient use of existing and planned infrastructure, and consolidates development in locations that can be serviced and integrated with established communities.

The Scheme Amendment is consistent with these policy outcomes, seeking to utilise readily available services and infrastructure, build on the existing Bayonet Head community and facilitate residential development in a manner that is compatible with the immediate locality.

4.2.2.3 State Planning Policy 3.7 – Bushfire

State Planning Policy 3.7 – Bushfire (**SPP 3.7**) establishes a risk-based approach to land use planning and development in bushfire prone areas. The policy prioritises avoidance of bushfire risk where possible and, where risk cannot be avoided, requires that risk be managed and mitigated to an acceptable level. SPP 3.7 is supported by the *Guidelines for Planning in Bushfire Prone Areas*, which set out the technical and procedural expectations for addressing bushfire matters at the structure plan stage and ensuring these considerations are appropriately translated into subdivision and development outcomes.

As previously outlined, the eastern and southern most portions of the Scheme Amendment Area are designated as ‘Bushfire Prone – Area 2’ under the DFES Map of Bushfire Prone Areas

SPP 3.7 and the Planning for Bushfire Guidelines (November 2024) require that areas identified for intensification and/or result in an increase in bushfire risk that are shown as Area 2 on the Map of Bush Fire Prone Areas should undertake a bushfire assessment, with a focus on demonstrating compliance with ‘Element 1: Location’ through an assessment of the broader landscape.

A Bushfire Management Plan (**BMP**) has been prepared by Biodiverse Solutions in support of the Scheme Amendment Request and is provided as **Appendix E**. The BMP confirms that compliance with the relevant bushfire protection criteria applicable to the subject site can be achieved, including access and egress requirements, availability of reticulated water supply and any modification to existing vegetation. Furthermore, the BMP sets out the future planning requirements for the site, including the preparation of a BAL Contour Plan at the subdivision stage to confirm that proposed lots can achieve a BAL-29 or lower.

4.2.3 Planning Codes

4.2.3.1 Residential Design Codes

Residential Design Codes (**R-Codes**) provide a comprehensive framework for the control of residential development throughout Western Australia. The R-Codes aim to respond to evolving design practices, promote sustainability, improve clarity and provide clear assessment pathways to achieve high quality residential outcomes.

To facilitate urban development of the subject site, a scheme amendment is required to rezone the land to ‘Residential’ and apply an appropriate density coding (R30 is proposed). The R30 code is proposed in order to enable diversity in land and housing choices within the precinct. Once coded, the R-Codes are read as part of the Scheme and apply to subdivision and development.

This enables the WAPC to assess subdivision proposals, including lot yield and layout, minimum and average lot sizes, streetscape outcomes, public open space provision and interface design, with detailed design requirements and site-specific matters addressed through subdivision conditions and subsequent development approvals.

4.2.4 City of Albany Local Planning Scheme No. 2

The City of Albany Local Planning Scheme No. 2 (**LPS2**) was gazetted on 27 February 2024, and provides the primary statutory basis for zoning, land uses and permissibility's, subdivision objectives and development controls within the City.

4.2.4.1 Zoning

The subject land is zoned 'Rural' under LPS 2 (refer **Figure 9**).

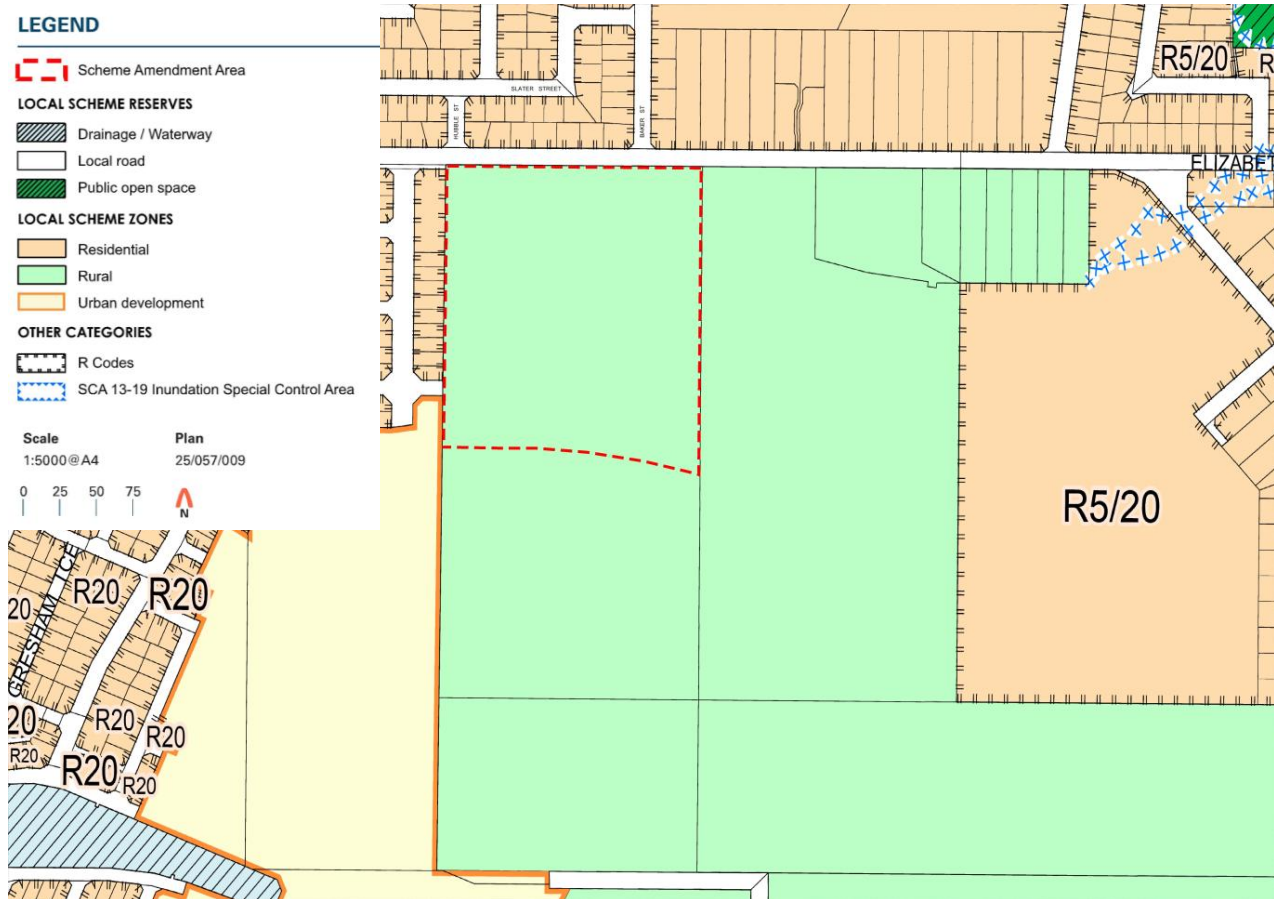


Figure 11 City of Albany LPS 2 Map

The Rural zone is intended to protect and support primary production and rural land uses; it does not contemplate urban-scaled residential subdivision. In practical terms, the Rural zone enables rural pursuits and a limited set of dwellings associated with rural land use, but it does not provide a residential density code and therefore offers no statutory basis to create R-Code lots or to assess an urban subdivision design.

As identified by the City's Strategy, the subject site is within an area earmarked for Urban Growth, implying that the Rural zoning of the land is no longer appropriate in the longer term, and that a more appropriate zoning should ultimately be considered to facilitate the urban development potential of the site.

To progress urban development, this Scheme Amendment seeks to change the zoning of the subject site to Residential and to assign an appropriate density code of R30.

Adoption of the 'Residential' is consistent with the objectives of the City's Local Planning Strategy and represents a logical continuation of the existing zoning immediately to the west. So, while the intended development of the subject site is not consistent with the existing Rural zone objectives, it should more logically be considered against the objectives of the Residential zone as outlined in **Table 4**.

Table 4 Zone Objective Compliance

Objective	Comment
To provide for a range of housing and a choice of residential densities to meet the needs of the community.	The proposed Scheme Amendment facilitates residential development at an R30 density, supporting a range of lot sizes and housing outcomes. The Development Concept Plan demonstrates lot sizes ranging from approximately 312m ² to 525m ² , with an average of 445m ² , providing flexibility to accommodate a variety of household types. This responds to identified housing demand within Albany and supports increased housing choice within the Bayonet Head locality.
To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.	The Development Concept Plan establishes a coherent and legible urban structure, including a connected street network, integrated public open space and a defined landscape framework. Streets are designed to support walkability and incorporate street tree planting, while development interfaces with public open space and the retained wetland are designed to enhance amenity. Detailed built form and streetscape outcomes will be guided by the R-Codes at subdivision and development stage.
To provide for a range of non-residential uses, which are compatible with and complementary to residential development.	While the Scheme Amendment primarily facilitates residential development, the proposal incorporates public open space, shared path networks and landscape elements that support passive recreation and community use. The site is also located within an established residential area with access to existing services, community facilities and public transport, ensuring that future residents can access a range of complementary non-residential uses
Maintain the character and amenity of established residential areas and ensure that new development, including alterations and additions, is sympathetic with the character and amenity of those areas.	The proposed Scheme Amendment represents a logical extension of existing residential development within Bayonet Head and is consistent with the prevailing suburban character. The retention of existing landscape features, including the heritage tree, contributes to local character and ensures that future development integrates with the amenity of the surrounding area.

4.2.5 Local Planning Policies

4.2.5.1 Local Planning Policy 1.5 – Public Parkland

Local Planning Policy 1.5 – Public Parkland (**LPP 1.5**) seeks to inform the community and guide developers and decision makers through the planning and provision of public open space, including its appropriate type, location and distribution. It aims to ensure that public open space is of sufficient size, accessible within a 400 metre walking distance, and equipped with a range of formal and informal recreational facilities to meet the needs of all age groups.

The concept plan supporting the proposed Scheme Amendment supports the intent of LPP 1.5 through the proposed provision of a well distributed and accessible public open space network, comprising two centrally located POS areas totalling approximately 1.34 hectares. The supporting plan ensures open space is within walking distance of future residents and provides a mix of formal and informal recreational opportunities. An integrated shared path network enhances connectivity and supports active transport, while the incorporation of WSUD elements ensures that drainage, environmental and recreational functions are delivered in a coordinated manner. This can be provided as a guide to future subdivision proposals.

No further local planning policies were identified as relevant to the proposed Scheme Amendment.



5.0

Proposed Amendment

5.0 Proposed Amendment

5.1 Scheme Amendment Request

This Scheme Amendment proposes to rezone the northern portion of Lot 39 from 'Rural' to 'Residential' under the City of Albany Local Planning Scheme No. 2 and apply a residential density coding of R30 as illustrated in the Scheme Amendment Map (refer **Figure 12**).

5.2 Proposed Council Resolution

It is proposed that the Local Government resolve to amend the City of Albany *Local Planning Scheme No. 2* by:

1. Rezoning the northern portion of Lot 39 on Plan 033941 from the Rural zone to the Residential zone.
2. Applying a density code of R30 to the northern portion of Lot 39 on Plan 033941.
3. Amending the Local Planning Scheme No. 2 Map accordingly.

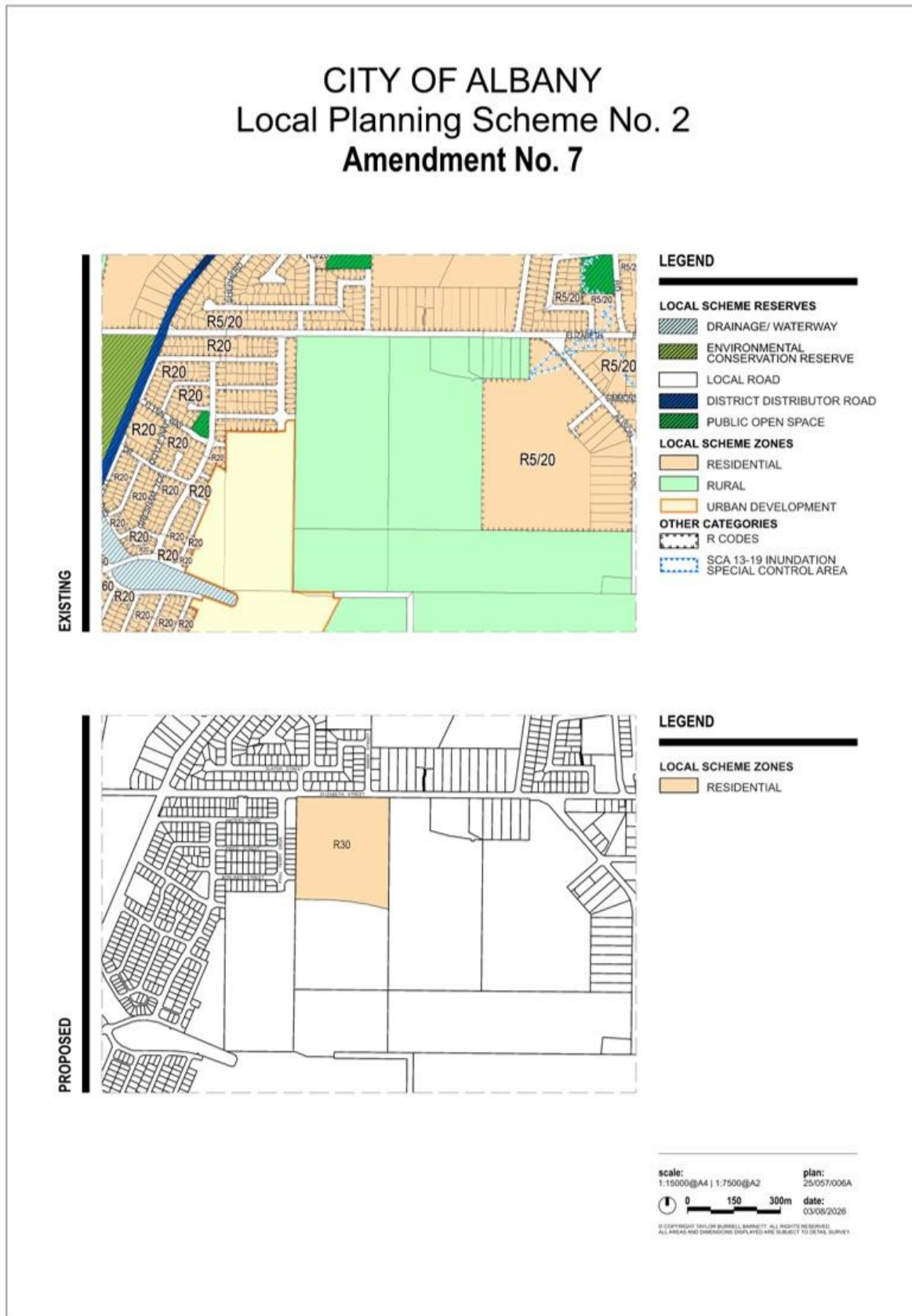


Figure 12 Proposed Scheme Amendment Map



6.0

Justification

6.0 Justification

6.1 Concept Plan

The Scheme Amendment Request has been supported by a Development Concept Plan (refer **Figure 13**) which illustrates the intended urban structure and key design principles for the site.

The Development Concept Plan is informed by the following key design objectives:

- 1. Conserve and celebrate nature**
Evaluate and seek to enhance the vegetation as the conservation-led heart of the neighbourhood, shaping the subdivision and open space network around its edge.
- 2. Nature-edge trail and parkland interface**
Deliver a continuous trail with small park nodes and multiple access points so every home has a safe, direct walk to nature and outlooks.
- 3. Green, low-impact public realm**
Integrate WSUD features, a coherent landscape palette and generous street tree canopy into streets and parks to support walkability and mitigate heat.
- 4. Climate-responsive design**
Orient lots and dwellings to optimise passive solar access, shade and natural ventilation, reducing energy demand and improving indoor comfort.
- 5. Efficient urban structure**
Arrange streets, lots and drainage to work with the natural sloping grade for cost-effective, land-efficient earthworks, servicing and long-term maintenance.
- 6. Curated view lines**
Align key streets and public spaces to capture and direct views to the southern and eastern vegetation areas, presenting a “green horizon” as the neighbourhood backdrop.
- 7. Diverse housing typologies**
Provide a mix of lot sizes ranging from 300m² to 600m², and dwelling types to support household choice, from downsizers and smaller households to family homes and everything in between.
- 8. Simple, walkable neighbourhood structure**
Organise the 10+ha residential area around a legible, low-speed street network with short blocks, legible connections and perimeter streets for bushfire safety.
- 9. Contemporary Albany coastal vernacular**
Promote a recognisable Albany coastal character in housing—roof forms, verandahs, lightweight claddings and integrated carports—secured through design guidelines and/or builder partnerships in key locations.
- 10. Land value uplift through conservation**
Use the conserved green interface and access to nature as a clear point of difference in the market, underpinning amenity-driven land and housing value uplift.



Figure 13 Development Concept Plan

6.2 Rationale

The proposed Scheme Amendment is also supported by a comprehensive suite of technical investigations and strategic planning considerations, which collectively demonstrate that the subject site is suitable for residential development and can be developed in a coordinated, efficient and environmentally responsive manner.

6.2.1 Housing Need and Supply

The Scheme Amendment responds to identified housing supply pressures within the City of Albany, where demand for residential land continues to exceed supply, limiting housing choice and increasing costs to the community.

The proposal will bring forward serviced and strategically located land that will facilitate the delivery of additional residential lots within an established urban area, contributing to housing supply in a timely manner. The Development Concept Plan reflects the intention to produce a range of lot sizes consistent with the proposed R30 density, enabling a diversity of housing outcomes suitable for a range of household types.

6.2.2 Alignment with the Planning Framework

The subject site represents a logical and orderly extension of existing residential development within the Bayonet Head locality. It is identified within the City of Albany Local Planning Strategy as part of an 'Urban Growth' area with capacity to accommodate additional dwellings, has been previously flagged for residential development under the Bayonet Head Interim ODP and has demonstrated the capacity to respond to the State and local statutory and strategic planning frameworks.

While the Bayonet Head ODP implies a more extensive potential for residential zoning and development of the subject site, it is recognised that this could not be reasonably supported under present-day planning and environmental requirements. As previously mentioned DevelopmentWA has committed to preparing a new contemporary Local Structure Plan, which will be more reflective of current planning and environmental legislation and policy, that will ultimately replace the ODP. However, the process of Structure Plan preparation, assessment and approval will take some time, while the need to continue providing land and housing supply in the City is more immediate.

This Scheme Amendment is intended to provide for continued urban land supply for the short-medium term as an interim measure. The amendment can be justified in its own right as it facilitates the extension of an existing growth area, rather than introducing new or isolated development fronts, allowing for the efficient use of existing urban services.

6.2.3 Project Staging and Amendment Extent

While the Bayonet Head ODP contemplated urban development across a broader area, the southern portion of Lot 39 contains remnant vegetation and environmental values that warrant more detailed investigation before future land use outcomes are determined.

The extent of the proposed Scheme Amendment has been deliberately limited to the northern 10.23 hectare portion of Lot 39. This is the portion of the site that has been deemed to be relatively unconstrained and immediately developable as an extension of the existing residential development directly to the west. The land is contiguous with established urban development, has favourable physical characteristics, and can be efficiently serviced through extensions of existing infrastructure networks. This is a sensible response to assist in filling the immediate need for additional residential land within the City of Albany, while recognising the broader strategic planning work currently being undertaken by DevelopmentWA across the Bayonet Head Urban Growth area.

In the meantime, DevelopmentWA and its Project Team have commenced work on the review of the planning framework for the balance of the Bayonet Head area, and has undertaken preliminary engagement with relevant State agencies, including the DPLH and the Environmental Protection Authority (EPA), to inform the long term planning direction for the broader precinct, including the southern balance of Lot 39. These discussions have focused on identifying the key planning and environmental considerations that will influence future urban development outcomes, including vegetation retention, wetland classification and management requirements, and bushfire risk.

The outcomes of these investigations and agency discussions will inform the preparation of a contemporary Local Structure Plan for the broader Bayonet Head Urban Growth area, including the balance of Lot 39 and adjoining land also owned by

DevelopmentWA. Through this process the ultimate land use outcome for the southern section of Lot 39 will be clarified and reflected in a future rezoning amendment. This could result in the land been classified as open space/conservation, or residential, or a mix of both. As this work is ongoing, the southern balance of Lot 39 is proposed to remain zoned Rural at this stage, until the more extensive review has been completed.

Importantly, the proposed approach does not prejudice the future potential of the balance of Lot 39 for either residential development or conservation, depending on the outcome of the broader review. DevelopmentWA's significant landholdings within the broader precinct provide the ability to coordinate future planning outcomes across Lot 38, the southern portion of Lot 39 and adjoining land in a comprehensive manner. Retaining the southern portion of Lot 39 within the Rural zone at this time provides flexibility for future planning to respond to the outcomes of environmental investigations and broader precinct planning, while ensuring the northern portion can progress without unnecessary delay.

6.2.4 Technical Considerations

The Development Concept Plan has been used as a basis to test the site's urban development capability through detailed technical assessment. This assessment has demonstrated that the site is readily capable of development, that all potential environmental, servicing and site constraints can be appropriately managed and will not result in adverse environmental or amenity impacts on surrounding land. The outcomes of the detailed assessments are summarised below.

6.2.4.1 Environmental Management

An Environmental Assessment Report (**EAR**) has been prepared by Aurora Environmental (refer **Appendix B**) to assess the environmental characteristics of the site and its suitability for development in accordance with the Development Concept Plan.

The EAR confirms that the subject site has been extensively cleared and does not contain any areas of intact native vegetation or significant fauna habitat. No conservation significant flora, fauna or ecological communities have been identified within the site. While remnant vegetation in the southern portion of Lot 39 provides habitat for species such as the Western Ringtail Possum and Quenda, these areas are located outside the scheme amendment area and will not be impacted by the proposal.

The site has historically been used for low-intensity agricultural purposes, with no evidence of contamination identified. Although approximately 70% of the site is mapped as having a high to moderate risk of acid sulphate soils, this constraint can be appropriately managed through standard subdivision and construction practices.

The environmental investigations demonstrate that the site is suitable for residential development and that identified constraints can be effectively managed without adverse environmental impact.

6.2.4.2 Hydrology and Stormwater Management

A Local Water Management Report (**LWMR**) has been prepared by Emerge Associated (refer **Appendix C**) in support of the proposal and demonstrates that the site can be developed in a manner that maintains pre-development hydrological conditions and protects downstream receiving environments.

Stormwater Management

The LWMR proposes a stormwater management strategy that seeks to ensure the pre-development hydrology of the site is maintained and demonstrates that post-development peak flow rates and discharge locations are consistent with the pre-development environment. This will be achieved by ensuring runoff is first managed as close to the source as possible by the use of a treatment train approach (i.e. treatment through interaction with vegetation and soils within the soakwells, BRAs and FSAs) with runoff up to the 1% AEP rainfall event detained before discharging off site at flow rates which mimic the existing hydrology.

Catchment and Drainage Integration

With regard to catchment and drainage integration, upstream catchment flows will be conveyed through the site via pipes and swales to existing storage areas, ensuring continuity of drainage patterns. Lot drainage is proposed to incorporate soakwells with overflow connections to the pipe network to account for variability in soil infiltration.

Runoff in excess of the capacity of the soakwells will be conveyed to the pipe network. The road drainage network will be sized to convey runoff up to the 20% event, thereby ensuring roads remain passable in storm events up to the 20% AEP event. In

events greater than the 20% event and up to the 1% AEP event, runoff will be conveyed by the pipe network, swales and road pavement to the downstream co-located basins (BRAs/FSAs) where detention will be provided before discharging offsite at rates equal to or less than the 1% AEP pre-development discharge. Management of the first 15 mm event will be provided within the BRAs located within the co-located basins.

Groundwater Management

Groundwater management measures aim to maintain the existing hydrology across the site, provide appropriate protection from groundwater inundation, and maintain or improve the existing groundwater quality. Management of groundwater quality within the site will occur both through stormwater quality management (i.e. WSUD) features that will treat runoff before it infiltrates, and by treating water intersected by subsoil drains within vegetated co-located basins and swales.

Consistent with the geotechnical conditions and hydrology, it is possible that infiltrated stormwater may perch on the clayey soils layer within portions of the site. Therefore, the groundwater management measures proposed across the site are:

- Use of subsoil drains beneath road reserves and within lots where it is expected to be within 1.2 m of the surface.
- Discharge of subsoil drains to the co-located basins or swales. Water quality treatment will be provided by the vegetation.
- Use of permeable sand fill above the low permeability soil layer to achieve finished lot levels.

6.2.4.3 Landscape

A Landscape Concept Plan has been prepared by Emerge Associates (refer **Appendix D**) to inform the design of POS within the subject site and demonstrate how recreational, drainage and environmental outcomes can be integrated within the future subdivision.

The Landscape Concept Plan provides for two POS areas totalling approximately 1.27 hectares, which are strategically located to maximise accessibility and distribution across the site. These spaces are designed to provide a mix of formal and informal recreational opportunities that respond to the surrounding residential context and natural landscape setting.

WSUD principles are embedded within the landscape through the retention and enhancement of the existing dam as a landscaped wetland, supported by vegetated swales and defined storage areas. These elements provide stormwater treatment and detention while contributing to biodiversity and visual amenity. Drainage infrastructure is integrated within the public open space network to maximise functional and recreational outcomes.

The planting strategy incorporates a mix of native and exotic species suited to local soil and climatic conditions, supporting long-term resilience and reinforcing neighbourhood character. Retention of the existing heritage tree at the site entry contributes to local identity, while street tree planting provides shade and spatial definition throughout the subdivision.

The primary POS (approximately 8,223m²) is centrally located and is proposed to be designed to incorporate a fenced play space with shade structures, picnic settings, BBQ facilities and a drinking fountain. This space is complemented by passive turf areas and informal recreation space. A secondary POS (approximately 4,553m²) provides an additional neighbourhood space with landscaped areas to support passive use.

An integrated network of 2.5 metre shared paths and 2.1 metre dual-use paths is incorporated throughout the subdivision, providing continuous pedestrian and cyclist connectivity between residential areas and open space. Path alignments through landscaped areas contribute to visual interest and reinforce the overall landscape character. A boardwalk connection across the drainage basin further supports connectivity.

Materials and park infrastructure will be selected for durability, maintenance efficiency and visual consistency, supporting a cohesive public realm outcome. Overall, the landscape design provides a cohesive and legible public open space network that balances recreation, drainage and environmental outcomes, contributing positively to community wellbeing and the quality of the public realm within Bayonet Head.

6.2.4.4 Movement Network

A Traffic Impact Assessment (TIA) has been prepared by Transcore (refer **Appendix H**) to assess traffic generation, distribution, and movement patterns associated with the Scheme Amendment Request and the supporting Development Concept Plan. The TIA also evaluates the capacity of the proposed new intersections on Elizabeth Street.

The proposed intersections, together with associated local road upgrades, are required to accommodate the anticipated increase in traffic generated by the subdivision, address emergency access and egress requirements, and ensure effective integration with the existing surrounding road network. The proposed internal road network will facilitate the efficient and balanced distribution of traffic throughout the subdivision.

Based on the TIA, the proposed subdivision is expected to generate approximately 1,064 vehicle trips on a typical weekday, including around 107 trips during both the AM and PM peak hours. These figures represent combined inbound and outbound movements.

SIDRA intersection modelling confirms that the proposed key intersections along Elizabeth Street will operate satisfactorily, achieving a high Level of Service (LoS 'A') during both the AM and PM peak periods under post development scenarios.

The proposed shared path network will connect to public open space within the site and link to the existing shared path along Elizabeth Street. This will ensure that the internal path network integrates seamlessly with the external network, contributing to a cohesive and accessible shared path system within the locality.

6.2.4.5 Engineering

An Engineering Services Report has been prepared by JDSi (refer **Appendix F**) to assess the ability for the site to be serviced by new and existing infrastructure networks to support the proposed Scheme Amendment and submitted Development Concept. This is outlined as follows:

- Infrastructure servicing is achievable, with standard connections available for sewer, water, power, telecommunications and gas, subject to detailed design and authority approvals.
- The site's topography is suitable for development, enabling gravity-fed sewer and drainage and road design that generally follows natural contours with moderate earthworks required.
- Sewer servicing is feasible, requiring construction of a new DN300 gravity sewer and the decommissioning and relocation of an existing pressure main.
- Water supply is available via an existing Water Corporation main in Elizabeth Street, with standard subdivision extensions required.
- Telecommunications infrastructure is readily available, with existing NBN along Elizabeth Street and extensions to be provided within the subdivision.
- Gas servicing is available adjacent to the site, with network extensions required and capacity to be confirmed at development stage.

It is noted that any detailed servicing design, capacity confirmation, and final connections will be subject to approvals and further investigation at the subdivision stage.

6.2.4.6 Bushfire

A Bushfire Management Plan has been prepared by Biodiverse Solutions (refer **Appendix E**) to assess bushfire risk and demonstrate compliance with SPP 3.7. The BMP confirms that compliance with the relevant bushfire protection criteria applicable to the subject site can be achieved, including requirements for access and egress, availability of a reticulated water supply, and the management or modification of existing vegetation.

The BMP recognises that the proposed Development Concept utilises wide road reserves to provide hazard separation along the eastern and southern boundaries of the site. This, in combination with proposed low threat areas within each lot and existing low-threat areas to the north and west, enables future dwellings to achieve BAL-29 or lower.

In relation to existing vegetation, the BMP notes that vegetation will be retained within POS areas and the drainage reserve, but will be managed in a low fuel, parkland cleared state, as illustrated in the Landscape Concept Plan.

With respect to access, the BMP identifies that the subject site currently has direct access from Elizabeth Street, with additional connections available via Francis Street, Lower King Road, Paul Terry Drive, and the surrounding public road network. These

roads provide access in multiple directions and connect to key routes, including Lower King Road, which links to the Albany CBD and the broader regional road network.

The Development Concept also proposes a new internal road network that integrates with the existing public road system. This will provide safe access and egress in at least two different directions to two suitable destinations, consistent with the relevant guidelines.

In terms of water supply, a reticulated system is available to the subject site. Existing hydrants are located along Elizabeth Street, providing coverage to the site boundary, with the capacity to install additional hydrants at the subdivision stage in accordance with Water Corporation design standards.

In considering the above, the BMP confirms that the proposed Development Concept Plan layout incorporates appropriate setbacks and design responses to achieve BAL-29 or lower ratings at the future subdivision stages, ensuring that bushfire risk can be managed to an acceptable level.

6.2.4.7 Geotechnical

A Geotechnical Investigations Report has been prepared by Douglas Partners (refer **Appendix G**) and confirm that the site is suitable for residential development, subject to standard construction practices. Identified soil and groundwater conditions, including the presence of clay layers and variable infiltration, can be appropriately managed through earthworks, drainage design and foundation solutions.



7.0

Conclusion

7.0 Conclusion

This Scheme Amendment report has outlined the rationale for a request to amend the City of Albany Local Planning Scheme No. 2 to rezone the northern portion of Lot 39 on Plan 033941 to a 'Residential R30' zone. It is considered that through this Scheme Amendment, future subdivision and development opportunities will be available to support the continued growth of the City of Albany.

It is considered that the Scheme Amendment is consistent with the overarching planning framework applicable to the site, is supported by technical reports and does not result in any adverse impacts to the natural environmental amenity of the site.

The Scheme Amendment warrants the City of Albany and WAPC approval for the following reasons:

- The Amendment is complementary and consistent with the surrounding context of the site;
- The Amendment creates no undue impacts to the amenity of the locality; and
- The Amendment responds to the requirements of the applicable local and regional planning framework.

Planning and Development Act 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME

City of Albany Local Planning Scheme No. 2
Amendment No. 7

Resolved that the City of Albany pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning the northern portion of Lot 39 on Plan 033941 from the Rural zone to the Residential zone.
2. Applying a density code of R30 to the northern portion of Lot 39 on Plan 033941.
3. Amending the Local Planning Scheme No. 2 Map accordingly.

AMENDMENT MAP

CITY OF ALBANY

Local Planning Scheme No. 2

Amendment No. 7



scale:
1:15000@A4 | 1:7500@A2

plan:
25/057/006A

0 150 300m

date:
03/08/2026

© COPYRIGHT TAYLOR BURRELL BARNETT. ALL RIGHTS RESERVED.
ALL AREAS AND DIMENSIONS DISPLAYED ARE SUBJECT TO DETAIL SURVEY.

FORM 6A

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Albany at the [NAME] Meeting of the Council held on the [day] day of [month], 20[year].

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the City of Albany at the [NAME] Meeting of the Council held on the [day] day of [month], 20[year], proceed to advertise this Amendment.

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended [for support/ not to be supported] by resolution of the City of Albany at the [NAME] Meeting of the Council held on the [number] day of [month], 20[year] 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/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

DATE.....

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....

Appendix A

Subdivision Concept



Appendix B

Environmental Assessment



Appendix C

Water Management Report



Appendix D

Landscape Concept Plan



Appendix E

Bushfire Management Plan



Appendix F

Engineering Services Report



Appendix G

Geotechnical Investigations Report



Appendix H

Traffic Impact Assessment



CITY OF ALBANY**PLANNING REPORT – August 2026**

To : His Worship the Mayor and Councillors

From : Information Officer – Development Services

Subject : Development Application Approvals

Date : 2 September 2026

The attached report shows Development Application Approvals issued under delegation by a planning officer for the month of August 2026.

Determination Details:

Approved Under Delegated Authority	Approved by Council	Refused	Total Determined
37	0	0	37



PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications Determined for August 2026

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date
P2260268	20/07/26	Vancouver Street	Albany	Unhosted Short Term Rental Accommodation	Delegate Approved	19/08/26
P2260273	22/07/26	York Street	Albany	Alfresco Dining (Horse and Groom)	Delegate Approved	28/08/26
P2260319	19/08/26	York Street	Albany	Shop - Signage (Shop 4)	Delegate Approved	31/08/26
P2260251	10/07/26	Grenfell Drive	Bayonet Head	Single House - Outbuilding	Delegate Approved	04/08/26
P2260262	16/07/26	Sea View	Bayonet Head	Single House	Delegate Approved	06/08/26
P2260270	20/07/26	Maddison Way	Bayonet Head	Single House	Delegate Approved	25/08/26
P2260285	30/07/26	Green Island Crescent	Bayonet Head	Single House - Outbuilding	Delegate Approved	12/08/26
P2260278	29/07/26	Shoal Bay Retreat	Big Grove	Single House - Outbuilding (Additions)	Delegate Approved	14/08/26
P2260266	17/07/26	Pioneer Road	Centennial Park	Single House - Outbuilding	Delegate Approved	11/08/26
P2260338	31/08/26	Stead Road	Centennial Park	Itinerant Trader - Pink Lotus	Delegate Approved	31/08/26
P2260260	15/07/26	Emu Point Drive	Collingwood Park	Ancillary Dwelling	Delegate Approved	11/08/26
P2260301	10/08/26	Rangatira Road	Drome	Single House	Delegate Approved	17/08/26
P2260052	13/02/26	Bedwell Street	Emu Point	Single House & Outbuilding	Delegate Approved	20/08/26
P2260298	06/08/26	Frederick Street	Gledhow	Single house - Outbuilding	Delegate Approved	21/08/26
P2260294	05/08/26	Walford Road	Kalgan	Single House - Outbuilding	Delegate Approved	13/08/26
P2260299	07/08/26	Myola Drive	Kalgan	Single House & Outbuilding	Delegate Approved	25/08/26
P2260288	30/07/26	Millbrook Road	King River	Development - Caravan Park - Carport	Delegate Approved	13/08/26
P2260286	30/07/26	Hortin Road	Kronkup	Single House - Outbuilding	Delegate Approved	21/08/26
P2260203	02/06/26	Frenchman Bay Road	Little Grove	Industry - Cottage & Incidental Pottery Workshops	Delegate Approved	05/08/26
P2260281	29/07/26	Mueller Street	Lockyer	Single House & Retaining Walls x 3	Delegate Approved	14/08/26
P2260264	17/07/26	Rae Road	Lower King	Single House - Outbuildings x 2	Delegate Approved	25/08/26
P2260280	29/07/26	Hillview Rise	Lower King	Single House - Outbuilding	Delegate Approved	13/08/26
P2260206	03/06/26	Barfleur Place	Marbelup	Single House - Outbuilding	Delegate Approved	04/08/26
P2260263	16/07/26	Ajana Drive	Marbelup	Single House (Lot 544 Katuna Rd)	Delegate Approved	11/08/26
P2260289	31/07/26	Costigan Street	Mckail	Single House - Additions (Patio)	Delegate Approved	13/08/26
P2260297	06/08/26	Adelaide Crescent	Middleton Beach	Single House	Delegate Approved	25/08/26
P2260279	29/07/26	Silverstar Court	Millbrook	Single House - Additions (Patio)	Delegate Approved	20/08/26
P2260307	12/08/26	Middleton Road	Mira Mar	Service Station - Sign	Delegate Approved	27/08/26
P2260276	29/07/26	Burt Street	Mount Clarence	Single House & Ancillary Dwelling	Delegate Approved	09/08/26
P2260277	29/07/26	Kelly Street	Orana	Industry (Concrete Batching Plant) - Additions (Sand Bin Enclosure)	Delegate Approved	06/08/26
P2260182	19/05/26	Frenchman Bay Road	Robinson	Approval of Existing Development - Earthworks	Delegate Approved	25/08/26

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date
P2260302	10/08/26	Bramwell Road	Robinson	Single House - Additions	Delegate Approved	26/08/26
P2260296	05/08/26	Rutherwood Road	Torbay	Single House - Additions	Delegate Approved	14/08/26
P2260308	12/08/26	Frenchman Bay Road	Torndirrup	Single House - Outbuilding	Delegate Approved	31/08/26
P2260274	27/07/26	Hooper Road	Walmsley	Agriculture - Extensive (Outbuilding)	Delegate Approved	06/08/26
P2260287	30/07/26	Pinaster Road	Willyung	Single House - Outbuilding (Additions)	Delegate Approved	10/08/26
P2260303	10/08/26	Willyung Road	Willyung	Single House - Additions & Alterations	Delegate Approved	24/08/26

CITY OF ALBANY**Building Report**

To : His Worship the Mayor and Councillors

From : Jasmin Corcoran - Development Services

Subject : Building Activity – August 2026

Date : 4th September 2026

Activity Month	# of Permits Issued	Total Value	# of Demolition Permits
2 nd	96	18,944,966	5

It is brought to Council's attention that these figures include the following:

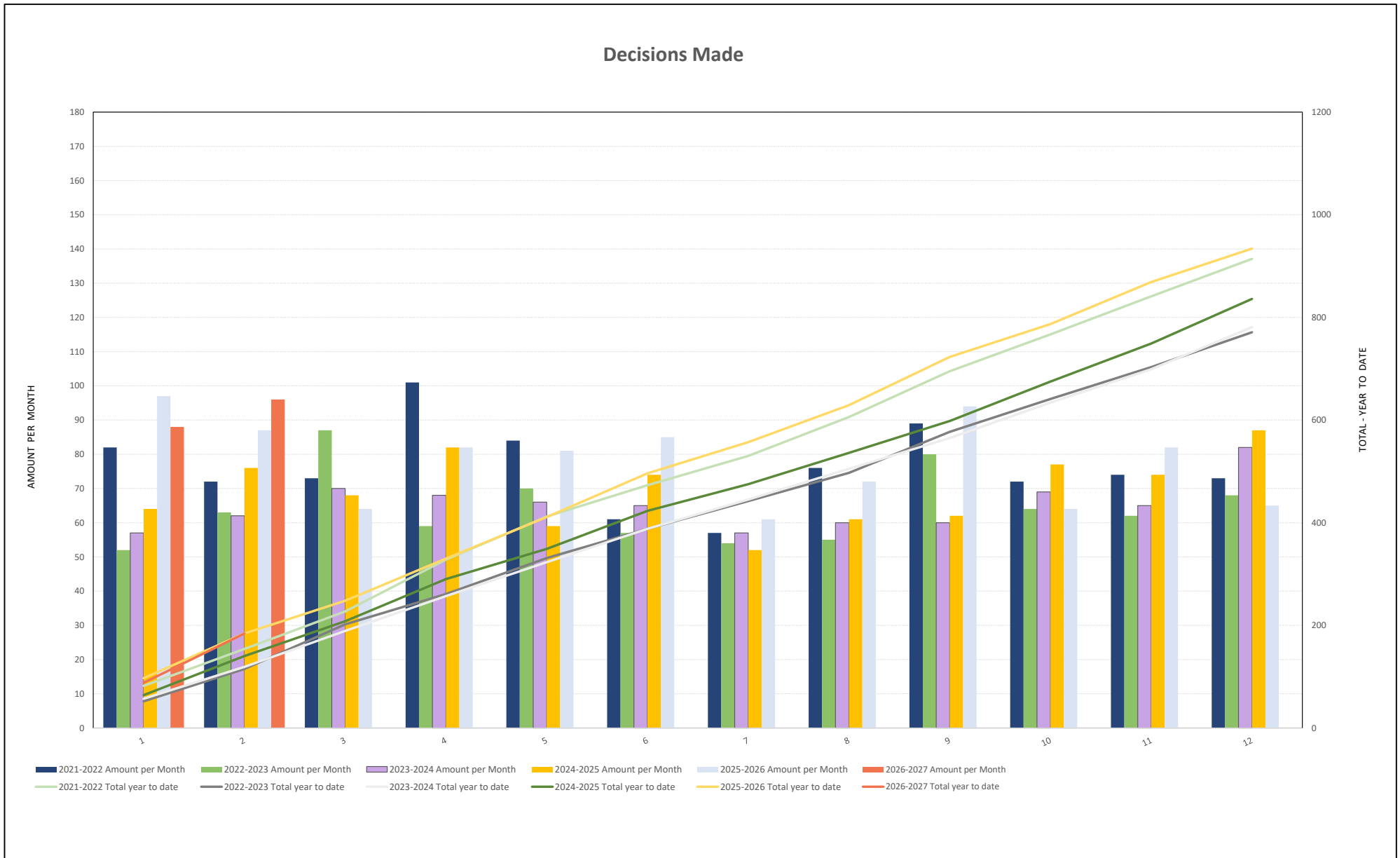
Permit #	Description	Estimated Value
170054	New dwelling & Water Tank	\$1,200,000
170063	New Two Storey Dwelling	\$1,000,000
170049	New Dwelling, Shed & Water Tank	\$1,300,000
170034	New Dwelling	\$1,016,022
170130	New Dwelling & Retaining Walls	\$1,455,223

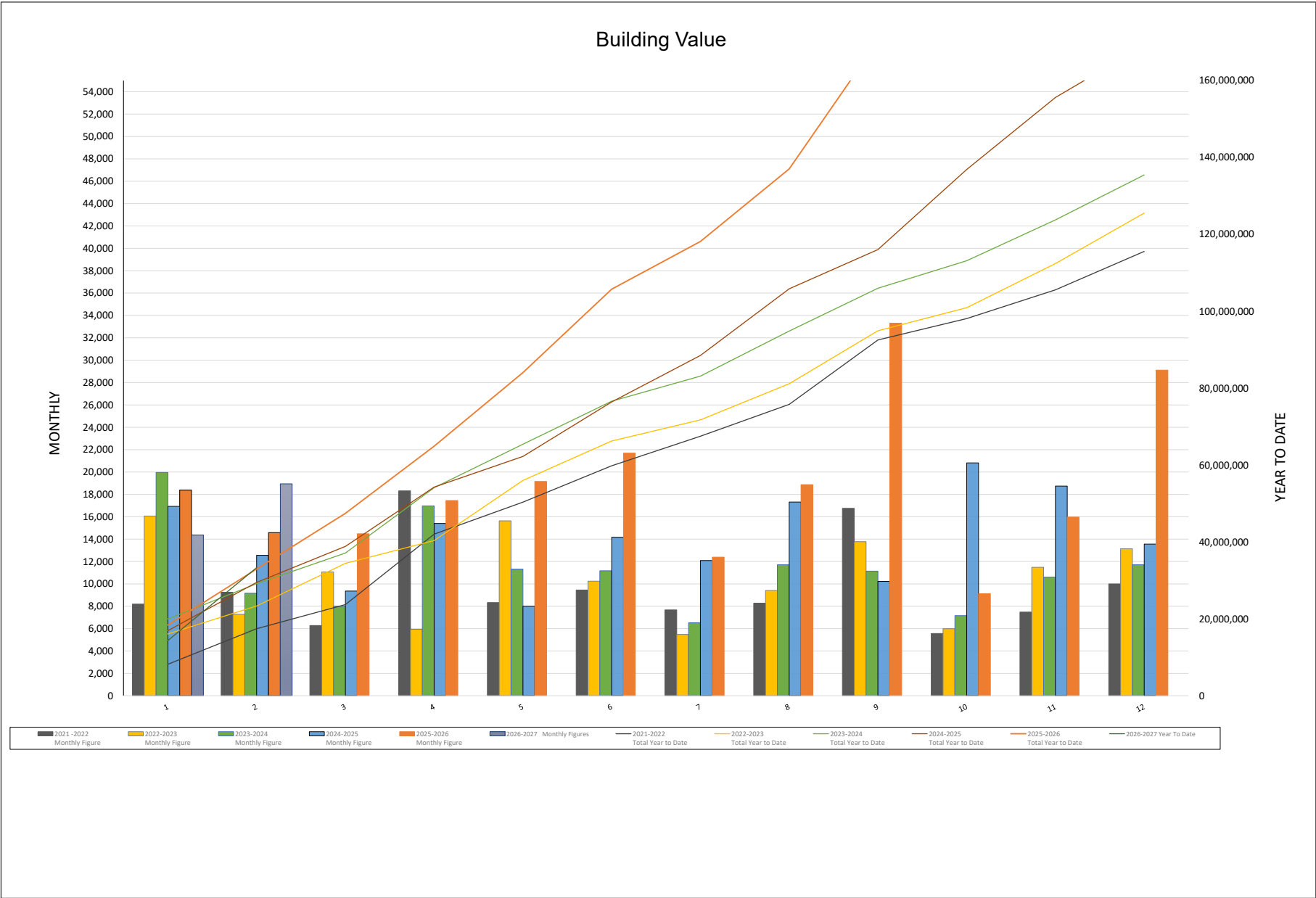
Please find attached:

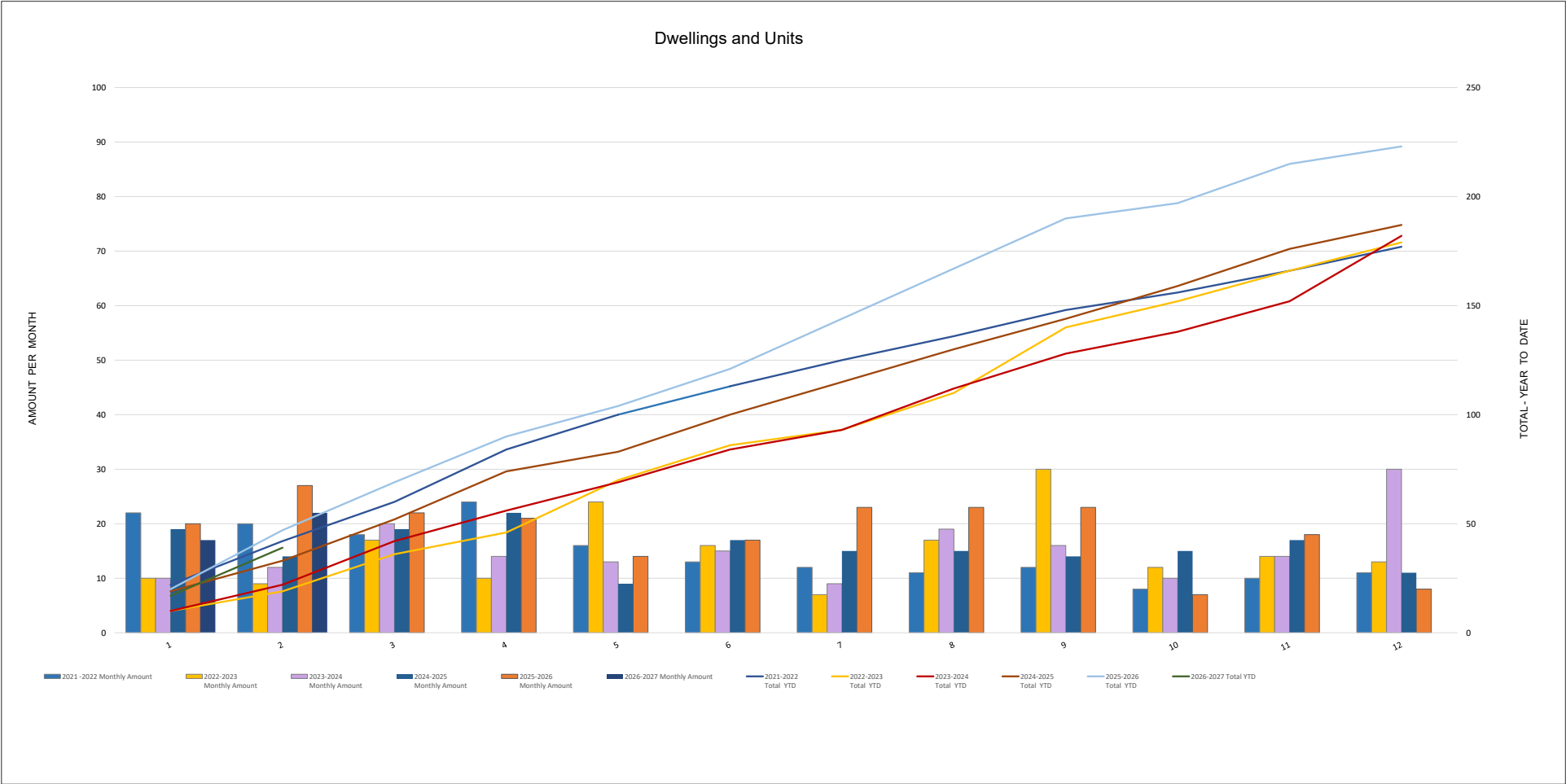
1. Graph 1 – Compares the number of Decisions made
2. Graph 2 – Compares the value of activity
3. Graph 3 – Compares the number of dwellings and units
4. Building Activity Statistics – Provides a breakdown of building activity into various categories
5. Building Permit Detail – Permits Issued for the month of August 2026 – the 2nd month of activity in the City of Albany financial year 2026/2027

CITY OF ALBANY
BUILDING CONSTRUCTION STATISTICS FOR 2026 - 2027

	SINGLE		GROUP			DOMESTIC/		ADDITIONS/		HOTEL/		NEW		ADDITIONS/		OTHER		TOTAL \$
2026/2027	DWELLING		DWELLING		Total	OUTBLDGS		DWELLINGS		MOTEL		COMMERCIAL		COMMERCIAL				VALUE
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	17	7,106,792	0		17	23	1,085,239	9	639,761	0	0	3	5,089,100	2	84,547	29	360,357	14,365,796
AUGUST	17	10,869,901	5	1,161,084	22	20	904,754	30	3,592,710	0	0	0	0	7	1,706,021	13	710,496	18,944,966
SEPTEMBER					0					0	0							
OCTOBER					0					0	0							
NOVEMBER					0					0	0							
DECEMBER					0					0	0							
JANUARY					0					0	0							
FEBRUARY					0					0	0							
MARCH					0					0	0							
APRIL					0					0	0							
MAY					0					0	0							
JUNE					0					0	0							
TOTAL TO DATE	34	17,976,693	5	1,161,084	39	43	1,989,993	39	4,232,471	0	-	3	5,089,100	9	1,790,568	42	1,070,853	33,310,762









BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

APPLICATIONS DETERMINED FOR August 2026

APPLICATION NUMBER	BUILDER	DESCRIPTION OF APPLICATION	STREET #	PROPERTY DESC (LOT #)	STREET ADDRESS	SUBURB
170047	HOME GROUP WA GREAT SOUTHERN PTY LTD	NEW DWELLING & RETAINING WALL (62A) - CERTIFIED	62	1 2 3 CP4 102	CARBINE STREET	ORANA
170052	REBUS RESTROOMS PTY LTD	PUBLIC TOILET/RESTROOM BUILDING - CERTIFIED	15-25	2	GARDEN STREET	MIDDLETON BEACH
170054	MITCHELL POETT PTY LTD	NEW DWELLING AND WATER TANK - UNCERTIFIED	9	123	GLENELG DRIVE	KALGAN
170056	GREGORY LEON LEEDER	SCREEN WALL AND FENCING - CERTIFIED	1	1513	HYMUS STREET	CENTENNIAL PARK
170060	TRABS CONSTRUCTIONS T/AS RANBUILD GREAT	PATIO - UNCERTIFIED	66	87	RACECOURSE ROAD	ROBINSON
170065	AUSTWEST CONSTRUCTION PTY LTD	RE-ROOF - UNCERTIFIED	13	37	LA PEROUSE ROAD	GOODE BEACH
170042	OCS BUILDING MAINTENANCE	REMEDIAL WORKS TO FIRE DAMAGED DWELLING - CERTIFIED	34	21	MORGAN ROAD	MCKAIL
170048	SERENITAS COMMUNITIES HOLDINGS PTY LTD	STAGE 6 - RETAINING WALLS - UNCERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
170062	DOWNRITE DEMOLITION	DEMOLITION - ASBESTOS REMOVAL & ROOF REMOVAL	9	83	NORTH ROAD	MIRA MAR
170068	MCNALLY RESIDENTIAL PTY LTD	ANCILLARY ACCOMMODATION - CERTIFIED	60	244	KILLARNEY ROAD	KALGAN
169919	SIMON ALDRIDGE	RE ROOF - UNCERTIFIED	9	83	NORTH ROAD	MIRA MAR
170065	DPS DEMOLITION PTY LTD	DEMOLITION - ROOF	13	37	LA PEROUSE ROAD	GOODE BEACH
117700	LEWIS BOSCH	PATIO - UNCERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
170076	ALBANY SHEDS AND GARAGES	CARPORT - UNCERTIFIED	20	140	DELORAIN DRIVE	WARRENUP
170045	WA COUNTRY BUILDERS PTY LTD	NEW DWELLING PORCH ALFRESCO AND GARAGE - CERTIFIED (LOT 18 ESPERANCE CRESCENT)		9101	KYANORUP RISE	LANGE
170051	WESTRUCT PTY LTD	ALTERATIONS AND ADDITIONS - CERTIFIED	18	1	FINLAY STREET	ALBANY
170077	NATHAN GRAHAM WHITE	PATIO - UNCERTIFIED	235	2	SOUTH COAST HIGHWAY	GLEDSHOW
170080	OCS BUILDING MAINTENANCE	VEHICLE IMPACT DAMAGE REPAIRS TO SHOP - CERTIFIED	78-82	94	LOCKYER AVENUE	CENTENNIAL PARK
170081	STUART MARRIOTT WILDMAN	PATIO - UNCERTIFIED	240	167	LOWANNA DRIVE	MARBELUP
170082	AR & JG CUMMINS	PATIO & SHED - CERTIFIED	3	234	FINCH COURT	LITTLE GROVE
170083	KOSTER'S OUTDOOR PTY LTD	OCCUPANCY PERMIT - COMMUNITY ART SHED & STOREROOM	1520	500 7461	MILLBROOK ROAD	KING RIVER
169907	KERRIE ANNE STANLEY	SHED AND WATER TANK - UNCERTIFIED	51	12	MYOLA DRIVE	KALGAN
169967	SJ & ZJ KOZMA	PERGOLA - UNCERTIFIED	30	562	ALLWOOD PARADE	BAYONET HEAD
170063	IAN KENNETH WILLIAM JOHNSTON T/A TORNDIRUP CONSTRUCTIONS	NEW TWO STOREY DWELLING - CERTIFIED	25	102	SUFFOLK STREET	MOUNT CLARENCE

REPORT ITEM DIS484 REFERS

APPLICATION NUMBER	BUILDER	DESCRIPTION OF APPLICATION	STREET #	PROPERTY DESC (LOT #)	STREET ADDRESS	SUBURB
170069	GLIOSCA BUILDING PTY LTD	COMMUNITY CENTRE ADDITIONS - NEW WING SANITARY FACILITIES ALFRESCO & BIN STORE - CERTIFIED	33	734	BARKER ROAD	CENTENNIAL PARK
170070	WA COUNTRY BUILDERS PTY LTD	NEW DWELLING - CERTIFIED (LOT 12 BROOKS GARDEN BLVD)		9101	KYANORUP RISE	LANGE
170071	WA COUNTRY BUILDERS PTY LTD	NEW DWELLING - CERTIFIED (LOT 36 KNOLL COURT)		9101	KYANORUP RISE	LANGE
170072	HOME GROUP WA GREAT SOUTHERN PTY LTD	NEW DWELLING - CERTIFIED	30	512	ARGYLL STREET	GLEDHOW
170073	KOSTER'S OUTDOOR PTY LTD	PATIO TO ABLUTION BLOCK - UNCERTIFIED	382	1	CHESTER PASS ROAD	WALMSLEY
170074	KOSTER'S OUTDOOR PTY LTD	PATIO - UNCERTIFIED	462	250	OLD ELLEKER ROAD	CUTHBERT
170085	DESIGN SPACE BUILDING GROUP PTY LTD	OCCUPANCY PERMIT - SHOP 34 & 6 BASE BUILD TO CREATE NEW TENANCY - CERTIFIED	Shop 34 & 6/ 162	1001	CHESTER PASS ROAD	LANGE
170061	CAMERON & LARA RUSSELL	STAGE 1 WORKS - EARTHWORKS PRE-LAY & SLAB ONLY - DWELLING - 68 MINOTAUR LOOP DROME - UNCERTIFIED		9000	GUNN ROAD	DROME
170084	WA COUNTRY BUILDERS PTY LTD	AMENDMENT TO BP 169702 - FFL - CERTIFIED	57	265	RANGATIRA ROAD	DROME
169997	L'ROY INVESTMENTS PTY LTD	NEW DWELLING ANCILLARY AND WATER TANK - UNCERTIFIED (103 MINOTAUR)		9000	GUNN ROAD	DROME
170043	J & TW DEKKER PTY LTD	ANCILLARY DWELLING - UNCERTIFIED	36	70	PINASTER ROAD	WILLYUNG
170049	WALMSLEY BUILDING CO PTY LTD	NEW DWELLING SHED & WATER TANK - UNCERTIFIED	42	4440	PONY CLUB ROAD	WILLYUNG
170064	DOWNRITE DEMOLITION	DEMOLITION - DWELLING & FENCE	7	2	MARINE TERRACE	LITTLE GROVE
170078	DANIEL LEE	POOL AND POOL HOUSE - CERTIFIED	64	307	BUSHBY ROAD	LOWER KING
170091	WAUTERS ENTERPRISES PTY LTD	ALTERATIONS TO RETAIL TENANCY - CREATE TENANCY 1 & 2 & BIN STORE - CERTIFIED	465	401	ALBANY HIGHWAY	ORANA
170092	J BRIDGER	PATIO & EXTERNAL WALL - UNCERTIFIED	14	47	MORGAN PLACE	MCKAIL
170030	ROD HALLETT	SHED - UNCERTIFIED	40	21	FESTING STREET	ALBANY
170086	MATSON FABRICATIONS	PATIO - UNCERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
170087	MATSON FABRICATIONS	CARPORT & ALFRESCO - UNCERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
170089	MATSON FABRICATIONS	CARPORT & ALFRESCO - UNCERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
170090	MATSON FABRICATIONS	CARPORT & ALFRESCO - UNCERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
170099	WA COUNTRY BUILDERS	AMENDMENT TO BP#169783 - REMOVE COLUMN FROM SLIDING DOORS & AMEND LINTEL OVER SLIDING DOORS (DINING ROOM) - CERTIFIED	2	201	COOTE CLOSE	SPENCER PARK
170088	SS ARCUS HOLDINGS PTY LTD	RE-ROOF (UNITS 13-15) - UNCERTIFIED	13	26	HARDIE ROAD	SPENCER PARK
170094	JOHN-PAUL SLAVEN	SHED - UNCERTIFIED	61	4	BURGOYNE ROAD	PORT ALBANY
170096	BRENDON WILSON AND MELISSA WILSON	NEW SHED - UNCERTIFIED	25	40	BARFLEUR PLACE	MARBELUP
170103	KOSTERS STEEL CONSTRUCTIONS PTY LTD	OCCUPANCY PERMIT - WAREHOUSE	448	50	CHESTER PASS ROAD	WALMSLEY
170039	RANBUILD GREAT SOUTHERN	CARPORT-UNCERTIFIED	1584	21	MILLBROOK ROAD	KING RIVER
170053	MATSON FABRICATIONS	SHED - UNCERTIFIED	16	318	NEPTUNE PASS	MCKAIL

APPLICATION NUMBER	BUILDER	DESCRIPTION OF APPLICATION	STREET #	PROPERTY DESC (LOT #)	STREET ADDRESS	SUBURB
170095	BUTTON BUILDING PTY LTD	ALTERATIONS & ADDITIONS - UNCERTIFIED	591	1	HUNTON ROAD	KALGAN
170097	JOHN MORGAN	NEW SHED & 27500L WATER TANK - UNCERTIFIED	7	2	MARINE TERRACE	LITTLE GROVE
170100	FIELD LANDSCAPE CONSTRUCTION	CONCRETE FOOTPATH AND SEATING AREA - CERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
170107	GLIOSCA BUILDING PTY LTD	NEW DWELLING CARPORT & ALFRESCO - CERTIFIED	33	734	BARKER ROAD	CENTENNIAL PARK
170101	M & G GUNN PTY LTD	ROOF CANOPY OVER SAND BINS - UNCERTIFIED	25	102	KELLY STREET	ORANA
170104	DAMIAN HERBERT	DEMOLITION - CARPORT/UNDERCOVER AREA ATTACHED TO EXISTING DWELLING ROOF STRUCTURE	46	79	VISCOUNT HEIGHTS	LOWER KING
170105	CREATIONS HOMES PTY LTD	ADDITIONS - ART STUDIO/STORE VERANDAH DECK RETAINING RAMPS & BALUSTRADES - CERTIFIED	141	208	ULSTER ROAD	YAKAMIA
170106	K RENNIE	NEW SHED - UNCERTIFIED	61	75	PARKER STREET	LOCKYER
170108	KOSTER'S OUTDOOR PTY LTD	CARPORT - UNCERTIFIED	11	102	DREW LANE	MIRA MAR
170001	LAWRENCE VERNON CUTHBERT	SHED & WATER TANK - CERTIFIED	49	410	SHOAL BAY RETREAT	BIG GROVE
170102	ALBANY SHEDS AND GARAGES	AWNING - UNCERTIFIED	52	40	ROCKY CROSSING ROAD	WARRENUP



1.17 Designated Senior Employee Policy Position

Document Owner	Chief Executive Officer
Responsible Officers	Manager People & Culture Manager Governance & Risk
Date of Approval	DD/MM/YYYY
Amended/Revised	DD/MM/YYYY

Objective

To establish Council's standing position on the designation of Executive Director positions as senior employee positions under section 5.37 of the *Local Government Act 1995*.

Scope

This policy applies to the class of employees appointed to Executive Director positions within the City of Albany's organisational structure.

Policy Statement

Council establishes a standing position that the class of employees appointed to Executive Director positions is designated as senior employees under section 5.37(1) of the *Local Government Act 1995*.

The designation applies whether or not an Executive Director position is occupied at any particular time.

Council's oversight of the executive structure is exercised through its governance, strategic planning, reporting, performance monitoring and budget responsibilities.

The Chief Executive Officer remains responsible for the City's organisational structure, recruitment, selection and employee management, subject to the Act.

Where the Chief Executive Officer proposes to employ or dismiss a designated senior employee, Council is to be informed, and its statutory functions are to be exercised in accordance with section 5.37(2). This policy does not predetermine Council's consideration or decision under that section.

Nothing in this policy is intended to extend Council's role into recruitment or selection processes, approve an individual appointment or dismissal, approve an organisational restructure, or authorise expenditure not provided for in the adopted budget.

Legislative and Strategic Context

This policy is to be read with the:

- Local Government Act 1995, particularly sections 2.7, 5.36–5.41 and 6.8; and
- Local Government (Administration) Regulations 1996, particularly regulations 18A and 18B.

Relevant City documents include:

- City of Albany Council Plan 2026–2036;
- City of Albany Workforce Plan;
- Annual Budget;
- Long-Term Financial Plan; and
- City of Albany organisational structure.

Review Position

This policy is to be reviewed at least every four years, or earlier where required due to legislative change, a Council resolution or a material organisational or service change.

Associated Documents

- City of Albany Council Plan 2026–2036;
- City of Albany Workforce Plan;
- Annual Budget and Long-Term Financial Plan; and
- City of Albany organisational structure.

Definitions

Definitions:

- **Act** means the Local Government Act 1995.
- **Chief Executive Officer** means the City of Albany's Chief Executive Officer.
- **Council** means the elected Council of the City of Albany.
- **Executive Director position** means a position titled Executive Director within the City's organisational structure.
- **Senior employee** has the meaning given under section 5.37 of the Act.

2025 Compliance Audit Return

Local Government Authority: The City of Albany

Local Government Act 1995

s. 2.29

Has every person elected or appointed to a mayor, president, deputy, or councillor role made the required declaration in the prescribed form before a prescribed person, prior to acting in the office?

Response: Yes

Comments: All Declarations made at the Ordinary Council Meeting held 28 October 2025, witnessed by WAPOL Superintendent Jon Munday APM.

s. 3.16

Has the local government reviewed local laws, which have not been reviewed in the previous 8 years, to ensure compliance with Schedule 9.3, Clause 65?

Response: No

Comments: Local Law review currently in progress, to be presented to Council in November 2026.

s.3.57

Subject to Local Government (Functions and General) Regulations 1996, regulation 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in regulation 11(1) of the Regulations?

Response: Yes

s. 3.58(3)

Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) of the Local Government Act 1995 (unless section 3.58(5) applies)?

Response: N/A

s. 3.58(4)

Where the local government disposed of property under section 3.58(3) of the Local Government Act 1995, did it provide details, as prescribed by section 3.58(4) of the Act, in the required local public notice for each disposal of property?

Response: N/A

s. 3.59(2)(a)

Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2025?

Response: N/A

s. 3.59(2)(b)

Has the local government prepared a business plan for each major land transaction that was not exempt in 2025?

Response: N/A

s. 3.59(2)(c)

Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2025?

Response: N/A

s. 3.59(4)

Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2024?

Response: N/A

s. 3.59(5)

During 2025, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?

Response: N/A

s. 5.16 (1)

Were all delegations to committees resolved by absolute majority?

Response: Yes

Comments: Resolution: OCM 28/10/2025 CCS751

s. 5.16 (2)

Were all delegations to committees in writing?

Response: Yes

s. 5.17

Were all delegations to committees within the limits specified in section 5.17 of the Local Government Act 1995?

Response: Yes

s. 5.18

Were all delegations to committees recorded in a register of delegations?

Response: Yes

s. 5.36(4) and s. 5.37(3)

Were all CEO and/or senior employee vacancies advertised in accordance with Local Government (Administration) Regulations 1996, regulation 18A?

Response: N/A

Comments: No appointments were made during the reporting period.

s. 5.37(2)

Did the CEO inform council of each proposal to employ or dismiss senior employee?

Response: N/A

Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for doing so?

Response: N/A

s. 5.39B

Has the local government adopted and maintained model standards that incorporate the prescribed model standards within required timeframes (including amendments), ensured adoption by absolute

majority, published an up-to-date version on its official website, and avoided including any inconsistent additional provisions?

Response: Yes

s. 5.42

Were all delegations to the CEO resolved by an absolute majority?

Response: Yes

Were all delegations to the CEO in writing?

Response: Yes

s. 5.43

Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the Local Government Act 1995?

Response: Yes

s. 5.44(2)

Were all employees delegated authority by the CEO under Section 5.44(1), issued with a written instrument of delegation?

Response: Yes

s. 5.45(1)(b)

Were all decisions by the Council to amend or revoke a delegation made by absolute majority?

Response: Yes

s. 5.46

Has the CEO kept a register of all delegations made under Division 4 of the Act to the CEO and to employees?

Response: Yes

Were all delegations made under Division 4 of the Act reviewed by the delegator at least once during the 2024/2025 financial year?

Response: No

Comments: The delegations were formally reviewed and re-adopted on 1 July 2025, one day after the end of the 2024/2025 financial year.

Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with Local Government (Administration) Regulations 1996, regulation 19?

Response: Yes

s. 5.50

If the local government paid a finishing employee an amount in addition to their entitlement, did the local government follow a policy it had adopted and published on its website outlining the circumstances in relation to payments made to terminated employees?

Response: N/A

If the local government made a payment to a finishing employee that is more than the amount set out in the policy, was local public notice given?

Response: N/A

s. 5.51A

Has the CEO prepared and implemented a code of conduct to be observed by employees of the local government?

Response: Yes

Has the CEO published an up-to-date version of the code of conduct for employees on the local government's website?

Response: Yes

Comments: Current Policy 2.15: Employee Code of Conduct Policy. First adopted 05/04/2022 updated 07/11/2024

s. 5.67

Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69 of the Local Government Act 1995, did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?

Response: Yes

Comments: All members who disclosed a financial or proximity interest left the Chamber and were not present for, or participate in the discussion or vote.

s. 5.68(2)

Were all decisions regarding participation approval in relation to Section 5.68(2), including the extent of participation allowed and, where relevant, the information required by the Local Government (Administration) Regulations 1996 regulation 21A, recorded in the minutes of the relevant council or committee meeting?

Response: N/A

s. 5.69(5)

Were all decisions regarding participation approval in relation to Section 5.69(5), including the extent of participation allowed recorded in the minutes of the relevant council or committee meeting?

Response: N/A

s. 5.70

Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did that person disclose the nature and extent of that interest when giving the advice or report?

Response: Yes

s. 5.71B(5) and (7)

Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under section 5.71A(1) of the Local Government Act 1995 relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application?

Response: N/A

Was any decision made by the Minister under section 5.71B(6) of the Local Government Act 1995, recorded in the minutes of the council meeting at which the decision was considered?

Response: N/A

s. 5.73

Were disclosures under sections 5.65, 5.70 or 5.71A(3) of the Local Government Act 1995 recorded in the minutes of the meeting at which the disclosures were made?

Response: Yes

Comments: All disclosures recorded in the front pages of the minutes, and also noted in the relevant report item.

s. 5.75

Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?

Response: No

Comments: One elected member did not lodge their Primary Return within the prescribed period. This non-compliance was reported.

s. 5.76

Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2025?

Response: Yes

s. 5.77

On receipt of a primary or annual return, did the CEO, or the Mayor/President, as the case may be, give written acknowledgment of having received the return?

Response: Yes

s. 5.88

Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76 of the Local Government Act 1995?

Response: Yes

Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28?

Response: Yes

After a person ceased to be a person required to lodge a return under sections 5.75 and 5.76 of the Local Government Act 1995, did the CEO remove from the register all returns relating to that person?

Response: Yes

Have all returns removed from the register in accordance with section 5.88(3) of the Local Government Act 1995 been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?

Response: Yes

s. 5.89A

Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B of the Local Government Act 1995, in the form prescribed in the Local Government (Administration) Regulations 1996, regulation 28A?

Response: Yes

Did the CEO publish an up-to-date version of the gift register on the local government's website?

Response: Yes

s. 5.90A

Did the local government prepare, adopt by absolute majority and publish an up-to-date version on the local government's website, a policy dealing with the attendance of council members and the CEO at events?

Response: Yes

Comments: Link: [https://www.albany.wa.gov.au/documents/709/attendance-at-events-and-functions-policy-\(14\)](https://www.albany.wa.gov.au/documents/709/attendance-at-events-and-functions-policy-(14))

s. 5.94

Does the local government have information available for members of the public to inspect, free of charge as prescribed under section 5.94 and Admin Reg 29, except where restricted under this section?

Response: Yes

s. 5.96

Where a person is entitled to inspect information under this Division, can the local government confirm that copies are available and that the price at which it sells copies does not exceed the cost of providing them, (unless prescribed otherwise)?

Response: Yes

s. 5.96A

Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4) of the Local Government Act 1995?

Response: Yes

Comments: Link: <https://www.albany.wa.gov.au/council/corporate-documents/governance-public-registers.aspx>

s. 5.104

Did the local government prepare and adopt, by absolute majority, a code of conduct to be observed by council members, committee members and candidates that incorporates the model code of conduct?

Response: Yes

Comments: Reference: OCM 01/07/2025 Resolution AR178.

Did the local government adopt additional requirements in addition to the model code of conduct?

Response: No

Comments: No additional requirements applied.

Has the CEO published an up-to-date version of the code of conduct for council members, committee members and candidates on the local government's website?

Response: Yes

Comments: Link: [https://www.albany.wa.gov.au/documents/414/code-of-conduct-for-council-members-committee-members-and-candidates-\(114\)](https://www.albany.wa.gov.au/documents/414/code-of-conduct-for-council-members-committee-members-and-candidates-(114))

s. 5.128

Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?

Response: Yes

Comments: Link: Elected Member Professional Development & Training Policy (1.22) (01/07/2025)

s. 7.12A(3), (4) and (5)

Where the local government determined that matters raised in the auditor's report prepared under section 7.9(1) of the Local Government Act 1995 required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters?

Response: N/A

Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or intended to take with respect to each of those matters?

Response: N/A

Within 14 days after the local government gave a report to the Minister under section 7.12A(4)(b) of the Local Government Act 1995, did the CEO publish a copy of the report on the local government's official website?

Response: N/A

Local Government (Administration) Regulations 1996

r. 18F

Were the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4) of the Local Government Act 1995?

Response: N/A

r. 19AB

Does the code of conduct contain the requirement that a local government employee (not including the CEO) must not accept a prohibited gift from an associated person?

Response: Yes

r. 19AC

Does the local government's code of conduct include requirements for the recording, storing, disclosure, and use of information relating to gifts accepted by local government employees (excluding the CEO) from associated persons, in accordance with regulatory requirements?

Response: Yes

r. 19AE

Does the local government's code of conduct include requirements addressing employee behaviour in the performance of duties, interactions with others, use and disclosure of information, use of local government resources and finances, the keeping of records, and the reporting and management of suspected breaches and misconduct, in accordance with regulatory requirements?

Response: Yes

r. 19B

Did the local government include in its annual report all information required under section 5.53(2)(g) and (i) and regulation 3A(2), including number of employee's in salary bands over \$130,000, remuneration and allowances paid, ordered payments, CEO remuneration, council member meeting attendance, available demographic information about council members, and details of any modifications to the strategic community plan or significant modifications to the corporate business plan?

Response: No

Comments: The City's 2024–2025 Annual Report substantially addresses the annual reporting requirements under regulation 19B. The report includes the number of employees in remuneration bands above \$130,000, remuneration and allowances paid to elected members, council member meeting attendance, and the relevant integrated planning and reporting information, with ordered payments and SCP/CBP modification disclosures assessed as not applicable. CEO remuneration is considered disclosed by exception through the published employee remuneration bands, as one employee is identified in the highest band of \$330,000–\$340,000, which is reasonably identifiable as the CEO. On

this basis, the remaining compliance issue is whether all available demographic information about council members was included in the Annual Report and this will require review for the 2025-2026 reporting period.

r. 19C

Has the local government adopted by absolute majority a strategic community plan?

Response: No

Comments: Strategic Community Plan was in place during 2025. Last major review adopted 24 August 2021, outside the CAR date range. New Council Plan adopted 30 June 2026 under Report CCS802, also outside the audit period.

r. 19DA

Has the local government reviewed its corporate business plan in accordance with Admin Regulation 19DA(4)?

Response: No

Comments: Last review adopted 26 November 2024, Resolution CCS676. Review not conducted in 2025. New Council Plan (combined SCP and CBP) adopted 30 June 2026.

Does the corporate business plan comply with the requirements of Local Government (Administration) Regulations 1996 19DA(2) & (3)?

Response: Yes

r. 22

No response required. This is covered by s5.75.

r. 23

No response required. This is covered by s5.76.

r. 28

No response required. This is covered by s5.88(1).

r. 28A

No response required. This is covered by s5.89A(1).

r. 29

No response required. This is covered by s5.94.

r. 29C

Does the local government publish all prescribed information on its official website— including up-to-date policies, required details of council member and employee returns, council member fees and allowances, and relevant public notices—within the specified timeframes and in accordance with legislative requirements?

Response: Yes

r. 35

Has every local government council member completed and passed the Council Member Essentials course, consisting of the five required modules and delivered by an approved provider, within 12 months of being elected?

Response: Yes

Comments: At 31 December 2025, council members elected in October 2025 were still within the 12-month statutory period to complete the Council Member Essentials course. Completion is due by October 2026 and is being monitored.

r. 36

Does the local government appropriately identify and document council members who are exempt from the training requirements under section 5.126(1), including verifying that the member:

- has completed an approved course within the specified 5-year period prior to election, or
- completed the LGASS00002 Elected Member Skill Set before 1 July 2019 within the relevant timeframe, or
- qualifies for the transitional exemption applicable to council members in office at the commencement of the 2019 regulatory amendments?

Response: Yes

Local Government (Audit) Regulations 1996

r. 10

Was the auditor's report for the financial year ending 30 June 2025 received by the local government within 30 days of completion of the audit?

Response: Yes

Comments: Auditors Report was received 4 December 2025. Annual Report, inclusive of the Auditors Report, was received by Council at OCM held on 16 December 2025.

r. 17

Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Local Government (Audit) Regulations 1996 regulation 17 within the three financial years prior to 31 December 2025?

Response: Yes

Comments: Report AR173, Council resolution 01 July 2025.

Date of council's resolution to accept the report: 01/07/2025

Local Government (Constitution) Regulations 1998

r. 11FA

Did the CEO provide the Minister a report as to the result of the election within 14 days of the declaration and in the form of Form 20 of the Local Government (Elections) Regulations 1997, modified as necessary?

Response: Yes

r. 13

Were all required oaths, affirmations and declarations under section 2.42 (in relation to Commissioners) made in the correct form (Form 8), before the appropriate authorised person?

Response: Yes

Comments: Reference: OCM 28/10/2025 Witnessed by WAPOL District Superintendent Jon Munday APM

Local Government (Elections) Regulations 1997

r. 30G

Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate in accordance with regulations 30G(1) and 30G(2) of the Local Government (Elections) Regulations 1997?

Response: Yes

Comments: Link: <https://www.albany.wa.gov.au/documents/1689/register-of-electoral-gifts>

Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years in accordance with regulation 30G(4) of the Local Government (Elections) Regulations 1997?

Response: Yes

Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with regulation 30G(5) of the Local Government (Elections) Regulations 1997?

Response: Yes

Local Government (Financial Management) Regulations 1996

r. 5

Has the CEO ensured efficient systems and procedures are established under provisions set out in Financial Management Regulations 5(1)(a) to (g)?

Response: Yes

r. 6

Has the local government ensured that any employee delegated responsibility for day-to-day accounting or financial management operations is not also delegated the responsibility for conducting internal audits, reviewing their own duties, or for managing, directing or supervising someone who carries out these functions?

Response: Yes

r. 7

Did the local government ensure it has regard to the needs of the inhabitants of the district as a whole and not keep separate ward accounts or determine expenditure on the basis of revenue from a ward?

Response: Yes

r. 8

Does the local government maintain separate accounts with a bank or other financial institution for money to be held in the municipal fund, trust fund and for reserve account purposes?

Response: Yes

r. 9

Did the local government keep separate financial records for each trading undertaking and each major land transaction?

Response: N/A

r. 11

Has the local government developed procedures for the authorisation of, and the payment of, accounts in accordance with Local Government (Financial Management) Regulations 11(1), (2) and (3)?

Response: Yes

r. 12

Were payments made from the municipal fund or trust fund made by the CEO under a delegated authority or authorised, in accordance with regulation 13(2), in advance by a council resolution?

Response: Yes

r. 13

Can the local government confirm that, where the CEO has been delegated authority to make payments from the municipal or trust fund, the CEO prepared accurate monthly lists that are presented at the next ordinary council meeting and recorded in the minutes?

- includes the payee's name, payment amount, payment date, and sufficient information to identify each transaction where payments have already been made; or
- includes the payee's name, payment amount, sufficient information to identify each transaction, and the date of the council meeting (to which the list will be presented) for accounts requiring council approval.

Response: Yes

r. 13A

Did the local government prepare a list each month of all payments made using employee-authorised credit, debit or other purchasing cards, and include the payee's name, the amount of the payment, the date of the payment, sufficient information to identify the payment, and present the list at the next ordinary council meeting (and record in the minutes)?

Response: Yes

r. 19

Has the local government established and documented internal control procedures to enable identification of the nature and location of all investments and any related transactions?

Response: Yes

r. 19C

Has the local government ensured that all investments made under section 6.14(1) comply with statutory restrictions set out in Financial Management Reg. 19C?

Response: Yes

Local Government (Functions and General) Regulations 1996

r. 7

No response required. This is covered by s3.59(2).

r. 9

No response required. This is covered by s3.59(2).

r. 10

No response required. This is covered by s3.59(2).

r. 11A

Did the local government comply with its current purchasing policy, adopted under the Local Government (Functions and General) Regulations 1996, regulations 11A(1) and (3) in relation to the supply of goods or services where the consideration under the contract was, or was expected to be, \$250,000 or less or worth \$250,000 or less?

Response: No

Comments: Various purchases were identified through internal purchasing audits as non-compliant with the City's Purchasing Policy. Corrective action has been implemented, including additional officer training, approver checklists, ongoing monitoring, and quarterly reporting to the Executive Management Team.

r. 11

No response required. This is covered by s3.57.

r. 12

Did the local government consider the implications of Local Government (Functions and General) Regulations 1996, Regulation 12 when deciding to enter into multiple contracts rather than a single contract?

Response: Yes

r. 14(1), (3) and (5)

If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents, or each acceptable tenderer notice of the variation?

Response: Yes

Comments: All tenders released to market were publicly advertised on the City's website, VendorPanel, by statewide public notice, and on the administration building and library noticeboards. Where tender details changed, a formal addendum was issued to tenderers and noticeboards were updated where applicable. Query cut-off dates were set to give tenderers reasonable time to respond before closing.

r. 15

Did the local government's procedure for receiving and opening tenders comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 15 and 16?

Response: Yes

Comments: VendorPanel submissions were not accessed until the tender closing date and time, and any hard-copy submissions were kept secure in a locked tender box until the tender closed. Tender opening details were included in the tender documents, and two City officers were present at each opening.

r. 16

No response required. This is covered by r. 15.

r. 17

Did the information recorded in the local government's tender register comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulation 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?

Response: Yes

Comments: The City's tender register complied with regulation 17 and was published on the City of Albany website. The register was updated at key procurement stages, including tender opening, closing and award, and historical tender registers are publicly available online.

r. 18(1) and (4)

Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender?

Response: Yes

Comments: Ten submissions were rejected because they were either received after the specified closing date and time, or were not submitted in accordance with the requirements set out in the invitation to tender. Each rejected tenderer was notified by email.

Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?

Response: Yes

Comments: All submissions that were not rejected were assessed in writing by an evaluation team against the selection criteria set out in the tender documents. Evaluations were completed in accordance with the City's Evaluation Guidance and Procedure. Once finalised, each evaluation report was signed by the evaluation team members and an officer with the appropriate financial delegation for the contract value.

r. 19

Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?

Response: Yes

r. 21

Does the local government's advertising and expression of interest processes for limiting who can tender comply with the requirements of the Local Government (Functions and General) Regulations 1996, Regulations 21 and 22?

Response: Yes

Comments: Written notice was provided to each tenderer by email, advising the particulars of the successful tender or, where applicable, advising that no tender was accepted.

r. 22

No response required. This is covered by r. 21.

r. 23

Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice?

Response: N/A

Comments: N/A. No expressions of interest were conducted during the 2025 audit period.

Were all expressions of interest that were not rejected under the Local Government (Functions and General) Regulations 1996, Regulation 23(1) & (2) assessed by the local government? Did the CEO list each person as an acceptable tenderer?

Response: N/A

Comments: N/A. No expressions of interest were invited or received during the 2025 audit period. Accordingly, there were no persons to list as acceptable tenderers.

r. 24

Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with Local Government (Functions and General) Regulations 1996, Regulation 24?

Response: N/A

Comments: N/A. No expressions of interest were conducted during the 2025 audit period, so no written outcome notices were required.

r. 24AD(2), (4) and (6)

Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with Local Government (Functions & General) Regulations 1996 regulations 24AD(4) and 24AE?

Response: Yes

Comments: Panels of pre-qualified suppliers released to market were made publicly available on the City's website and VendorPanel. They were also advertised statewide by public notice and displayed on the noticeboards at the City's administration building and library.

If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?

Response: Yes

Comments: Where panel information was varied, formal addenda were issued and relevant applicants were notified. For C25014, each compliant respondent was notified by written email of the variation to the proposed number of panel members.

r. 24AE

No response required. This is covered by r. 24AD(2), (4) and (6).

r. 24AF

No response required. This is covered by r. 24AD(2), (4) and (6).

r. 24AG

Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24AG?

Response: Yes

Comments: The City's tender register recorded the required information for panels of pre-qualified suppliers in accordance with regulation 24AG of the Local Government (Functions and General) Regulations 1996. The register was published on the City of Albany website and updated at key stages of the procurement process, including when the panel opened, closed and was awarded. The register identified the successful panel members and related contract numbers.

r. 24AH(1) and (3)

Did the local government reject any applications to join a panel of prequalified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications?

Response: Yes

Comments: Three applications relating to panels of pre-qualified suppliers were rejected because they were either received after the specified closing date and time, or were assessed as non-compliant because required information was not provided in accordance with the tender documents. Each rejected applicant was notified by email.

Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each application satisfies the criteria for deciding which application to accept?

Response: Yes

Comments: All applications that were not rejected were assessed in writing by an evaluation team against the selection criteria set out in the tender documents. Evaluations were completed in accordance with the City's Evaluation Guidance and Procedure. Once finalised, each evaluation report was signed by all evaluation team members, including an officer with the appropriate financial delegation for the contract value.

r. 24AI

Did the CEO send each applicant written notice advising them of the outcome of their application?

Response: Yes

Comments: Written notice of the outcome was sent to each applicant by email. Applicants whose submissions were non-compliant or rejected were notified by email. Compliant but unsuccessful applicants were also notified by email. Successful applicants were notified by email and issued a formal Letter of Award, which included the term of the panel contract.

r. 24E

Where the local government gave regional price preference, did the local government comply with the requirements of Local Government (Functions and General) Regulations 1996, Regulation 24E and 24F?

Response: Yes

Comments: Regional price preference was applied where applicable for evaluation purposes in accordance with the City's Buy Local Policy and the requirements of regulations 24E and 24F of the Local Government (Functions and General) Regulations 1996. Tender documents included a regional

price preference section for respondents to complete and included a reference to the City's Buy Local Policy in the annexure section of the request for tender documentation.

r. 24F

No response required. This is covered by r. 24E.

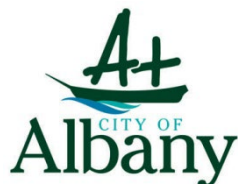
I certify this is a true and accurate copy of the 2025 Compliance Audit Return, as adopted by Council at the meeting of _____ 2026.

CEO

Date

Mayor or President

Date



LOCAL EMERGENCY MANAGEMENT COMMITTEE MEETING AGENDA

Thursday 28th May 2026 at 8.30am

VENUE: Civic Rooms, 102 North Road

(File Ref: ES.MEE.5 /)

Committee Terms of Reference: *The aim of the Local Emergency Management Committee (LEMC) is to overview, plan and test the local community emergency management arrangements. The committee includes representatives from agencies, organisations and community groups with expertise relevant to the identified community hazards and risks and emergency management arrangements.*

1 DECLARATION OF OPENING

The Chair declared the meeting open

2 ATTENDANCE:

Name	Organisation
Matthew Gilfellon	COA
Councillor Ian Clarke	COA
Heather Bell	COA
Kate Hambleton	WACHS
Katrina Boldt	Public Health
Erin Eaton	COA
Tammy Flett	COA
Elise van Gorp	COA
Scott Reitsema	COA
Paul Baker	WAPOL
Ruth Tyson	COA
Rob Lynn	CBFCO COA
Kriss Logan	Dept Transport
Viv Gardiner	Dept Communities
Bethany Findlay	NBN
Dave Kennedy	SJA
Damon Lawrence	COA
Brendan Gordon	COA
Laura Condon	COA
Trudi Smits	Southern Ports
Nathan Ramage	DBCA
Rob Daniels	AVFRS
Cameron Famlonga	DFES

APOLOGIES:

Name	Organisation
Ali Benson	DBCA
Andrew Sharpe	COA
Graeme Poole	DCBFCO COA
Laura Alexander	ACF
Steven Childs	Water Corp

Abbey Curtin	Main Roads
Carlos Correia	WAPOL
Andrew Buchanan	ATCO
Rebecca Palandri	DWER

3 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

ITEM 3.1: COMMITTEE RECOMMENDATION

The minutes of the Local Emergency Management Committee meeting held on 19th February 2026 to be confirmed as a true and accurate record of proceedings.

Moved: M Gilfellon

Seconded: E van Gorp

4 BUSINESS ARISING FROM PREVIOUS MEETINGS:

ACTION items from LEMC previous meetings

Action	Responsible Organisation
Maintenance and creation of Emergency Access Ways <i>28/5/26 – Update for next meeting</i>	City of Albany
Review Local Emergency Management Arrangements <i>28/5/26 - On hold waiting for new templates from SEMC</i>	City of Albany

5 STANDARD AGENDA ITEMS (AS PER State EM PROCEDURE 7)

5.1 City of Albany Events. (including Albany 2026)

Long weekend Events:

Nemesis Rising event at ALAC on the 30th May - Fight night, Matai Gym and will include food and liquor

Albany Car Classic hill climb up Apex Drive and CBD event with Road Closures in place.

GSSMA Wind Farm Hill Climb at Sandpatch on the Saturday and then the sprint event at Pendeen Estate on the Monday.

Albany Surfcraft Challenge, run by the Surf Club

Elleker Running Festival back this year, which is out through Elleker and the surrounds.

WA Day Festival put on at the Museum of the Great Southern, Moving on from that, the events team puts on the maritime festival through the whole month of July. Some really great events put on not only by us, but by other people as well.

Foreshore Friday at the boat shed which is an R18 event followed by All at Sea Saturday, which is a family fun day.

Throughout July, we do a few other little events. There's exploration evenings at six degrees, movies at the town hall and art exhibition.

In August, a new event, we've got the Harrington Circus coming to town across the road at Centennial Park.

A few other new events that may be coming up later on in the year. The 2026 team are looking activating Stirling Terrace in September.

FORM who do lighting in the sound will put on the next major event, which is carrying the fire, that will be a massive community-led project from Middleton Beach all the way down to Emu Point. The goal is for everyone to have a lantern and to kind of move along the beach to create this one massive artwork

6 GENERAL BUSINESS

6.1 RACF Workshop Findings

There was a well-developed level of preparedness across the aged care facilities. Their independent plans are actually quite robust, and they can well manage themselves for a short time if it did become an incident but need to be able to think about what we're going to do with rehousing, rehoming residents for a long period of time. What we did identify was a large hesitation around ringing triple zero early. None of the facilities actually had a policy to call each other for help, so it was always the individual facilities trying to work on each other on their own facilities, and there was no one that was prepared to ring each other for assistance for staffing.

6.2 DIEP Report (Report attached)

Forum was held in September. Albany's was one of 14 across the State. There are actions coming out of the report that the City will work through with others. Some of the actions have been included into the Health and Wellbeing Policy that has gone to Council.

6.3 Further Exercise focused on organisations delivering in home care– Cameron Famlonga

Want to target the in-home care residents, as it's a vulnerable cohort that are heavily reliant on other people to care for them, particularly during an emergency. We can't get to every single individual in home care resident, so what we're going to try and target is the people who are actually providing the care to those in home care people and use a similar workshop that we've done with the aged care facilities, and it's about preparing the staff to ensure that they're trained in emergency planning and not to become the responder during that emergency.

6.4 Gap Project – Ian Clarke

New toilet block out there and looking at having an emergency phone located out there. Also looking at having further CCTV monitoring out there as well as another camera on Frenchman Bay Rd with plate recognition. DBCA, COA and WAPOL working together on this.

6.5 Animal Welfare Plan for Endorsement

The Local Emergency Management Committee endorse the plan.

6.6 Around the table updates

Kate Hambleton

Preparation for winter at the health campuses. Linking into the Department of Health winter surge plan and we're hoping that we're going to put a specialist geriatrician in ED. Also have Home Hospital available.

Katrina Boldt

Influenza - Influenza vaccination program commenced in April. Free influenza vaccines for all individuals older than 6 months of age in May and June. Vaccination available at GP and pharmacies. • Population health has stood up additional clinics - Albany Health Campus After Hours – every Thursday until August from 1 – 7pm, Southern Regional TAFE (individuals ≥18 years of age) – Wed 03/06 and Thurs 04/06 from 0930 to 1330 and Spencer Park and Mount Lockyer Primary Schools (2 clinics each) – before and after school

Diphtheria - Outbreak in WA. Cases in Kimberley, Pilbara and Goldfields. Changes to funded vaccine eligibility for residents from and workers of these regions only. Diphtheria alert for regional Western Australia.

Relocation - Great Southern Public Health Unit, along with the Great Southern Aboriginal Health Service, will be relocating in August / September. May be impacts to community-facing services. Offices will be at 84 Collie Street.

Elise van Gorp

Some Albany 2026 events will continue to roll out throughout the year, but we're going into a quiet patch in the program on that.

Nathan Ramage

Ceased our bushfire duty officer arrangements now, so if you need to get through to us, you can get through to our principal point of contact through office number. Soil dryness index is sitting fairly close to the five-year average. Busy with our mitigation work, done some good work within the City of Albany, done some prescribed burning within Redmond State Forest, as well as round Cheynes Beach, so have some good protection for the caravan park in the community there.

Rob Daniels

In our usual positions for the hill climb and the round the houses events and will be stationed down at Collie Street and available for support, and for the career guys if they have to turn out.

Cameron Famlonga

Ongoing staffing issues, not only in the regional office, but also at the career station, just trying to shuffle a few things around to keep things going, although things are all systems go heavily in the preparedness stage. Training and delivery to volunteers, and is the biggest impact this time of year to us is making sure the courses are running and running with full numbers and trying not to cancel or reschedule them.

Kelly Hill

I just want to say thanks and well done to the City of Albany for your animal welfare and emergency plan. It's more thorough than a lot of other local governments.

European wasps - we did find quite a few nests around Albany, and they go into hibernation now for the winter period, but come October, November, please be on the lookout, because we're still aiming to eradicate them.

We receive mice reports in properties through Plantagenet and the eastern parts of the Albany Shire, not at plague proportions and farmers are doing what they can to deal with them. Use the Feral Scan Mice app to report.

My Pest guide reporter app is an app you can download on and you can take photos of anything from diseases and plants and bugs, and our team will get back to you and let you know what they are.

Matthew Gilfellow

There was a fuel issue a couple of months ago, so we had a set up a committee just trying to get ahead of it. The next step of that was then talking about recovery, because there were some big impacts expected. We were starting to organize things, in particularly in the economic and the social space, and then a cease fire happened, and excise came in, and everything went a bit quiet. The intention is still to just touch base with the development people on the committee to see what effects are there? There may be community members and organisations still being affected, and like in the tourism space, monitoring our numbers, that's dropped right off, so that might have a big effect. Obviously, it's a space that we don't really know what's going to happen in the future, so just to touch base with the relevant recovery subcommittees, and see what we need to do.

Paul Baker

We obviously got through the busy period with events which all ran very smoothly. So, if you need any feedback particularly like the liquor licenses down at the Peace Park events that have been proposed Then we've got our liquor enforcement officer that's happy to engage with you. Other than that, unfortunately, it's been lots of road trauma and road crashes that our crew have been attending lately, so there's various plans in place from a state level as well to help down in this district, but that's a long-term work in progress. Double demerits start at midnight.

Rob Lynn

We just moved or moving out as of midnight tonight of restricted burning, so it will be open burning season, the south west sector, so everything west of ManyPeaks has been in that for a couple of weeks now, and you'll probably notice there's a fair few fires going on around the place, a lot of smoke in the air. One of the challenges that we've got in this open burning time is that we don't have any control or visibility other than the smoke. We encourage people to put their burns on emergency WA, so that we're aware, but we are getting calls at the moment for escaped burns, pretty common at this time of the year, and usually everyone tends to light up their burn just before the rain comes, of course, and just before the rain comes, the wind comes, so that tends to push those fires out into the bush, so we do know that bush will still burn. One of the things we're looking closely at the moment is how we can, or if we can control it all, this smoke over the road, because we did have a fire at Palmdale roadside the week, which put a lot of smoke on South Coast Highway, and South Coast Highway had to be closed as a result of reduced visibility as far as the liability on landowners for smoke overload, and things we're looking into that at the moment to see what we can do, but from an emergency perspective, people just need to take account that there's a fair bit of smoke in the air at the moment, only not just from a road perspective, but also from a public health perspective as well, that when we do get these very windless days and inversion layers in the in the temperature, that smoke will stay around for a while and more pool in certain areas, so people just be aware of that.

Kriss Logan

Keen to explore with Cameron a possibility of running a small exercise at the marina over the winter months, just to build up capacity.

Viv Gardiner

New LEMA documents - the new structure is really good. It works on a maturity model, so that you can just have, instead of having to do the whole suite, you can build your basic lemur, and then there's two extra stages where you can add things in. ALAC is important evacuation centre for the whole region. So, if we could look at DRF for some funding support.

Bethany Findlay

We have spent the last 12 months upgrading the current copper network across Albany to full fibre. So, we're encouraging people to take up that upgrade. It's at no cost to them, but it does provide a lot more resilience for their internet and phone if they still have a sort of traditional landline on that network. Albany switched to 100% completed just last month, so still relatively new, but copper is susceptible to water, particularly, and weather events, so coming particularly into winter, are going to be a good shift for people to make. We've been working to upgrade all of our technologies across fibre, fixed wireless, and the last one coming up towards the end of the year is our satellite network, which is going to be switching from a more traditional satellite to a partnership with Amazon Leo to provide a low earth orbit solution, particularly affecting more rural residents, so there'll be a forced upgrade process for our existing customers there, and that has some implications for emergency management in the outskirts, particularly of certain areas at some evacuation centres where we have stand sites provided through NBN and federal government, but it also means NBN emergency management capabilities will be shifting to that technology as well.

Damon Lawrence

Finished our capital works program for the year, so major roads are reopened and locking off the boardwalk footpath for the next couple of weeks, which might interrupt a few people with their morning walks, but other than that, we're not quite into hibernation mode. Just a quick shout out to the fires. We had an ignition incident with Veolia last week. A Dyson vacuum cleaner battery ended up in the recycling system, and didn't like being

compressed in the baler. But another example of people training, I guess, around what goes in what bin, and batteries don't belong with any bin.
Working with ATCO Gas but no new information as yet.
The City has the new Antenno app where people can submit service requests but it is also a notification app.

Trudi Smits

We are in our planning stage for our next emergency exercise, but still sorting out the details of what the scenario will be, but it will be one that includes our CMT this year. In a couple of weeks, we're hosting WA police for an exercise.
Great job with the port event this year it was really well attended, and there was lots of things to see and do, so that was excellent.

Brendan Gordon

Moving from response now into training volunteers, and the next bushfire season is another six months away, or so. Will start probably August to September and will move into the community preparedness space as well.

Rebecca Palandri

DWER does not have any items to raise at this time and business as usual.

7 DATE OF NEXT MEETING:

Thursday 20th August 2026

8 CLOSURE OF MEETING: 9.45am