



INFORMATION BULLETIN

ORDINARY COUNCIL MEETING

Tuesday 21st April 2009

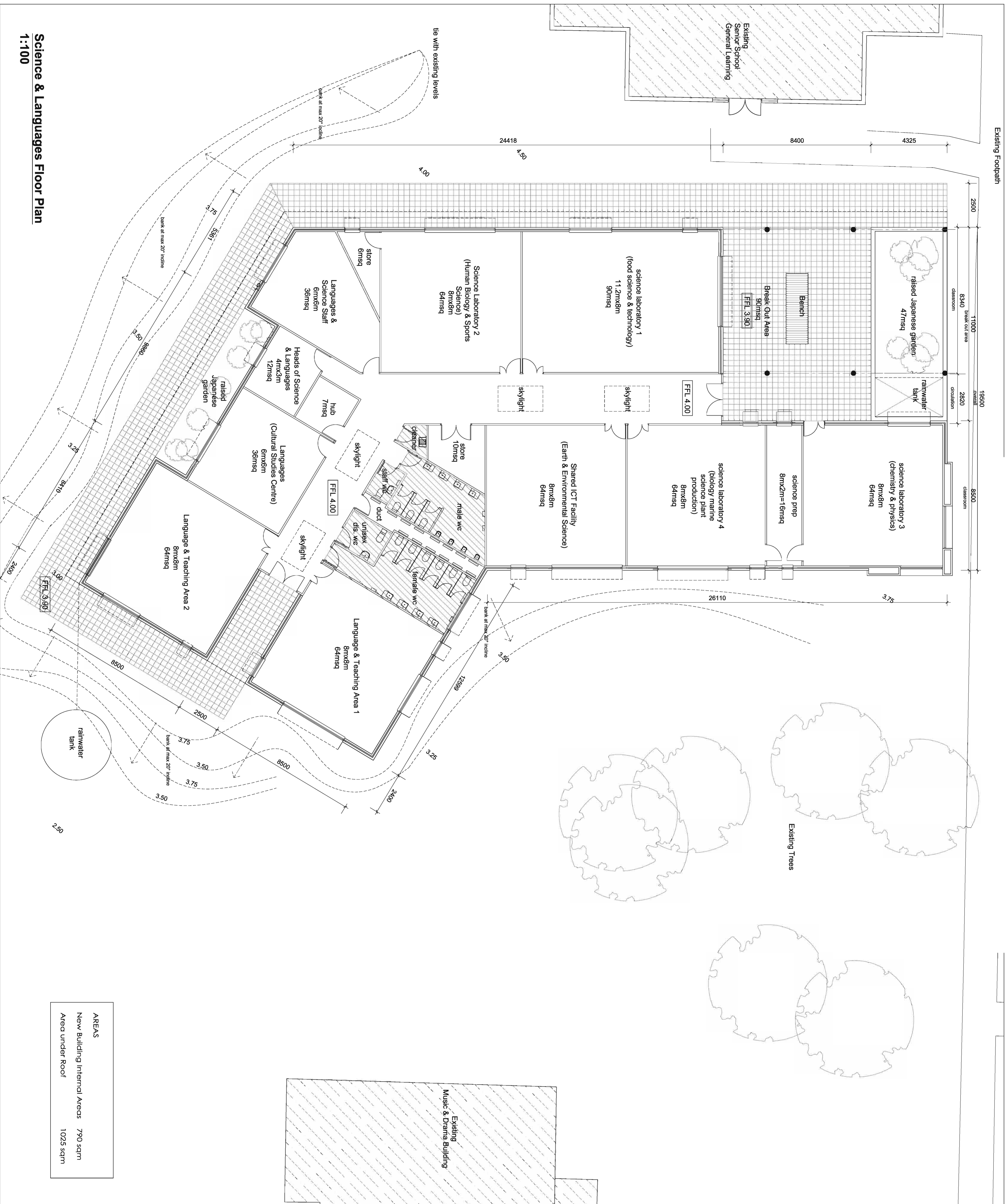
TABLE OF CONTENTS

| AGENDA ITEM ATTACHMENTS | | Page # |
|--------------------------------|--|---------------|
| 1.1 | DEVELOPMENT SERVICES | 4 |
| 1.1.1 | Development Application - Educational Establishment (Additions) – 244 Nanarup Road, Kalgan [Agenda Item 11.1.1 refers] | 5-10 |
| 1.1.2 | Development Application – Proposed Office – 149-153 York Street, Albany [Agenda Item 11.1.2 refers] | 11-19 |
| 1.1.3 | Request for support for an extended trading permit for liquor without a meal – the Wheel Restaurant, 1309 Lower Denmark Road, Elleker [Agenda Item 11.1.3 refers] | 20-25 |
| 1.1.4 | Scheme Amendment Request – Lots 19 & 20 Monck Way, Centennial Park [Agenda Item 11.3.1 refers] | 26-31 |
| 1.1.5 | Initiation of Scheme Amendment – Lot 9002 Pony club Road, Willyung [Agenda Item 11.3.2 refers] | 32-75 |
| 1.1.6 | Final Approval of Scheme Amendment – Lots 101 & 102 Kitson Street, Gledhow [Agenda Item 11.3.3 refers] | 76-86 |
| 1.1.7 | Road Closure – Unconstructed Road – Franks Lane, Bayonet Head [Agenda Item 11.4.1 refers] | 87-88 |
| 1.1.8 | Planning and Environment Strategy and Policy Committee Meeting Minutes – 4 th March 2009 [Agenda Item 11.6.1 refers] | 89-121 |
| 1.1.9 | Planning and Environment Strategy and Policy Committee Meeting Minutes – 19 th March 2009 [Agenda Item 11.6.2 refers] | 122-298 |
| 1.2 | CORPORATE & COMMUNITY SERVICES | 299 |
| 1.2.1 | List of Accounts for Payment [Agenda Item 12.1.1 refers] | 300-320 |
| 1.2.2 | Seniors Advisory Committee Meeting Minutes – 19 th March 2009 [Agenda Item 12.8.1 refers] | 321-324 |
| 1.2.3 | Community and Economic Development Strategy and Policy Committee Meeting Minutes – 19 th March 2009 [Agenda Item 12.8.2 refers] | 325-331 |
| 1.2.4 | Albany Town Hall Theatre Advisory Committee Minutes – 4 th February 2009 [Agenda Item 12.8.3 refers] | 332-334 |
| 1.3 | WORKS & SERVICES | 335 |
| 1.3.1 | Adoption of Regional Strategic Waste Minimisation Plan and Strategic Waste Management Plan [Agenda Item 13.1.1 refers] | 336-423 |
| 1.3.2 | Asset Management & City Services Strategy & Policy Committee Minutes – 3 rd March 2009 [Agenda Item 13.8.1 refers] | 424-427 |

| | | |
|------------|---|------------|
| 1.4 | GENERAL MANAGEMENT SERVICES | 428 |
| 1.4.1 | Consideration of a differential rate on CBD property owners to facilitate the establishment of a CBD Business Improvement District Program [Agenda Item 14.3.1 refers] | 429-431 |
| 2.0 | MINUTES OF OTHER COMMITTEES OF COUNCIL | |
| | Nil. | |
| 3.0 | GENERAL REPORT ITEMS | 432 |
| 3.1 | Development Services | |
| 3.1.1 | Building Activity Report – April 2009 | 433-445 |
| 3.1.2 | Planning Scheme Consents – April 2009 | 446-449 |
| 3.1.3 | Rangers Activity Report – April 2009 | 450-452 |
| 3.2 | Corporate & Community Services | |
| 3.2.1 | Delegated Authority – Write-Offs | 453-460 |
| 3.3 | Works & Services | |
| 3.4 | General Management Services | |
| 3.4.1 | Incoming Correspondence to City of Albany | 461-463 |
| | <ul style="list-style-type: none"> • Colin Starke • Consulate General of Japan • Youth Focus | |
| 3.4.2 | Common Seals | |
| | NCSR097588 - WAPC 133455 Deed of Restrictive Covenant - Subdivision of lot 110 Cull Road, Gledhow Key to Glorie Pty Ltd & City of Albany | |
| | NCSR09748 - OCM24/03/09 - ITEM 12.2.1 Contract - Supply and Delivery of Information Technology Support City of Albany & Saxxon IT Pty Ltd | |
| 4.0 | STAFF MEMBERS | |
| 4.1 | Disclosure to Engage in Private Works | |
| | Nil. | |
| 4.2 | Staff Movements | |
| | <i>Appointments:-</i> Stuart Dyson – Parks Supervisor Aubrey Roberts – Civil Construction Worker trainee | |
| | <i>Departures:-</i> Neil Gray – Civil Construction Worker Thomas Keesing – Library Officer Junior Julia Lever – Admin Officer VAC | |

DEVELOPMENT SERVICES

Agenda Item Attachments

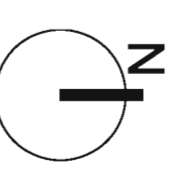


Science & Languages Floor Plan
1:100

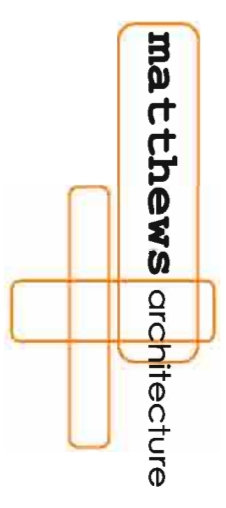
| AREAS | |
|-----------------------------|----------|
| New Building Internal Areas | 790 sqm |
| Area under Roof | 1025 sqm |

Architectural documents are to be read in conjunction with relevant structural, fire services, mechanical, hydraulic, electrical, civil and landscaping documents. Drawings are to be read in conjunction with the appropriate sections of technical specifications. Do not scale drawings. Use figured dimensions only. Inform architect or city council before the site conditions and drawings are finalised. Inform the contractor of any dimensions on the drawings commencing work.

Copyright of designs shown herein is retained by this office. Written consent is required for any reproduction.

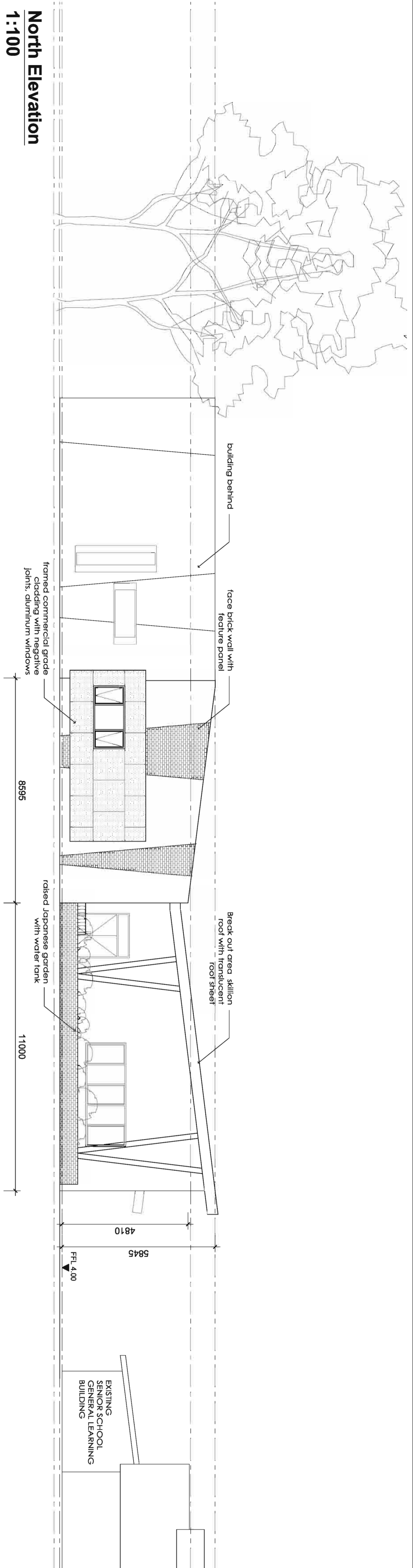


| REV | DATE | TITLE |
|-----|------|-------|
| | | |
| | | |
| | | |



Hobbs Smith & Holmes
Architects & Design Consultants
6 ASHFORD ST. ALBANY
PO BOX 488, ALBANY, WA 6331
Telephone: (08) 9411 2488 Faxline: (08) 9411 2431

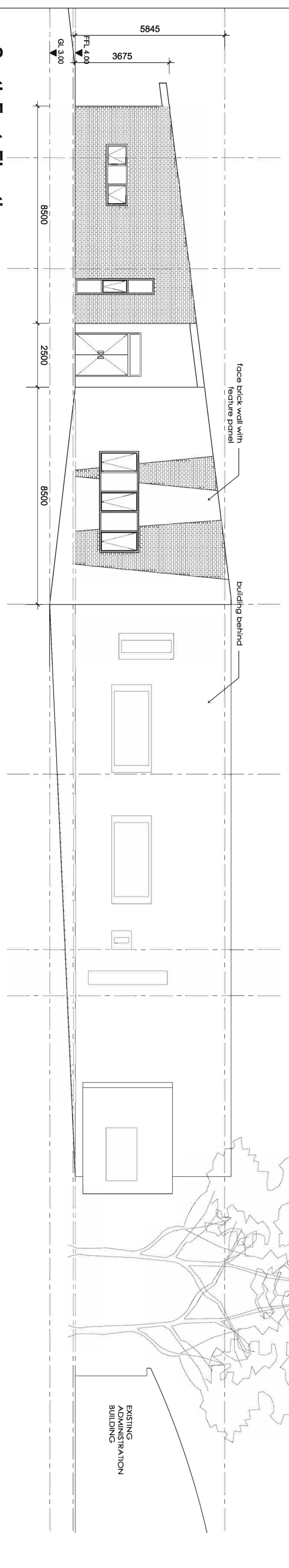
| | |
|------------|---|
| project | Great Southern Grammar Science & Languages Centre of Innovation |
| client | Great Southern Grammar School Inc. |
| designed | matchews architecture |
| drawn | matchews architecture |
| scale | 1:100 |
| date | March 2009 |
| drawing no | DA02 |
| rev | - |



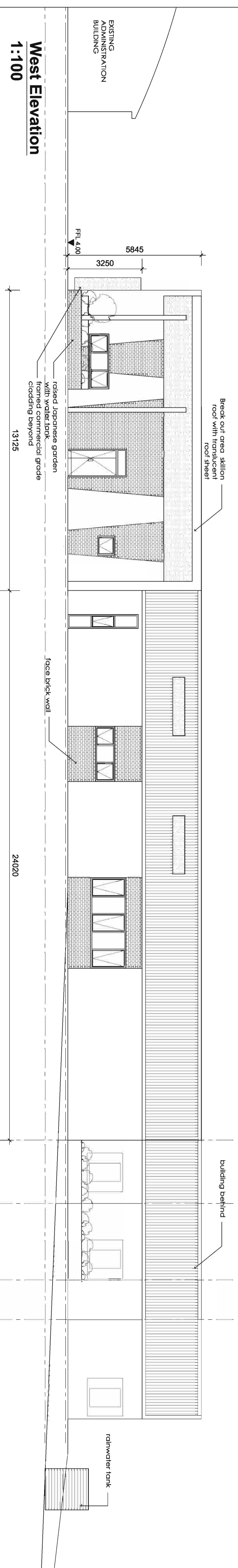
North Elevation
1:100



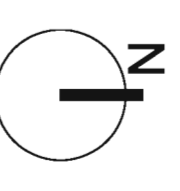
East Elevation
1:100



South East Elevation
1:100

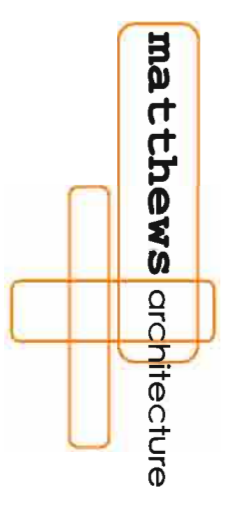


West Elevation
1:100



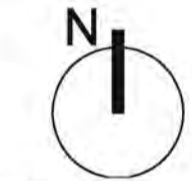
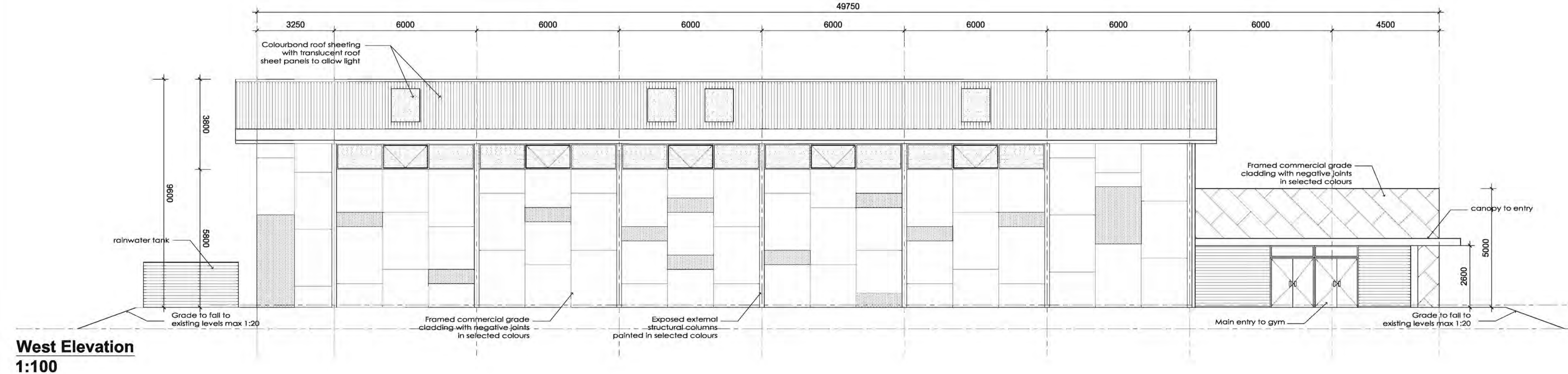
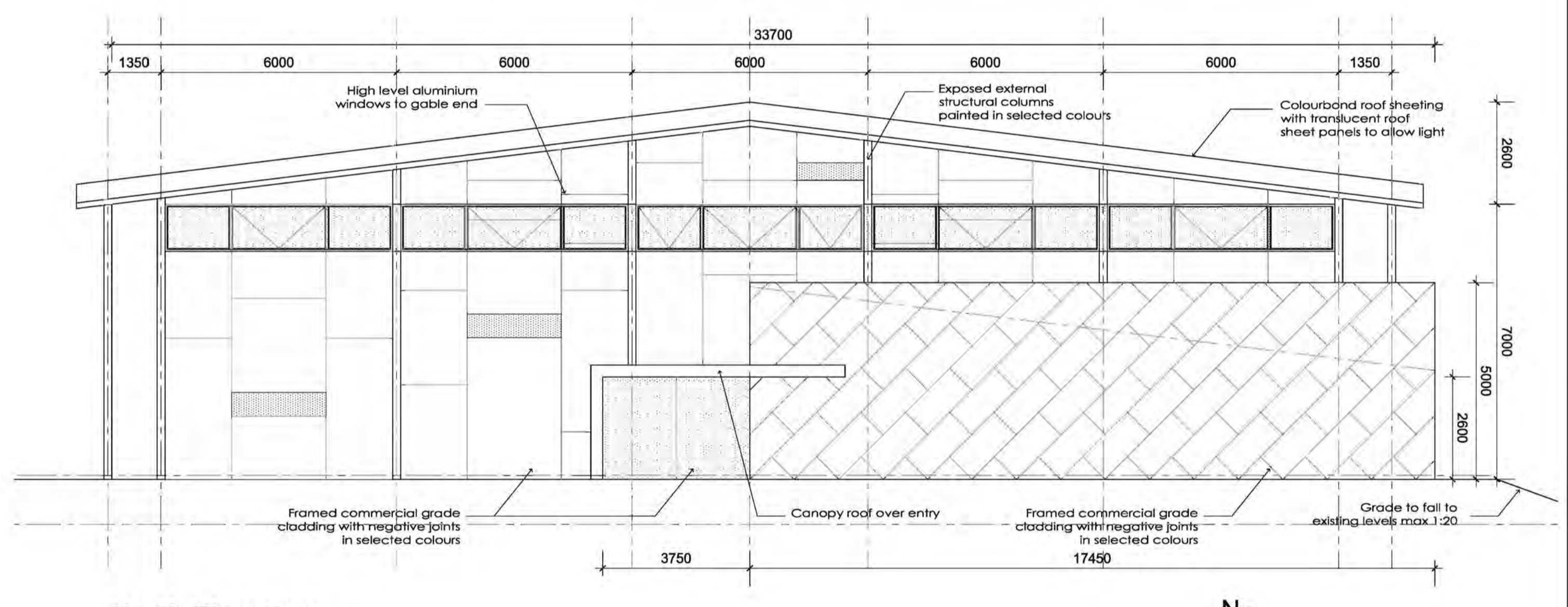
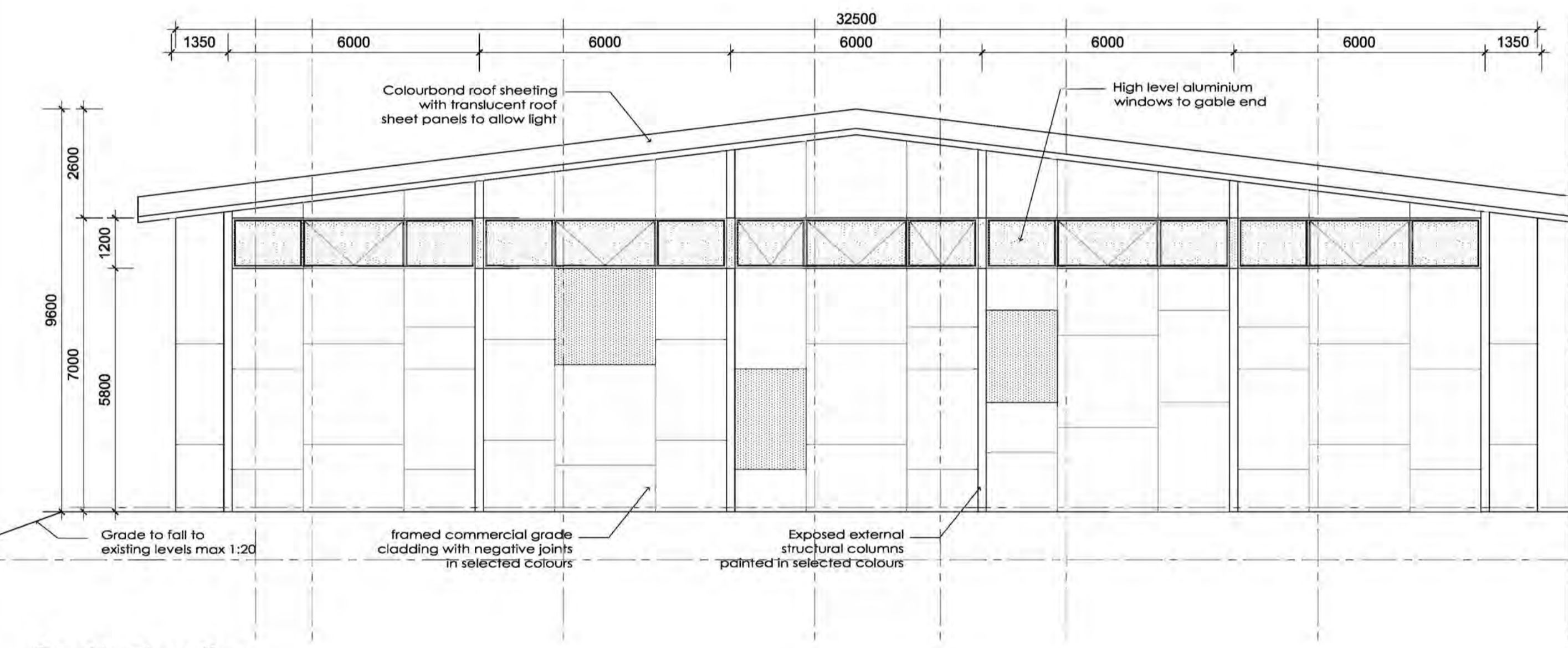
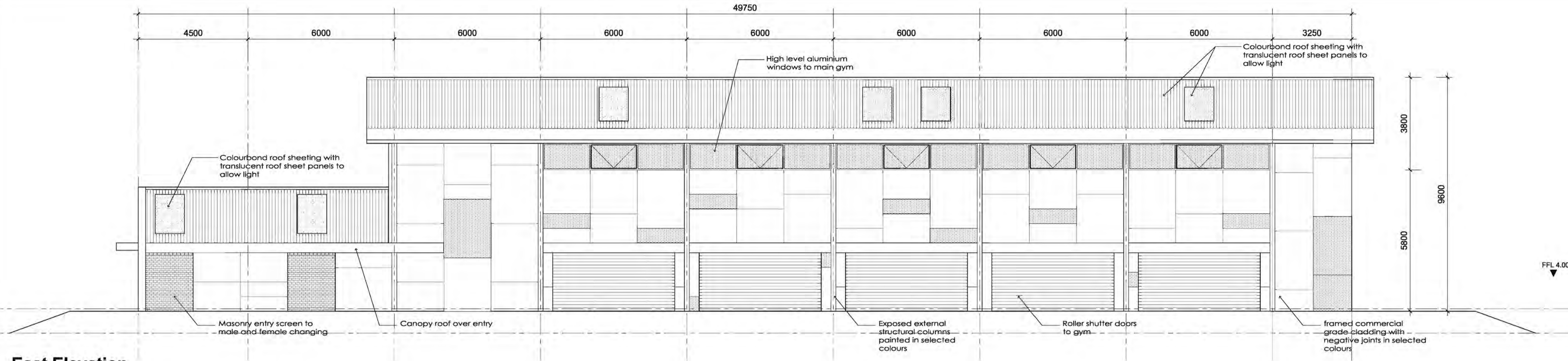
Architectural documents are to be read in conjunction with relevant structural, fire services, mechanical, hydraulic, electrical, civil and landscaping documents. Drawings are to be read in conjunction with the appropriate sections of technical specifications. Do not scale drawings. Use figured dimensions only. Inform architect or any contractor of any discrepancies or conditions and advise in writing. It is the responsibility of the contractor to verify all dimensions on the before commencing work. Copyright of designs shown herein is retained by this office. Written consent is required for any reproduction.

| REV | DATE | TITLE |
|-----|------|-------|
| | | |
| | | |
| | | |



Hobbs Smith & Holmes
Architects & Design Consultants
6 ASHFORD ST ALBANY
PO BOX 488 ALBANY WA 6331
Telephone (08) 9411 2468 Facsimile (08) 9411 2431

| | |
|------------|---|
| project | Great Southern Grammar Science & Languages Centre of Innovation |
| client | Great Southern Grammar School Inc. |
| designed | matchews architecture |
| drawn | DA03 |
| file no | 1:100 |
| scale | 1:100 |
| prof. no | 027262.3 |
| date | March 2009 |
| sheet | 81 |
| drawing no | DA03 |
| rev | |

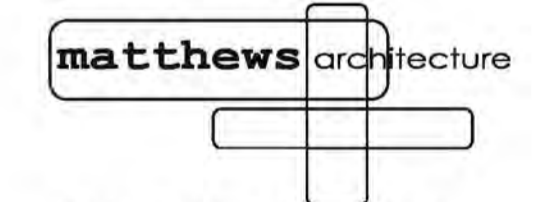


Architectural documents are to be read in conjunction with relevant structural, fire services, mechanical, hydraulic, electrical, civil and landscaping documents. Drawings are to be read in conjunction with the appropriate sections of technical applications.

Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between the site conditions and documents. Contractor to verify all dimensions on site before commencing work.

Copyright of designs shown herein is retained by this office. Written authority is required for any reproduction.

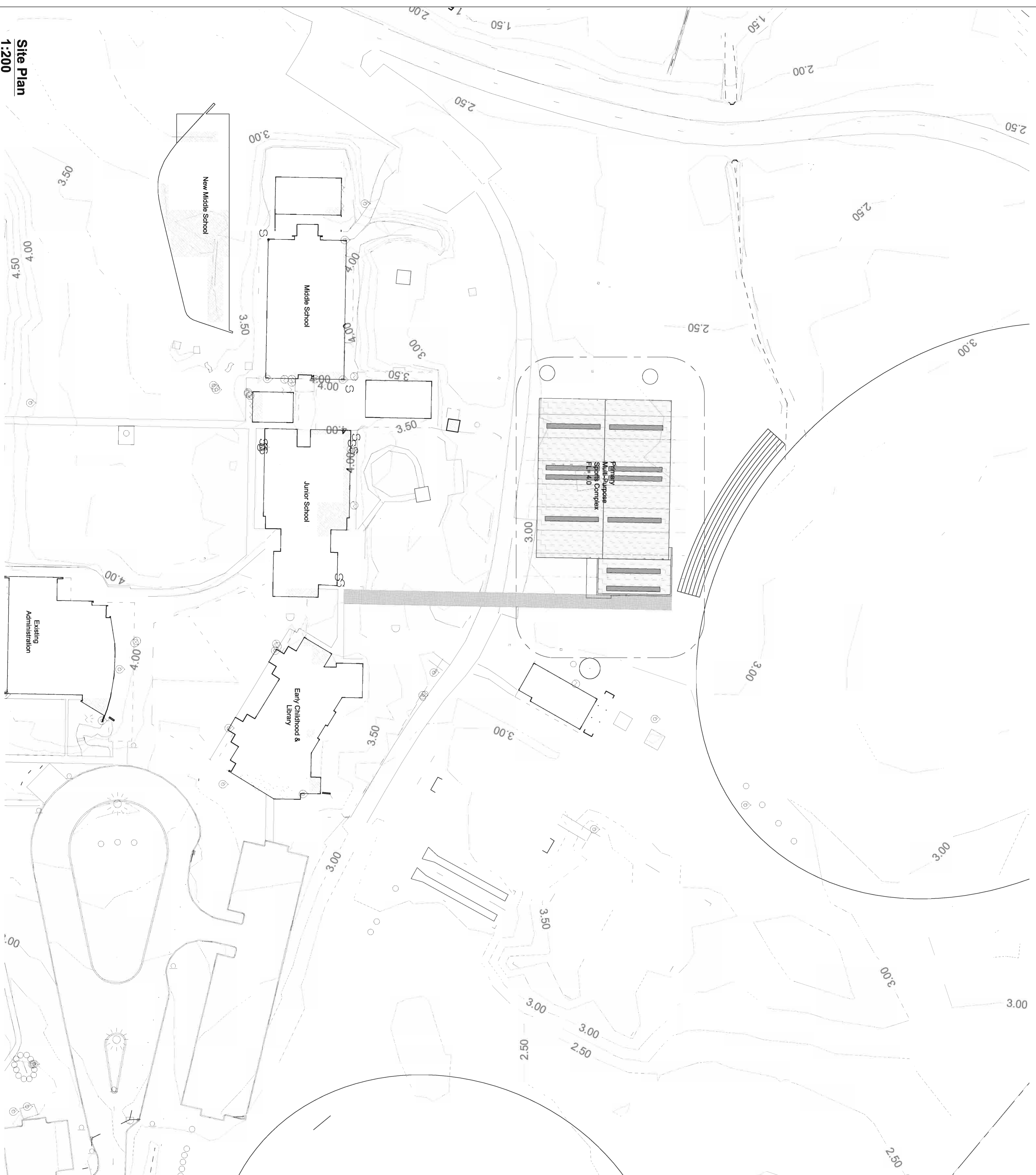
| rev | date | file |
|-----|------|------|
| | | |
| | | |
| | | |



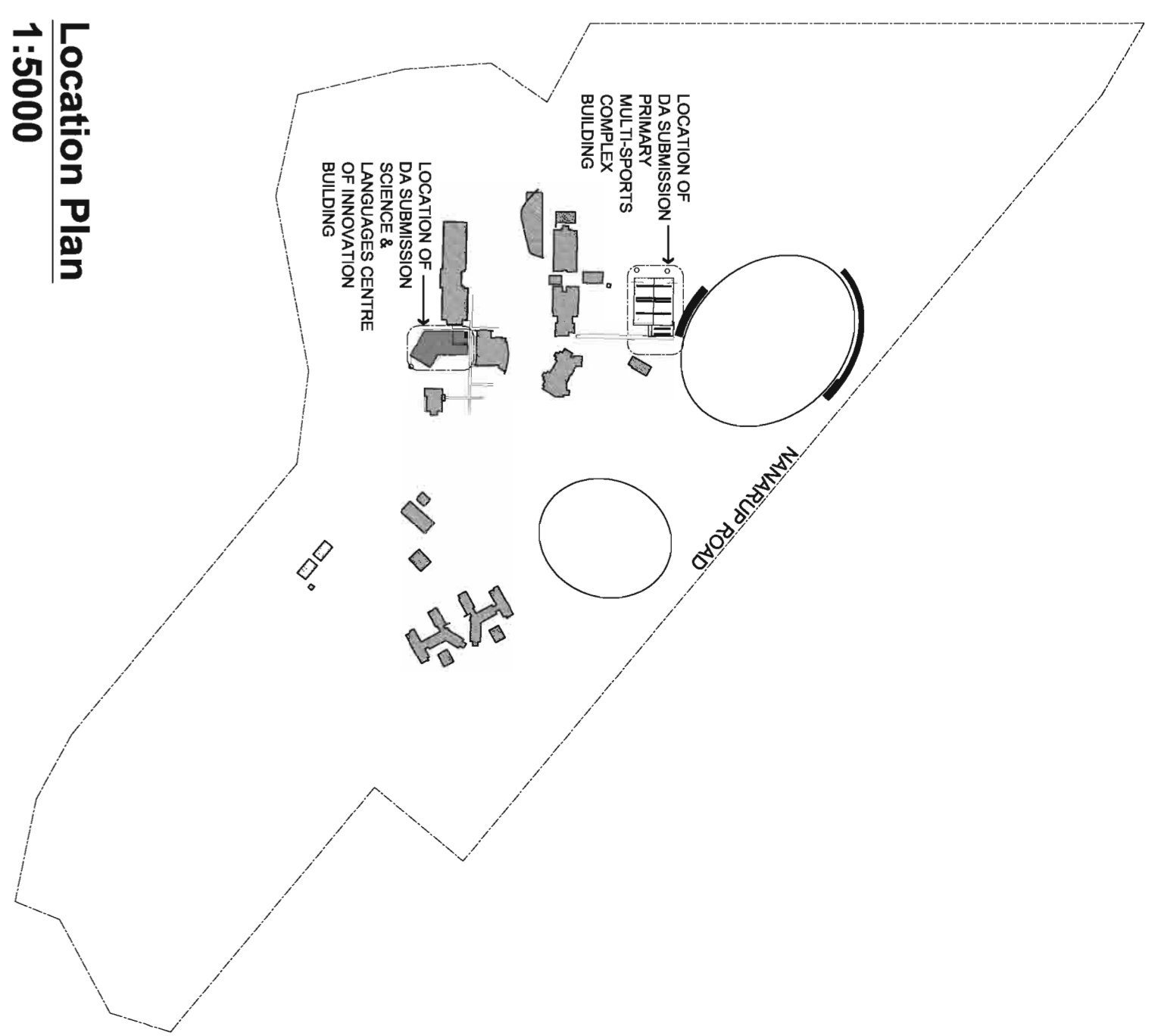
ph 08 9314 0531 fax 08 9314 0498
 po box 131 applecross 6953
 info@matthewsarchitecture.com.au
 www.matthewsarchitecture.com.au

Hobbs Smith & Holmes
 Architects & Design Consultants
 6 ASHFORD ST ALBANY
 PO BOX 486, ALBANY WA 6331
 Telephone: (08) 9841 2400 Facsimile: (08) 9841 2451

| | | | |
|------------|---|---------------|--|
| project | Great Southern Grammar Primary Multi-Purpose Sports Complex | client | Great Southern Grammar School Inc. |
| designed | fma/hsh | drawing title | Primary Multi-Purpose Sports Complex Proposed Elevations |
| drawn | march | file no | proj. no 07020.4 A1153.6 |
| scale | 1:100 | date | March 2009 |
| drawing no | DA03 | rev | - |



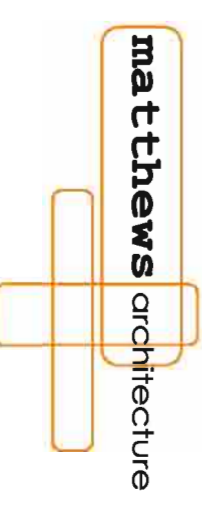
Site Plan
1:200



Location Plan
1:5000

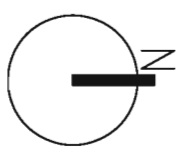
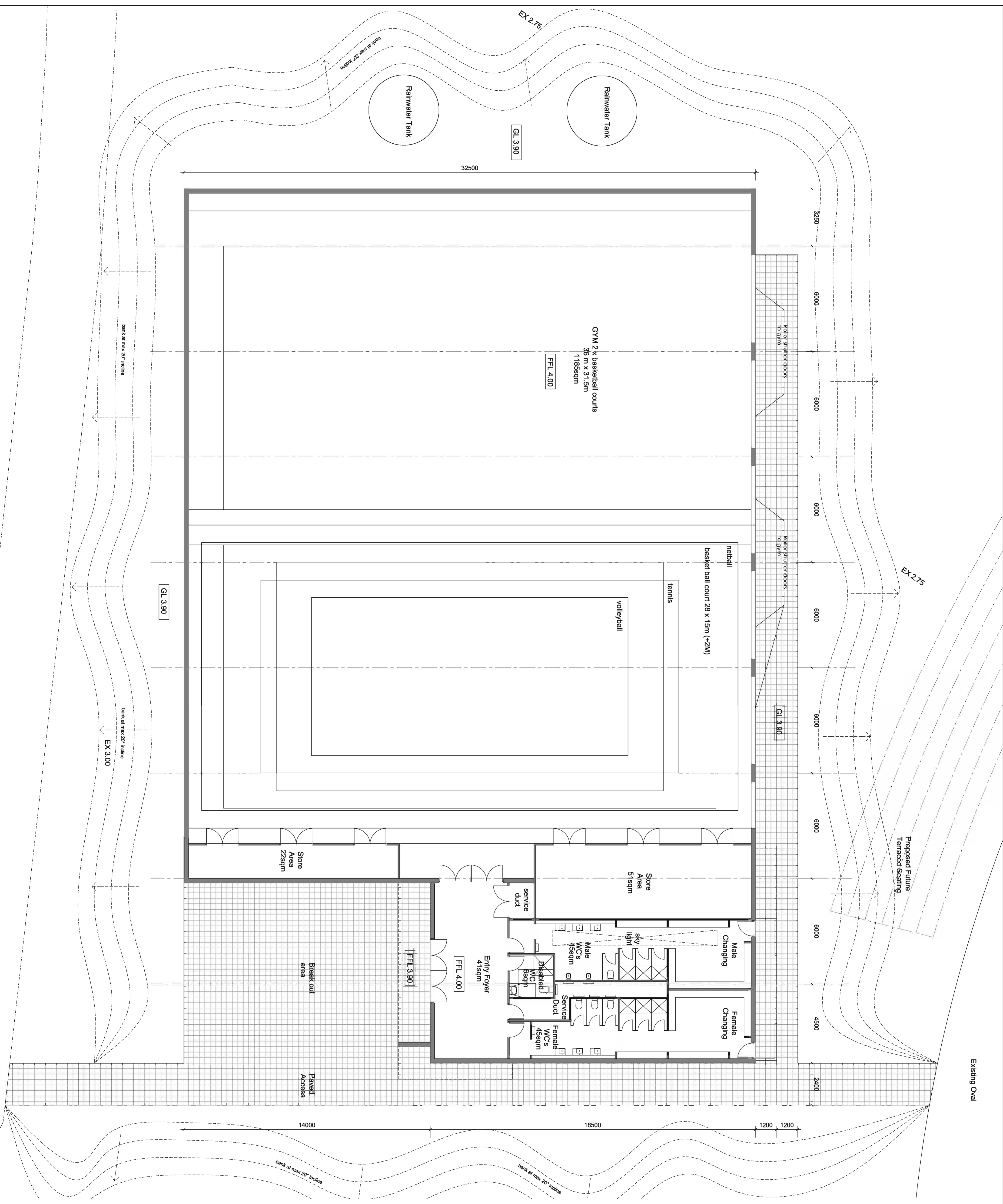
Architectural documents are to be read in conjunction with relevant structural, fire services, mechanical, hydraulic, electrical, plumbing, and other services drawings. The contractor is to be consulted with the appropriate sections of technical specifications. Do not scale drawings. Use figured dimensions only. Inform the architect of any discrepancies between drawings or documents. Contractor to verify all dimensions on the before commencing work. Copyright of designs shown herein is retained by this office. Written authority is required for any reproduction.

| REV | DATE | TITLE |
|-----|------|-------|
| | | |
| | | |
| | | |



Hobbs Smith & Holmes
Architects & Design Consultants
6 ASHFORD ST, ALBANY
PO BOX 468, ALBANY WA 6331
Telephone: (08) 941 2468 Fax: (08) 941 2471

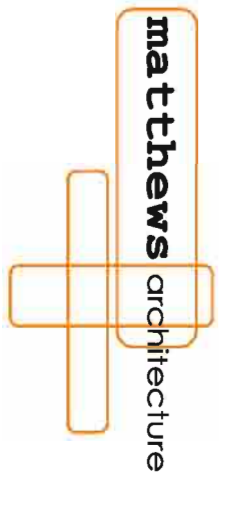
| | |
|----------|--------------------------------------|
| project | Greal Southern Grammar |
| client | Primary Multi-Purpose Sports Complex |
| designed | Greal Southern Grammar School Inc. |
| drawn | Location/Site Plan |
| file no | scps0500_1200 AI |
| date | March 2009 |
| rev | DA01 - |



Architectural documents are to be read in conjunction with relevant structural, fire services, mechanical, hydraulic, electrical, plumbing, and other specialist reports and specifications. Do not scale drawings. Use figured dimensions only. Inform documents. Contractor to verify all dimensions on site before commencing work.

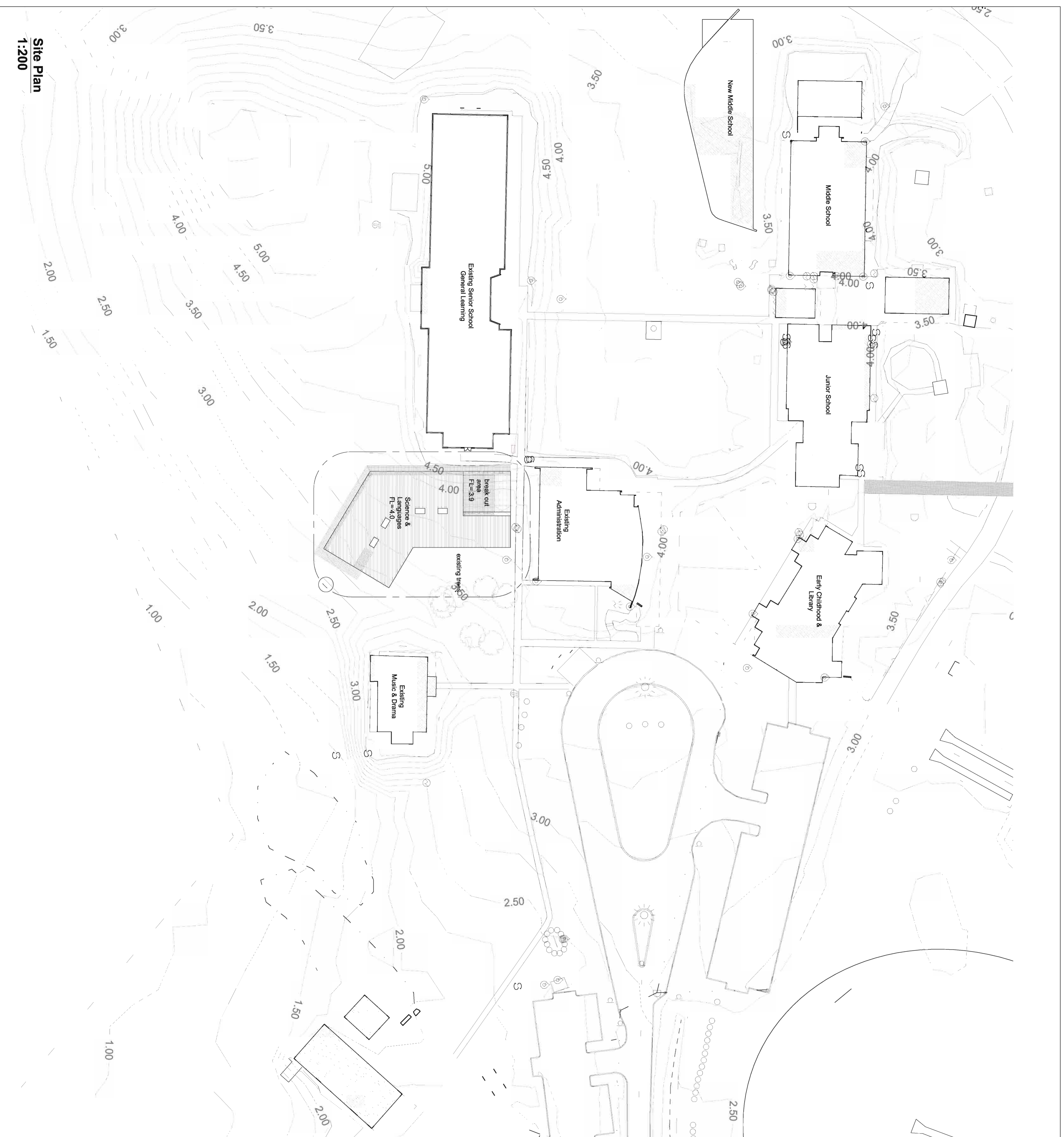
Copyright of designs shown herein is retained by this office. Written authority is required for any reproduction.

| rev / date | title |
|------------|-------|
| | |
| | |
| | |

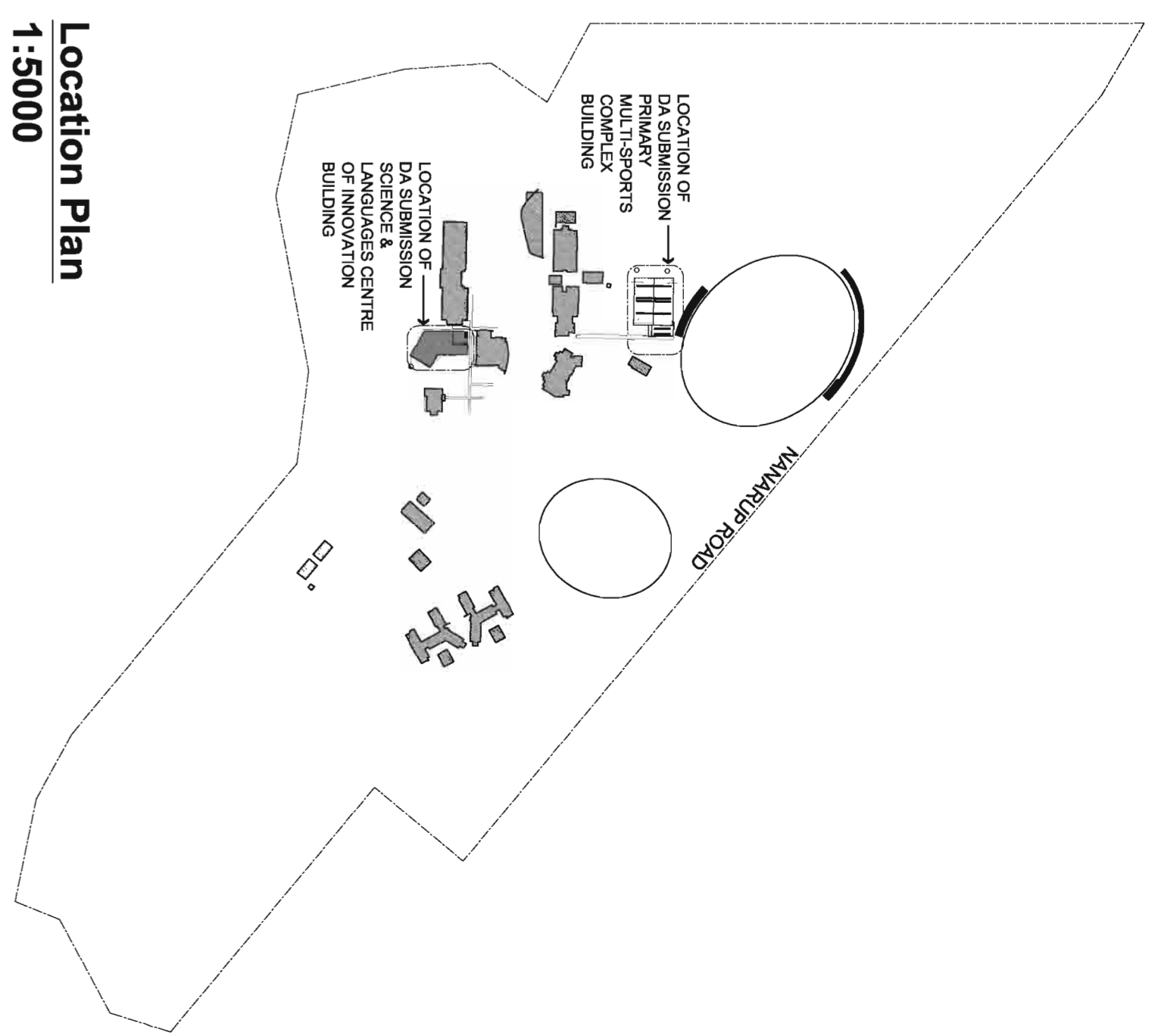


ph: 08 9316 0531 fax: 08 9316 0488
 po: Box 131 opelousas 4653
 www.matthewsarchitecture.com.au

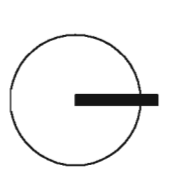
| | |
|---|-------------------------|
| project Great Southern Grammar Primary Multi-Purpose Sports Complex | |
| client Great Southern Grammar School Inc. | designed mch/nsh |
| drawing title Primary Multi-Purpose Sports Complex Proposed Elevations | drawn mch/nsh |
| rev no 1100 | scale 1:100 |
| proj no A1354 | date March 2009 |
| drawing no DA02 | rev - |



Site Plan
1:200

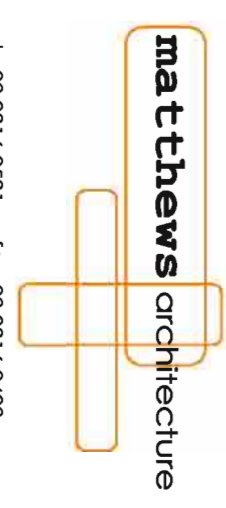


Location Plan
1:5000



Architectural documents are to be read in conjunction with relevant structural, fire services, mechanical, hydraulic, electrical, and other services. The contractor is responsible for the coordination with the appropriate sections of technical applications. Do not scale drawings. Use figured dimensions only. Inform the architect of any discrepancies in the drawings, before commencing work. Copyright of designs shown herein is retained by this office. Written authority is required for any reproduction.

| REV | DATE | TITLE |
|-----|------|-------|
| | | |
| | | |
| | | |



PH 08 9316 0531 FAX 08 9316 0498
PO BOX 1331 OPHIDEA QLD 4053
www.matthewsarchitecture.com.au

Hobbs Smith & Holmes
Architects & Design Consultants
6 ASHFORD ST, ALBANY
PO BOX 468, ALBANY WA 6331
Telephone: (08) 941 2468 Facsimile: (08) 941 2471

| | |
|----------|---|
| project | Great Southern Grammar Science & Languages Centre of Innovation |
| client | Great Southern Grammar School Inc. |
| designed | matthews architecture |
| drawn | matthews architecture |
| scale | 1:200 |
| date | March 2009 |
| title | Location/Site Plan |
| file no | DA01 |
| proj no | A1153B |

A106297

EF8078197

Tom Wenbourne

From: David Hatelie
Sent: Wednesday, 11 March 2009 2:09 PM
To: Tom Wenbourne
Subject: RE: Tree at St John's Church, York st.

**Agenda item 11.1.2 refers
Bulletin Item 1.1.2**

Hi Tom, yes I did take one of the Hort. Guys down and both of us agreed that the tree was quite sound. However the tree would benefit from a reduction to the side that faces the proposed new building as it is heavily weighted that way and could cause a problem in the future.

Cheers David

From: Tom Wenbourne
Sent: Wednesday, 11 March 2009 2:01 PM
To: David Hatelie
Subject: RE: Tree at St John's Church, York st.

Hi David,

Following our meeting onsite last Wednesday you were going to get one of the Arboricultural guys to have a look at the Gum Tree. I was just wondering if this had happened and if I could get a written response from you regarding the tree to add to the file for my upcoming determination.
Many thanks for your assistance in this matter.

Kind regards,

Tom.

Tom Wenbourne
Planning Officer
City of Albany
Tel: 08 9841 9268
Fax: 08 9841 4099
www.albany.wa.gov.au

From: David Hatelie
Sent: Friday, 27 February 2009 12:23 PM
To: Tom Wenbourne
Subject: RE: Tree at St John's Church, York st.

Hi Tom, Wednesday afternoon would be fine say 2

A106238
Plan 10

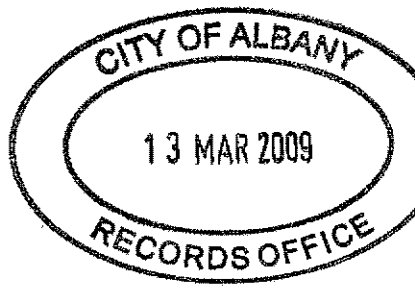
Your ref: A106238/PA27390/P285371
Our ref: P3514/23683
K.Jackson / (08) 9220 4150
Enquiries: karen.jackson@hc.wa.gov.au



March 10, 2009

HERITAGE
COUNCIL
OF WESTERN AUSTRALIA

Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6331
Attention: Mr Ian Humphrey



Doc No: City of Alban / Records
File: ICR8077300
A106238
Date: 13 MAR 2009
Officer: PLAN10
Attach

Dear Ian

**St John's Church Group, Albany
Proposed Development Adjacent to State Registered Heritage Place**

Thank you for your correspondence received on February 19, 2009 regarding the proposed Anglicare office development at 149-153 York Street, Albany, which is adjacent to the State Registered Heritage Place *St John's Church Group, Albany*. We also note that development is occurring on the northwest corner of the registered curtilage of the *St John's Church Group, Albany*, including carparking and landscaping.

We received the following drawings prepared by Howard & Heaver Architects dated 21/10/08:

- A.01A - Existing Site Plan
- A.02A - Proposed Site Plan
- A.03A - Proposed Building Plan
- A.04A - Existing Elevations
- A.05A - Proposed Elevations

We understand that following discussions between the Regional Heritage Advisor, the City of Albany and the applicant's representatives, the gum tree identified in the plans for removal is now being retained, as well as the assorted shrubs and trees in the far northeast corner of the development site.

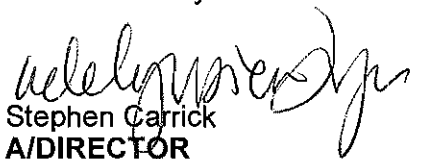

A Conservation Officer, with delegated authority from the Heritage Council, has assessed the development referral in the context of the identified heritage significance of the place and the *St John's Church, Rectory & Hall, Albany, Conservation Plan*. We note that the grounds as the setting for the present buildings are identified as an element of major significance in the Conservation Plan, and that there is potential for archaeological evidence within and adjacent to the registered place. We confirm that the proposed works are supported subject to the following conditions:

1. An archaeologist is engaged to advise on archaeological potential of the development area adjacent to the State Registered Heritage Place *St John's Church Group* prior to ground disturbance works (Conservation Plan Policy 7).
2. A schedule detailing appropriate replanting of existing landscaping elements identified for removal or suitable replacement planting within the Registered Curtilage of the *St John's Church Group* is submitted for approval prior to the issue of a Building Licence.

We would appreciate a copy of your Council's determination for our records.

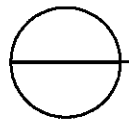
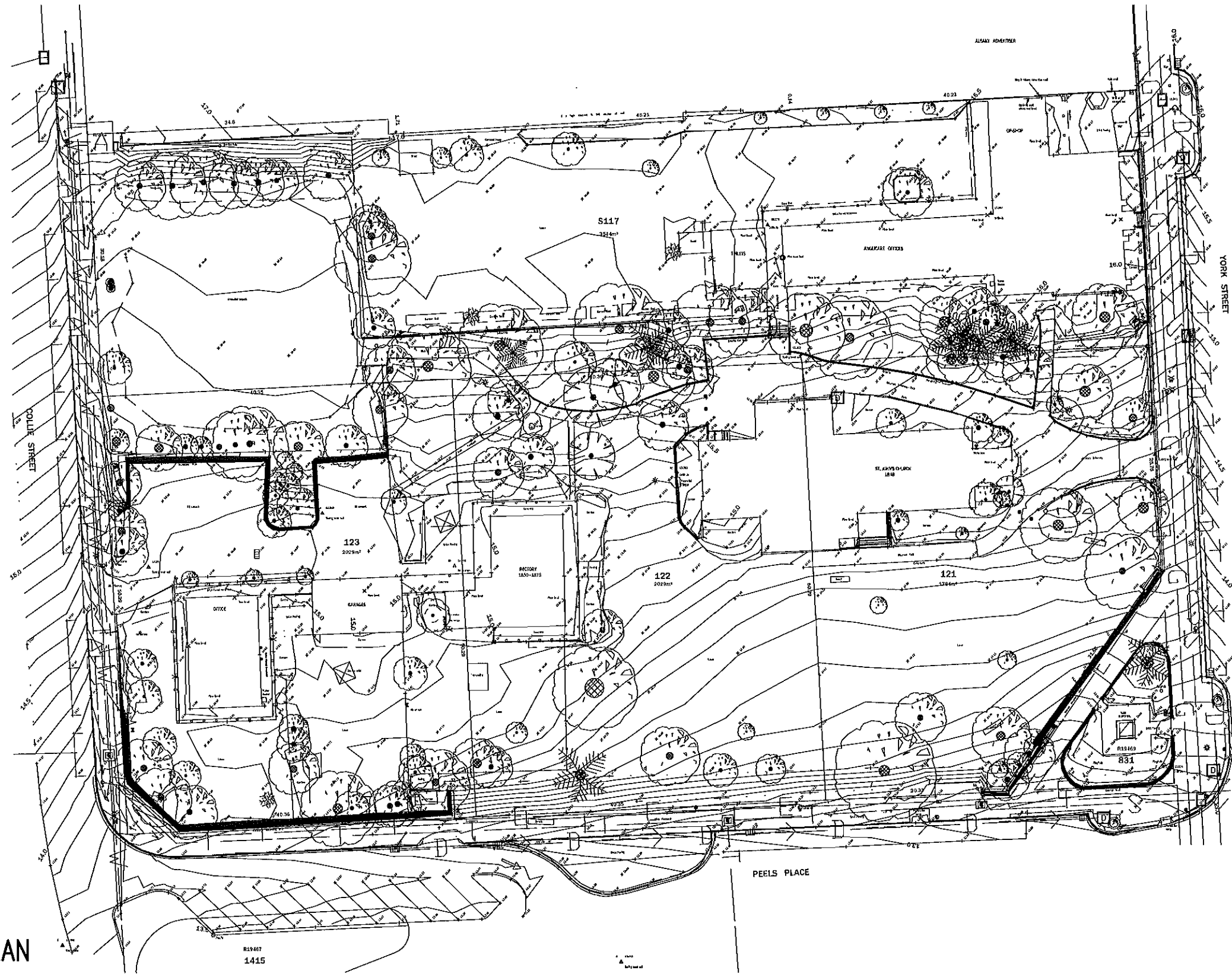
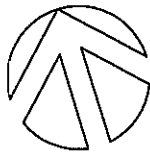
Should you have any queries regarding this advice please contact Karen Jackson at karen.jackson@hc.wa.gov.au or on 9220 4150.

Yours sincerely


pp  Stephen Carrick
A/DIRECTOR

cc: Helen Munt, Regional Heritage Adviser - Albany & Great Southern Region

NORTH



EXIST. SITE PLAN
SCALE 1:500

ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT WRITTEN PERMISSION FROM HOWARD + HEAVER ARCHITECTS, CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS & ANGLES ON SITE PRIOR TO COMMENCEMENT OF WORK. THIS IS A CAD DRAWING. DO NOT SCALE

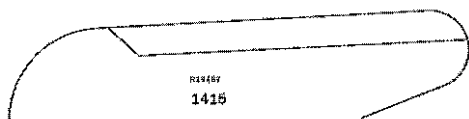
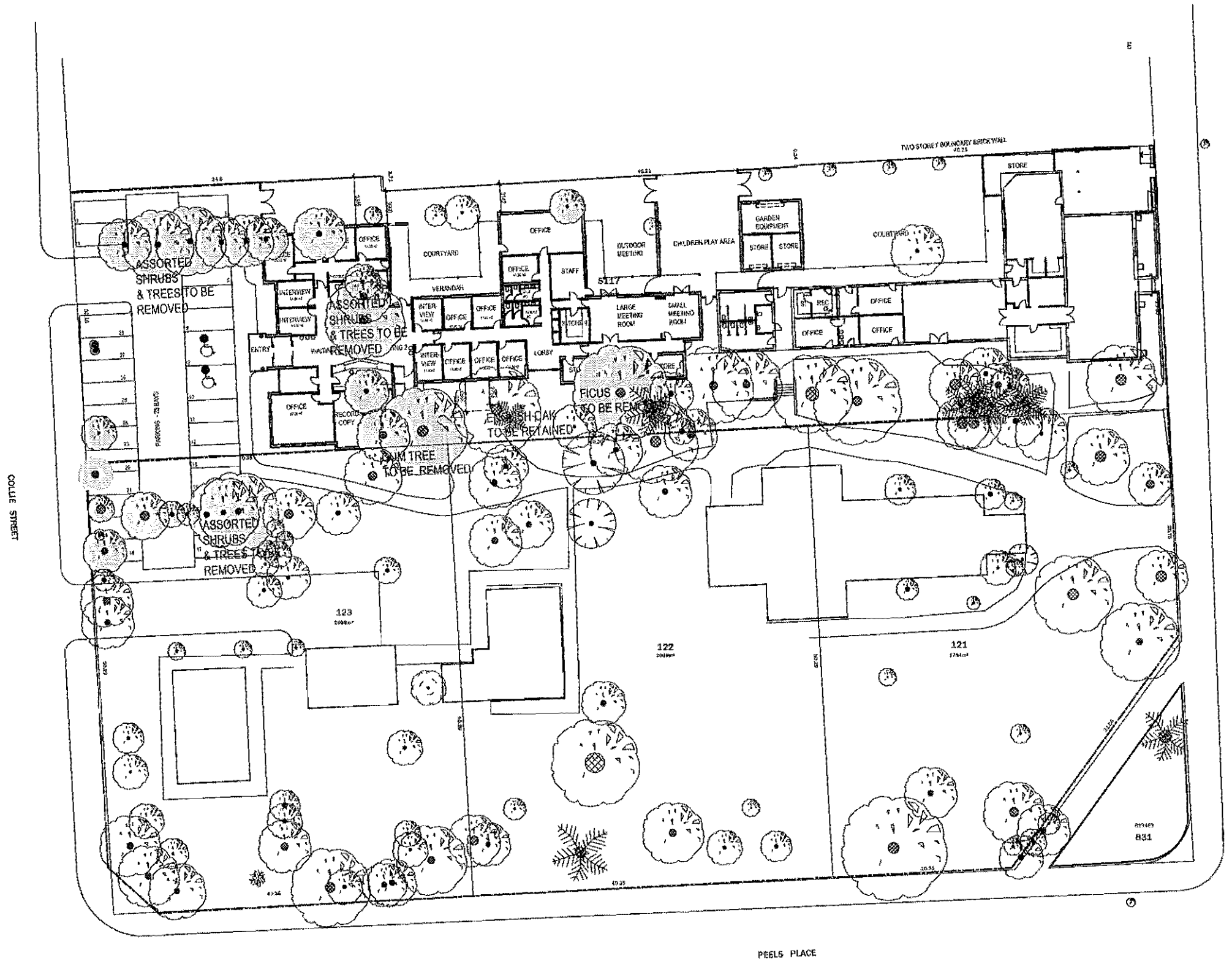
| rev | date | description |
|-----|----------|------------------|
| A | 19.01.09 | ISSUE TO COUNCIL |
| | | |
| | | |
| | | |

Howard + Heaver Architects
PO Box 5427
ALBANY WA 6332
T (08) 9842 5558
F (08) 9842 3936

project
**ST. JOHNS PRECINCT
DEVELOPMENT**
client
ANGLICARE

drawing
EXISTING SITE PLAN
cad file -
drawn TI project number 7002-06

scale 1:500 @ A3
date 21/10/08
dwg no. rev.
A.01 A



ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT WRITTEN PERMISSION FROM HOWARD + HEAVER ARCHITECTS, CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS & ANGLES ON SITE PRIOR TO COMMENCEMENT OF WORK. THIS IS A CAD DRAWING. DO NOT SCALE

| rev | date | description |
|-----|----------|------------------|
| A | 19.01.09 | ISSUE TO COUNCIL |
| | | |
| | | |
| | | |

Howard + Heaver Architects

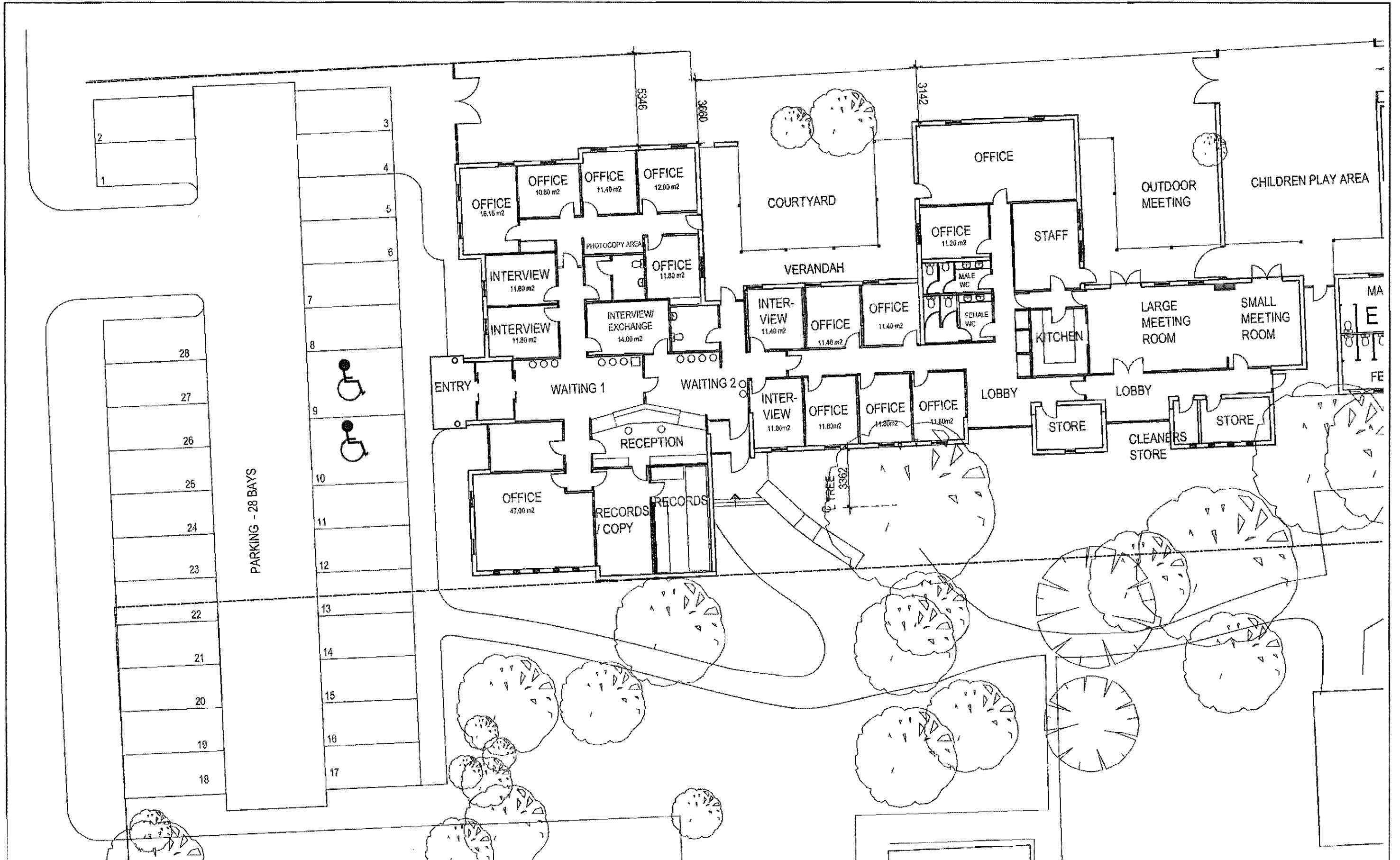
PO Box 5427
ALBANY WA 6332
T (08) 9842 5558
F (08) 9842 3936

project
**ST. JOHNS PRECINCT
DEVELOPMENT**
client
ANGLICARE

drawing
PROPOSED SITE PLAN

cad file -
drawn T1 project number 7002-06

scale 1:500 @ A3
date 21/10/08
dwg no. rev.
A.02 A



ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT WRITTEN PERMISSION FROM HOWARD + HEAVER ARCHITECTS, CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS & ANGLES ON SITE PRIOR TO COMMENCEMENT OF WORK. THIS IS A CAD DRAWING. DO NOT SCALE

| REV | DATE | DESCRIPTION |
|-----|----------|------------------|
| A | 19.01.09 | ISSUE TO COUNCIL |
| | | |
| | | |
| | | |
| | | |
| | | |

Howard + Heaver Architects

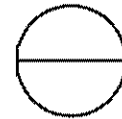
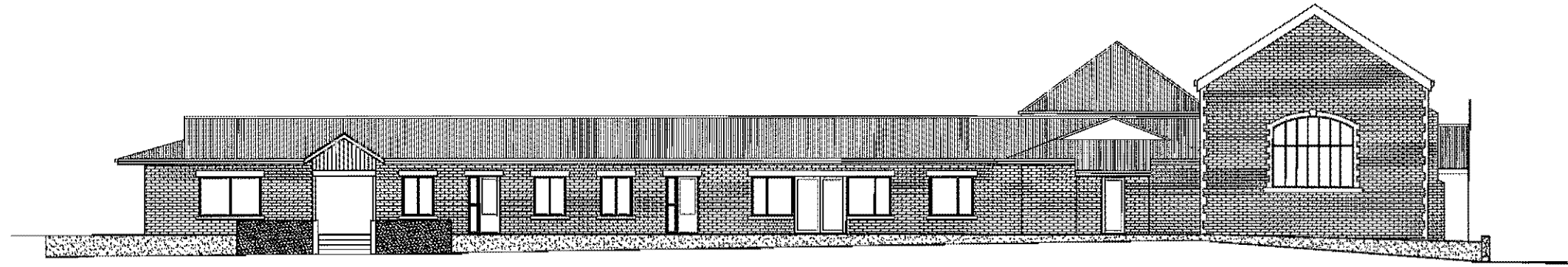
PO Box 5427
ALBANY WA 6332
T (08) 9842 5558
F (08) 9842 3936

project
**ST. JOHNS PRECINCT
DEVELOPMENT**
client
ANGLICARE

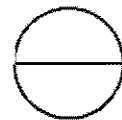
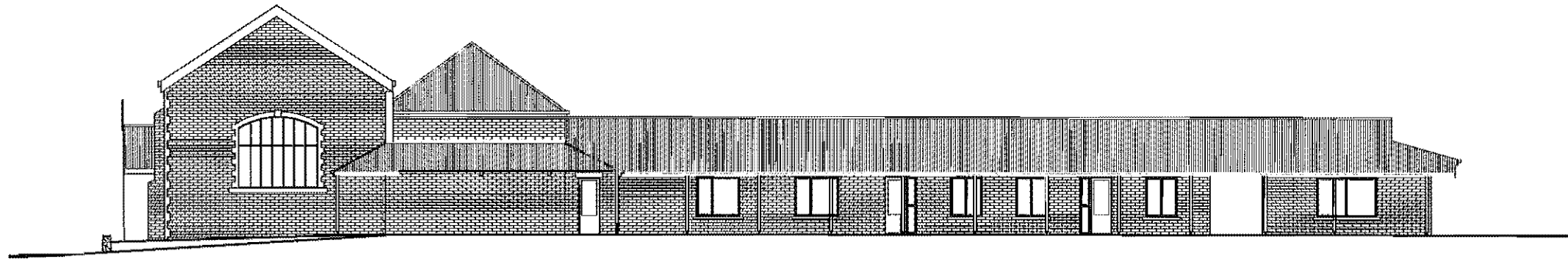
drawing
PROPOSED BUILDING PLAN

cad file -
drawn TI project number 7002-06

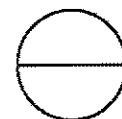
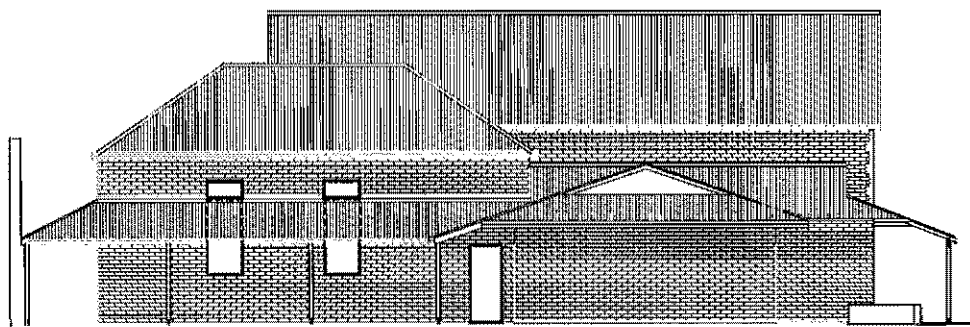
scale 1:200 @ A3
date 21/10/08
dwg no. rev.
A.03 A



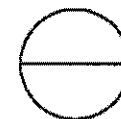
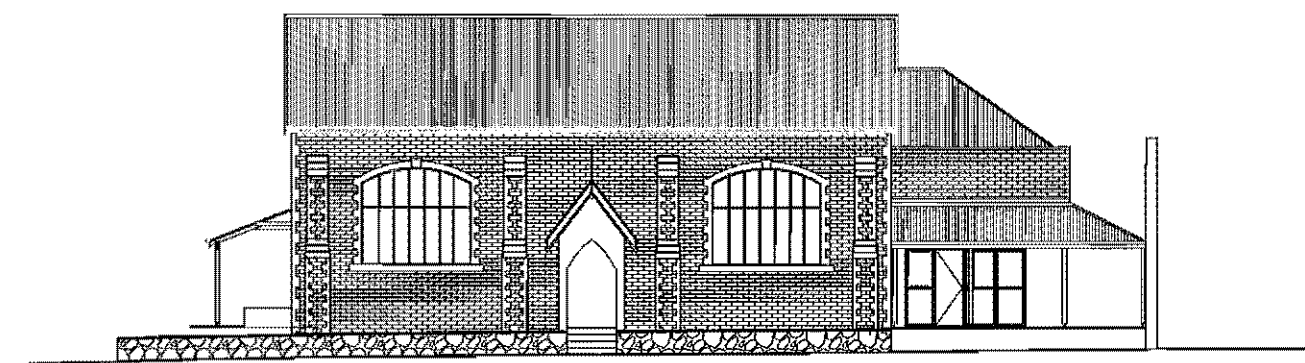
EXISTING SOUTH ELEVATION
SCALE 1:200



EXISTING NORTH ELEVATION
SCALE 1:200



EXISTING WEST ELEVATION
SCALE 1:200



EXISTING EAST ELEVATION
SCALE 1:200

ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT WRITTEN PERMISSION FROM HOWARD + HEAVER ARCHITECTS, CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS & ANGLES ON SITE PRIOR TO COMMENCEMENT OF WORK. THIS IS A CAD DRAWING. DO NOT SCALE.

| rev | date | description |
|-----|----------|------------------|
| A | 19.01.09 | ISSUE TO COUNCIL |
| | | |
| | | |
| | | |

Howard + Heaver Architects

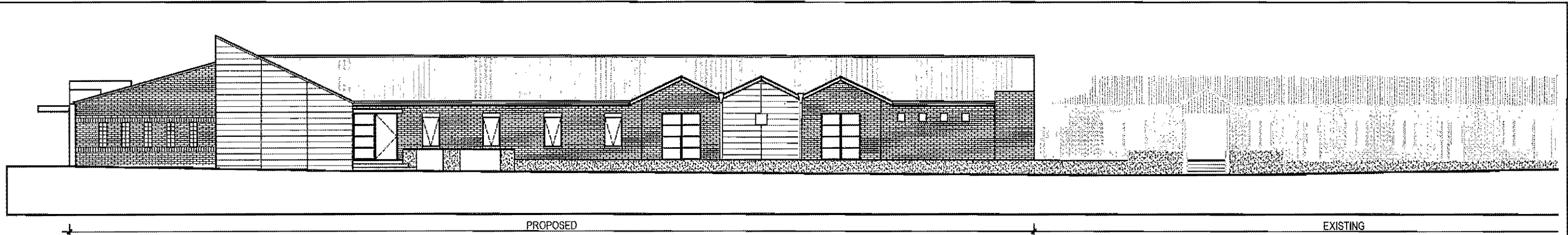
PO Box 5427
ALBANY WA 6332
T (08) 9842 5558
F (08) 9842 3936

project
**ST. JOHNS PRECINCT
DEVELOPMENT**
client
ANGLICARE

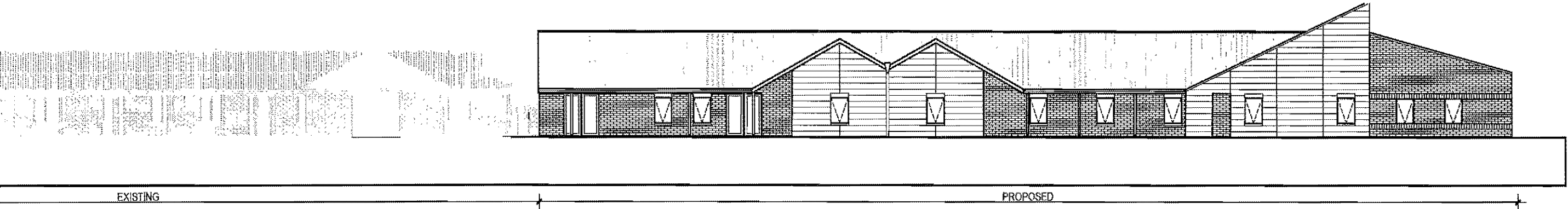
drawing
EXISTING ELEVATIONS

card file -
drawn TI project number 7002-06

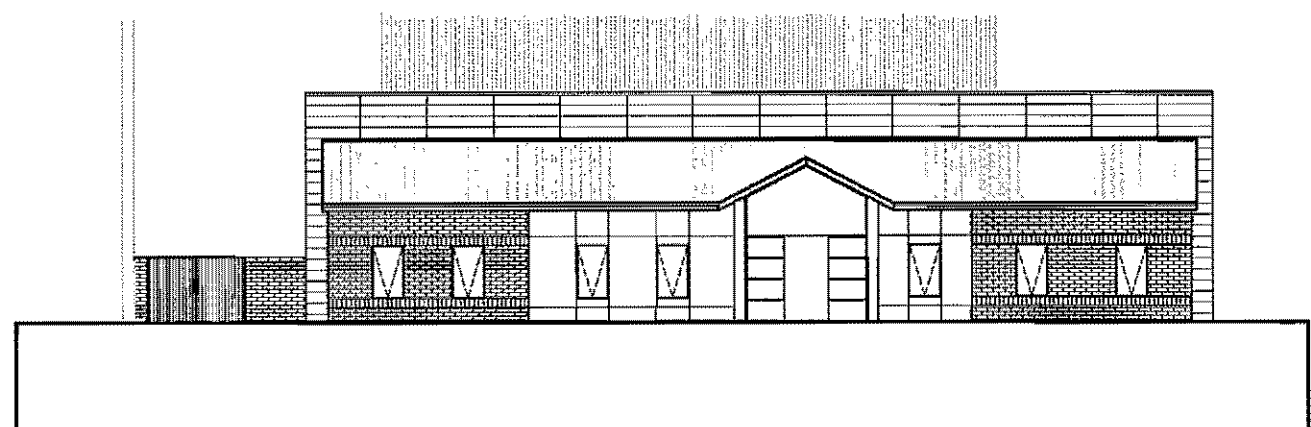
scale 1:200 @ A3
date 21/10/08
dwg no. rev.
A.04 A



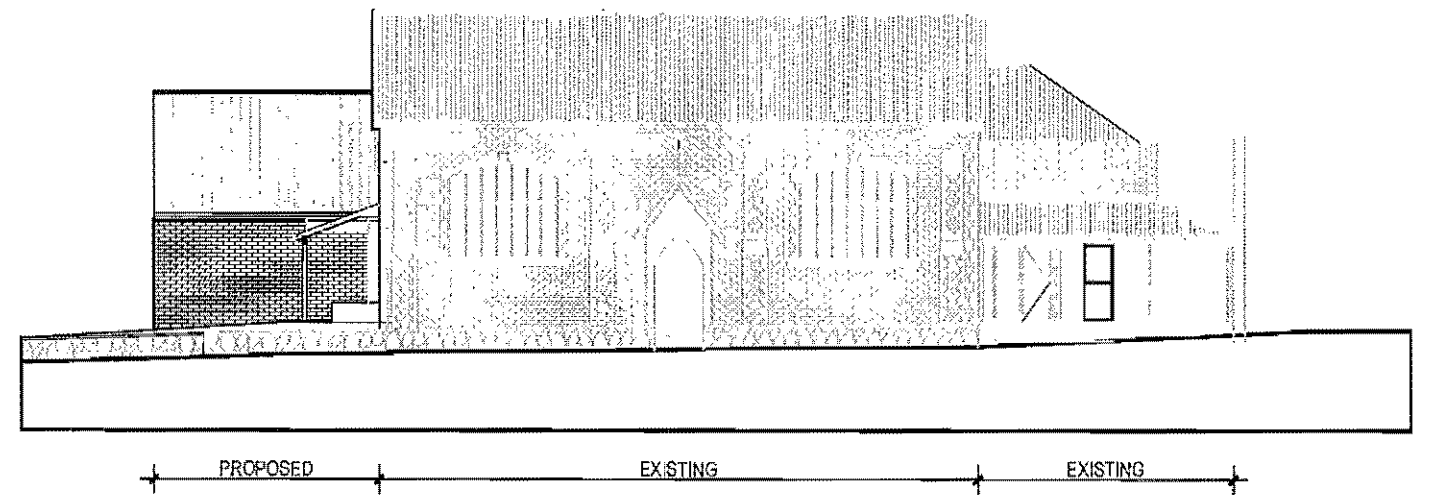
PROPOSED SOUTH ELEVATION
SCALE 1:200



PROPOSED NORTH ELEVATION
SCALE 1:200



PROPOSED WEST ELEVATION
SCALE 1:200



PROPOSED EAST ELEVATION
SCALE 1:200

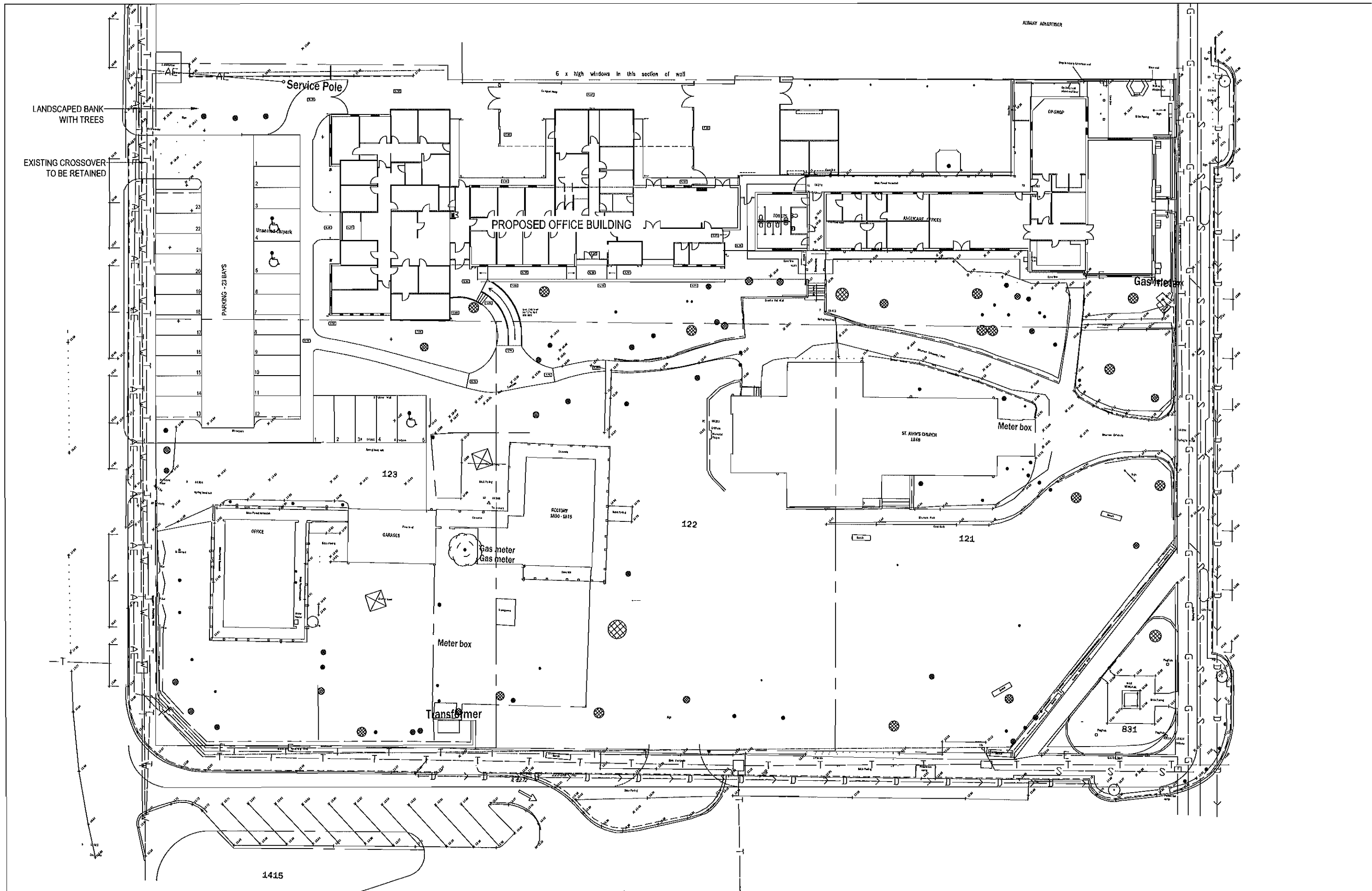
ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT WRITTEN PERMISSION FROM HOWARD + HEAVER ARCHITECTS, CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS & ANGLES ON SITE PRIOR TO COMMENCEMENT OF WORK. THIS IS A CAD DRAWING. DO NOT SCALE

| REV | DATE | DESCRIPTION |
|-----|----------|------------------|
| A | 19.01.09 | ISSUE TO COUNCIL |
| | | |
| | | |
| | | |

Howard + Heaver Architects
PO Box 5427
ALBANY WA 6332
T (08) 9842 5558
F (08) 9842 3836

project
ST. JOHNS PRECINCT DEVELOPMENT
client
ANGLICARE

| | |
|---------------------------------|------------------|
| drawing | scale 1:200 @ A3 |
| PROPOSED ELEVATIONS | date 21/10/08 |
| cad file - | dwg no. rev. |
| drawn TI project number 7002-06 | A.05 A |



ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT WRITTEN PERMISSION FROM HOWARD + HEAVER ARCHITECTS, CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS & ANGLES ON SITE PRIOR TO COMMENCEMENT OF WORK. THIS IS A CAD DRAWING. DO NOT SCALE.

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------|
| A | 30 03 09 | NOTES TO CARPARKING |

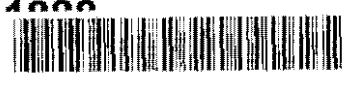
Howard + Heaver Architects
 PO Box 5427
 ALBANY WA 6332
 T (08) 9842 5558
 F (08) 9842 3936

project
ST. JOHN'S PRECINCT DEVELOPMENT
 client
ANGLIACRE

drawing
PROPOSED SITE PLAN
 cad file
 drawn - project number 7002-06

scale 1:200 @ A1
 date 00/00/00
 dwg no. rev.
A.11 A

LIQUOR CONTROL ACT 1988 CERTIFICATE OF LOCAL PLANNING AU



Reverse side to be completed by applicant BEFORE SUBMISSION

City of Albany Records
Doc No: ICR8075240
File: MAN046

THIS SECTION TO BE COMPLETED BY THE LOCAL AUTHORITY

Date: 11 FEB 2009
Officer: PEHO

I, (full name)

Attach:

being the
(Title)

for the
(Name of Local Planning Authority)

hereby certify that the premises known as

and situated at

Post Code

will comply with all relevant planning laws, namely;

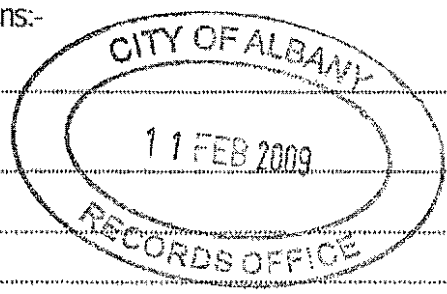
OR

would comply with the relevant planning laws if consent were to be given by the following authority;

- (i) It is not known whether the authority will give their consent; or
- (ii) It is known that the authority will give that consent subject to the following probable condition/restrictions;

OR

will not comply with the relevant planning laws for the following reasons:-



Dated the day of

Signature of Authorised Officer

THIS SECTION MUST BE COMPLETED BY THE APPLICANT BEFORE SUBMISSION TO THE LOCAL AUTHORITY

APPLICATION DETAILS

Category and Type of Licence: RESTAURANT - EXTENDED TRADING PERMIT TO SELL AND SUPPLY LIQUOR WITHOUT A MEAL

Nature of application and an outline of proposed use of the premises: "THE WHEEL" IS CURRENTLY A LICENSED RESTAURANT. AN APPLICATION IS BEING MADE TO THE DEPARTMENT OF RACING, GAMING AND LIQUOR FOR AN EXTENDED TRADING PERMIT TO SELL AND SUPPLY LIQUOR TO PERSONS WITHOUT A MEAL FOR 100% OF THE LICENSED PREMISES

In the case of a *SPECIAL FACILITY LICENCE* application:-

(a) For what purpose is the licence sought? (Refer to Regulation 9A of the *Liquor Control Regulations 1989*)

TO SUPPLY AND SELL LIQUOR TO PERSONS WITHOUT THE REQUIREMENT TO PURCHASE A MEAL

(b) What trading hours are sought?

| | | | | | |
|------------|-------------|-------------------|----|-----------|-------------------|
| Monday: | <u>6-30</u> | am/ pm | to | <u>12</u> | am /pm |
| Tuesday: | <u>6-30</u> | am/pm | to | <u>12</u> | am /pm |
| Wednesday: | <u>6-30</u> | am/ pm | to | <u>12</u> | am /pm |
| Thursday | <u>6-30</u> | am/pm | to | <u>12</u> | am /pm |
| Friday | <u>6-30</u> | am/pm | to | <u>12</u> | am /pm |
| Saturday | <u>6-30</u> | am/ pm | to | <u>12</u> | am /pm |
| Sunday | <u>10</u> | am/ pm | to | <u>10</u> | am /pm |

(c) Is approval sought to sell and supply liquor on:-

Christmas Day YES NO Good Friday YES NO Anzac Day YES NO

(d) Is approval sought to sell liquor for consumption off the licensed premises? YES NO

(e) Please detail the trading conditions sought and provide an outline on how it is proposed the premises will operate (attach separate submission if necessary):

TRADING - LIQUOR WITHOUT A MEAL WILL ONLY BE AVAILABLE WHEN THE RESTAURANT IS OPERATING, TIMES AND DAYS WILL VARY DUE TO SEASONAL DEMANDS.

Malcolm John Parsons and Glenda Yvonne Parsons

RE: APPLICATION FOR THE GRANT OF AN EXTENDED TRADING PERMIT -
LIQUOR WITHOUT A MEAL

The Wheel Restaurant provides a service not only to Elleker residents but also to a large number of small communities and farms within the nearby districts such as Grasmere, Cuthbert and Mutton Bird to the east of Elleker and Torbay, Kronkup, Currinup, Hortons Bornholm and South Downs to the west of Elleker.

The restaurant is located on a major tourists route and as such also provides a service to the tourists, not only those just sight seeing or passing through the area but also to those staying in a number of small accommodation venues scattered through out the local and adjoining districts.

The restaurant presently operates on the weekend and during the week for pre-organised functions.

The Wheel Restaurant is located on a 5 acre block in a rural setting, Elleker Township consists of a small number of houses located to the east of the store, with the rest of the Elleker district consisting of acreage blocks and farms. Due to the location of the store and the geographical layout of the region offence, annoyance, disturbance or inconvenience would not conceivably be an issue with persons who reside or work in the vicinity.

At risk group - Apart from people from rural communities, there are no at risk groups within the locality of Elleker.

The closest other liquor outlets to the Wheel Restaurant / Elleker General Store are the Youngs Siding Store, also a general store 22 kilometres to the west and Albany, hotels and liquor stores 15 kilometres to the east.

Constable Clint Vredenbregt from the Western Australian Police who is the Alcohol and Drug Advisor for the Great Southern District was contacted, he advised us that he had searched his data base and had found no evidence of alcohol related offences relating the present operation of The Wheel Restaurant.

Management Plan identifying strategies to minimise negative impacts include:-

- All wait staff being trained in the responsible service of alcohol.
- Wait staff encouraging patrons to purchase meals.
- Water bottles / glasses will be placed on tables with wait staff continually topping up water bottles.
- Alcohol will only be provided at tables to seated patrons.
- Mid strength and full strength beer will be available.
- Bottled wine is available by the glass or bottle.
- Wine is served in 150ml serves.
- Wait staff will not top up wine glasses.

I believe that it would be in the public's interest to allow the restaurant to sell liquor without a meal as particularly in the tourist season a number of persons purchase one or two alcoholic drinks from the general store that would be consumed in a public place.

Allowing the restaurant to sell liquor with out a meal would encourage persons not to drink in public places and encourage persons to consume a meal ancillary to the consumption of alcohol.

This would also have a beneficial effect on the environmental within the area, with persons not drinking in public places and leaving their rubbish behind.

12. REPORTS - PLANNING & DEVELOPMENT SERVICES

12.3.1 PROPOSED AMENDMENT 181 SPECIAL USE ZONE – ELLEKER
(Continued)

BACKGROUND

1. Development on this land comprises the Elleker General Store approved by Council in September, 1992, which includes a fuel outlet, caretaker's dwelling and tea rooms. A separate train carriage (craft shop), a nursery and additions to the General Store were approved by Council in August, 1997. Advertising of that proposal elicited positive community feedback.

2. The proposal is to rezone Lot 119 (approximately 2ha) and a portion of Lot 118 (approximately 1.5ha) Lower Denmark Road (Corner Elleker-Grasmere Road) Elleker from 'Rural' zone to 'Special Use' zone to cater for the existing uses:-

- (a) General store/Fuel outlet/craft shops
- (b) tea-rooms and amenities
- (c) caretaker's house

and the following proposed uses:-

- (d) a variety of tourist/commercial tenancies eg: arts and crafts, leather studio, laundromat, hairdresser/beautician;
- (e) holiday accommodation units; and
- (f) traveller's rest area.

A copy of the Indicative Development Plan and relevant extracts from the submission are Attachment 1.

- 3. A separate lot was created in 1995 (Lot 119: Western Australian Planning Commission Ref: 97216) to contain the General Store and other improvements.
- 4. As the remainder of Lot 118 (approximately 18ha) is a deer farm, a tourist attraction (primarily a rural use) rezoning of that land appeared unnecessary prior to this rezoning process.
- 5. Council's assessment of wastewater effluent requirements at subdivision in 1995 required ATU's or other alternative effluent disposal systems.

Shire of Albany
PO BOX 809
Mercer Road
ALBANY WA 6330

| | | |
|-----------------------------|------------------------|-----------------|
| SHIRE OF ALBANY RECEIVED | | |
| 10 SEP 1997 | | |
| FILE AMD 1 | CURR NO. 976905 | OFFICER 005 |
| REPLY 0 | ACKNOWLEDG SENT / / | DN/ST/TN / / |

Dykstra & Associates

Town Planning and Design

Unit 2
2954 Albany H'way
Kellmscott WA 6111
Phone: (08) 9495 1947
Fax: (08) 9495 1946
Mobile: 041 140 5584

ATTENTION: PLANNING DEPARTMENT

Dear Sir/Madam,

**PROPOSED REZONING - TOURIST COMMERCIAL DEVELOPMENT
LOTS 118 & 119 LOWER DENMARK ROAD, ELLEKER**

I refer to the above and enclose for Council's consideration 3 copies of the rezoning report which explains the rationale and relevant details in support of the rezoning proposal. The report seeks Council's support to initiate rezoning of the above lot from "Rural" to "Special Use", and subject to Council's support will be followed up with formal rezoning documentation.

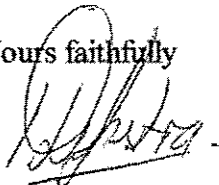
The proposal seeks rezoning of Lot 118 and Lot 119 to accommodate a composite range of existing and proposed integrated tourist/commercial land uses, including:-

- general store (existing);
- tearooms & amenities (existing);
- caretakers house (existing);
- variety of tourist - commercial tenancies (eg: arts & crafts, leather studio, laundromat, hairdresser/beautician, etc.);
- holiday accommodation units; and
- travellers rest area.

Please forward the account relating to the application fee for this rezoning to this firm.

I trust that this information is sufficient for Council to make a determination on this matter, however if you have any queries please contact me at this office.

Yours faithfully



Henry Dykstra
9th September 1997

**SCHEME AMENDMENT REQUEST
LOTS 19 & 20 SANFORD ROAD AND MONCK WAY
CENTENNIAL PARK CITY OF ALBANY**

1.0 INTRODUCTION & BACKGROUND

Lots 19 & 20 are currently included within Town Planning Scheme 1A as a Local Reserve for Public Use. It is proposed to transfer the land from this classification to the Industry zone.

The lots are located less than 400m from the Albany Central Area and less than 600m from York Street itself.

Lot 19 is 801m² and fronts both Monck Way whilst Lot 20 is 579m² and fronts both Monck Way and Sanford Road.

The land is cleared and accommodates a small dwelling (approx 100m²), a shed (approx 100m²) and a substantial sealed parking area. Whilst the site has been vacant for some time, the previous use and site history was for road traffic vehicle assessment and licensing and driver assessment and licensing. No mechanical repairs or other potentially noxious or polluting activities were therefore undertaken on site.

An application has been lodged with the WA Planning Commission seeking to amalgamate the two lots into a single holding of some 1380m².

2.0 SERVICING AND SITE ISSUES

The land has access to all necessary infrastructure services including constructed and drained road frontage, electrical power, telecommunications, reticulated water and deep sewerage. Existing site development is served by the two existing crossovers; one to Monck Way and one to Sanford Road.

A review of original survey diagrams show that widenings have been provided from the subject land to give Sanford Road its current 20m width and to allow the construction of the Monck Way intersection. No additional widenings are required to provide for likely site development or the future uses proposed by longer term strategy.

3.0 PLANNING

In the freeholding of Lots 19 & 20, the current Public Use classification neither provides future landowners with a clear guide how individual development and use applications will be dealt with. Neither does it provide Council with a clear set of development standards to be met or a list of uses which may be acceptable on the land nor what conditions, if any are appropriate. Transferring the site to the most appropriate zone will provide this guidance to future landowners and will provide Council with a framework for assessing future applications.

The following plan depicts the current zoning as well as landuse/lot activities surrounding Lots 19 &20.

It can be seen that all land surrounding the subject parcels are zoned Industry and apart from the adjoining dwellings (which are non conforming uses) accommodate typical light industrial activities.

Land on the opposite side of Sanford road is zoned Other Commercial and is used for activities typical in this zone (showrooms, vehicle based uses).

The Albany Local Planning Strategy depicts this area in the northwestern quadrant of the Albany Regional Centre designation. ALPS goes on to explain that over the longer term a landuse transition is anticipated (or to be promoted) to more commercial and mixed business type activities.

Town Planning Scheme No. 1A is flexible in the list of landuses permissible within the Industry zone such that many other commercial and mixed business type activities may be permitted by Council. In addition, the qualities of the site (exposure and proximity to the Albany Central Area) helps ensure that the activities most attracted to the land will be these higher order uses.

As a result of these considerations, the proposed zoning responds to the current zoning in the area, the existing landuse context whilst also providing for the future uses and activities promoted in the longer term strategy.

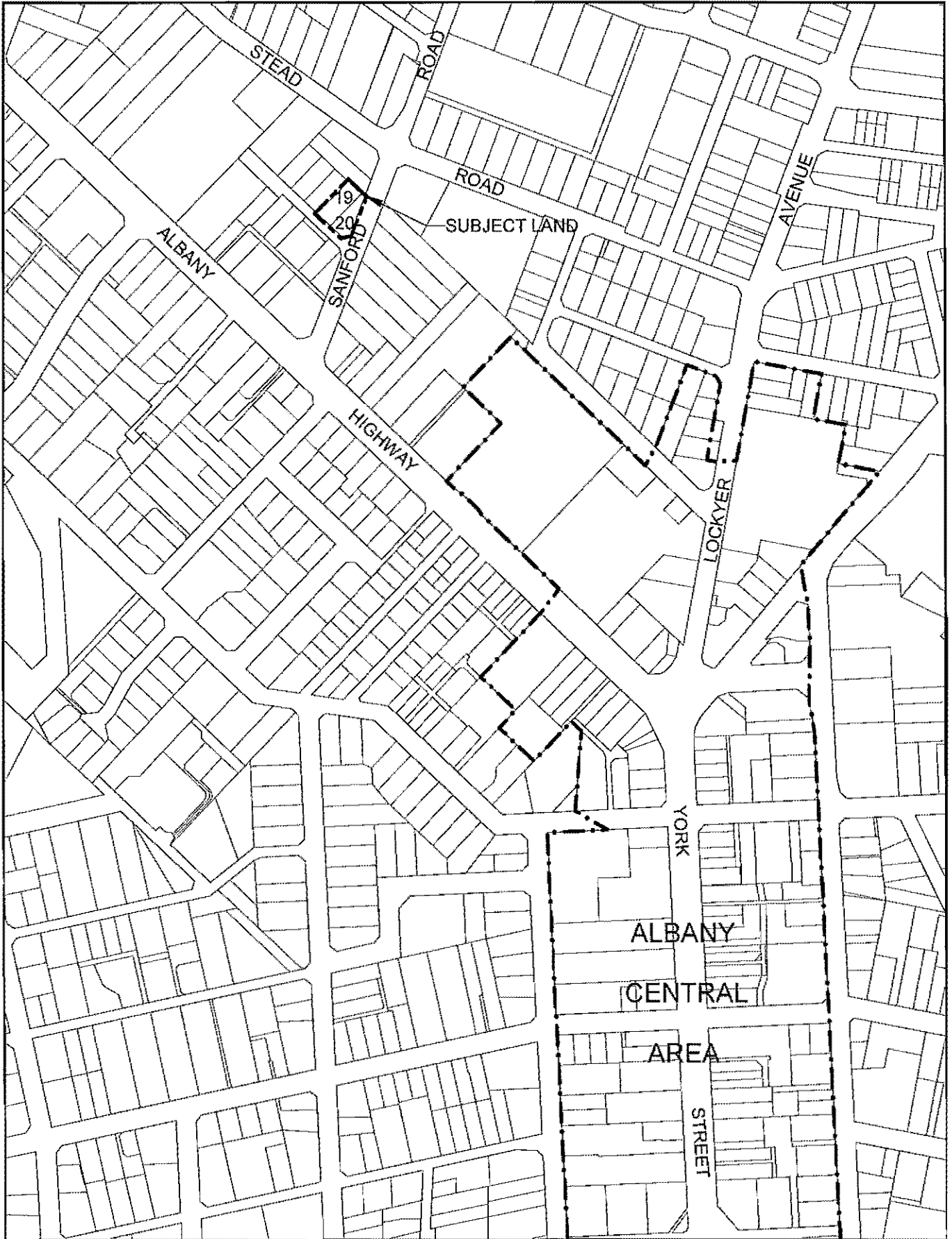
Although not a planning necessity, the proposed amalgamation of the two lots, if approved, will provide a logical and highly useable development site. Amalgamation also removes potential complications connected with the shed being located across the common boundary. Amalgamation also removes potential issues connected with boundary setbacks (on the common boundary) and the provision of access to Lot 19 via Monck Way.

4.0 CONCLUSION

No precedent will be set in transferring the land to the Industry zone and as the relevant zone and site development standards provide sufficient control future site development, no special measures are proposed.

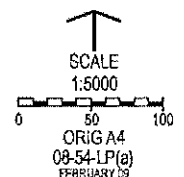
The proposed zoning meets the existing landuse and zoning context as well as providing for the strategic direction laid out within ALPS.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

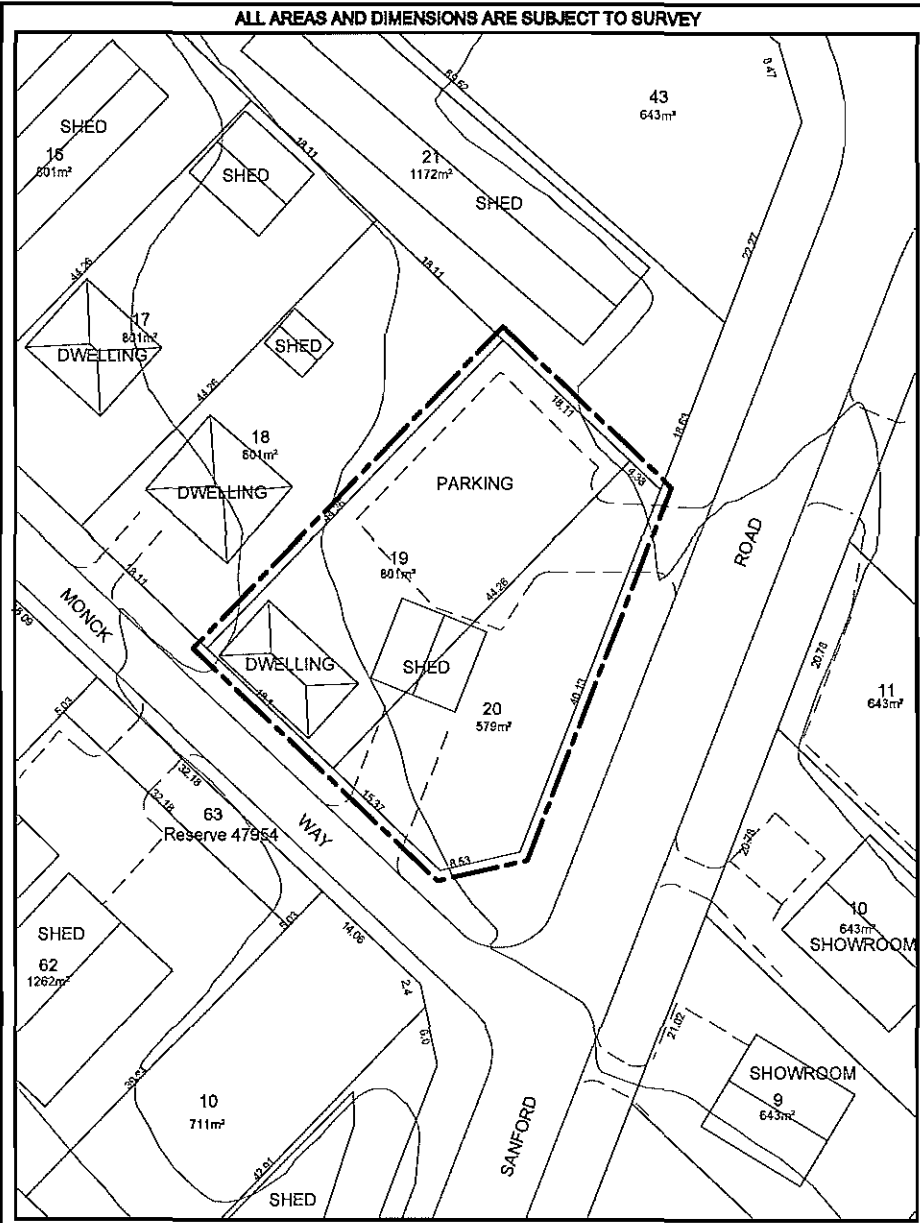


LOCATION PLAN
Lot 19 Monck Way &
Lot 20 Sanford Road
City of Albany

AYTON BAESJOU
PLANNING
1115, 6a St
Albany WA 6250
Phone 9542 2331 Fax 9542 6494

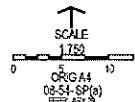


ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

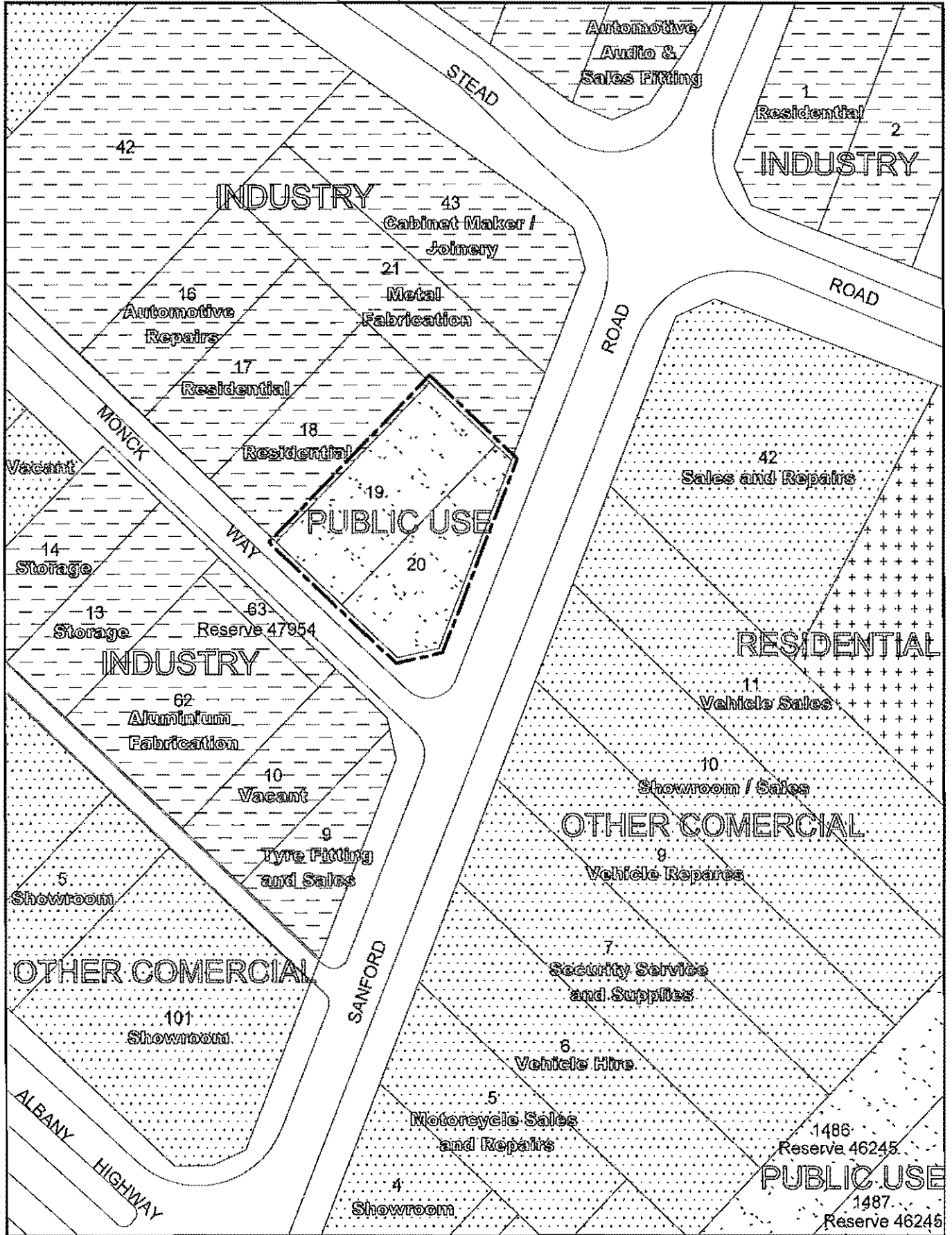


SITE PLAN
Lot 19 Monck Way &
Lot 20 Sanford Road
City of Albany

**AYTON BAESJOU
PLANNING**
11 Dora St
Albany, VA 23004
Phone 5842 2304 Fax 5842 8434



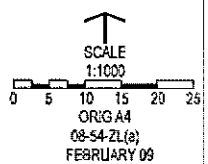
ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



ZONING & LANDUSE
 Lot 19 Monck Way &
 Lot 20 Sanford Road
 City of Albany

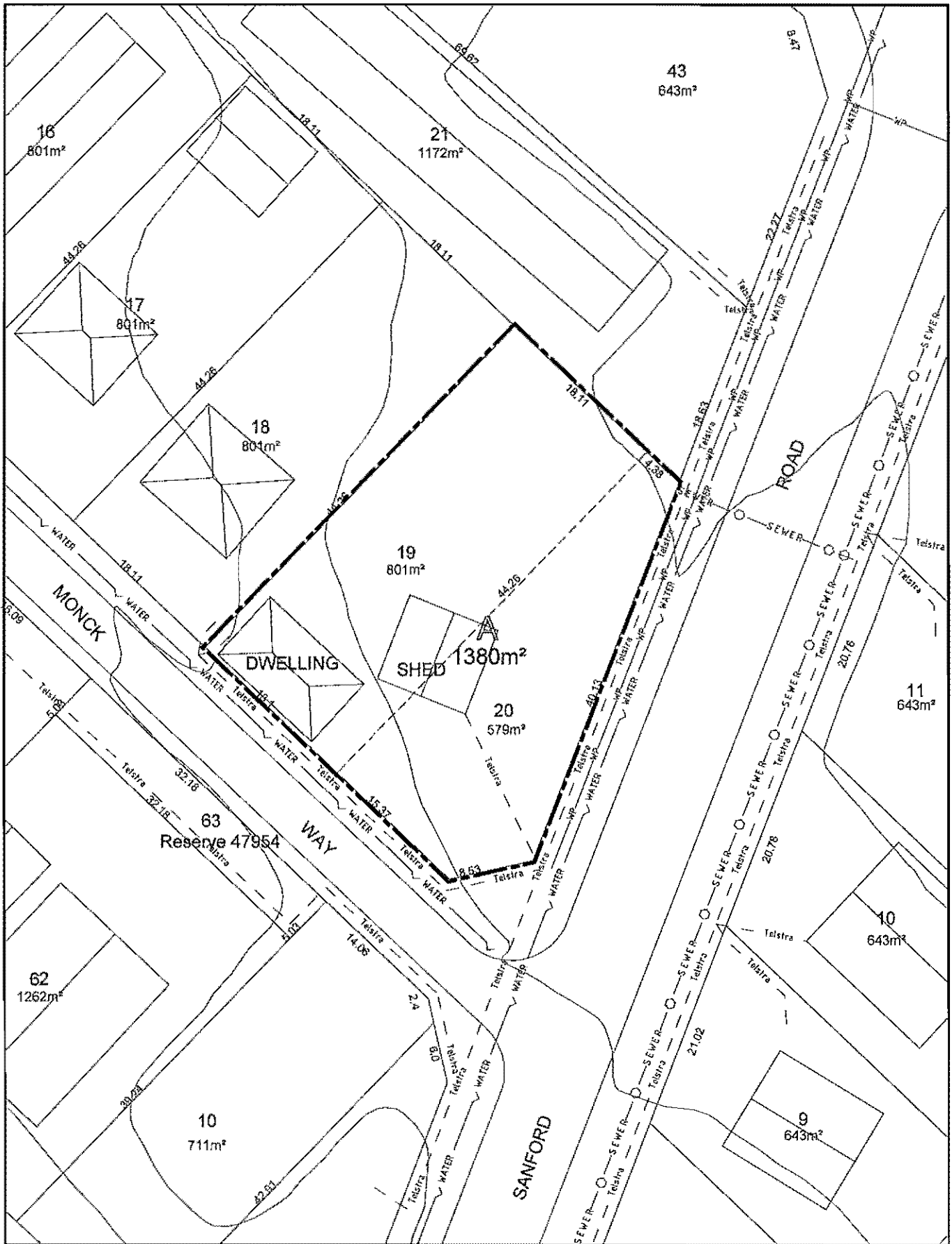
LEGEND

| | |
|--|------------------|
| | Other Commercial |
| | Residential |
| | Industry |
| | Public Use |



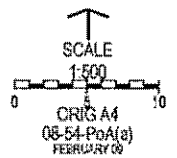
AYTON BAESJOU
 PLANNING
 11 Duke St
 Albany WA 6330
 Phone 0842 2304 Fax 0842 9494

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



PLAN OF SUBDIVISION/AMALGAMATION
 Lot 19 Monck Way &
 Lot 20 Sanford Road
 City of Albany

AYTON BAESJOU
PLANNING
 11 Duke St
 Albany WA 6330
 Phone 9842 2304 Fax 9842 8494



CITY OF ALBANY

TOWN PLANNING SCHEME No. 3

AMENDMENT No. 288



TOWN PLANNING SCHEME No. 3

AMENDMENT No. 288

CONTENTS

1. RESOLUTION
2. REPORT
3. EXISTING / PROPOSED ZONING
4. EXECUTION

PLANNING AND DEVELOPMENT ACT 2005

**RESOLUTION DECIDING TO AMEND A
LOCAL PLANNING SCHEME**

CITY OF ALBANY

**TOWN PLANNING SCHEME No. 3
AMENDMENT No. 288**

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

- i) *Rezoning Lot 9002 Pony Club Road, Willyung from the 'Special Use' zone to the 'Special Residential' zone by;*
 - I. *Deleting Code No. 12 relating to former Portion Plantagenet location 892 from Schedule 111 – Special Use Zone; and*
 - II. *Inserting Lot 9002 Pony Club Road into 'Schedule IV – Special Residential Zone – Provisions relating to Specific Areas', of area SRes 11.*
- ii) *Rationalising the Parks and Recreation reservation to accord with the established Foreshore reserve boundaries; and*
- iii) *Amending the Scheme Map accordingly.*

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING & INFRASTRUCTURE

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

| | |
|------------------------------------|-----------------------------------|
| LOCAL AUTHORITY: | CITY OF ALBANY |
| DESCRIPTION OF PLANNING SCHEME: | TOWN PLANNING SCHEME No. 3 |
| TYPE OF SCHEME: | DISTRICT SCHEME |
| SERIAL No. OF AMENDMENT: | AMENDMENT No. 288 |

PROPOSAL:

To rezone Lot 9002 Pony Club Road from 'Special Use Code 12' to 'Special Residential Area 11', modify the adjoining Parks and Recreation reserves to accord with the established Foreshore reserve boundaries; and amend the Scheme Map accordingly.

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 288

PLANNING REPORT

LOT 9002, PONY CLUB ROAD

WILLYUNG

Contents Page

| | |
|---|-----------|
| 1. INTRODUCTION | 1 |
| 2. BACKGROUND | 1 |
| 2.1 LOCATION, AREA & ZONING..... | 2 |
| 2.2 SITE DESCRIPTION | 2 |
| 2.3 SURROUNDING LANDUSE AND ZONING..... | 2 |
| 3. PLANNING CONTEXT | 2 |
| 3.1 STATE STRATEGIES AND POLICIES..... | 2 |
| 3.2 RURAL STRATEGY (1996)..... | 3 |
| 3.3 ALBANY LOCAL PLANNING STRATEGY (2007) | 4 |
| 3.4 PRECINCT PLAN (SGP) AND TOWN PLANNING SCHEME NO.3 POLICY | 4 |
| 4. SITE ASSESSMENT | 5 |
| 4.1 GEOLOGY | 6 |
| 4.2 SOILS | 6 |
| 4.3 HYDROLOGY..... | 7 |
| 4.4 VEGETATION AND FAUNA | 8 |
| 5. LAND CAPABILITY | 9 |
| 5.1 NUTRIENT MANAGEMENT | 10 |
| 5.2 EFFLUENT DISPOSAL | 11 |
| 6. SITE CONTEXT | 12 |
| 6.1 COMPATIBILITY WITH ADJOINING LAND USES | 12 |
| 6.2 CONNECTIVITY/LINKAGES | 13 |
| 7. SERVICES & INFRASTRUCTURE | 13 |
| 7.1 ROADS..... | 13 |
| 7.2 POWER & TELECOMMUNICATIONS | 13 |
| 7.3 WATER | 13 |
| 7.4 EFFLUENT DISPOSAL/SEWERAGE..... | 14 |
| 7.5 STORMWATER/DRAINAGE | 14 |
| 7.6 FIRE SAFETY | 14 |
| 7.6.1 <i>Bushfire Hazard Assessment</i> | 15 |
| 7.6.2 <i>Bushfire Hazard Management</i> | 16 |
| 7.6.3 <i>Hazard Separation Zones</i> | 17 |
| 7.6.4 <i>Building Protection Zones</i> | 17 |
| 7.6.5 <i>Implementation</i> | 17 |
| 8. SITE SPECIFIC ISSUES | 18 |
| 8.1 STRATEGIC ISSUES | 18 |
| 8.2 VISUAL IMPACT..... | 19 |
| 8.3 NUTRIENT EXPORT | 19 |
| 8.4 VEGETATION PROTECTION | 20 |
| 9. AMENDMENT PROPOSAL..... | 20 |
| 9.1 SITE SUITABILITY | 20 |
| 9.2 JUSTIFICATION | 21 |
| 9.3 SUBDIVISION GUIDE PLAN..... | 21 |
| 9.4 PROPOSED ZONING | 22 |
| 10. CONCLUSION | 23 |
| ATTACHMENTS | |
| Location Plan | |
| Site Characteristics Plan | |
| Endorsed Subdivision Guide Plan for Special Residential Area 11 – Figure 5 (1999) | |
| Willyung Creek Floodplain Management Plan – Figure 9 GHD (2007) | |
| Contour Survey – John Kinnear & Assoc. (2008) | |
| Predicted Flood Elevations – Figure 4 Landform Research (2009) | |
| Composite and Comparative Flood Estimates | |
| Soil types – Figure 2 Landform Research | |
| Constraints and Test Hole Locations – Figure 5 Landform Research (2009) | |
| Fire Hazard Assessment | |
| Subdivision Guide Plan for Lot 9002 Willyung. | |

1. INTRODUCTION

This proposal seeks to rezone Lot 9002 Pony Club Road, from Special Use to Special Residential to enable subdivision into a range of rural living. Lots of predominantly 4000 - 5000m² will be created on the more elevated cleared areas with larger lots in the more vegetated areas and across the balance of the site. It is proposed to retain and protect remnant and riparian vegetation and to extend mains water, power, telecommunication and roads to the subdivision.

The proposal is in conformity with the 2007 Albany Local Planning Strategy (ALPS) and is consistent with the zoning of surrounding freehold land to the south, east and west. The following report provides background information in support of the request.

2. BACKGROUND

Lot 9002 is contained within the Oyster Harbour Policy Area 8 as set out in the Albany Local Rural Strategy (1996). This precinct was the subject of Amendment No. 177 to Town Planning Scheme No. 3 (TPS3). As a component of the rezoning, a Subdivision Guide Plan (SGP) was prepared for the precinct. The 1999 SGP was subsequently endorsed by both the Council and the Commission. (Refer Attachments - Fig 5)

In 1998 an overall Management Plan was prepared for the sections of King River and Willyung Creek contained within Oyster Harbour Policy Area 8. The foreshore reserve adjacent to the King River was subsequently widened and the Willyung Creek foreshore reserve was established on the basis of site assessments and the recommendations contained in that document. Portions of the freehold parent lot were ceded to the Crown when Lot 9002 was created.

The southern boundary of the subject land adjoins the Willyung Creek. The 2007 Willyung Creek Floodplain Management Plan provides background data on predicted flood elevations relevant information has been used in the preparation of this proposal.

Specific site testing, survey and assessments were conducted in 2008 to verify winter ground water levels and revise the extent of the anticipated 1:100 flood event and to more accurately predicted limit of the Flood Fringe and the Flood flow on the subject land.

Relevant information from the original Amendment documentation and assessments, together with the updated data has been used as the basis for this proposal, giving particular regard to land capability, flood elevations and the ALPS Strategic Objective to “Encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential”.

2.1 Location, Area & Zoning

Lot 9002 is 13.5035ha in area and is located between the King River and Willyung Creek, approximately 8km north of the Albany City Centre. (Refer Attachments - Location Plan)

The subject land fronts Pony Club Road, which joins Willyung Road to the south, which in turn links to Chester Pass Road to the east and Rocky Crossing Road and Menang Drive to the south west.

The subject land is zoned Special Use Area 12 under TPS3. Permissible uses include Holiday Chalets (max. 6), Caretakers/Managers Dwelling, Private Recreation and other incidental uses considered appropriate by Council.

2.2 Site Description

The subject land is a gently undulating ridge between the King River and Willyung Creek. A dwelling, outbuildings and domestic gardens have been developed in the north west of the property. Cleared areas of the property are pastured and used for cattle and livestock grazing. The site also contains areas of remnant and riparian vegetation adjoining both King River and Willyung Creek. (Refer Attachments – Site Characteristics Plan)

2.3 Surrounding Landuse and Zoning

Adjoining lots to the east and west are contained in Special Residential Area No. 11. The land north of the King River is zoned Special Rural Area 3B. The crown Reserves along the King River and Willyung Creek foreshores, together with the adjacent Pony Club are local authority reserves for Parks and Recreation (non-restricted) under Town Planning Scheme No. 3.

3. PLANNING CONTEXT

The key documents which provide the planning context and guidelines for the subject land are the City of Albany Town Planning Scheme No. 3, the Local Rural Strategy (1996) and the draft Albany Local Planning Strategy (ALPS).

3.1 State Strategies and Policies

Relevant State Strategic and Policy Documents include:

- SPP 1 State Planning Framework Policy
- SPP 2 Environment and Natural Resources
- SPP 2.5 Agriculture and Rural Land Use Planning
- SPP 3 Urban Growth and Settlement
- SPP 1.1 Subdivision of Land – General principles
- DC 2.5 Special Residential Zones
- DC 3.4 Subdivision of Rural Land
- DC 3.7 Fire Planning

SPP1 provides the strategic framework and guiding principles for landuse planning in Western Australia. The primary aim is to provide for sustainable use and development of land. The Strategy identifies the five key principles of environment, community, economy, infrastructure and regional development which define and influence decision making. In recognition of the concentration of population between Lancelin and Albany and growth pressures in the south-west, the strategy confirms the need for careful management. SPP1 supports the growth of regional communities to achieve their social, environmental and economic goals. Co-ordination, high standards of development, availability of land and services are required to ensure regional communities area sustainable in the long term.

The objectives of SPP3 most relevant to this proposal include:

- build on existing communities with established local and regional economies
- concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities
- manage the growth and development of urban areas in response to the social and economic needs and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- promote a sustainable and liveable neighbourhood form which reduces energy, water and travel demand
- ensure safe and convenient access to employment and services
- provide choice and affordability of housing
- create an identifiable sense of place for each community, and
- coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The proposed Amendment complies with and will assist in achieving the particular objectives contained in these Strategic Policies.

3.2 Rural Strategy (1996)

The subject land is within the Oyster Harbour Policy Area 8 of the Local Rural Strategy (1996). The Policy Statement contained in the Rural Strategy sets out that Council may support proposals for rural residential development subject to compliance with relevant general polices and land management needs being met (pg 65).

Detailed background information is provided in the comprehensive planning report prepared as part of the rezoning Amendment No. 177. Key elements of that document are relevant to this current proposal; in particular, the site characteristics, management issues and objectives relating to the subject land as outlined below:

- allow for a range of lot sizes based on land capability and landscape design considerations;
- protect the King River, creeklines and associated floodplain;
- integrate development with the landscape;
- protect remnant vegetation and revegetate areas in order to minimise visual impact;
- allow for appropriate uses on lots in excess of 1ha.

3.3 Albany Local Planning Strategy (2007)

The key local planning document relating to future planning of the subject land is the Albany Local Planning Strategy (ALPS). This proposal is consistent with the intent of ALPS which was adopted by the City of Albany in August 2007 and following advice from the DPI was endorsed subject to modifications in September 2008. The subject land, together with the adjoining Special Residential zoned lots are designated Rural Residential on Map 9B of ALPS. The adjoining crown land along the King River foreshore is designated as Local Reserve. Notably, the subject land is not identified as Priority Agriculture

Part 8.3.5 of ALPS deals with Rural Living and contains the following Strategic Objective:

“Encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential” (pg 121).

ALPS clearly advocates consolidation of Rural Living Areas, giving priority to existing Special Rural and Special Residential areas to achieve higher lot yields and more efficient use of infrastructure and community facilities (pg 124)

To this end, it is proposed to rezone the subject land to Special Residential Area 11 to allow the creation of thirteen (13) 4000sqm – 3.22ha Rural Living lots, consistent with the adjoining properties.

3.4 Precinct Plan (SGP) and Town Planning Scheme No.3 Policy

The Willyung Precinct was the subject of Amendment No. 177 to TPS No. 3. The endorsed SGP has been used as the framework for subsequent subdivision and development in the vicinity. Through construction, the road layout has been firmly established, many of the foreshore reserves have been widened and sections of the multi-use trails have been constructed. The SGP has enabled the coordination of extensions and installation of services, most notably water and power.

In accordance with the consolidation objectives contained in ALPS, consideration is now being given to a variation to the endorsed SGP to enable more efficient subdivision and improved lot yields for the adjoining lots to the west. A key element of that proposal is the extension of the former cul-de-sac shown for Lot 105 through the subject land to Pony Club Road. It is opportune that the variation to the SGP for lots 104 and 105 is being considered concurrently with this rezoning proposal. The two proposals are complementary and will enable co-ordinated provision of services and infrastructure as well as improved east-west access.

This proposal is also consistent with a proposed rationalisation of the SGP relating to the adjoining properties immediately to the east of Pony Club Road. Council at its meeting held 20 May 2008, resolved to adopt a modified SGP for Special Residential Area 11 as a draft Town Planning Scheme Policy for advertising. That proposed modification would enable the creation of 18 rural living lots, in lieu of the 16 indicated on the existing SGP for Lots 201 and 202.

4. SITE ASSESSMENT

The Area consists of gently undulating country, much of which has previously been cleared for pasture. Areas of remnant and regenerated vegetation occur adjacent to both the King River and Willyung Creek foreshores.

A detailed environmental assessment of the Precinct was undertaken by Lindsay Stevens as part of rezoning Amendment No 177. Sections 5.0, 6.0 and 7.0 of the planning report that accompanied the Amendment provide detailed background information in relation to climate, geology, geomorphology, soils, hydrology, salinity, vegetation, fauna, land capability and environmental management.

Site Testing within the precinct was originally undertaken by Wood & Grieve Engineering consultants in September 1998. Additional test pits were dug in October 1998 to assess soil profiles and depth to groundwater. Further site investigations were undertaken by the environmental consultant in August 2008 to verify soil types and ground water levels. Specific site testing of winter ground water levels in the subject land was conducted by the environmental consultant. (Refer Attachments – Constraints and Test Hole Locations – Figure 5 Landform Research 2009)

In 2006 the City of Albany commissioned the preparation of the Willyung Creek Floodplain Management Plan (WCFMP). An indicative 1:100 year floodway was identified, together with a suggested Foreshore Reserve. It should be noted that the 1:100 year Willyung Creek floodway shown on the 2007 WCFMP is significantly smaller than that shown on the endorsed 1999 Subdivision Guide Plan. (Refer Attachments - Willyung Creek Floodplain Management Plan - Figure 9 GHD 2007).

On the strength of the 2007 study, considerably more of the subject land is outside the identified flood level, and therefore potentially suitable for development. Interestingly, both the floodway and nominated foreshore reserve extend beyond Reserve 8271 and encroach portion of the subject land.

Further site visits and assessments were conducted in August and September 2008 by the planning and environmental consultants and representatives from the City of Albany in anticipation of this proposal. A survey pick up of ground levels at ½m intervals was undertaken (Refer Attachments – Contour Survey, John Kinnear and Assoc. 2008).

Based on the recent survey and the 2007 flood elevation data, the extent of the anticipated 1:100 flood event have been more precisely mapped by Landform Research. (Refer Attachments – Predicted Flood Elevations – Figure 4 Landform Research. 2009).

Selected data and nominated flood levels from the various studies is compiled in the Composite and Comparative Flood Estimates Plan (Refer Attachments).

The updated geotechnical data and revised flood mapping have been used to inform this proposal and are summarised and discussed in the following section.

4.1 Geology

The site lies in gently undulating country of the southern valley side of the King River. Much of the site lies on a series of alluvial terraces associated with sea level changes, with the remainder occupying the flood plain of Willyung Creek and a small laterite ridge to the south west of the subject land.

Elevation varies from 10 metres RL in the central west down to 4 metres on the foreshore boundaries. The majority of the site lies on a terrace with an elevation of around 7 metres.

The whole site is underlain by undulating porphyritic granite basement rocks of Proterozoic age. The granite outcrops irregularly as isolated boulders across the site indicating that the basement is relatively close to the surface. Near the granite boulders the surface is covered by coarse sand originating from weathering of the granite.

Much of the remainder of the site is underlain by fine silty clay sand of aeolian appearance, apart from the alluvial sands of Willyung floodplain which has less silt and clay.

The current Willyung Creek reworked and eroded the alluvial terraces to form the current flood plain at an elevation of 4 to 6 metres. No floodplain has developed as yet for the King River in this area where steep valley slopes are present along its frontage.

4.2 Soils

The soils of the site are quite varied but can be divided into groups on the basis of the soil structure, geomorphological position and drainage. Knowledge of the method of formation of the soils is important to an understanding of the site conditions and behaviour of ground water.

The other important aspect of the soil is the widespread aeolian sand which blankets the site. This was originally yellow containing a small amount of clay. Clay is leached and moves down through the profile to deposit in the lower horizons.

Soils have been grouped into three main soil capability Units:

- laterite gravel and duricrust;
- terrace sand over hard pan clay;
- flood plain sand/clay.

The first two soil groups are generally suitable for development and have good nutrient retention properties. The third soil group is somewhat constrained because of the high water table which in some areas reaches the surface in winter.

The subject land falls within the second soil group and is identified as terrace sand over hard pan clay. (Refer Attachments – Soil Types Plan – Figure 2 Landform Research and Capability Table in Section 5.0 of this Report).

4.3 Hydrology

The main hydrological features are the King River and Willyung Creek. The King River has a steep sided valley dropping from the alluvial terraces along its boundary. There is virtually no flood plain associated with the King River. In contrast, Willyung Creek has a varied floodplain that ranges in width from 25m to 200m in to 9002 and up to 450m on the south.

Apart from the streams, surface water run off is not common because of the porosity of the soils on the higher ground and the gentle slopes.

Salinity levels within the Study Area watercourses and dams are generally low and fall within potable water standards.

Nutrient levels within the Area are low and fall within Australian Water Quality Guidelines and Draft Western Australian Water Quality Guidelines for fresh water rivers. (Environmental Protection Authority and Landform Research)

A 1:100 year floodplain had previously been identified for the King River based the nature of catchment, estimated width of the flood plain and historic information on previous major floods. Further evaluation was undertaken in 2008 and the extent of the anticipated 1:100 floodway was revised, based on the more accurate 1/2m contour survey. Compared to the indicative alignment shown in the 1999 SGP which was based on 2m contour data, the alignment of the 1:100 year flood level for King River shown on the 2009 revised SGP is more reliable.

The Willyung Creek Floodplain Management Plan and 2007 study by GHD includes calculations of predicted flood elevations, flow volumes various tables, graphs, maps and figures. Stream flow was modelled and the predicted 100-year average recurrence interval (ARI) flood extent was mapped. The WCFMP identified options for management of the Floodplain and also presented various implementation processes and projects. The indicative 1:100 year floodway identified in the 2007 WCFMP is significantly smaller than that shown on the endorsed 1999 Subdivision Guide Plan.

Based on the more detailed ground levels from the 2008 contour survey and the predicted flood elevation data contained in the 2007 WCFMP, the flood paths and extent of the anticipated 1:100 flood event have been more precisely mapped by Landform Research. The 2009 mapping is more reliable and more detailed.

In the case of Willyung Creek, the 2009 mapping identifies the predicted flood elevation (in AHD) the predicted limit of the Flood Fringe, the Flood flow and recommended floor levels and road elevations. The Willyung flood flow is split by natural levees and elevated areas within the estimated flood fringe immediately adjacent to the waterway most probably will not flood. (Refer Attachments – Predicted Flood Elevations – Figure 4 Landform Research. 2009).

4.4 Vegetation and Fauna

The majority of the site is cleared with remnant vegetation only occurring areas adjacent to the foreshore of the King River and in the south east of the site adjoining the Creek.

Vegetation within the King River and Willyung Creek foreshores varies from good to partially degraded with some weed species present. Following fencing of the Willyung Creek and exclusion of livestock, remnant vegetation is regenerating.

The vegetation along the King River, terraces and flood plain does vary because of changes to the soil moisture availability. The vegetation ranges from Low Forest to Thicket depending on the species and structure.

Typical species are *Acacia sp*, *Agonis flexuosa*, *Banksia seminuda*, *Sphaerolobium grandiflorum*, *Agonis marginata*, *Hakea elliptica*, *Jacksonia sternbergiana*, *Dasyogon bromeliifolius*, *Agonis juniperina*, *Leptospermum firmum?* *Nuytsia floribunda*, *Kunzea ericifolia*, *Astartea fascicularis*, *Kingia australis*, *Callistachys lanceolata*, *Hakea amplexicaulis*, *Leucopogon verticillatus*, *Persoonia longifolia*, *Pteridium esculentum*, and *Leucopogon propinquus*, with *Agonis flexuosa*, *Melaleuca cuticularis*, *M. preissiana*, *M. raphiophylla* and *Juncus pallidus* occurring in wetter sites.

The dominant vegetation of the cleared areas is scattered low trees and tall shrubs of *Melaleuca preissiana*, with *M. raphiophylla* occurring along the stream lines and in wet sites where the shallow ground water reaches the surface at some time each winter. *Juncus pallidus* occurs as scattered clumps in the pasture where the soil is damp throughout the year.

Vegetation cover in pastured areas of the site varies from scattered stands of *Melaleuca preissiana* and *M. raphiophylla* to denser pockets where some understorey has been retained. Some weed invasion, particularly blackberry and Taylorina is evident, mainly within adjoining private property and within the road reserve.

As the majority of the land has been cleared or is grazed, there is no major habitat for indigenous fauna except within the King River and Willyung Creek foreshores and adjoining areas which are relatively well vegetated. Western Grey Kangaroos were noted and other smaller mammals such as Bandicoots, Western Pygmy Possums, Honey Possums and Brushtail Possums may possibly be found. There will also be birds, amphibians and reptiles in the remnant vegetation. These riparian vegetation areas will be preserved and the vegetation on private property will be protected through fencing and clearing restrictions. In addition owners of Rural Living lots generally plant many tree and shrub species which will help increase the habitat for some species such as birds. The previous environmental assessment confirmed that Fauna is not a major issue with this site.

5. LAND CAPABILITY

The original environmental assessment established the capability of the area for Rural Residential development and this has been confirmed by further site evaluation undertaken in August 2008.

In 2008, eight (8) new test holes were excavated in Lot 9005. This recent testing was used to more accurately map "Areas Subject to Winter Surface Waterlogging" and to identify suitable Development Envelopes with sufficient space to accommodate on-site effluent disposal systems on all proposed lots shown on the revised SGP.

A summary of the land capability for the precinct is shown in the following table.

| Land Qualities | Ridge laterite gravel and duricrust | Terrace sand over hardpan/clay | Floodplain sand/clay |
|--------------------------------------|-------------------------------------|---|---|
| Slope | Gentle | Gentle | Low |
| Slope Stability | Moderate | High | high |
| Rock/Gravel | Common | low with thin ferricrete at generally less than 1 metre | low with thin ferricrete at less than 1 metre in some locations |
| Wind Erosion Risk | Low | low | low |
| Water Erosion Risk | low | low | low |
| Drainage | good | variable from good to poor | generally poor |
| Moisture Availability | moderate | moderate to high | high |
| Water Logging | nil | patches susceptible to water logging | waterlogging common |
| Flood Risk | nil | nil apart from the low elevations at the edges | high |
| Surface Water - Availability/Quality | nil | high | high |
| Ground Water - Availability/Quality | low | high | high |
| Wetability | moderate | low wetability at certain times | low to moderate depending on conditions |
| Salinity Risk | low | low | low apart from stream in north west |
| Microbial Purification | high | moderate to low | low |
| Water Pollution Risk | low | moderate to high | high |
| Nutrient Retention - Topsoil | high | low | low |
| Nutrient Retention - Profile | high | moderate | low |
| Existing Degradation | nil | low apart from clearing | low apart from clearing |

The subject land is identified as terrace sand over hard pan clay. The terrace soils consist of fine leached sand with a thin ferricrete hardpan at depths of generally less than one metre. The clay content increases with depth. The terraces are relatively flat with impeded vertical drainage and slow lateral drainage which makes some parts susceptible to perched water tables and winter water logging.

In general the nutrients are not likely to cause a problem on this land provided drainage is slow and excessive amounts are not loaded into the system. Nitrogen will be denitrified and phosphates aggressively absorbed by the ferricrete hard pans. The main issue is the level of the water tables and effluent disposal systems.

The terrace areas are suitable for smaller lot sizes on well drained areas with larger lots on the less well drained areas. Drainage of the water logged areas will help but is partially counteracted by slow lateral drainage. Drainage systems need to be fed through nutrient management sumps and ponds.

5.1 Nutrient Management

The site is currently used for grazing at a general stocking rate of 15 DSE (Dry Sheep Equivalent). Selected areas, such as the sand over clay and small patches of alluvial loam over clay adjacent to Willyung Creek, have stocking rates of up to 20 DSE whereas the higher drier sands may have rates of 10 DSE. Relevant studies suggest that one sheep will add 1.5 kg P/year and 10.0 kg N/year. One cow or horse is equivalent to 10 DSE. Much of this nutrient will enter the system through leaching from fertiliser and dung as well as a result of nitrogen fixing by pasture legumes. By comparison, one conventional domestic effluent disposal system is rated as adding 18 kg N/year and 3 kg P/year. Approved alternative effluent disposal systems release no phosphates because the phosphate is absorbed by the use of amended or high Phosphate retention soils on a waste water disposal area. However allowing for six chickens a dog and a cat and a 250m² area of fertilised horticulture a further loading of 12.3 kg N/year and 10.1 kg P/year can be added from the dwelling area. Therefore the nutrient input of a dwelling and associated gardens will contribute significantly less nutrients to the system than the current grazing regime.

Estimations of the actual nutrient input into the ground water can be made, however these can be of little use because they do not take into account denitrification, volatilisation of ammonia, recycling, uptake by vegetation, and phosphate absorption by sesqui-oxides. In addition the calculations do not differentiate between broad nutrient input such as from stock versus concentrated input from an effluent disposal system. Rather the best measures of nutrient impact are the current nutrient levels in the streams and reductions in nutrient input which can occur as a result of development.

The only other source of nutrient addition is from the washing of animal dung directly into the stream during storm events. This can be a problem with farmland bordering a river but will be reduced by a lack of surface run off. The other factor is the recycling carried out by dung beetles which are particularly active in the area and will greatly reduce the potential for direct washing of dung to streams.

From the above analysis it can be seen that Rural Living is likely to release less nutrients than current grazing practices, and that the smaller the lot size the smaller the amount of nutrient. It has also been demonstrated that smaller lot sizes of 0.5 hectare with conventional septic systems input less nutrients.

When Alternative Treatment Units are used a lot size down to 0.3 will input the same nutrients (phosphorous) as current stocking practice. It should be remembered that the estimated current stocking rate is an average for the site and that some of the moist summer pasture of the floodplain of the Willyung Creek has higher stocking rates. The previous environmental assessment concluded that clusters with lot sizes down to 3000m² would not input increased nutrients into the site and when combined with larger lots for the remainder of the area the overall nutrient input would fall. The clusters need to be located in the most capable areas with adequate setbacks and buffers.

5.2 Effluent Disposal

The ability of the land to satisfactorily dispose of effluent depends on the type of soil, the phosphate retention of the soil, drainage of the site and the depth to the water table. The other difference between nutrients released from dwellings compared to rural landuses is that in livestock grazing nutrients are released over a large area whilst nutrients from Rural Living are released as concentrated sources.

Effluent disposal in the subdivision is predominantly a matter of water table depths. Whilst the upper soil horizons are leached and have little phosphate retention, the ferricrete layer at depths of less than 1 metre are particularly aggressive to the retention of phosphate. Chemistry Centre data shows that the Phosphate Retention Index for ferricrete is over 70 which means that every m³ of ferricrete is capable of absorbing over 75 kg of phosphate. On the assumption that the ferricrete layer is 300 mm thick the phosphate absorption per hectare is 225 000kg or enough to retain all the phosphate for thousands of years. A small amount of P/PO₄ was recorded in Willyung Creek during the original site visit but the level was within the accepted normal range for streams.

Nitrogen is lost by volatilisation to ammonia and denitrification to N₂ gas. It is worth noting that there was no N/NO₃ recorded in Willyung Creek during the site visit. The lack of nitrogenous material in the stream water will place a nitrogen limitation on potential algal growth.

The other issue is microbial purification which can be short circuited if there is insufficient distance for effluent to travel through the soil. This will be caused by shallow water tables and impeded drainage. On the subject land, the depth to water tables is a crucial factor.

The foreshores of King River and Willyung Creek and the floodway of the creek are not suitable for effluent disposal due to poor drainage, flooding and high water tables. These are shown on the SGP as Building Exclusion Areas.

The foreshores of King River and Willyung Creek and the floodway of the creek are not suitable for effluent disposal due to poor drainage, flooding and high water tables. These are shown on the SGP as Building Exclusion Areas.

The alluvial terraces contain patches of water logged ground which occur in winter through impeded drainage. The "Areas Subject to Winter Surface Waterlogging" have been identified on the 2009 "Constraints Map", based on the recent soil testing and contour survey. In other terrace areas and on the ridge where ground water comes no closer than 1.5 metres from the surface, conventional on-site effluent disposal systems are acceptable. In some circumstances Alternative Effluent Disposal Systems are preferable.

Building Exclusion Areas and Development Envelopes have been identified on the revised SGP for lots in the vicinity of the Willyung Creek Flood flow and Areas Subject to Winter Surface Waterlogging. Suitable house sites are available on all lots proposed by the revised SGP. In some instances Alternative on site effluent disposal systems may be necessary and/or minor site improvements such as fill drainage works may be required. On selected lots the Minimum Floor Levels and road elevations have been nominated. These heights are 500mm above the predicted 100 year event, interpreted from the GHD 2007 1:100 year flood elevations and flow volume and the 2008 Contour Survey.

None of the Development Envelopes are adjacent to wetland areas of environmental significance. (Refer Attachments – Constraints and Test Hole Locations – Figure 5 Landform Research 2009 and Subdivision Guide Plan for Lot 9002)

The processes and standards applicable to the installation of effluent disposal systems, coupled with the Special Provisions contained in part 10 of Schedule IV of Town Planning Scheme No.3 provide the mechanism to ensure these objectives and requirements are satisfied.

The processes and standards applicable to the installation of effluent disposal systems, coupled with the Special Provisions contained in part 10 of Schedule IV of Town Planning Scheme No.3 provide the mechanism to ensure these objectives and requirements are satisfied.

6. SITE CONTEXT

6.1 Compatibility with Adjoining Land Uses

Adjoining freehold lots are zoned Special Residential and the foreshore areas are Parks and Recreation reserve. Where subdivision has been finalised and development has occurred the land is used for Rural Living. Larger holdings and super lots are used for rural purposes including livestock grazing, agistment and hay making. Lot 8026 to the south east is Reserve 1189 which is developed and used by the King River Pony Club. The land north of the King River is zoned Special Rural Area 3B, Parks and Recreation and Residential and has been developed accordingly.

The proposed rezoning will enable subdivision consistent with existing and proposed lot sizes in the vicinity.

The resultant Rural Living development will be compatible with permissible land uses in Special Residential Area 11 and activities currently undertaken in the area.

This subdivision and the associated Rural Residential development of Lot 9002 is in keeping with the existing pattern of land use in Willyung.

6.2 Connectivity/Linkages

The King River provides a well defined boundary along the northern side of the property. Adjoining lots to the east and west are zoned 'Special Residential'. An indicative road and subdivision layout has been endorsed for these lots as set out in the SGP previously approved by Council and the DPI. The SGP provides the framework for coordinated development and provision of infrastructure in this area, while still allowing each of the lots to be developed independently.

The 1999 SGP shows a cul-de-sac terminating in Lot 105. Through this Amendment it is now proposed that this road be extended through the subject land to link with Pony Club Road to improve connectivity.

The new subdivisional road is designed to enable east-west linkages through to the adjoining lots generally in accordance with the endorsed Subdivision Guide Plan. Water, power and telecommunication infrastructure required to service this and the adjoining subdivisions can be accommodated within the new internal road reserve.

Strategic Fire Breaks and the bridle trail adjacent to/within the King River foreshore are designed to link with the adjoining/future subdivisions. The establishment of the trail can be facilitated through this proposal.

Including this remaining lot within the Special Residential zone will ensure consistent application of planning controls for Landscape protection areas which will be beneficial for wildlife corridors along and adjacent to the foreshore reserves. The rezoning will also assist in formalising the recommendations contained in the WCFMP and the objectives set out in Foreshore Management Plan.

7. SERVICES & INFRASTRUCTURE

7.1 Roads

Willyung Road provides sealed access to Pony Club Road. Upgrading of Pony Club Road and the existing bridge is anticipated at the time of subdivision and/or development of lots served by Pony Club Road. Arrangements for any upgrading or contributions shall be in accordance with standard procedures and as reflected in the current Scheme Provisions 12.1 and 12.2.

7.2 Power & Telecommunications

Underground power and telecommunications can be extended to service the proposed development.

7.3 Water

It is proposed that all lots will be connected to the reticulated water supply. The preliminary comment from the Water Corporation is that water services can be provided and that the subdivision would be served by mains extension from the reticulated system.

7.4 Effluent Disposal/Sewerage

Deep sewer is not available and cannot be viably extended to service the area. Wastewater will be managed through individual on-site effluent disposal systems. The environmental assessment, which considered the soil type and qualities, PRI's and the depth to groundwater, confirmed that the subject land is capable of being serviced using on-site effluent disposal. The soil testing undertaken by the engineering consultants verified that the site was suitable for development. Both Reports recommended the use of Alternative Treatment Units (ATU) in selected areas, and in some instances fill and/or drainage to achieve maximum separation from ground water.

Given the advances in technology, and the range of effluent disposal systems now available, including Aerobic Treatment Units, Nutrient (Phosphate) Removing Effluent Disposal Systems and Biological Filter Systems, ATUs are often preferred and are now more competitively priced compared to conventional septic systems.

ATUs will be required on certain lots. Further site assessment and testing may be required at the time of development to determine the most appropriate location and type of effluent disposal system. Special Provision 10.0, together with standard licensing requirements for the installation of on-site effluent disposal systems provide the necessary controls.

7.5 Stormwater/Drainage

Given the well drained nature of most of the site and the range of lot sizes, stormwater from private property will be disposed of onsite in accordance with water sensitive design principles and best practice. On-site disposal is readily achievable given the low gradient of the site and the permeability and infiltration characteristics of the soil within the development areas. The main issue with stormwater is the disposal of water from hard surfaces such as roads. Stormwater runoff from the road system will be managed via open swale drains and, where necessary, will be directed into detention basins. A detailed stormwater drainage management plan can be provided at the subdivision stage of development in accordance with Special Provision 12.3.

7.6 Fire Safety

The main issues with fire management are the reduction in fuel hazard, the maintenance of firebreaks, provision of emergency egress and the availability of emergency equipment and water to fight fires. Planning for Bushfire Protection, 2001 (WAPC and FESA) provides guidance on bush fire protection within new land development.

This proposal and the accompanying Subdivision Guide Plan take into consideration the essential elements of Planning for Bush Fire Protection (2001) and the Western Australian Planning Commission Planning Policy DC3.7; Australian Standard AS3959-1991 for the Construction of Buildings in Bush Fire Prone Areas and draft Australian Standard DR05060 in terms of road design, fire threat, hazard separation, water supply and access/egress. (Refer Attachments – Fire Hazard Assessment)

To minimise the threat to residents and fire fighters in the event of a bushfire within or near the site the proposal includes the following key principles and performance standards:

- Building Protection Zones/Low fuel areas to be maintained around all dwellings;
- Hazard Separation zones to be maintained so that fire fuel loads are below 8 tonnes/ha;
- Subdivisional roads being linked with adjoining areas to facilitate emergency access/egress;
- Provision of a network of Strategic Fire Breaks and Access tracks;
- Provision of Fire hydrants installed within the road reserves at 200 metre intervals;
- The subdivider will be required to ensure that intending purchasers are fully aware of the fire management guidelines of the Homeowners Bushfire Survival Manual (or equivalent) and relevant standards contained within AS 3959 "Construction of Buildings in Bushfire Prone Areas"; and
- Relevant Fire Safety requirements will be implemented at the subdivision stage of development.

In addition, Special Provisions 8.1 and 11.7 address vegetation removal to comply with the Bush Fires Act and compliance with Australian Standard 3959 respectively.

Importantly, the installation of a road connection from Lot 105 through to Pony Club Road in place of the cul-de-sac shown on the former SGP is a considerable improvement in terms of fire safety as it will provide all future lots with alternative emergency access/egress via public roads.

7.6.1 Bushfire Hazard Assessment

The bush fire hazard assessment for this proposal has been undertaken and takes into account existing site conditions that include:

- Topography with particular reference to ground slopes and accessibility;
- Predominant Vegetation – both remnant and likely revegetation; and
- Relationship to surrounding development.

The assessment gives consideration to the slope of the land and vegetation types, both within and surrounding the site. The area generally has a Low to Moderate fire hazard rating, even within areas of bush and remnant vegetation. Using the Bush Fire Hazard Assessment (BFHA) guidelines and criteria contained in "Planning for Bush Fire Protection" and an inspection of the property, the bush fire hazard on the site of this proposal is, for the most part, categorised as Low.

The majority of the site is pastured or parkland cleared. Shelterbelts have been established along selected fence lines and boundaries and some isolated paddock trees remain. The adjoining area is predominantly used for rural living purposes and is mostly pastured. The surrounding land to the east and west is similarly rated as Low. Small areas of Remnant and riparian vegetation within the subject land constitute a Medium or High Fire Hazard. The main sources of fire threats to this proposal would be fires from the north and from the various Reserves along the King River and Willyung Creek. Vegetation within these Reserves ranges in density from sparse, with no understorey, through to dense. Notwithstanding the subject land is separated from the largest of these Reserves by the King River itself, sections of the bush constitute a high or potentially extreme fire hazard rating.

7.6.2 Bushfire Hazard Management

The development proposal for this site gives consideration to fire threat and incorporates the following fire management measures:

- Strategic Fire Breaks (SFB) within the subdivision and linked to the SFBs in the adjoining subdivision;
- Fire Maintenance tracks;
- Development Envelopes (for habitable buildings) on selected lots;
- Minimum 20m Separation distances to Development Envelopes;
- Building Protection Zones;
- Maintenance of fuel loads within Hazard Separation Zones;
- Access/Subdivisional road layout; and
- Alternative Emergency egress.

In addition to the guidelines contained in Planning for Bush Fire Protection, performance based solutions for the construction of habitable buildings can be applied through AS 3959 and draft standard DR05060. The level of construction will depend on particular fire hazard and level of fire attack (ember attack and radiant heat load). Adequate levels of fire protection can be achieved through a combination of measures including low fuel areas, Building Protection Zones, Hazard Separation Zones, provision of fire hydrants and application of appropriate levels building construction standards.

Given the Mediterranean climate of this region, the majority of rain falls in late autumn through to early spring. This supports substantial vegetation growth, which dries off in Summer/Autumn. The combination of prevailing winds and dry vegetation poses a fire risk. Hazard reduction within remnant bushland is considered an essential component of the Fire Management regime for the protection of life and property, and to ensure that frequent and uncontrolled burning does not degrade existing and replanted vegetation. Fuel hazard management requirements apply in both freehold land and Crown Reserves.

Fuel loads, weeds and pasture species within the 100m Hazard Separation Zones and the existing parkland cleared areas and can be controlled by slashing, mowing and burning. In recognition that frequent/annual burning of bushland can exacerbate weed growth, less frequent prescribed burning within cycles of 5-7 years is advocated.

The proposed POS at the north of the subject land and the adjoining POS area to the east will be/is under management responsibility of the City of Albany. This active POS area will be grassed and is expected to be regularly slashed and maintained in a low fuel state.

Extension of the Strategic Fire Break-Multi Use trail along the King River is proposed through this development. Coupled with the proposed Fire Management Tracks adjacent to Willyung Creek and the small areas of remnant vegetation, these networks will provide a hard edge to the bush which will serve as a fire line for prescribed burns and as a possible alternative means of emergency access/egress.

7.6.3 Hazard Separation Zones

The main bushfire threats affecting the development are likely the larger areas of remnant vegetation to the north of the site and the vegetated water courses.

In this development the majority of the proposed Lots are on existing cleared land therefore the future house sites will be in areas which are rated Low.

On lots which are in proximity to vegetated areas that are rated as Moderate, High or Potentially Extreme a range of solutions is proposed. A minimum 20m separation zone is factored in for those lots adjoining vegetated foreshore reserves and riparian vegetation. The Development Envelopes and Building Exclusion Areas identified on the SGP take account of the required 20m separation zone.

For the purpose of this assessment, a 100m Hazard Separation Zone (HSZ) is designated for existing structures. Within these existing HSZ's fuel loads are required to be kept below 8 tonnes per hectare to comply with the guidelines contained in Planning for Bush Fire Protection. Areas of bush within these HSZ are generally already parkland cleared, or obligated to be.

On the minority of future lots that do contain some areas of vegetation, house sites are designated within the existing parkland cleared areas.

Maintaining the low fuel state of the existing HSZs can be accomplished through regular maintenance and appropriate hazard reduction methods including mowing, slashing, removal of understorey/selected lower limbs and prescribed burning. Cool burns on a 5 to 7 year cycle are recommended to maintain the required fuel loadings and achieve the necessary fire safety.

7.6.4 Building Protection Zones

Building Protection Zones (BPZ), a minimum of 20m wide, around all dwellings are required. In instances where development occurs on slopes greater than 10°, the width of the BPZ increases by 1m for every degree of incline.

These zones are to be maintained in a low fuel state and shall fulfil the following conditions:

- Bush fire fuels to be maintained below 10cm in height;
- Trees and branches which may fall onto a house must be removed; and
- Lower branches of remaining trees are to be trimmed.

7.6.5 Implementation

Subdivider's Responsibility

Following subdivision approval, the subdivider is responsible for the following actions:

- Installation of the Strategic Fire Breaks and Fire Management Tracks as shown on the endorsed Subdivision Guide Plan;
- Installation of Fire Hydrants; and
- Notification of prospective owners of the fire management Guidelines of the Homeowners Bush Fire Survival Manual and AS 3959.

City of Albany Responsibility

The City of Albany shall be responsible for the following matters:

- Develop and maintain district fire fighting facilities;
- Provide advice on standards and methods to achieve community fire protection to owners/occupiers of the lots;
- Maintain in good order and condition the district water supplies and equipment for fire fighting purposes;
- Manage fuel loads within Reserves under its care and control; and
- Ensure the Fire Safety requirements set out in the Special Provision 11.0 are implemented, maintained on an ongoing basis.

Property Owners' Responsibility

Property owners of lots created by this proposal are responsible for the following matters:

- Each landowner will be responsible for maintaining low the fuel area/ Building Protection Zone around their residence and associated outbuildings, in accordance with the following minimum standards;
- 20m wide (min) with 1m increase for every degree on incline;
- Bush fire fuels must be maintained below 10cm in height;
- Trees and branches which may fall onto a house must be removed;
- Lower branches of remaining trees must be trimmed;
- Fuel loads within the Hazard Separation Zones will need to be maintained below 8 tonnes per hectare, through regular maintenance and appropriate hazard reduction methods including mowing, slashing, removal of understorey/selected lower limbs and prescribed burning, as appropriate. Cool burns on a 5 to 7 year cycle are recommended to achieve the necessary fire safety;
- Individual landowners will be responsible for maintaining strategic firebreaks and/or Fire Management Tracks on their property;
- Gates are to be installed where fences cross Strategic Fire Breaks;
- All buildings are to be designed in accordance with Australian Standard 3959 "Construction of Buildings in Bush Fire Prone Areas"; and
- All landowners within the subdivision must comply with the City of Albany's Annual Fire Break Notice.

8. SITE SPECIFIC ISSUES

8.1 Strategic Issues

This proposal is consistent with the objectives of the Local Rural Strategy and ALPS which advocates efficient use of existing rural living areas to maximise their development potential, and consolidation to achieve higher lot yields and better use of infrastructure and community facilities.

The environmental assessment confirms the suitability and capability of the area for rural residential development, serviced by on-site effluent disposal systems.

There is considerable planning rationale for efficient and effective use of land. Current Strategies and Policy advocate sustainability, consolidation, variety of housing styles and expansion of existing rural settlements. In light of the initiatives contained in current regional Strategy and the objectives for consolidation and sustainability contained in State Strategies and Policies and the recommendations set out in ALPS there is clear justification for this proposal.

The proposed rezoning and subsequent subdivision will serve as a logical rounding out of the existing Willyung Rural Living area. Access and movement networks in the locality will be enhanced and adjoining subdivisions will be provided with alternative emergency egress.

8.2 Visual Impact

The King River and Chester Pass Road are located within the Visual Management Area A as identified in the endorsed Local Rural Strategy. Development within or adjacent to such areas is required to blend in with the landscape. The previously endorsed Amendment documentation cites "As the majority of the site is already well screened and set back from Chester Pass Road, the main concern relates to visual impact from the King River.

The heavily vegetated foreshore of the King River will help to minimise any potential impact from the river itself. Building setbacks, revegetation, building design, and colours can all be controlled through detailed management provisions to ensure development blends in with the landscape. Internally, the undulating nature of the land, coupled with existing remnant vegetation will soften the impact of new development".

8.3 Nutrient Export

In relation to the proposed form of development, the main sources of nutrients which could potentially enter the watercourse are likely to be from fertilisers applied to gardens and lawns. It is important that nutrient applications do not exceed plant requirements and this can be achieved through conservative use of fertiliser products and careful management of watering. It is not practical however to implement such initiatives through conditions of subdivision or development approval. A more realistic method is through landholder education rather than regulation. This is being actively addressed by State Government agencies and community based natural resource management (NRM) groups in the region.

While on-site effluent disposal systems present another potential source of nutrients the contribution of nutrients from septic tanks on the subject land is likely to be minimal. All proposed lots have development sites which are adequately setback from the water courses. Minimum separation from known groundwater levels can be achieved and in any case Special Provision 10.0 is applicable to ensure compliance with relevant standards.

Through the appropriate management of stormwater, exclusion of livestock from low lying areas, and the use of setbacks, Development Envelopes, Building Exclusion Areas and correctly installed on-site effluent disposal systems the overall environmental impact of this proposal can be satisfactorily controlled. In particular, the risk of nutrient export from the site is low and it is probable that the overall nutrient loading from the Rural Residential development will be less than the existing rural land use. The rezoning and subsequent development do not pose a risk to the waterways and wetland system in terms of nutrient export.

8.4 Vegetation Protection

In this case remnant and riparian vegetation and natural habitats will be afforded greater protection as a result of rezoning and the associated planning provisions. The riparian and remnant vegetation areas will be designated on the revised Subdivision Guide Plan as Development Exclusion/Landscape Protection areas, in which removal of remnant vegetation is not permitted. Buildings, effluent disposal systems and livestock will be precluded from these areas. Where required, building envelopes have been allocated for proposed lots.

9. AMENDMENT PROPOSAL

It is proposed to rezone the subject land to Special Residential Area 11 by adding Lot 9002 Pony Club Road in column 4 of Schedule IV of Town Planning Scheme No.3 and revising the Subdivision Guide Plan for the precinct.

The proposed rezoning and associated development will facilitate the implementation of the Strategy Actions set out in ALPS and will provide for the future growth of the area.

The essential features depicted and notated in this proposal include:

- Remnant and riparian vegetation to be protected through designation as Building Exclusion/Landscape Protection area and fencing to preclude livestock;
- Pony Club Road to be upgraded;
- Co-ordinated provision of infrastructure to the Precinct;
- Provision of a road link to land to the west to facilitate access, particularly for emergency purposes;
- Provision for on site stormwater detention; and
- Provision of a range of Rural Living lots in close proximity to services, infrastructure and community facilities.

9.1 Site Suitability

The proposed rezoning of Lot 900 provides the opportunity to integrate development on the property with surrounding lots to the east and west. A linkage can be provided through the site to connect Lot 105 with Pony Club Road and the trail networks can be strengthened. A special feature of the property is the frontage to both the King River and Willyung Creek. Areas of remnant vegetation on the property can be better protected by confining development to the cleared portions of the property.

During the initial rezoning process, preliminary surveys of the King River and Willyung Creek foreshores were carried out. Extensions to the King River foreshore Reserves were proposed together with the creation of a Reserve along the Willyung Creek Foreshore. Land was ceded through subsequent subdivision. Further review and possible widening of the foreshore reserves or other management devices can be investigated to incorporate the findings and recommendations contained in the WCFMP and to implement the relevant requirements of the endorsed Foreshore Management Plan.

9.2 Justification

The Special Use zoning has been in place since 1999, however the site has not been developed for Holiday Chalets. Although the property has attractive characteristics and attributes, it is not identified as an iconic tourist site. Being restricted to 6 chalets limits the viability of any commercial development. The scale of permissible development doesn't justify the cost of extending and upgrading infrastructure and services. By comparison, a handful of smaller scale B&Bs established within any given Rural Living lots in the locality could provide much the same tourism product.

Based on the revised flood elevations and current interpretation of land capability, this proposal presents the opportunity to review the development potential for the site. It is considered rezoning to Special Residential will allow the highest and best use of the site, particularly given the need for affordable housing.

The Rural Living lots created within City of Albany in the last decade have typically ranged in size from 3000m² to 4 ha and are predominantly 1 -2 ha. Anecdotally throughout the region, there is growing demand for smaller Rural Lifestyle lots. This proposal for lots (minimum 4000m²) is in line with current trends towards 'smaller "Special Residential" lots within the 3000m² – 5000m² range' as recognised in ALPS (p 123).

The combination of 4000m² along the ridge and larger lots adjacent to the creekline in response to site characteristics and capability provides for variety in lot sizes and housing product.

9.3 Subdivision Guide Plan

This proposal provides for the creation Rural Residential lots ranging in size from 4000m² along the slightly elevated ridge, through to larger lots adjacent to the Creekline. (Refer Attachments-Subdivision Guide Plan)

Lot size has been dictated by land capability with smaller lots located on the more capable land consisting of ridges or hills which are well drained, have good clearance from groundwater, are generally well vegetated and well set back from creeklines. The larger lots are proposed on the less capable land where waterlogging in winter may occur or setbacks from the 1 in 100 year floodway are required.

The lot layout responds to the topography, capability and natural features of the site. Roads are generally aligned to the contour and, thus minimising the need for extensive site works associated with the construction of roads, driveways and house pads. All lots are provided with suitable development sites such that building and effluent disposal systems can be accommodated which have adequate separation from groundwater, are clear of the flood flow and are setback sufficiently from the creekline and River. Where required Building Exclusion Areas and Development Envelopes are designated on the SGP. The lot sizes and overall layout enables buildings to be orientated to the north to take advantage of passive solar design principles, while still capitalising on the views available from the site.

Management of stormwater on site and utilisation of water sensitive design principles, including nutrient stripping, sediment retention basins will be required at the subdivision stage of development, in accordance with Special Provision 12.3.

The Subdivision Guide Plan has evolved through a process of consultation with relevant agencies and Council Officers and consideration of the following factors:

- i) Land capability with particular regard to the effective operation of on-site effluent disposal systems.
- ii) All structures being precluded from the Floodway (based on surveyed spot elevations, 1:100 year GHD flood elevations and flow volume).
- iii) Suitable building and effluent disposal setbacks from the creek and the King River.
- iv) Rationalisation of the King River and Willyung Creek Foreshore reserves and designation of Building Exclusion Areas to protect riparian vegetation.
- v) Protection of remnant vegetation by providing lots with existing cleared areas suitable for house sites.
- vi) Clustering of smaller lots on the most capable and suitable land and larger lots on land with lower capability/identified constraints.
- vii) Provision of a range of lot sizes.
- viii) The design of an overall road system that allows, where possible, for each landowner to proceed independently with development.
- ix) Provision for emergency access and egress in the case of fire or flooding.
- x) Provision of a reticulated water system.
- xi) Provision for multi use bridle/pedestrian trails in conjunction with emergency accessways.
- xii) Overall reduction of the export of nutrients from the site into the waterways.

9.4 Proposed Zoning

It is proposed to rezone the subject land to Special Residential Area 11. The Amendment utilises zoning and land use categories that already exist within the City Albany Planning Scheme No 3. Standard mechanisms including Special Provisions and a Subdivision Guide Plan will be used to guide and control subdivision and development. The development will complement that of the adjoining areas and it is appropriate that the subject land be incorporated into the same zone.

Special Provision 1.2 specifies a minimum lot size of 4000m². The surrounding land to the east, west and south has been rezoned and/or developed for 'Special Residential' purposes with a minimum lot size of 4000m² in response to the site characteristics and capability. It is considered appropriate that the subject land be developed to a compatible density. It is therefore proposed to rezone Lot 9002 to Special Residential Area 11 to enable the creation of lots ranging from 4000m² to 3.22 ha.

The objectives of the zone include allowing for a range of lot sizes for rural living based on capability and landscape design considerations, protection of the King River, creeklines and associated floodplains, remnant vegetation protection and integrating development with the landscape.

This proposal will enable the cul-de-sac currently shown for the adjoining lot 105 to be extended through the subject land to link with Pony Club Road. As well as improving traffic flow and emergency egress, there is opportunity through this Amendment to strengthen and extend the network of trails and Strategic Fire Breaks in the immediate locality.

10. CONCLUSION

The proposal is consistent with the guiding principles contained in the Local Rural Strategy, in particular to:

- Encourage a range of lot sizes
- Co-ordinate subdivision and development
- Encourage revegetation of creeklines and
- Provide adequate fire protection.

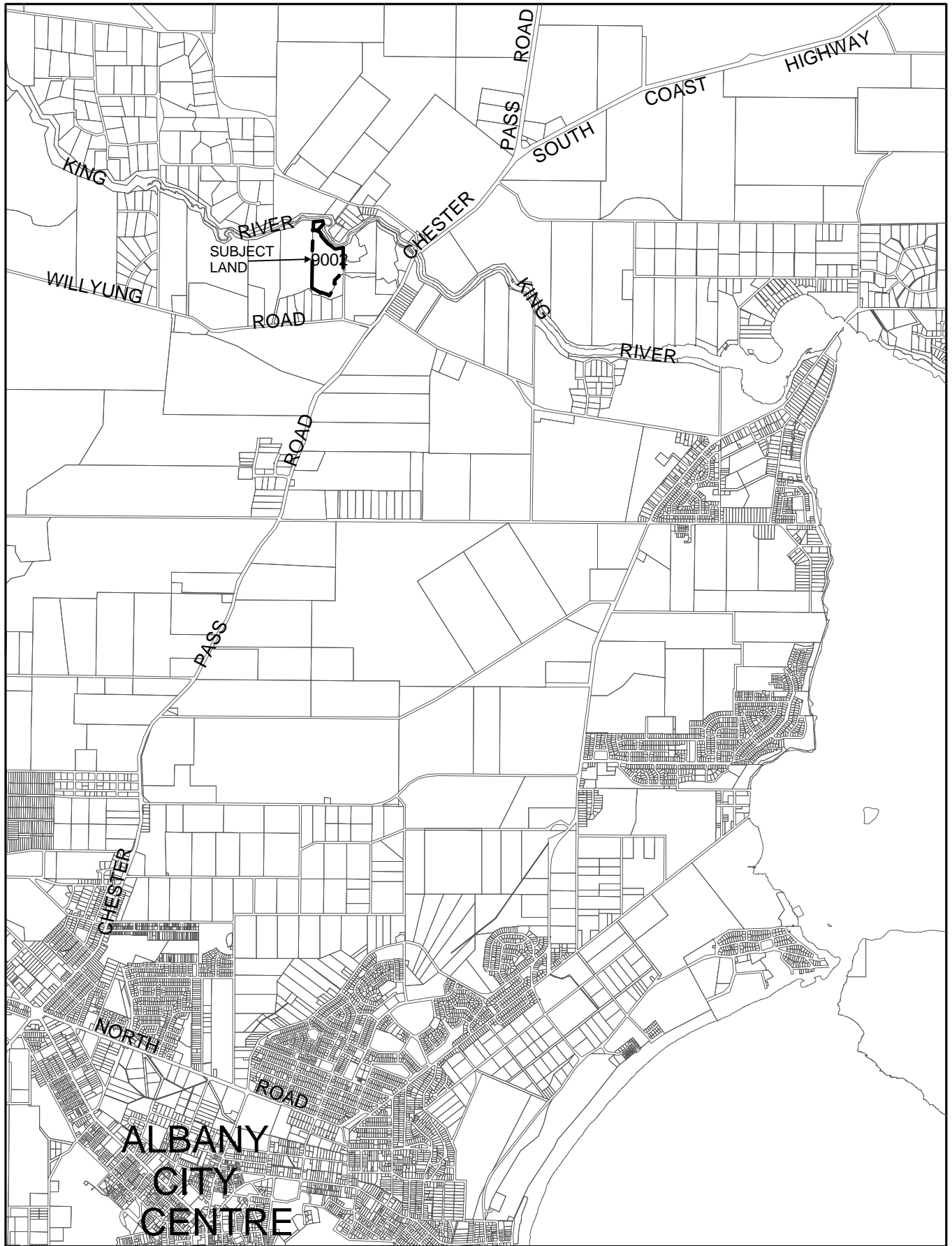
Rezoning of Lot 9002 accords with the intent of ALPS and will enable an integrated plan for the whole precinct to be developed. Remnant and riparian vegetation on the property can be better protected and development located within cleared areas. The proposal complements the subdivision layout and character of the surrounding Special Residential Area. Opportunities exist for improved connectivity by providing better linkages to adjoining properties in terms of access and vegetation corridors. Land capability supports further subdivision of the land and detailed assessment can be carried out in the preparation of the rezoning documents.

The subject land is not in a prominent location in terms of potential for visual impact, much of the land is in an existing parkland cleared state, boundary and environmental setbacks can be accommodated, the planning objective of efficient use of high capability land is met and the intent and form of the Subdivision Guide Plan is maintained and enhanced.

It is apparent from the above context that planning decisions on zoning and subdivision over an extended period have led towards this locality being established as a predominantly 'Special Residential' precinct. The request to initiate a rezoning of Lot 9002 to Special Residential represents a further consolidation of the particular character of the area, which is reinforced by the Strategic Objectives contained in ALPS and its designation 'Rural Residential' on Map 9B. In this regard it is considered that the proposal represents orderly and proper planning.

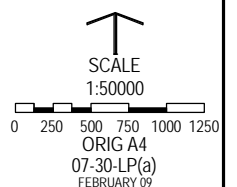
ATTACHMENTS

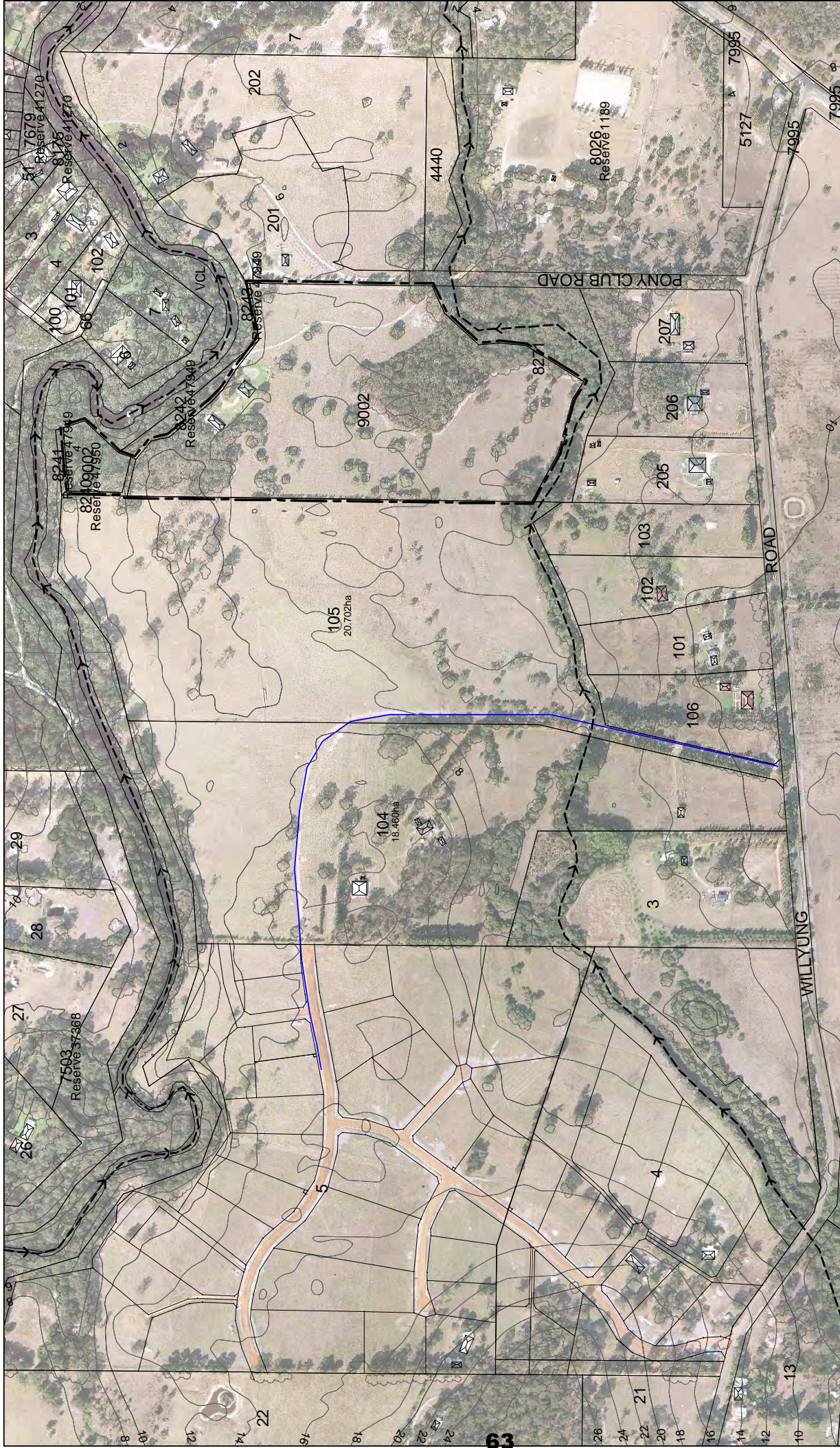
Location Plan
Site Characteristics Plan
Endorsed Subdivision Guide Plan for Special Residential Area 11 – Figure 5 (1999)
Willyung Creek Floodplain Management Plan – Figure 9 GHD (2007)
Contour Survey – John Kinnear & Assoc. (2008)
Predicted Flood Elevations – Figure 4 Landform Research (2009)
Composite and Comparative Flood Estimates
Soil types – Figure 2 Landform Research
Constraints and Test Hole Locations – Figure 5 Landform Research (2009)
Fire Hazard Assessment
Subdivision Guide Plan for Lot 9002 Willyung.



LOCATION PLAN
 Lot 9002 Pony Club Road
 Willyung, City of Albany

**AYTON BAESJOU
 PLANNING**
 11 Duke St
 Albany WA 6330
 Phone 9842 2304 Fax 9842 8494





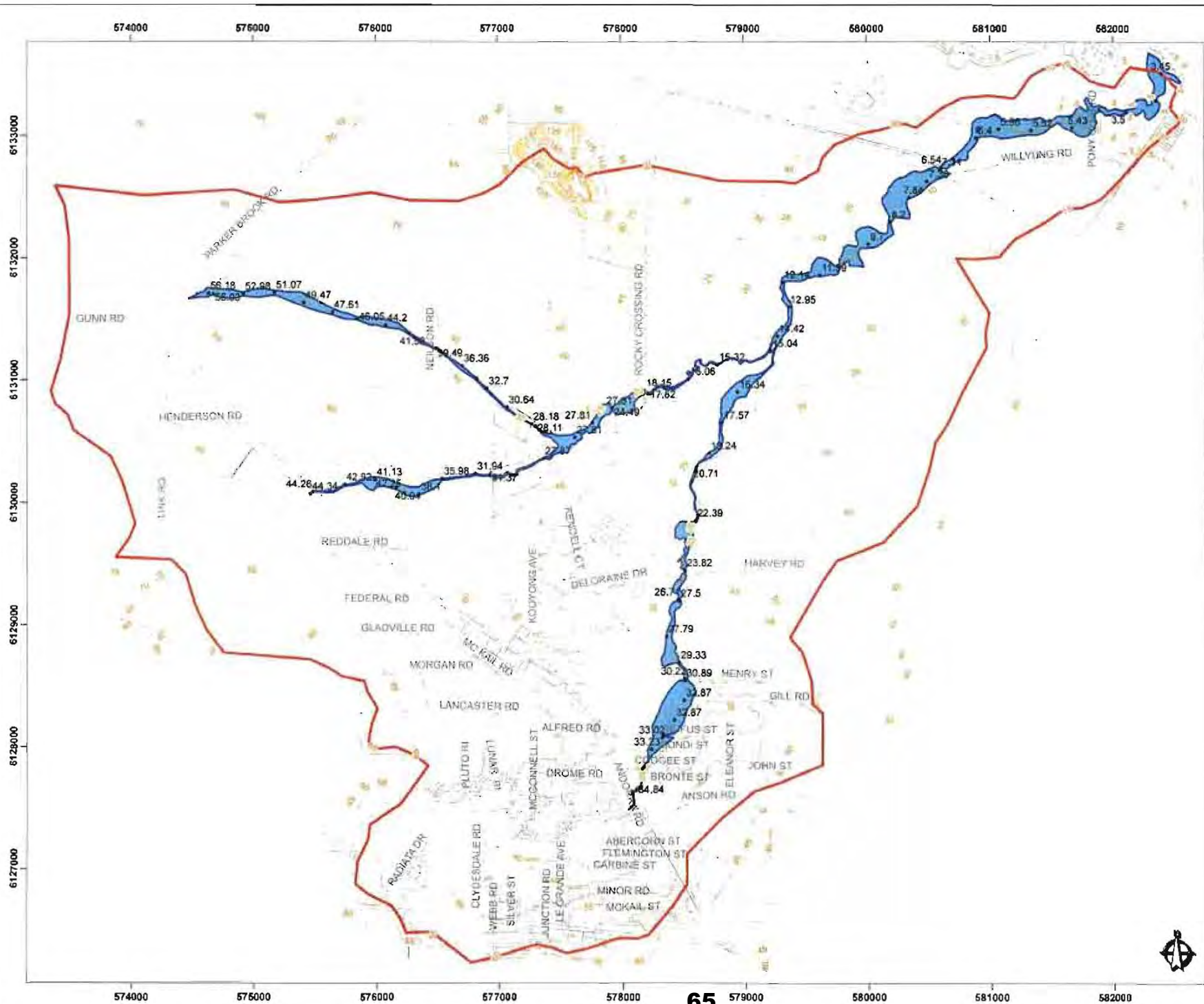
SITE CHARACTERISTICS PLAN
 Lot 9002 Pony Club Road
 Willyung, City of Albany

LEGEND

- Subject Land
- Water Main
- Watercourse
- Existing Building
- Existing Vegetation

SCALE 1:5000
 0 25 50 75 100 125
 ORGA3
 07-30-SCC(b)
 FEBRUARY 09

AYTON BAESJOU
 PLANNING
 11 Duke St
 Albany WA 6330
 Phone 9842 2304 Fax 9842 8494

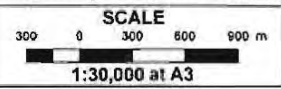


LEGEND

- Albany Subcatchment
- Contours (5 m)
- Cadastre

- Predicted Existing 100yr ARI Maximum Floodway
- Level
 - Extent

Data Sources:
City of Albany, Cadastre and Topography



LOCALITY MAP



Western Australia

COPYRIGHT
THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF GHD PTY LTD
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. GHD DOES NOT HOLD ANY RESPONSIBILITY ON THE MERIT OF THIS DOCUMENT.

| | | |
|-------------------------|--------------------------------------|-------------------------|
| CREATED BY | CHECKED | APPROVED |
| NO | RC | D. Hom |
| HORIZONTAL DATUM: GDA84 | | PROJECTION: MGA ZONE 50 |
| HEIGHT DATUM: M-AD | | METADATA RECORDED: |
| DATE | FILE LOCATION | |
| 26.02.27 | N:\611742\GIS\MXD\611742-05_Rev1.mxd | |
| REVISION | DRAWING NO | |
| 1 | 611742-05 | |

WILLUYUNG CREEK FLOODPLAIN MANAGEMENT PLAN

Figure 9
Willuyung Creek Catchment
Predicted 100-year Flood Extent



JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 234 STIRLING TERRACE
 PO BOX 283
 ALBANY WA 6331
 PHONE (08) 8642 1333 FAX (08) 8642 1570
 ABN 43 084 683 473
 EMAIL jka@kato.com

CONTOUR SURVEY
LOTS 104-5 & 9002, WILLYUNG ROAD
SHIRE OF ALBANY

NOTE: DISTANCES & AREAS
 SUBJECT TO SURVEY

Date: Nov 2008

DWGA154

Flood elevation in the highest recorded flood in the King River was 5.7 m AHD at this point in 1927. The measurement was made by the resident with water lapping at the piano keys inside the dwelling.

This area lies in the flood fringe based on GHD 1 : 100 year flood elevations, however based on the volumes likely it is unlikely that much of this area may not flood, and will be expected to lie within flood fringe and not roadway.

Limit of 1 : 100 year flood

Limit of 1 : 100 year flood

Limit of 1 : 100 year flood

Limit of 1 : 100 year flood

Portion of natural levee that does not flood in 1 : 100 predicted flood. This levee splits the flood flow.

This area will be flood fringe and most probably will not flood based on the volumes involved

Based on the potential for The King River flood at the same time as Wilyung Creek, and for the water to back up, it is felt that an elevation of 3.5 m AHD may be too low.

Lindsay Stephens
 8/20 Cosgrove, Miss (Tel: 082) 222 2222
 Longform Research
 25 Heather Road
 Tairāwhiti, PO Box 11
 Tairāwhiti, 4310
 Tel: (08) 9397 9345
 Fax: (08) 9397 9350

13 FEBRUARY 2009

Figure 4

Natural levee that is at a higher elevation adjacent to the current waterway.

5.52 Predicted 1 : 100 year flood elevation in AHD (GHD)

5.5 Contour elevation (AHD)

Wilyung Creek

Flood flow based on GHD predicted 100 year flood and survey data

Predicted limit of 1 : 100 year flood event based on GHD and survey data

Likely extent of the flood flows (Floodway) based on spot elevations, contours, geomorphology, and GHD data.

Flood paths and extent are based on surveyed spot elevations.

PREDICTED FLOOD ELEVATIONS FOR LOTS 105 AND 9002



NOTE
 This is site survey and the boundaries shown are not to be used for any other purpose. Areas & dimensions are subject to final survey. Station heights are AHD.

JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

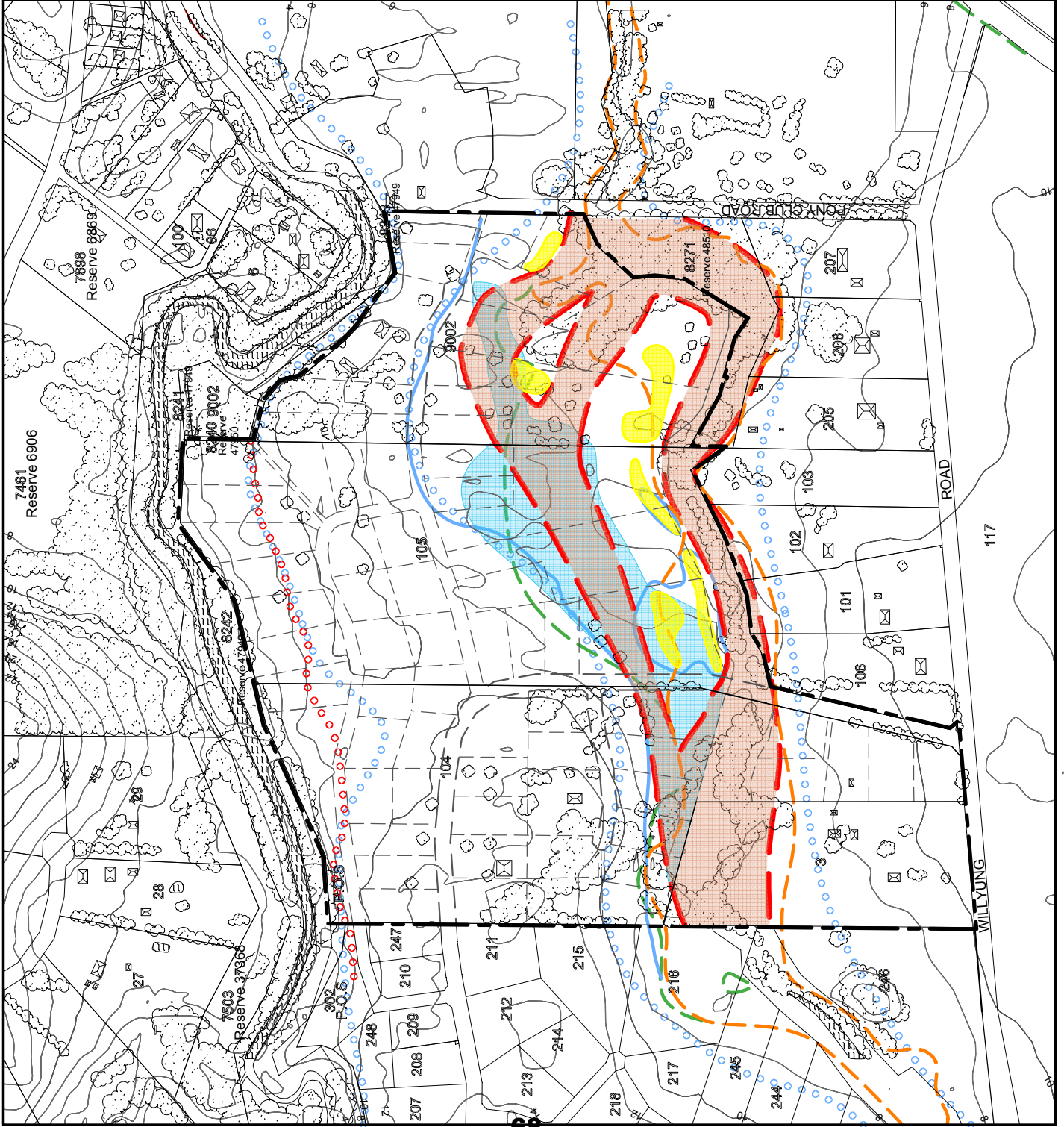
| | | | |
|--|---------------------|---------------|---------------------|
| DATE: 15/02/09 | Scale: 1:5000 (A1) | Station: AHD | Sheet: 1 of 1 |
| | Scale: 1:10000 (A3) | Job No: A184 | Drawing No: DWGA154 |
| CONTOUR SURVEY LOTS 104, 105 & 9002 WILYUNG ROAD ALBANY | | Approved: JJK | Date: NOV 09 |

COMPOSITE AND COMPARATIVE FLOOD ESTIMATES

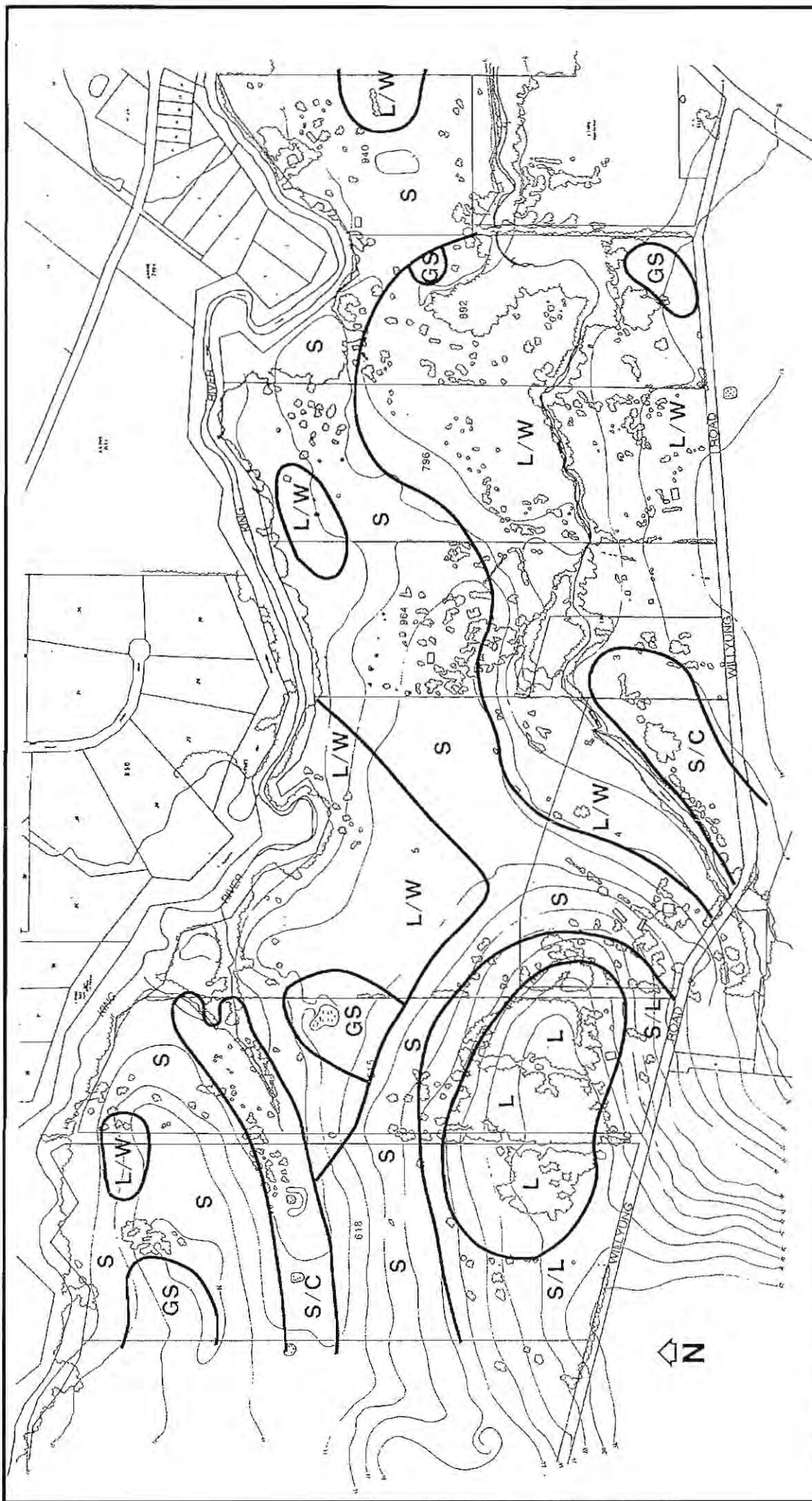
Lots 104 & 105 Willyung Road &
 Lot 9002 Pony Club Road
 Willyung, City of Albany

LEGEND

| | |
|--|---|
| | Subject Land |
| | Existing Vegetation |
| | Existing Buildings |
| | Proposed Lots |
| | 1:100 Year Flood Level, as per endorsed SGP (1997) |
| | Predicted 100 Year ARI maximum Floodway Extent (GHD 2007) |
| | Nominated Foreshore Reserve WCFMP (GHD 2007) |
| | 1:100 Year Flood Level, for King River Alignment based on detailed site survey (Landform Research 2008) |
| | Natural Levee that is at a higher elevation adjacent to Willyung Creek |
| | Limit of 1:100 Willyung Creek Flood Fringe - Interpreted from 2007 Elevations, 2008 Survey (Landform Research 2009) |
| | Extent of Willyung Creek Floodway (Interpreted Landform Research 2009) |
| | Area subject to water logging (Landform Research 2008) |



AYTON BAESJOU
 PLANNING
 11 Duke St
 Albany, WA 6330
 Phone 9842 2304 Fax 9842 6494



| Soil Type | Description | Broad Scale Soil Unit |
|-----------|---|------------------------------|
| L | Lalorie (claystone and gravel) | Ridge (claystone and gravel) |
| S/L | Fine bleached sand over laterite duricrust and gravel at depths of less than 0.5 m. | terrace sand over duricrust |
| S | Sand over terrace at depths of 0.5 to 1.8 m. Fine sand of coarse sand over terrace with some areas of coarse to yellow sand at depth. | terrace sand over duricrust |
| S/C | Sand over sandy clay, partially water logged. | terrace sand over duricrust |
| GS | Granite sand derived from the weathering of underlying granite basement. Coarse quartz sand with increasing mica content at depth. | Floodplain sand/gravel |
| L/W | Partially bleached terrace sand, predominantly inclined over terrace at 0.5 to 1.8 m. | terrace sand over duricrust |

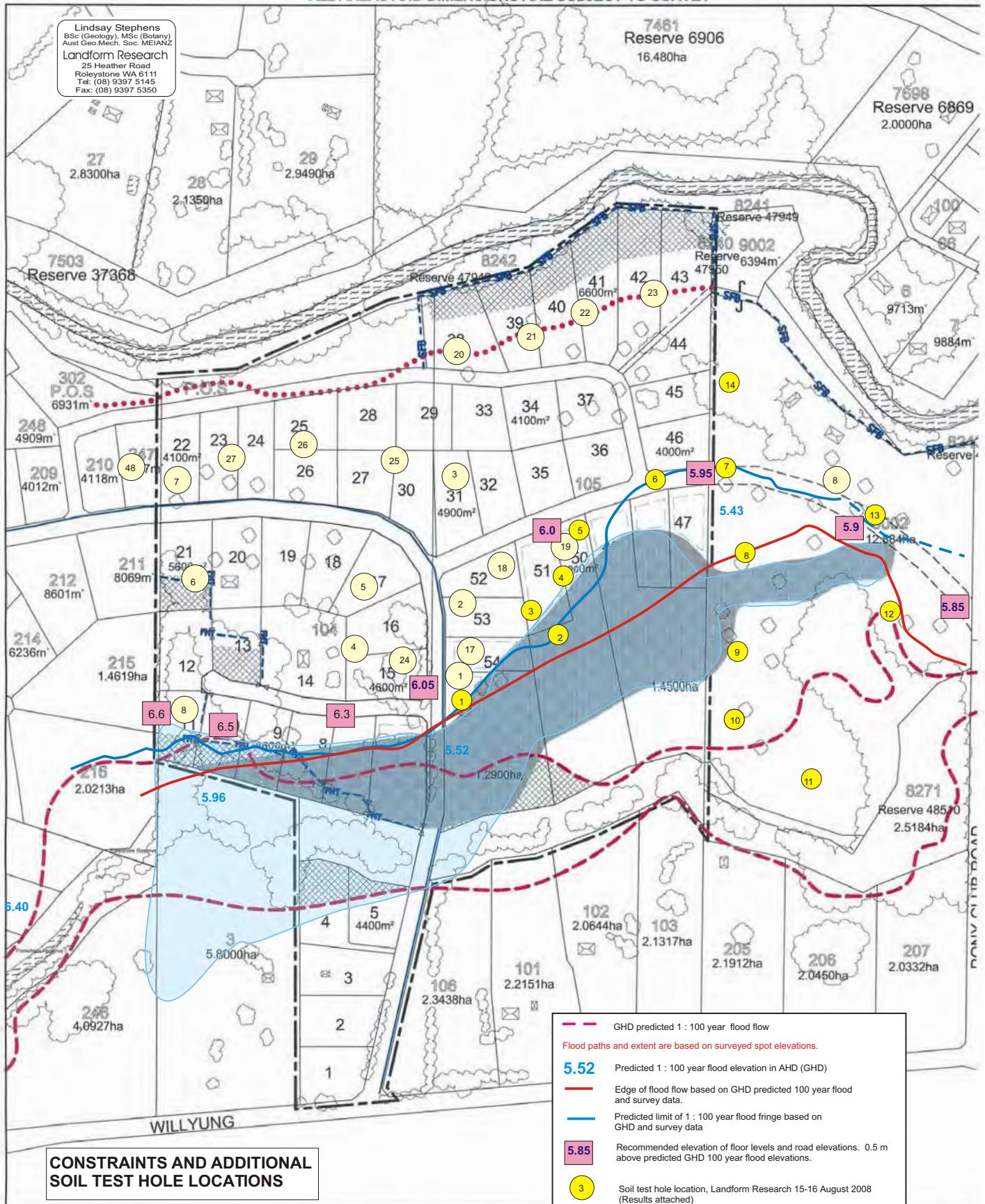
Soil Types
 Proposed Subdivision
 Willyung Road, Upper King, Albany
 Scale 1 : 5 000
 Basemap Data
 Aylesha Taylor-Burzell
 L. Stephens
 March 1997

Soils based on detailed site mapping including drilling 90 super holes up to 2 000 mm deep or to ferricrete layer as well as geophysical mapping.

FIGURE 2

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

Lindsay Stephens
BSc (Geology), MSc (Botany)
Aust Geo.Mech. Soc. MEIANZ
Landform Research
25 Heather Road
Roleystone WA 6111
Tel: (08) 9397 5145
Fax: (08) 9397 5350



--- GHD predicted 1 : 100 year flood flow
 Flood paths and extent are based on surveyed spot elevations.

5.52 Predicted 1 : 100 year flood elevation in AHD (GHD)

— Edge of flood flow based on GHD predicted 100 year flood and survey data.

— Predicted limit of 1 : 100 year flood fringe based on GHD and survey data

5.85 Recommended elevation of floor levels and road elevations. 0.5 m above predicted GHD 100 year flood elevations.

3 Soil test hole location, Landform Research 15-16 August 2008 (Results attached)

4 Soil test hole, Wood and Grieve 16 October 1998 (Results attached)

Area subject to winter surface waterlogging

REVISED SUBDIVISION GUIDE PLAN
 Lots 104 & 105 Willyung Road
 Willyung, City of Albany

LEGEND

| | | | |
|--|---|--|---|
| | Subject Land | | Existing Water Main |
| | Strategic Fire Break / Multi Use Trail | | Existing Vegetation |
| | Fire Management Track | | Existing Buildings |
| | Unlocked Fire Gate (to be provided if fence is erected) | | Building Exclusion Area |
| | Predicted 100 Year ARI maximum Floodway Extent (GHD 2007) | | 1:100 Year Flood Level, for King River Alignment based on detailed site survey 2008 |

Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 11 Duke St. Albany Western Australia 6170
 Phone: (08) 9842 2304 Fax: (08) 9842 1340

Figure 5
 SCALE 1:4000
 ORIG A3
 08-34-SGP
 JANUARY 09

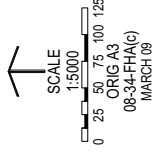
Fire Hazard Assessment Lots 104 & 105 Willyung Road & Lot 9002 Pony Club Road Willyung, City of Albany

EXPLANATORY COMMENT

- This assessment and the accompanying Subdivision Guide Plan take into consideration the essential elements of Planning for Bush Fire Protection 2001 (PBFP) and the Western Australian Planning Commission Planning Policy DC3.7.
- Special Provisions 8.1 and 11.7 of Town Planning Scheme No.3 apply.
- 100m Hazard Separation Zone designated for existing buildings.
- Future building sites on vegetated lots are located within parkland cleared areas or existing Hazard Separation Zones.

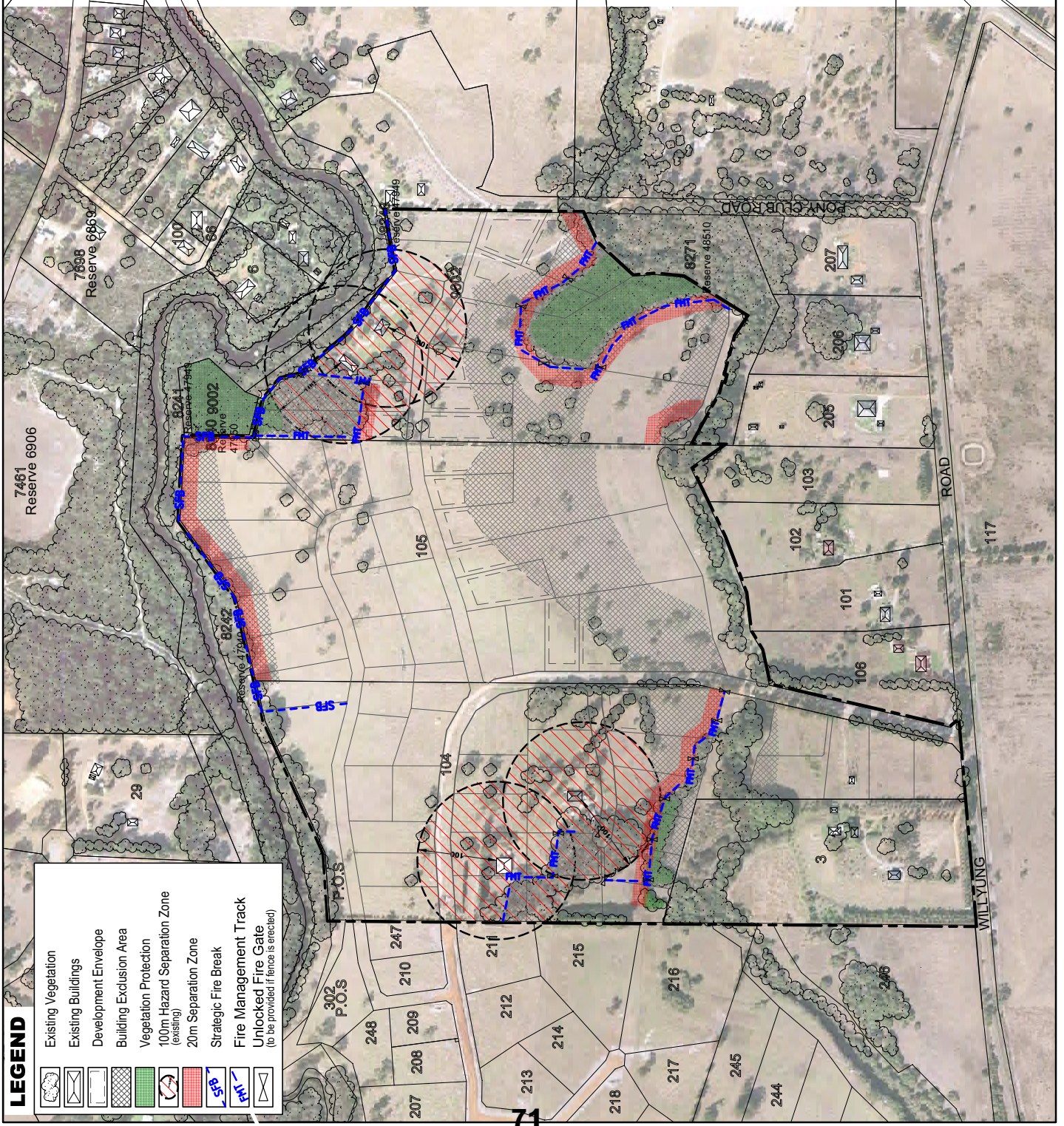
NOTES

- Fuel loads within the Hazard Separation Zones to be maintained below 8 tonnes per hectare, through regular maintenance and appropriate hazard reduction methods including mowing, slashing, removal of understorey/selected lower limbs and prescribed burning, as appropriate. Cool burns on a 5 to 7 year cycle are recommended.
- Strategic Fire Breaks and Fire Management Tracks are to be installed as shown on the endorsed Subdivision Guide Plan.
- The Strategic Fire Break/multi use trail along King River is to be located within existing cleared areas and shall comply with AS 3.2.3 of PBFB; (trafficable, 4m wide, plus 1m shoulders). The SFB/Multi use trail is to be within a public reserve; management responsibility shall rest with the City of Albany.
- The Fire Management Tracks on the periphery of privately owned bush provide a hard edge and will serve as a fire line for prescribed burns. The track shall be maintained in a low fuel state and may serve in lieu of perimeter firebreaks.
- SFBs, FMTs and any stock proof fencing of remnant vegetation areas to be aligned to take account of existing tracks, weed management objectives and fire safety requirements.
- Landowners will be responsible for maintaining Firebreaks on their respective property.
- Gates are to be installed where fences cross Strategic Fire Breaks.
- Buildings are to be designed and located in accordance with Australian Standard 3959 "Construction of Buildings in Bush Fire Prone Areas".
- Each landowner will be responsible for maintaining the low fuel area/ Building Protection Zone (min 20m wide) around their residence and associated outbuildings.



AYTON BAESJOU
PLANNING

11 Duke St
Albany WA 6330
Phone 9842 2304 Fax 9842 8494



LEGEND

- Existing Vegetation
- Existing Buildings
- Development Envelope
- Building Exclusion Area
- Vegetation Protection
- 100m Hazard Separation Zone (existing)
- 20m Separation Zone
- Strategic Fire Break
- Fire Management Track
- Unlocked Fire Gate (to be provided if fence is sited)

Building Exclusion Area:
 Habitable Buildings and effluent disposal systems generally not supported in these areas due to site characteristics and limitations which may include;

- Proximity to Remnant or riparian Vegetation (to allow for Hazard Separation)
- 1:100 Willyung Creek Floodflow (Landform Research 2009).
- Area possibly subject to winter surface waterlogging.

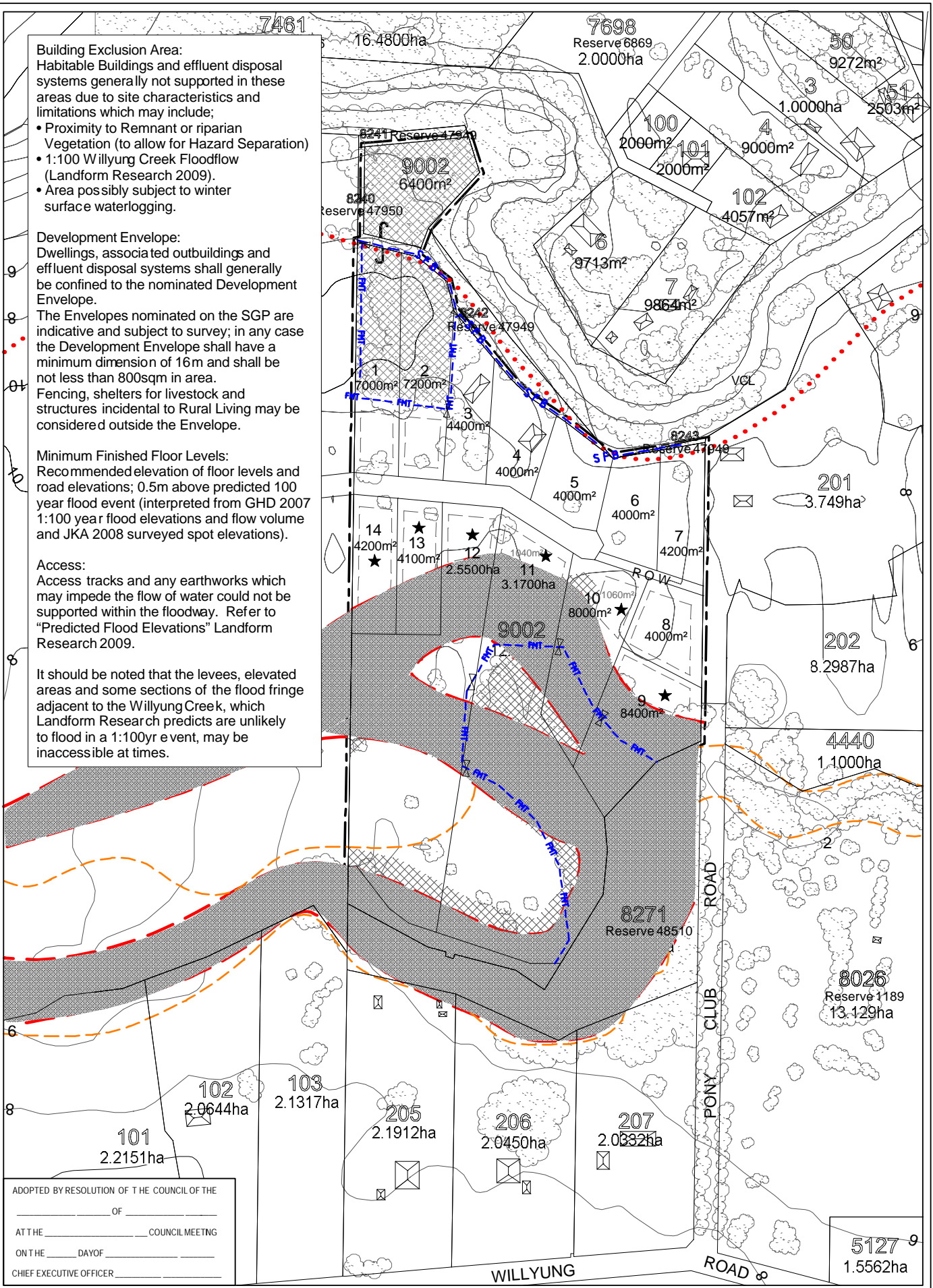
Development Envelope:
 Dwellings, associated outbuildings and effluent disposal systems shall generally be confined to the nominated Development Envelope.

The Envelopes nominated on the SGP are indicative and subject to survey; in any case the Development Envelope shall have a minimum dimension of 16m and shall be not less than 800sqm in area. Fencing, shelters for livestock and structures incidental to Rural Living may be considered outside the Envelope.

Minimum Finished Floor Levels:
 Recommended elevation of floor levels and road elevations; 0.5m above predicted 100 year flood event (interpreted from GHD 2007 1:100 year flood elevations and flow volume and JKA 2008 surveyed spot elevations).

Access:
 Access tracks and any earthworks which may impede the flow of water could not be supported within the floodway. Refer to "Predicted Flood Elevations" Landform Research 2009.

It should be noted that the levees, elevated areas and some sections of the flood fringe adjacent to the Willyung Creek, which Landform Research predicts are unlikely to flood in a 1:100yr event, may be inaccessible at times.



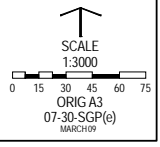
ADOPTED BY RESOLUTION OF THE COUNCIL OF THE _____ OF _____ AT THE _____ COUNCIL MEETING ON THE _____ DAY OF _____ CHIEF EXECUTIVE OFFICER _____

SUBDIVISION GUIDE PLAN
 Lot 9002 Pony Club Road
 Willyung, City of Albany

AYTON BAESJOU PLANNING
 11 Duke St
 Albany WA 6330
 Phone 9842 2304 Fax 9842 8494

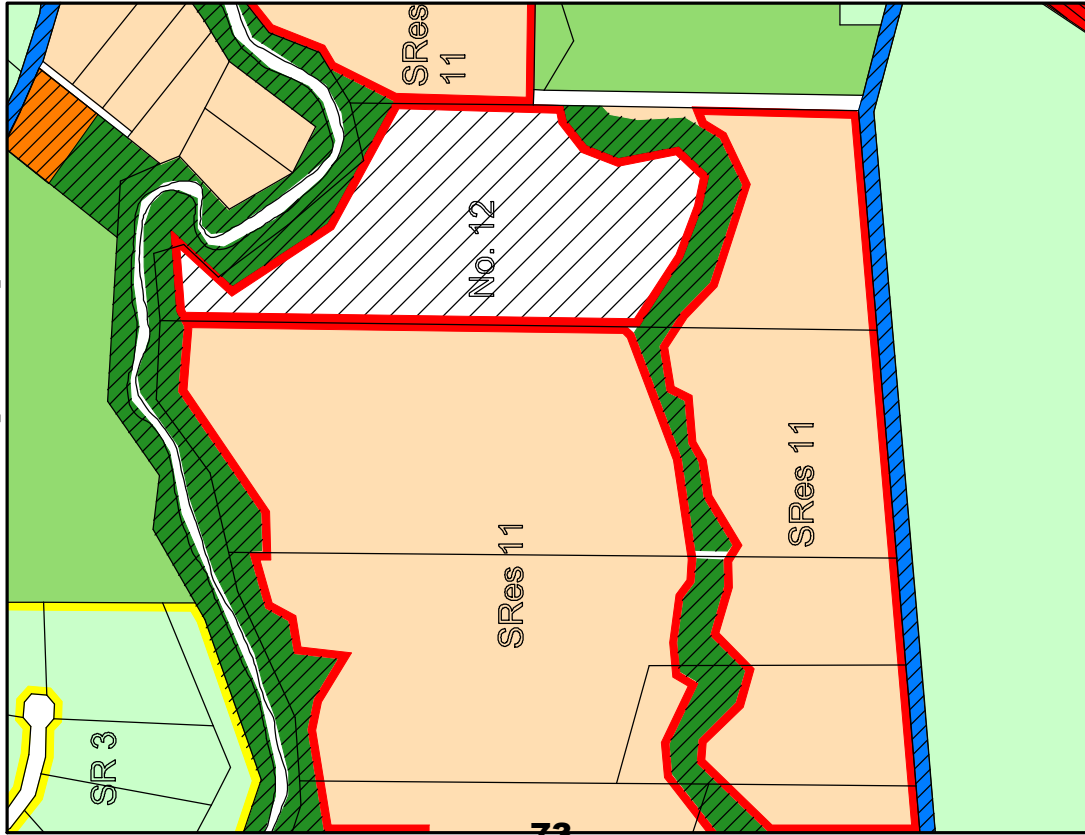
LEGEND

- Subject Land
- Existing Vegetation
- Existing Buildings
- Fire Management Track
- Unlocked Fire Gate (to be provided once erected)
- Min FFL Nominated (Refer to Predicted Flood Elevation Plan.)
- Development Envelope
- Building Exclusion Area
- Strategic Fire Break / Multi Use Trail
- 1:100 Year Flood Level, for King River Alignment based on detailed site survey 2008
- Predicted 100 Year ARI maximum Floodway Extent (GHD 2007)
- Extent of Willyung Creek floodway (Interpreted 2009)



CITY OF ALBANY TOWN PLANNING SCHEME No. 3 AMENDMENT No. 288

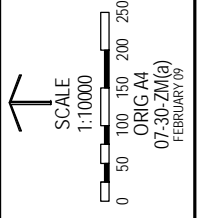
Existing Zoning



Proposed Zoning



- | | |
|--------------------------|--|
| LOCAL SCHEME RESERVES | RESIDENTIAL |
| CIVIC AND CULTURAL | SPECIAL RESIDENTIAL |
| IMPORTANT REGIONAL ROADS | SPECIAL USE |
| MAJOR HIGHWAYS | RURAL |
| PARKS AND RECREATION | SPECIAL RURAL PRIVATE CLUBS AND INSTITUTIONS |
| ZONES | OTHER |
| SRes 11 | SR 3 |



CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 288

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

- i) *Rezoning Lot 9002 Pony Club Road, Willyung from the 'Special Use' zone to the 'Special Residential' zone by;*
 - I. *Deleting Code No. 12 relating to former Portion Plantagenet location 892 from Schedule 111 – Special Use Zone; and*
 - II. *Inserting Lot 9002 Pony Club Road into 'Schedule IV – Special Residential Zone – Provisions relating to Specific Areas', of area SRes 11.*
- ii) *Rationalising the Parks and Recreation reservation to accord with the established Foreshore reserve boundaries; and*
- iii) *Amending the Scheme Map accordingly.*

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 288

ADOPTION

Adopted by resolution of the City of Albany at the meeting of the Council held on the _____ day of _____ 200__

Mayor

Chief Executive Officer

FINAL APPROVAL

Adopted for final approval by resolution of the City of Albany at the Meeting of the Council held on the _____ day of _____ 200__ and the Common Seal of the City of Albany was hereunto affixed by the authority of a resolution of the Council in the presence of:

Mayor

Chief Executive Officer

Recommended/Submitted for Final Approval

Delegated Under S.16
of the PD Act 2005

Date

Final Approval Granted

Minister for Planning

Date

**CITY OF ALBANY TOWN PLANNING SCHEME No. 3
AMENDMENT No. 286
SCHEDULE OF SUBMISSIONS**

| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | Council Recommendation |
|------------|--|--|--|-------------------------------|
| 1 | Environmental Protection Authority Locked Bag 33 Cloisters Square PERTH WA 6850 | The Environmental Protection Authority (EPA) has determined that the scheme amendment is not required to be formally assessed. They provided advice and recommendations regarding the following: Environmental Issues: <ul style="list-style-type: none"> • Water Quantity and Quality – surface and groundwater • Acid Sulphate Soils | The EPA advice and recommendations were incorporated into the special provisions and included into the amending document prior to advertisement. | The submission is upheld. |
| 2 | WestNet Energy PO Box 8491 PERTH BC 6849 | No objections. The developer will be responsible for funding any changes to the existing gas network and should contact WestNet Energy in the first instance. | Nil. | The submission is noted. |
| 3 | Telstra Forecasting & Area Planning – South Western Access Network & Technology Locked Bag 2525 Perth WA 6001 | No objections. | Nil. | The submission is noted. |
| 4 | Water Corporation Great Southern Regional Office 215 Lower Stirling Terrace ALBANY WA 6330 | No objections. There will be a requirement to provide a reticulated water service to each of the lots. The Corporation favours connection of these lots to its reticulated wastewater network and recommends that further investigation be undertaken to determine whether this can be achieved. | At the time of subdivision and/or development the connection of the property to reticulated water can be required. Connection to reticulated sewer is unlikely in the short term, however at the time of subdivision and/or development this can be explored by the Water Corporation. | The submission is noted. |
| 5 | Western Power Locked Bag 2511 Perth WA 6001 | No objections. | Nil. | The submission is noted. |

**CITY OF ALBANY TOWN PLANNING SCHEME No. 3
AMENDMENT No. 286
SCHEDULE OF SUBMISSIONS**

| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | Council Recommendation |
|-----|--|--|--|---------------------------------|
| 6 | Department of Environment and Conservation 120 Albany Highway ALBANY WA 6330 | <p>No objections.</p> <p>The trees at the southern end of Lot 102 are described as paperbark in the document. However, they are primarily Jarrah trees.</p> <p>The parkland area of trees in the south of Lot 102 provides a degree of natural landscaping and visual screening from the residences on Kitson Street and should therefore be retained if possible.</p> | <p>This proposal seeks to re-zone the land. However, at the subdivision and/or development stage the protection of any remnant native vegetation on the site can be considered by the Department of Environment and Conservation (DEC). Any proposed clearing would be subject to the approval of DEC.</p> | <p>The submission is noted.</p> |
| 7 | Main Roads WA PO Box 503 Albany WA 6331 | <p>No objections.</p> <p>Due to deficiencies in the existing road network it should be noted that no category of Restricted Access Vehicle will be allowed to access the lots from Roundhay Road or Balston Road.</p> | <p>Nil.</p> | <p>The submission is noted.</p> |
| 8 | Edward Walmsley PO Box 5592 ALBANY WA 6330 | <p>Does not support the amendment for the reasons outlined below:</p> <ul style="list-style-type: none"> • The native trees on the subject land provide a habitat for possums, owls and other birds and represent the last remnant bush in the area. • Council has “turned a blind eye” to numerous clearing and excavation works that have taken place on Cuming Road, Roundhay Road and Kitson Street in the last few years. | <p>The proposed re-zoning covers 3.07ha of pasture, with an area of ‘cleared parkland’ native trees at its southern extent. The trees, which form the primary habitat on the land, may be largely protected through the future subdivision and/or development process.</p> <p>DEC is the responsible authority with respect to the clearing of native vegetation. Prior to clearing native vegetation, landowners should apply to DEC for a clearing permit.</p> <p>Council has issued Planning Scheme Consents for quarrying and taken compliance action on a small number of unauthorised excavation and filling operations in the surrounding area in recent years.</p> | <p>The submission is noted.</p> |



25 Febuary 2009

City of Albany
Craig McMurtrie

City of Albany Records
Doc No: ICR8076317
File: AMD286
Date: 26 FEB 2009
Officer: PLAN18
Attach:

*AMD286
Plan18*

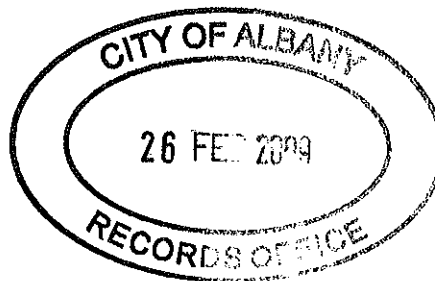
Dear Sir ,

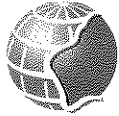
Re proposal to rezone lots 101&102 Kitson Rd Gledhow from Public Purposes to Light Industrial zone.

The area concernd has a area of healthy native trees which provide habitat for possums ,owls and other birds. It is the last remnant bush of its type in the area .

The council has turn a blind eye to numerous clearing and excavating activites in the Cumming Rd Roundhay Rd and Kitson Rd areas in the last few years.

Yours





Government of
Western
Australia

Enquiries: Chris Grant on (08) 9892 0524
Our Ref: 04/13069 D09#14388
Your Ref: AMD286/PA27024/AMD286(3)



*AMD 286
Plan 18*
mainroads
WESTERN AUSTRALIA

ABN: 50 860 676 021

4 March 2009



Chief Executive Officer
City Of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No: ICR8076735
File: AMD286

Date: 05 MAR 2009
Officer: PLAN18

ATTENTION: CRAIG MCMURTRIE

Attach:

Dear Sir/Madam

PROPOSAL TO REZONE LOT 101 & 102 KITSON STREET, GLEDHOW - 'PUBLIC PURPOSES' RESERVE TO 'LIGHT INDUSTRIAL' ZONE

I refer to your correspondence dated 13 January 2009 concerning the Amendment to Town Planning Scheme 3 proposing the above rezoning of Lots 101 & 102 Kitson Street.

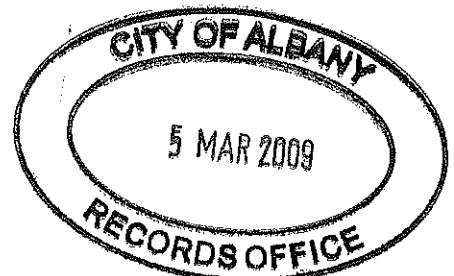
The property to be rezoned does not directly impact the Main Roads network, however Main Roads does have concerns about heavy vehicle access to the above lots particularly as they are proposed to be rezoned for light industrial use.

Due to deficiencies in the existing road network it should be noted that no category of Restricted Access Vehicle will be allowed to access the above lots from Roundhay Road or Balston Road, vehicle access to this area is limited to "Right of Way Vehicles" up to 19 metres in length and 42.5 tons total mass.

If you require any further information please contact me on (08) 9892 0524.

Yours faithfully

ARJ Duffield
REGIONAL MANAGER





Department of Environment and Conservation

Your ref: AMD286/PA27024/AMD286(3)
Our ref: 27.2.1A.
Enquiries: John Watson
Phone: (08) 9842 4500
Fax: (08) 9841 7105
Email: john.watson@dec.wa.gov.au



Craig McMurtrie,
Planning Officer
City of Albany
PO Box 484
ALBANY WA 6331

Doc No: City of Albany Records
File: ICR8075196
AMD286
Date: 10 FEB 2009
Officer: PLAN18

Attach:

Dear Sir,

PROPOSAL TO REZONE LOTS 101 & 102 KITSON STREET, GLEDHOW, TO 'LIGHT INDUSTRIAL' ZONE.

Thank you for the opportunity to comment on this proposal. It is noted that the Environmental Protection Authority (EPA) has already provided advice to you on water quality and quantity and acid sulphate soils.

The Albany Office of the Department of Environment and Conservation (DEC) has minimal additional comment to make :

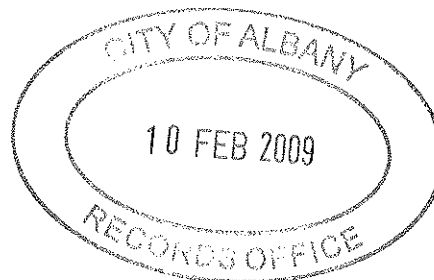
- In Section 2.2 the trees at the southern end of Lot 102 are described as paperbark whereas they are primarily jarrah trees.
In Section 5.3 there is reference to landscaping. It should be recognized that the parkland area of trees in the south of Lot 102 provides an existing degree of natural landscaping along the southern aspect of the proposal and also provides a degree of visual amenity screening from the residences along Kitson Road. These trees should therefore be retained if possible.

Yours sincerely,

[Handwritten signature]

Bruce Bone
Regional Manager
Department of Environment and Conservation
South Coast Region

3 February 2009



cc Alice O'Connor, Environmental Impact Assessment Division, Perth



City of Albany Records
 Doc No: ICR8074675
 File: AMD286
 Date: 03 FEB 2009
 Officer: PLAN18
 Attach:

Your Ref: AMD286/PA27024/AMD286(3)
 Our Ref: Grange 4412162
 Enquiries: G Wright
 Telephone: 98424230

February 02, 2009

City of Albany
 PO Box 484
 ALBANY WA 6331

Great Southern Regional Office
 215 Lower Stirling Terrace
 ALBANY WA 6330
 PO Box 915
 ALBANY WA 6331
 Tel (08) 9842 4211
 Fax (08) 9842 4255
www.watercorporation.com.au

Attention: Mr Craig McMurtrie

**CITY OF ALBANY
 APPLICATION TO RE-ZONE LOTS 101 & 102 KITSON ROAD
 GLEDHOW**

Dear Craig,

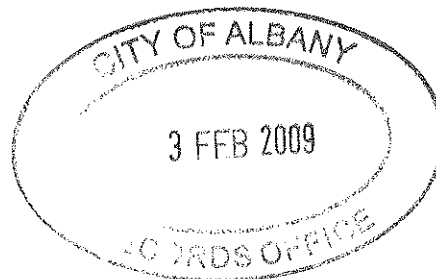
I refer to your letter of January 13, 2009 regarding a proposal to re-zone Lot 101 and 102 Kitson Road, Gledhow from Public Purposes to Light Industrial.

You are advised that the Corporation has no objection to this proposal however there will be a requirement to provide a reticulated water service to each of these lots.

The Corporation favours connection of these lots to its reticulated wastewater network and recommends that further investigation be undertaken to determine whether this can be achieved.

Yours sincerely

Graham Wright
 Senior Asset Planner
 Great Southern Region
 Asset Management Division



Facsimile

12-14 The Esplanade
PERTH WA 6000

**Postal
Address**
P.O. Box 8491
Perth BC 6849

**Contact
Numbers**
Ph (08) 6213 7000
Fx (08) 6213 7400

WestNetEnergy

A division of Alinta Asset Management Pty Ltd
ABN 52 104 352 650

To: Craig McMurtrie
City of Albany

Fax No: 089841 4099

From: Eileen Gillibrand
Business Support Officer

No. of pages: 2 (including this page)

Date: 28 January 2009

For any queries regarding the transmission of this facsimile please telephone: 6213 7000
Please reply on facsimile number: 6213 7400

Our Ref: AMD286/PA27024/AMD286(3)

Your Ref: AMD286/PA27024/AMD286(3)

RE: PROPOSAL TO REZONE LOTS 101 & 102 KITSON STREET, GLEDHOW

Thank you for your letter dated 13 January, 2009 concerning the above mentioned proposal.

A plan will be attached to this fax if there are gas mains in the area. In any case you or the developer must contact **Dial Before You Dig (1100)** to reference Gas Network changes immediately prior to the proposal going ahead.

If the Gas Network is affected by the proposal and WestNet Energy works are required, then the following conditions must be met.

- *All work carried out on WAGas Networks existing Network to accommodate the proposed subdivision /amalgamation or any development will be at the proponents expense.*
- *WestNet Energy requires one month's notice prior to the commencement of the work on site. Notice should be given to the Project Coordinator on Ph.9499 5166.*

Should you have any further queries, please do not hesitate to contact our office.

Yours Faithfully



Eileen Gillibrand
Business Support Officer

Craig McMurtrie

From: Planning (External Use ONLY)
Sent: Friday, 30 January 2009 10:45 AM
To: Craig McMurtrie
Subject: FW: NCSW-09-01831 - CRAIG MCMURTRIE (CITY OF ALBANY) - PROPOSAL TO REZONE LOTS 101 & 102 KITSON ST, GLENDHOW

From: Karen Hughes-More [mailto:karen.hughesmore@westernpower.com.au] **On Behalf Of** Customer Contact Centre
Sent: Friday, 30 January 2009 10:26 AM
To: Planning (External Use ONLY)
Subject: FYI: NCSW-09-01831 - CRAIG MCMURTRIE (CITY OF ALBANY) - PROPOSAL TO REZONE LOTS 101 & 102 KITSON ST, GLENDHOW



Locked Bag 2511, Perth WA 6001 | T: 13 10 87 | F: (08) 9225 2660 | E: enquiry@westernpower.com.au

| | | | |
|----------------------|---------------------------|---|-------------------------|
| To: | Craig McMurtrie | From: | Karen Hughes-More |
| Organisation: | City of Albany | Section: | Customer Service Centre |
| Email / Fax: | planners@albany.wa.gov.au | Our Ref: | NCSW-09-01831 |
| Your Ref: | AMD286/PA27024/AMD286(3) | | |
| Date: | 3/01/09 | No of pages: (including this page) | 1 |

Re: PROPOSAL TO REZONE LOTS 101 & 102 KITSON ST, GLENDHOW

Western Power, wish to advise that there are no objections to the rezoning you propose to carry out for the above-mentioned project.

1. Perth One Call Service (Phone 1100 or 9424 8117) must be contacted and location details (of Western Power's underground cable) obtained prior to any excavation commencing.
2. Work Safe requirements must be observed when excavation work is undertaken in the vicinity of Western Power's assets.

Western Power is obliged to point out that the cost of any changes to the existing (power) system, if required, will be the responsibility of the individual developer.

Please consider the environment before you print this e-mail.

Electricity Networks Corporation, trading as Western Power
 ABN: 18 540 492 861

 DAYLIGHT SAVING: Any automatically generated time reference, for example the time on this email, may be in Western Standard Time (WST) and not Western Daylight Saving Time (WDST). Western Power's computers, electricity meters, SCADA equipment and the Wholesale Electricity Market generally operate on WST. However, Western Power's office hours and staff working hours will generally be in accordance with WDST.

CHECK ALL TIMES CAREFULLY, PARTICULARLY IN RELATION TO PLANNED ELECTRICITY OUTAGI

Craig McMurtrie

From: Planning (External Use ONLY)
Sent: Tuesday, 20 January 2009 12:37 PM
To: Jan Van Der Mescht; Craig McMurtrie
Subject: FW: Rezoning of Lots 101 & 102 Kitson Street, Gledhow - AMD 286

From: Nuttall, Paul [mailto:Paul.Nuttall@team.telstra.com]
Sent: Tuesday, 20 January 2009 12:02 PM
To: Planning (External Use ONLY)
Subject: Rezoning of Lots 101 & 102 Kitson Street, Gledhow - AMD 286

Attention: Craig McMurtrie

Rezoning of Lots 101 & 102 Kitson Street, Gledhow - AMD 286

In regards to the above proposal, Telstra has no negative comment to make

regards

Paul Nuttall BA (Urb & Reg Planning)

Strategic Forecaster
Forecasting & Area Planning - South Western Access
Network & Technology
Location: 3/80 Stirling St
Perth WA
Postal: Locked Bag 2525
Perth WA 6001
Phone: 08 9491 6255
Fax: 08 9221 5730
E-Mail: paul.nuttall@team.telstra.com

This communication may contain CONFIDENTIAL or copyright information of Telstra Corporation Limited (ABN 33 051 775 556). If you are not an intended recipient, you MUST NOT keep, forward, copy, use, save or rely on this communication, and any such action is unauthorised and prohibited. If you have received this communication in error, please reply to this e-mail to notify the sender of its incorrect delivery, and then delete both it and your reply. Thank you.



Environmental Protection Authority

The Atrium,
Level 8, 168 St Georges Terrace,
Perth, Western Australia 6000.
Telephone: (08) 6364 6500.
Facsimile: (08) 6467 5557.

Postal Address: Locked Bag 33,
Cloisters Square, Perth, Western Australia 6850.



Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6331

Doc No: City of Albany Records
ICR8071811
File: AMD286
Date: 10 DEC 2008
Officer: PLAN16

Our Ref CRN221892
Enquiries Alice O'Connor

Att: Jan Van Der Mescht

Dear Sir/Madam

| | |
|-----------------------------------|---|
| SCHEME AMENDMENT TITLE: | City of Albany TPS 3 Amendment 286 Rezoning from Public Purposes Reserve to Light Industry |
| SCHEME AMENDMENT LOCATION: | Lots 101 & 102 Kitston/Gipton Roads |
| LOCALITY: | Gledhow |
| RESPONSIBLE AUTHORITY: | City of Albany |
| LEVEL OF ASSESSMENT: | Scheme Amendment Not Assessed - Advice Given Under Section 48A(1)(a) (no appeals) |

Thank you for your letter of 17 November 2008 referring the above proposed scheme amendment.

After consideration of the information provided by you, the Environmental Protection Authority (EPA) considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the following advice and recommendations.

ADVICE AND RECOMMENDATIONS

1. Environmental Issues

- Water Quantity and Quality – surface and groundwater
- Acid Sulfate Soils

2. Advice and recommendations regarding Environmental Issues

Water Quantity and Quality – surface and groundwater

Reduction of nutrient and drainage export from the site is a high management priority for the area proposed for rezoning.

At the time of subdivision, the subdivider shall develop an overall drainage and nutrient management plan for the subject land and design and construct a storm- and waste-water disposal system to the specifications and satisfaction of the Western Australian Planning Commission.

Note:

- (a) All storm-water drainage within the development is to be designed in accordance with the principles of Best Management Practice as outlined in "Stormwater Management Manual for Western Australia" (Department of Water, 2004-2007).
- (b) The proposed drainage system should be designed to avoid nutrient export into Princess Royal Harbour while still maintaining the natural flow.

- (c) Surface water discharge should be controlled through appropriate drainage systems to avoid erosion and pollution.
- (d) If reticulated sewerage is not available to the lots at the time of subdivision, installation of Alternative (nutrient adsorbing) waste-water disposal systems designed for long term usage will be required to service any new development.

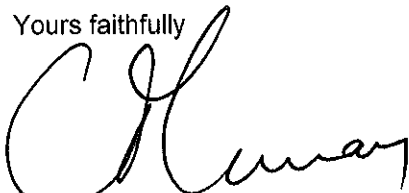
Acid Sulfate Soils

The Site Investigations indicate that Acid Sulfate Soils is a potential issue on Lot 101. The EPA expects that the extent and severity of the risk will be determined in accordance with the Western Australian Planning Commission's Planning Bulletin No 64 – Acid Sulfate Soils (November 2003). Additional investigations and management plans must be prepared and implemented in accordance with the Department of Environment's (DEC) Acid Sulfate Soils Guidelines Series (2003) and to the satisfaction of the DEC's Contaminated Sites Branch.

3. General Advice

- For the purposes of Part IV of the EP Act, the scheme amendment is defined as an assessed scheme amendment. In relation to the implementation of the scheme amendment, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision on the level of assessment of scheme amendments.
- A copy of this advice will be sent to the relevant authorities and will be available to the public on request.

Yours faithfully



Colin Murray
Director
Environmental Impact Assessment Division

8 December 2008

cc: Department for Planning & Infrastructure

Land Administration Act 1997
Part 5 Roads
Division 1 Conventional roads
s. 58

58. Closure of roads

- (1) When a local government wishes a road in its district to be closed permanently, the local government may, subject to subsection (3), request the Minister to close the road.
- (2) When a local government resolves to make a request under subsection (1), the local government must in accordance with the regulations prepare and deliver the request to the Minister.
- (3) A local government must not resolve to make a request under subsection (1) until a period of 35 days has elapsed from the publication in a newspaper circulating in its district of notice of motion for that resolution, and the local government has considered any objections made to it within that period concerning the proposals set out in that notice.
- (4) On receiving a request delivered to him or her under subsection (2), the Minister may, if he or she is satisfied that the relevant local government has complied with the requirements of subsections (2) and (3) —
 - (a) by order grant the request;
 - (b) direct the relevant local government to reconsider the request, having regard to such matters as he or she thinks fit to mention in that direction; or
 - (c) refuse the request.
- (5) If the Minister grants a request under subsection (4) —
 - (a) the road concerned is closed on and from the day on which the relevant order is registered; and
 - (b) any rights suspended under section 55(3)(a) cease to be so suspended.
- (6) When a road is closed under this section, the land comprising the former road —
 - (a) becomes unallocated Crown land; or

- (b) if a lease continues to subsist in that land by virtue of section 57(2), remains Crown land.

[Section 58 amended by No. 59 of 2000 s. 18(1) ⁹.]

Division 2 — Mall reserves

59. Crown land reserved as mall reserves

- (1) Subject to this section, a local government may request the Minister to reserve under section 41 any Crown land within its district described in a plan of survey or sketch plan for the purpose of passage through that land by —
 - (a) pedestrians;
 - (b) vehicles used by the holders of the freehold in, and occupiers of, land adjoining that land; and
 - (c) other vehicles permitted access to that land under local laws made under the *Local Government Act 1995*,and for any other compatible purpose.
- (2) Before making a request under subsection (1), a local government must —
 - (a) advertise the purpose and details of the request in the prescribed manner; and
 - (b) send copies of that advertisement to the holders of the freehold in, and occupiers of, land adjoining the land in question, to suppliers of public utility services on the land in question and to the Planning Commission,and specify in that advertisement a period of not less than 35 days from the day of that advertisement during which submissions relating to the request may be lodged with the local government.
- (3) After the expiry of the period referred to in subsection (2), the local government must send to the Minister its request, together with copies of any submissions lodged with it during that period and its comments on those submissions.



MINUTES

PLANNING AND ENVIRONMENT STRATEGY AND POLICY COMMITTEE

**Held on
Wednesday, 4 March 2009
3.30 pm**

Margaret Coates Boardroom

TABLE OF CONTENTS

| | | |
|-------------|--|-----------|
| 1.0 | Record of Attendance | 3 |
| 2.0 | Apologies | 3 |
| 3.0 | Declaration of Interest | 3 |
| 4.0 | Question / Briefing Time | 3 |
| 5.0 | Confirmation of Minutes of Previous Meeting | 3 |
| 6.0 | Albany Local Planning Strategy (ALPS) | 4 |
| 7.0 | Local Rural Strategy (LRS) | 12 |
| 8.0 | WAPC Consultation Response - Subdivisions in Residential Development Zone | 13 |
| 9.0 | Restrictive Burning Periods | 14 |
| 10.0 | State Administrative Tribunal Cases | 16 |
| 11.0 | Albany Local Planning Strategy - Amendment - King River Development | 18 |
| 12.0 | Matters for Consideration at Next Committee Meeting | 19 |
| 13.0 | Closure of Meeting | 19 |

DECLARATION OF OPENING

The Chairperson declared the meeting open at 3:30pm.

1.0 ATTENDANCES

Attendances:

Councillors -

J Matla (Chairperson)
M Evans (Mayor) (3:58pm)
D Wolfe (Deputy Mayor)
K Stanton (3:50pm)
J Bostock
J Walker
D Price
R Fenn
G Bride
A Nicoll
J Van Der Mescht (3:35pm)
K Evans

Executive Director Development Services
Manager Planning and Ranger Services
Strategic Planner
Senior Planner
Minute Taker

Observers:

Nil

2.0 APOLOGIES

Nil

3.0 DECLARATION OF INTEREST

Nil

4.0 QUESTION / BRIEFING TIME

EDDS advised the committee that;

- Quote has been sought to complete the Retail Strategy
- Scoping document for the CBD study yet to be compiled.
- Date for a workshop with caravan park operators to be set in early April.
- The number of applications submitted for approval has slowed.
- Internal review of operating process is underway.
- Staff working with management at Down Road Chip Mill to reduce noise levels beyond site.

Mr Van Der Mescht arrive at 3:35pm

5.0 CONFIRMATION OF MINUTES OF MEETING 19 FEBRUARY 2009

MOVED: WOLFE
SECONDED: PRICE

THAT the minutes of the Planning and Environment Strategy and Policy Committee Meeting held on 19 February 2009, as previously distributed, be confirmed as a true and accurate record of proceedings.

Carried 5 / 0

6.0 ALBANY LOCAL PLANNING STRATEGY (ALPS)

Proposal

To consider 'Schedule: draft ALPS 15 Jan 2009'

Previous Reference

OCM 21/8/07 Item 11.3.1

OCM 16/9/08 Item 11.6.1 (Recommendation 3)

Background

The following chronology of events describes the process to date in having the ALPS adopted by Council and endorsed by the WAPC:

- *21 August 2007:*
The ALPS was adopted by Council.
- *17 September 2007:*
The ALPS was referred to WAPC for endorsement.
- *30 April 2008:*
The WAPC requested modifications to ALPS.
- *16 September 2008*
Council agreed to:
 - i. edit the ALPS;
 - ii. make some modifications as requested by WAPC; and
 - iii. request that WAPC reconsider supporting modifications 8, 11(a), 11(b), and 11(d).
- *16 December 2008:*
Council resolved to advise the landowner that it is prepared to entertain the submission of a formal scheme amendment to rezone Lot 50 Chester Pass Road, King River from the "Rural" zone to the "Special Rural" zone and that the ALPS be amended to recognise this land as "Rural Living".
- *29 January 2009:*
The WAPC sent back the following Schedule relating to the draft ALPS as at Jan 2009 in response to the City of Albany's recommendations (September 2008) and highlighting the WAPC position on the City's recommendations.

| No | Issue - WAPC | Comment - WAPC | Recommendations- City of Albany | WAPC Resolution 01 /09 on City's Recommendations |
|----|---|---|--|--|
| 1 | Undertake a professional editing of the document to produce a coherent and consistent strategy. | The Commission considers that the Interim Final Draft ALPS August 2007 as presented does not present a coherent or consistent strategy. Professional proof reading is required to achieve consistency in policy positions and comprehensibility. Also the document to place all Planning Principles, Objectives and Actions in the one location being Section 8. | Uphold: Edit the document to make coherent statements throughout, and ensure consistent policy positions. Locate the planning principles, objectives and actions at Section 8. | Noted. |
| 2 | When endorsed by the Commission, incorporate a summary of the draft Retail Development Strategy into the ALPS. | The Final Interim Draft ALPS relies on the draft Retail Development Strategy (RDS) for consideration of retail and commercial developments. The City is reminded that the Commission granted Consent to Advertise the RDS subject to modifications in August 2006. The modifications required by the Commission are not reflected in ALPS. The RDS has not progressed to advertising. The City adopted in October 2007 the Albany Residential Design Code Policy which contains strategies that are inconsistent with the strategic approach expressed in the RDS. In light of the above the Commission will not grant final endorsement of ALPS prior to the RDS being consistent with other policy positions of Council, modified as per the Commission's previous advice, advertised, and the RDS forwarded to the Commission for endorsement. | Noted: ALPS can be progressed prior to finalisation of the RDS by undertaking the following modifications. a) Delete figure 9 from the ALPS. b) Modify the text, particularly in section 5.2, to delete detailed statements from the draft RDS about precincts in the Albany Regional Centre and state that the centre will be a mixture of retail, commercial, service industries and inner city housing with the area adjacent to and in the vicinity of the Centennial Ovals to be a transitional area to inner city housing to be developed in accordance with the strategy contained in Council's adopted Residential Design Codes policy (no need to include the policy map in ALPS.) | Not supported. In view of the Minister's recent representation to the City in relation to Amendments 164 and 165 the Commission has not changed its requirements in relation to finalisation of the Retail Development Strategy and incorporation into ALPS. |
| 3 | The Priority Agriculture designation on Map 9A to notionally include all the land identified of Land of State and Regional Significance in the Lower Great Southern Strategy. | The ALPS category should be compatible with the State endorsed LGSS and should therefore be modified to include the land currently omitted. | Uphold: Add to Map 9A those areas identified as priority agriculture illustrated in the Lower Great Southern Strategy currently omitted from the map. | Supported. |
| 4 | Include a map for each Rural Village identified for growth in Table 8 showing the boundary of | Inclusion of a Rural Village boundary will provide greater clarity as to the location and extent of village sized lots for each rural village. | Uphold: Include a map for each Rural Village identified for growth in Table 3 showing | Supported. |

| | | | | |
|---|--|--|--|--|
| | the village. | | the boundary of growth for the village. | |
| 5 | Delete the proposed to allow rural residential developments around Many Peaks, Kalgan and Elleker. | Documentation in ALPS indicates a current adequate supply of rural residential land around Albany and the desire to provide for housing by developing fully serviced urban areas of Albany. The proposal was mooted by the ALPS Peer Review but was conditional on whether more rural residential land should be provided for, not as a mandatory policy. Given the current stock of land for this type of housing, the provision of allowing these villages to provide for housing via infill village sized lots (1000 –2000m2) and the aim of providing for fully serviced urban lots close to all community services, the proposed rural residential expansion of these villages is not required. | Uphold: Delete from Table 3 the proposals to allow rural residential developments around Many Peaks, Kalgan and Elleker. | Supported. |
| 6 | Clarify ALPS as to whether the coast is to accommodate development only in existing settlements, or along and adjacent to the coast. | Clarity | Uphold: Add text within the ALPS to reflect non support for urban satellite settlements. | Supported. |
| 7 | Clarify ALPS to indicate preferred locations for tourism developments in rural areas based on desired planning outcomes. | The proposal to allow consideration of tourism facilities of any scale anywhere throughout the rural areas is simplistic. | Uphold: Modify the text within the ALPS to support small scale holiday accommodation (<10 units) in the rural areas. Large scale holiday accommodation in the rural areas would only be supported if consistent with Council's draft Tourism Strategy and subject to addressing land use compatibility, environmental suitability, servicing, employment availability, economic viability, visual amenity, and other relevant matters | Supported subject to reference to 10 units in rural areas to be deleted, with the number of units to be determined as a component of tourism activities in the rural areas in accordance with the Local Rural Strategy which is to be reviewed by the City as a matter of priority. Reference to the draft Tourism Strategy is supported. |
| 8 | Delete from ALPS the identification of land adjacent to the ring road as Future Urban and | The development of urban residential land adjacent to the ring road may compromise the efficient function of the ring road as a priority | Dismiss: Indicate the land adjacent to the ring road (eastern side) as 'Future Urban'. | Not supported. The analysis of the amount of rural residential land to be |

| | | | | |
|----|---|--|---|--|
| | reinstated the rural living category as indicated on the advertised version of ALPS. | heavy freight route to the Albany Port. | Reason: The text within the strategy makes the case that the City has an oversupply of land zoned for rural living purposes. The responsive designation of the land would be for 'Future Urban' in which various types of land uses and lot sizes can be accommodated through a rezoning and structure planning process at the most appropriate time. The movement and amount of transport can be managed appropriately through road design taking into account development at its full potential. For example, the ring road itself being designed to restrict movement and the subdivisional roads adjacent being designed to channel movement away from the ring road. | allocated within the City was contained within the advertised version of the draft ALPS which, in consideration of this analysis, included this land in the Rural Living designation. There is adequate land in the city to provide for the development of urban residential land in the future. The Commission strongly considers it a priority that the function of the future ring road when constructed is ensured. The Commission's previous decision is strongly reiterated. |
| 9 | Clarify ALPS as to whether Special Residential constitutes Urban Residential or Rural Residential in the analysis of housing and lot development. | The Special Residential category is used in both analyses. | Uphold: Modify the text in section 8.3.5 and table 2 to segregate the number of lots created for special rural and special residential. | Supported. |
| 10 | Include only those unsewered areas into either the Existing Urban or Future Urban category where reticulated sewerage is likely to be provided in the short term. | The current strategy promotes one-off subdivision in areas zoned Special Residential and Special Rural without reticulated sewerage available. Such one off subdivisions are unlikely to be supported by the Commission on the basis of increased reliance on septic disposal, precedence, and being contrary to existing subdivision guide plans which protect the residential amenity of these areas for existing land owners. However such a strategy may be considered in the very long term after comprehensive redevelopment plans for these areas are prepared. | Uphold: Add text within the strategy to clarify that; 'intensification of existing areas zoned Special Rural or Special Residential beyond the domain of the adopted subdivision guide plan and zoning scheme requirements shall only be considered following the adoption of a structure plan, and appropriate zoning. Intensification of existing areas shown as Existing Urban on Map 9B shall only occur following the adoption of a structure plan, appropriate zoning, and the provision of appropriate infrastructure including connection to reticulated sewerage, | Supported for Special Residential and Special Rural areas provided the draft ALPS text states any Structure Plan and subsequent rezoning consider demand for additional lots in the locality. Supported for Existing Urban and Future Urban areas provided the draft ALPS text states that urban residential densities of approximately R 20 are to be achieved in |

| | | | | |
|----|---|---|---|--|
| | | | reticulated potable water and underground electricity. | Existing Urban and Future Urban areas. |
| 11 | <p>Council give consideration to the following:</p> <p>a) including that land which is located on the eastern and western side of Chester Pass Road located north of the King River and south of Bakers Junction into the Rural Residential category and incorporating the realignment of the intersection of Millbrook Road with Chester Pass Road, and Millbrook Road to connect with Hazard Road;</p> <p>b) more specifically define the eastern boundary of the proposed Future Urban land at Candyup;</p> <p>c) confirm whether or not the "Local Reserve" designation over Loc 2631 at Bayonet Heads fronting Lower King Road is accurate and desired given its location adjacent to land in the east approved for urban development;</p> <p>d) including that land at Cuthbert located to the north of the railway line and south of the existing "Albany Green" estate, ("Albany Green Stage 2"), into the Rural Residential designation; and</p> <p>e) including measures which identify and protect the operation of the existing landfill facility on Hanrahan Road.</p> | The potential Rural Residential areas consistent with Council's strategy of locating these areas adjacent to the city. The landfill site requires protection from encroaching urban uses. | <p>a) Dismiss: This has previously been dismissed at the Ordinary Council meeting dated 21/08/07 (refer to schedule of submissions, No.16).</p> <p>b) Dismiss: The boundaries of the land use categories are indicative only as clearly indicated on the Map 9b.</p> <p>c) Uphold: Change and illustrate as future urban with a thin strip of local reserve fronting Lower King Road.</p> <p>d) Dismiss: There is currently an oversupply of land zoned and capable of being developed for Special Rural. The increased cost of living has transferred the demand for rural lifestyle blocks to smaller residential blocks, which are in close location to schools and shops.</p> <p>e) Uphold: Modify the map 9b to illustrate the land fill site at Hanrahan Road, and include statements within the text that requires any encroaching land use, particularly residential, to assess its impacts on the landfill site, ensuring the landfill site's continued operations.</p> | Supported. |
| 12 | Figure 8 to be modified to show Farm Fresh Brooks Garden as a Neighbourhood Centre (no | Figure 8 shows Farm Fresh Brooks Garden as a Future Regional Sub-Centre which is contrary to the version of the draft RDS endorsed by the | Uphold: Modified figure 8 to show Farm Fresh Brooks Garden as "Existing | Supported. |

| | | | | |
|----|---|--|--|--|
| | changes recommended). | Commission for advertising. | Neighbourhood Centre (no change recommended)". | |
| 13 | ALPS is ambiguous in its intent for the protection of remnant vegetation in urban areas. A clearer position needs to be articulated. | Clarity. | Uphold: Add text to the strategy to explain that a regional vegetation study is underway and that this study form the basis to assess whether or not vegetation is endangered and therefore if it needs to be protected. Amend existing text to be consistent with the use of this vegetation study. | Supported provided the draft ALPS text includes reference to EPA advice to only support development in cleared areas. This position to be reviewed in light of the findings of the Regional Vegetation Assessment. |
| 14 | The existing CSBP land currently shown as Industry to be excluded from the Industry designation and shown as a special site requiring further investigation of potential future uses. | The identification of this land as Industry is problematic as it indicates potential intensification of development for industrial uses. | Uphold: Retain Industry designation but add text to the strategy to explain the constraints of the site, and that any intensification of the use of the site above its current use, or a change of use to any other use, shall require a detailed planning assessment of the site in relation to its proposed uses within the context of future surrounding uses. | Supported. |
| 15 | The land shown as Local Reserve between the Existing Urban designation of Little Grove and the Future Residential designation of Big Grove to be included in the Future Urban designation Priority 3. | The designation is over land owned by the Roman Catholic Bishop of Bunbury. Reticulated sewerage is available to the Big Grove area. Vegetation linkages can be achieved through the subdivision design stage without the need to show the entire land as Local reserve. | Uphold: Change to future urban with a Priority 3 classification, and change the land adjacent that which is owned by the State to local reserve. | Supported. |

Response To WAPC Comments

At the Council meeting dated the 16 September 2008, it was decided to request the WAPC to reconsider issues 8, 11(a), 11(b), and 11(d). The WAPC in their response supported the Council's resolutions for issues 11(a), 11(b), and 11(d) but not for issue No.8.

Issue No.8

The WAPC is not prepared to move on this issue. The WAPC stands by its recommendation to identify land east of the ring road as the rural living category so as not to compromise the function of the proposed 'Ring Road'. It is believed that a low density land use (rural living) located adjacent to the proposed 'Ring Road' will produce less vehicular demand for the use of the proposed 'Ring Road'.

Additional WAPC Comments

In their last response to the City, the WAPC provided some additional recommendations being the following:

Issue 2

The WAPC recommended that the final adoption of the ALPS needs to wait until the RDS is adopted. Data can then be extracted from the RDS and included in the ALPS. This process for implementation has been backed up by the Minister for Planning and Infrastructure who recently put on hold the City's Amendments 164 and 165 dealing with commercial zoning until such time that the RDS is implemented.

Issue 7

The WAPC recommended that the reference to 10 units in rural areas be deleted and instead the following be included: 'the number of units to be determined as a component of tourism activities in the rural areas in accordance with the Local Rural Strategy and Tourism Strategy'.

The WAPC also recommended that the Local Rural Strategy needs to be reviewed as a matter of priority. In discussion with the DPI staff it was confirmed that this does not have to be done prior to referring the ALPS back to the WAPC.

Issue 10

The WAPC recommended the inclusion of text stating that: 'Structure Plans and subsequent rezoning for Special Rural and Special Residential consider demand for additional lots in the locality'; and 'urban residential densities of approximately R20 are to be achieved in Existing Urban and Future Urban areas'.

Issue 13

The WAPC recommended the inclusion of text stating that 'development will only be supported in cleared areas. This position is to be reviewed in light of findings of the Regional Vegetation Assessment currently being undertaken.'

Advertising of the ALPS

The WAPC confirmed that, after all the necessary changes are made to the ALPS, the WAPC requires submission of the final draft for approval by the commission, prior to the City undertaking re-advertising. It is envisaged that the advertising will be done in unison with the new Local Planning Scheme 1, which was initiated at the February Council meeting.

Conclusion

The final adoption of the ALPS is currently pending a decision of the Council whether or not to support the WAPC recommendations. In regards to **the outstanding 'Issue No.8'**, staff consider that there is no benefit in undertaking a protracted argument with the WAPC. Considering an

abundance in the allocation of land for 'Future Urban' purposes, the allocation of the land east of the 'Ring Road' as 'Rural Residential' is not expected to impact on the availability of land for living purposes.

The additional recommendations made by the WAPC are in keeping with normal planning principles and process and are expected to provide greater clarity as to what is expected from developers in making land use and development applications to the Council. Staff therefore consider the additional recommendations made by the WAPC to be acceptable.

Committee Discussion

- **EDDS explained the editing process for ALPS making points that the document is now easier to read, duplications have been removed and definitions have been inserted.**
- **In general discussion it was noted that:**
 - **Advertising - RDS is advertised for information only, not for submissions.**
 - **The ALPS would be used as the strategic framework and it had Council endorsement.**
 - **It was agreed that the document was much easier to follow and "more user friendly"**

MOVED: PRICE
SECONDED: WALKER

That the Council SUPPORT the 'WAPC Resolution' of January 2009 and, upon the completion of the Retail Development Strategy make changes to the Albany Local Planning Strategy in accordance with the adopted recommendations.

Carried 5 / 0

Cllr Stanton joined the meeting (3:50pm)
Mayor Evans joined the meeting (3:58pm)

7.0 LOCAL RURAL STRATEGY (LRS)

Proposal

To consider reviewing the 'LRS'.

Background

Local Strategic Planning: The period 1996-2005 saw land use planning for agriculture within the City of Albany managed by the LRS.

In 2005, the Albany Local Planning Strategy (ALPS) was adopted to provide a guide for development and land use within the agriculture areas.

The City has received a number of concerns as to which document (ALPS or LRS) to refer to when making or assessing an application for land use or development in agriculture areas.

State Planning policy review: During the past two years, the WA Local Government Association has received a range of concerns from various Local Governments regarding the adverse impacts of the State Planning Policy 2.5 (SPP 2.5): *Agriculture and Rural Land Use Planning* and Development Control Policy 3.4: *Subdivision of Rural Land*. The WAPC has, as a result of the concern commenced a review of the SPP 2.5.

Comment

Both the LRS and the ALPS documents provide principles for land use and development in agriculture areas contrary to each other.

It is proposed that the ALPS be used as the principle guide for development and land use in agriculture areas and that the LRS be used as a policy control document.

It is therefore proposed that the LRS be amended such that the following occur:

- The current principles and objectives in the LRS being deleted and reference being made to the principles adopted in the ALPS;
- A new set of policy controls being made in line with state planning policy reviews to manage the following (not limited to):
 - amount and location of rural lifestyle development;
 - location of tree plantations, especially around water catchment areas;
 - development around the city's hard rock resource;
 - clearing of vegetation and fauna habitats;
 - development in visually sensitive areas;
 - land use and development (e.g. intensive agriculture, tourist accommodation, industries); and
 - subdivision.

Committee Discussion

- EDDS and SP provided an explanation on amendments to LRS and provided various examples on where the changes would take effect.
- It was noted that with any changes, the document would be brought before Council to consider.

MOVED: PRICE
SECONDED: WOLFE

That the Local Rural Strategy be amended with a new set of principles and policy controls to guide land use and development in the agriculture areas.

Carried 7 / 0

8.0 WAPC CONSULTATION RESPONSE – SUBDIVISIONS IN RESIDENTIAL DEVELOPMENT ZONE

Proposal

Consider the need for a procedural guideline on City staff responses to consultation requests for subdivision applications in a Residential Development zone (Scheme 3) or a Future Urban zone (Scheme 1A).

Previous Reference

OCM 20/01/09 Item 16.1.1.

Attachments

Nil

Comment

Councillor Bostock provided a Motion to the January meeting of Council seeking support for applications for subdivisions upon Residential Development zoned lots to be referred to Council for consideration. The final decision on whether the subdivision application will be approved or refused rests with officers of the Department of Planning and Infrastructure, acting under the delegated authority of the Western Australian Planning Commission.

In reaching that decision, DPI officers are required to refer the application to the City of Albany for comment (refer to Section 142(1) of the *Planning and Development Act 2005*). A period of 42 days is provided to supply that comment.

On land zoned Residential Development, subdivision applications can range from simple proposals (1 lot into 2 lots), complex applications (20 lot subdivisions), strata title applications (both survey strata and built strata) or lot amalgamations. Section 5.2.1 of Town Planning Scheme 3 and Section 4.35 of Town Planning Scheme 1A prevents Council from granting approval for any of the uses permitted within the zone or endorsing an application for subdivision until Council has required the submission to, and the approval of, the WAPC of a Structure Plan for the area. These clauses relate only to the actions of the Council and they do not prevent the DPI officers or the WAPC from considering and approving subdivision applications.

Officers advised that the matter brought before Council is whether the referral response that will be forwarded to officers of the DPI by a Council determination will carry greater weight in the decision-making process, or bring to light information that may not be covered in a response supplied by officers of the City of Albany. The options available to Council were to allow the process of subdivision referrals to continue as they currently operate; for Council to set clear parameters on those applications that Council wishes to review; for Council to provide a policy direction to Staff to implement on those subdivision applications that are currently causing concern to Council; or for Council to require all applications to be submitted to Council for determination

Whilst Council did not support the motion submitted, it suggested that this matter be referred to Committee for further debate and determination.

Committee Discussion

- **EDDS advised that this matter relates to a limited number of applications lodged each year.**
- **Concern was expressed over a uniform approach and the inability of staff to deal with minor proposals.**

MOVED: WOLFE
SECONDED: PRICE

THAT, as a matter of procedure, when responding to subdivision applications for lots within Residential Development and Future Urban zones within Town Planning Schemes 3 and 1A, City staff recommend to the WAPC that the applications be REFUSED, except where a Structure Plan has been prepared for the zone and that Plan has been approved by Council and endorsed by the Western Australian Planning Commission and that a copy of the application and the response be provided to Councillors.

Carried 7 / 0

9.0 RESTRICTIVE BURNING PERIODS

Proposal

To introduce controls that prevent backyard burning and the burning of windrowed materials in urban areas.

Previous Reference

Nil

Attachments

Plan showing area over which restrictions were sought.

Background

For the period from the 22nd December to the 15th March each year no person can light an open fire on an urban lot. For the periods from the 9th November to the 21st December and from the 16th March to the 30th April fires can only be lit where a permit is in place.

There are no restrictions placed on a landowner burning timber, etc upon an urban lot between the 1st May and the 8th November, notwithstanding that any stockpiled timber etc is likely to be moist and it has the potential to smoulder for days on end.

An approach was made to the Minister for Emergency Services to have Bush Fire permits applied over the May to November period so that these activities could be regulated, problem fires could be extinguished and offending landowners fined. The Minister responded to that request as follows:

“Please be advised that the legislative power to further restrict burning of garden refuse has been delegated to the Fire and Emergency Services Authority of Western Australia (FESA). FESA is also able to assist you in amending the City of Albany’s Restricted Burning Times (RBT) and Prohibited Burning Times (PBT).”

A letter was then forwarded to FESA seeking approval to change the RBT where it applied to the City’s urban areas. The following response has been received:

“While I appreciate the intent of your application to extend the Restricted Burning Times (RBT) for certain locations within the City of Albany, I advise that this office does not support the request in this instance.

The intent of Part III of the Bush Fires Act, of which Section 18 is part, is the prevention of bush fires. It is our view that it is not intended to be utilised for the purposes of an Authority attempting to control situations of smoke pollution which may be of annoyance to residents.

If an all year restricted burning period is applied, it will only be imposing another administrative restriction on land owners who attempt to carry out necessary hazard reduction on their property by burning. It would also encourage the further dumping of garden waste in bush and / or unpopulated areas by those wishing to flaunt the restrictions.

In relation to development sites; I direct your attention to the Environmental Protection Regulations 1987 Part 7A - which specifically deals with burning on development sites. To that end, the City of Albany could gazette the area suggested in your letter, then apply the penalties as listed in section 16B of that Act. As an interim measure, the City could plagiarise the aforementioned legislation and use it as a local law to satisfy your needs.

In relation to garden waste; The City of Albany can impose further restrictions on the burning of garden refuse via Section 24G of the Bush Fires Act. This could be imposed and administered by the local government without imposing an all year restricted burning period.

I hope these suggestions offer some guidance to address the issue you have raised. Should you wish to further discuss any of these matters, please contact Kevin Parsons or myself on the numbers listed above."

Comment/Discussion

The intent of extending the legislative controls over the urban area was not to prevent legitimate preventative burning. The controls would have provided a legitimate response to inappropriate burning practices, particularly where a person removes a tree(s) from their property by the use of fire. In the letter of application it was noted that;

"This declaration would allow the City to issue permits for landowners to undertake preventative burning on larger peri-urban lots during autumn, winter and spring. On urban lots, where the City provides monthly household green waste pickup services any fire lit in the open would attract infringement and the Fire Control Officer for the respective Volunteer Bush Fire Brigade would have the capacity to enter onto the property and extinguish that fire"

The City of Albany's Health Local law currently requires landowners to seek approval from the City's Environmental Health Officers prior to lighting a fire. No such approvals have been sought, no mechanisms exists in the Local Law to extinguish a fire and to undertake any punitive action requires the matter being brought before the Local Court.

Council's Subdivision and Development Guidelines incorporate the EPA guidelines on the clearing of development sites but those guidelines do not apply to the indiscriminate activities of landowners.

Council direction is now sought on the next course of action.

Committee Discussion

- **In general discussion it was noted:**
 - **Burning Garden Refuge: Opportunities exist to put in place controls to ensure permits apply.**
 - **Under the Bush Fire Act any unlawful burning is subject to a \$500 on the spot fine, whereas actions under other legislation require a court action and minor penalties.**

MOVED: WALKER
SECONDED: PRICE

THAT Council refer its concerns over the health and nuisance issues associated with the burning of timber on urban lots to the State Agenda for the WA Local Government Association Annual General Meeting for comment.

And

THAT staff report back to the committee on the action required to be taken under Section 24G of the Bush Fires Act to restrict back yard burning of garden refuse.

Carried 6 / 1

10.0 STATE ADMINISTRATIVE TRIBUNAL CASES

1. Recently Finalised Cases

| Subject Land | Case No. | Description | Council's Position | SAT decision |
|--|------------------|---|--|--------------------------------------|
| Lots 22, 23 and 24 Stubbs Terrace, Little Grove (Harold Smith) | 2008 [WASAT 251] | Proposed retaining wall at the high water mark of Princess Royal Harbour. | Application refused on environmental grounds. The proposal was refused on the basis that it would increase the erosion of banks either side of wall, would be visually obtrusive and the natural processes of erosion already occurring on the site was normal and was not threatening any buildings, infrastructure on the proponents land that necessitated the need for the wall. The proposed wall was also within an area designated as a future 'Parks and Recreation' reserve, and it was believed the development was inconsistent with the land's future purpose. | SAT dismissed the proponents appeal. |

2. Cases currently before SAT

| Subject Land | Case No. | Description | Council's / Delegated Officer's Position | Status |
|--|-------------|---|--|---|
| Lot 150 Henty Road, Swan Point | DR 244/2008 | Illegal and oversized outbuilding. The shed was 300m ² and well above maximum size limits. | That the outbuilding should be either demolished in its entirety or reduced in size to meet policy requirements. | A final hearing on the matter was held at the Albany Magistrates Court on Monday 9 February 2009. SAT has reserved its decision, and will be making a decision in writing within 90 days of the hearing (ie. before 9 May 2009). |
| Location 1896 (14) Atwell Road, Cuthbert | DR 301/2008 | Brick Making Facility in Rural Zone | Council believed that the brick manufacturing facility can only be classified as a 'General Industry', which cannot be approved within a Rural zone. The appellant's position is that the use should be considered as a 'Rural Industry' which is allowed in a Rural zone. | On 24 February 2009 a directions hearing was held on the permissibility of the use within the Rural Zone. Solicitors for Council and the appellant argued their cases and a written judgement is due within 2 weeks. Should SAT find that the use must be deemed a 'General Industry' there would be no appeal right for the appellant. Should SAT find that the use should be deemed a 'Rural Industry' then Council will need to consider the proposal on its merits. |

| | | | | |
|------------------------------------|-------------|---|--|--|
| Lot 12 Wilson Street, Grove Slobe) | DR 279/2008 | Application for grouped dwelling received which proposed a second house in a vegetated area of the lot on a ridge line. | Based on fire and visual amenity concerns application was refused. | A mediation session at SAT has been scheduled for 3 March 2009 to discuss whether fire concerns can be overcome. |
|------------------------------------|-------------|---|--|--|

11.0 ALBANY LOCAL PLANNING STRATEGY – AMENDMENT – KING RIVER DEVELOPMENT

Proposal

Review methodology to incorporate Lot 50 (867) Chester Pass Road, King River into Albany Local Planning Strategy.

Previous Reference

Nil

Attachments

Amendment Submission

Comment

As part of the process of finalizing the Albany Local Planning Strategy, the Western Australian Planning Commission (WAPC) sought a review of Council's decision on the future classification of lot 50 Chester Pass Road, King River, in response to the submission from the landowners, GC & GL Cake.

In September 2008, Council advised the WAPC that it did not support the designation of the lot as "Rural Living" and that position has been accepted by the WAPC (refer to item 6 in this agenda). At its meeting on the 16th December 2008, Council resolved:

"THAT

- i) Council ADVISE the proponents that it is prepared to entertain the submission of a formal scheme amendment to rezone Lot 50 Chester Pass Road, King River to the "Special Rural" zone; and*
- ii) The ALPS be amended to recognise this land as Rural Living."*

Implementing that decision is now problematic.

To effect an amendment to the ALPS, a report and process similar to that undertaken for a Scheme Amendment is required. The strategic importance of progressing an amendment needs to be proven and adjustments made to the ALPS to support that modification (amendments to incorporate the Seven Day Adventist land and Main Roads WA holdings as Other Commercial have not received Ministerial consent due to this requirement); Harley Survey Group has prepared such a report (see attached) however, the capacity to deal with the report (and implement Council's resolution) is constrained by the current status of the ALPS; neither the report nor the Council resolution address the rationale in ALPS to prevent further Rural Living areas from being introduced on the urban fringe. The decisions to incorporate the Lowanna Drive and Gunn Road developments into ALPS were documented.

WAPC "final adoption" of the ALPS is being held until the findings of a revised Retail Development Strategy can be incorporated into a final draft. ALPS would then need to be resubmitted to the Commission before the advertising of the two components (land at Candyup and Big Grove) can be undertaken and final signoff secured. In discussions with officers of the DPI it has been proposed that, if Council now wants to identify Lot 50 as Rural Living on Map 9A, this should be "included into the version of the ALPS to be resubmitted to the Commission" and form an additional component to be re-advertised; an appropriate notification would also need to be given to the WAPC regarding this action.

Staff are concerned that the process outlined above will provide an outcome that circumvents a rigorous evaluation of the merits of this proposal and sets this application apart from those that will follow. It will simply ensure that Council's decision is implemented.

Committee Discussion

- **EDDS provided a brief explanation on the most effective way to integrate site into ALPS**
- **EDDS also provided a brief explanation on the details that were previously brought to Council on this amendment.**

MOVED: WALKER
SECONDED: WOLFE

THAT City of Albany staff continue to liaise with officers of the Department of Planning and Infrastructure to expedite the designation of Lot 50 Chester Pass Road, King River as "Rural Living" within the Albany Local Planning Strategy.

Carried 4 / 3

12.0 MATTERS FOR CONSIDERATION AT NEXT COMMITTEE MEETING (19 MARCH 2009)

- as per agenda.

14.0 CLOSURE OF MEETING

The Chairperson declared the meeting closed at 5:00pm.



harley
harley group

116 Serpentine Road. ALBANY WA 6330
T: 08 9841 7333 F: 08 9841 3643
E: hsgalb@harleygroup.com.au

ALBANY LOCAL PLANNING STRATEGY AMENDMENT NO.1

LOT 50 (867) CHESTER PASS ROAD,
KING RIVER

SUBMISSION TO CITY OF ALBANY

ON BEHALF OF GC & GL CAKE

FEBRUARY 2009

CITY OF ALBANY
ALBANY LOCAL PLANNING STRATEGY

AMENDMENT TO STRATEGY
RURAL RESIDENTIAL - LOT 50 CHESTER PASS ROAD, KING RIVER

1.0 PURPOSE OF AMENDMENT

The purpose of this Amendment to the Council's Albany Local Planning Strategy (ALPS) is to ensure that the Strategy remains relevant and up to date. This proposed Amendment to the Council's Strategy is to reclassify Lot 50 (867) Chester Pass Road, King River to the 'Rural Residential' category on ALPS Strategic Land Use Plan 9B. This will be consistent with the proposal to rezone the property to 'Special Rural' in the City of Albany Town Planning Scheme No.3. This Amendment to ALPS will ensure strategic issues associated with the proposal are appropriately addressed.

2.0 BACKGROUND

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

ALPS was adopted by the City of Albany for final approval on the 21 August 2007. The draft has now been forwarded to the Western Australian Planning Commission for its endorsement.

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

ALPS provides a series of maps outlining its several components, including Future Urban, Industrial, Reserves and Rural Residential areas. The term **Rural Residential refers to large lot residential uses, generally between 1 to 10ha in area.**

The subject land is currently classified by ALPS as 'General Agriculture'. To the north, south and east of the land are other 'General Agriculture' areas. There is an area of 'Rural Residential' classification immediately to the south west of the land. This land is currently used for the following land uses:

- Residential;
- Rural Residential;
- Tavern;
- Caravan Park; and
- Dymesbury Lodge (Function Centre).

There are also a number of other Rural Residential areas located in close proximity to the site.

Council has supported a Scheme Amendment Request to rezone the land to 'Special Rural' at its Ordinary Meeting on 16th December 2008. Council requested that prior to the submission of a formal Scheme Amendment for the subject land, that the land be reclassified in ALPS. This document is to formalise the required change to ALPS.

3.0 JUSTIFICATION

3.1 Draft Albany Local Planning Strategy

Rural Residential Land Supply

Included within Section 8.3.5 'Rural Living' of ALPS are calculations referring to the supply of rural residential land and the amount of supply required for the next 10 years. It is noted that ALPS is a 20 year strategic land use plan, hence if this 10 year supply is exhausted, there appears to be no further provision for rural residential land for the 10-20 year period. It is contended that due to the timeframe involved in rezoning and developing this land that Council needs to investigate future supply of this land beyond the 10 years indicated in ALPS at an early date.

It is important to note that the use of the subject land for rural residential purposes will not occur for some time. It is anticipated that the rezoning of the land will take a further 2-3 years. In addition, the proponent intends to exhaust gravel supplies prior to development. It is expected that at full operation, gravel could be exhausted in 3 years. However, it is likely that exhaustion of the supply will take approximately 5-6 years.

The subdivision and development of the subject land for rural residential land uses will not occur for some time and it is not anticipated that there will be an oversupply of land type in the City of Albany.

Rural Residential Strategic Land Use

For the Rural Residential strategic land use, ALPS has the following strategic objectives:

"Encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential.

Ensure that future rural living areas are planned and developed in an efficient and coordinated manner as logical extensions of existing rural townsites along with adequate services and community infrastructure."

The proposed future development of the land for rural residential uses will support the continued growth of the King River/Bakers Junction service centre, will not compromise the future provision of urban land in the City of Albany and is located on suitably capable land.

ALPS has the following key objectives relating to 'Rural Residential':

- *"Avoid productive agricultural land, other Important natural resource areas, areas of high bushfire risk, flooding and environmental sensitivity;*
- *Avoid future urban areas;*
- *Locate in areas near existing settlements that have available services and facilities; and*
- *Minimise potential for generating land use conflicts."*

The proposed rezoning meets these objectives in the following manner:

- The land is not set aside for 'Priority Agriculture' by ALPS;
- It is not in an area of extreme bushfire risk and is not subject to flooding;
- Although there is natural resource extraction (gravel) it is expected that this resource would be exhausted after 3 years of operation at full capacity. This is not considered a resource of regional significance. Given the limited lifespan, it is expected that this rezoning would not impact the gravel extraction operation on the site;

- This land is beyond the area identified in ALPS as future urban or long-term residential. The very long - term potential for this area to be converted to urban, i.e. 20+ years, is unlikely given that further northerly development along Chester Pass Road will be hampered by the Pendeen Industrial Area, the existing Millbrook 'Special Residential' and 'Special Rural' areas and the start of the Priority Agricultural area immediately to the north of Bakers Junction;
- The subject land is near the existing King River settlement and is well serviced by existing community facilities, as well as being accessible to Albany;
- The area is currently used for a mix of residential, tourism and rural residential with lot sizes ranging from 1,700m² to 100ha. There is no evidence of land use conflict. However, any development of an intensive agricultural use or continued general agricultural use on Lot 50 is likely to produce a land use conflict with the existing residential and rural residential areas along Millbrook Road. This is currently the experience of the landowner in undertaking fertilising and spraying activities; and
- The rezoning and development of the land will present Council with the ability to realign Millbrook Road and consolidate access from the subject land onto Chester Pass Road.

Conclusion

The use of this land for 'Rural Residential' uses will enable the support of local businesses and infrastructure and provide appropriately located 'Special Rural' land that is unlikely to compromise the future growth of the Albany urban area. It will also provide additional residential choice in close proximity to existing and planned employment centres at Pendeen, Milpara and Mirambeena.

3.2 Local Employment, Education, Recreation and Shopping Opportunities

The subject land is well located for access to local shopping and employment opportunities. Indicative distances to these locations are shown below:

| | |
|---|------------------|
| • King River Tavern | Located Adjacent |
| • King River Hall, Childcare & Recreation Grounds | Located Adjacent |
| • Bakers Junction Service Station | 150m |
| • Dymesbury Lodge | 300m |
| • Riverview Golf Club | 1.1km |
| • Pendeen Industrial Estate | 2.5km |
| • Lower King Tennis Club | 5.1km |
| • Milpara Industrial Area | 6.1km |
| • Albany Centro Shopping Centre | 6.6km |
| • Great Southern Grammar School | 6.6km |

The site is well located in terms of access to shopping and employment opportunities. Future primary schools envisaged for Warrenup and Oyster Harbour would be located 5 – 6km from the site. It is important to note that 'Rural Residential' land uses are often located some distance from public facilities. Of particular note are Special Rural Areas 6, 9, 22 and 28 that are not located next to or near existing centres. The proposed amendment of ALPS recognises King River/Bakers Junction as an existing rural village and seeks to increase population to support this centre.

3.3 Services

The subject land is capable of being connected to services suitable for supporting 'Rural Residential' land uses including reticulated water, power and telecommunications. It is anticipated that the land will be suitable for on-site effluent disposal.

3.4 Land Capability

It is believed that the land will be capable of supporting 'Rural Residential' land uses. Development of land with similar characteristics has already occurred to the northwest on Millbrook Road. Detailed investigation of the land for these uses is more appropriate at the formal Amendment stage.

3.5 Character and Amenity

The land is adjacent to existing residential and rural residential areas on Millbrook Road. The site is currently used for the purposes of cattle grazing and gravel extraction, both of which would be detrimental to the continued comfort and outlook of adjacent land uses in King River. The proposed modification to ALPS and future rezoning of the land would provide incentive for the rehabilitation of extraction sites and net revegetation of the land.

As shown on the Amendment Plan, there is a buffer of 'General Agriculture' uses to Chester Pass Road. This will ensure the amenity of adjoining residents will be protected from increase heavy haulage traffic on this road. A similar buffer has been used for 'Future Urban' and 'Rural Residential' classified land to the south of the subject land.

It is intended that the development will compliment the character of King River, whilst providing an appropriate transition zone to adjacent 'Rural' zoned land uses. The proposed rezoning is complimentary to the future character of King River.

4.0 RECOMMENDATION

That the Council:

- Amend its ALPS Strategic Land Use Plan 9B by reclassifying the portion of Lot 50 Chester Pass Road, King River shown on the attached plan as 'Rural Residential'
- Advise the Western Australian Planning Commission of its Resolution; and
- Advertise the Amendment and invite submissions.

Upon completion of the advertising period, and subject to the submissions, the Council may request the Western Australian Planning Commission's endorsement for the Amendment.



ADOPTION

Adopted by resolution of Council of the City of Albany at the Ordinary Meeting of the Council held on the

..... day of200....

.....
Mayor Date

.....
Chief Executive Officer Date

FINAL APPROVAL

Adopted for final approval of the City of Albany at the meeting of Council held on the

..... day of200.... 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 Date






.....
Chief Executive Officer Date

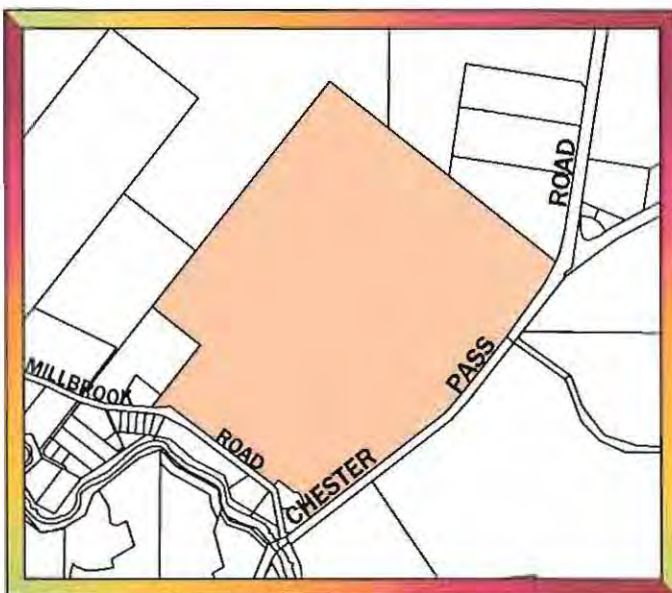
CITY OF ALBANY Local Planning Strategy Amendment No. 1



Existing Strategy

STRATEGIC LAND USE CATEGORY

-  General Agriculture
-  Local Reserve
-  Rural Residential
-  Major Highway
-  Local Distributor Road



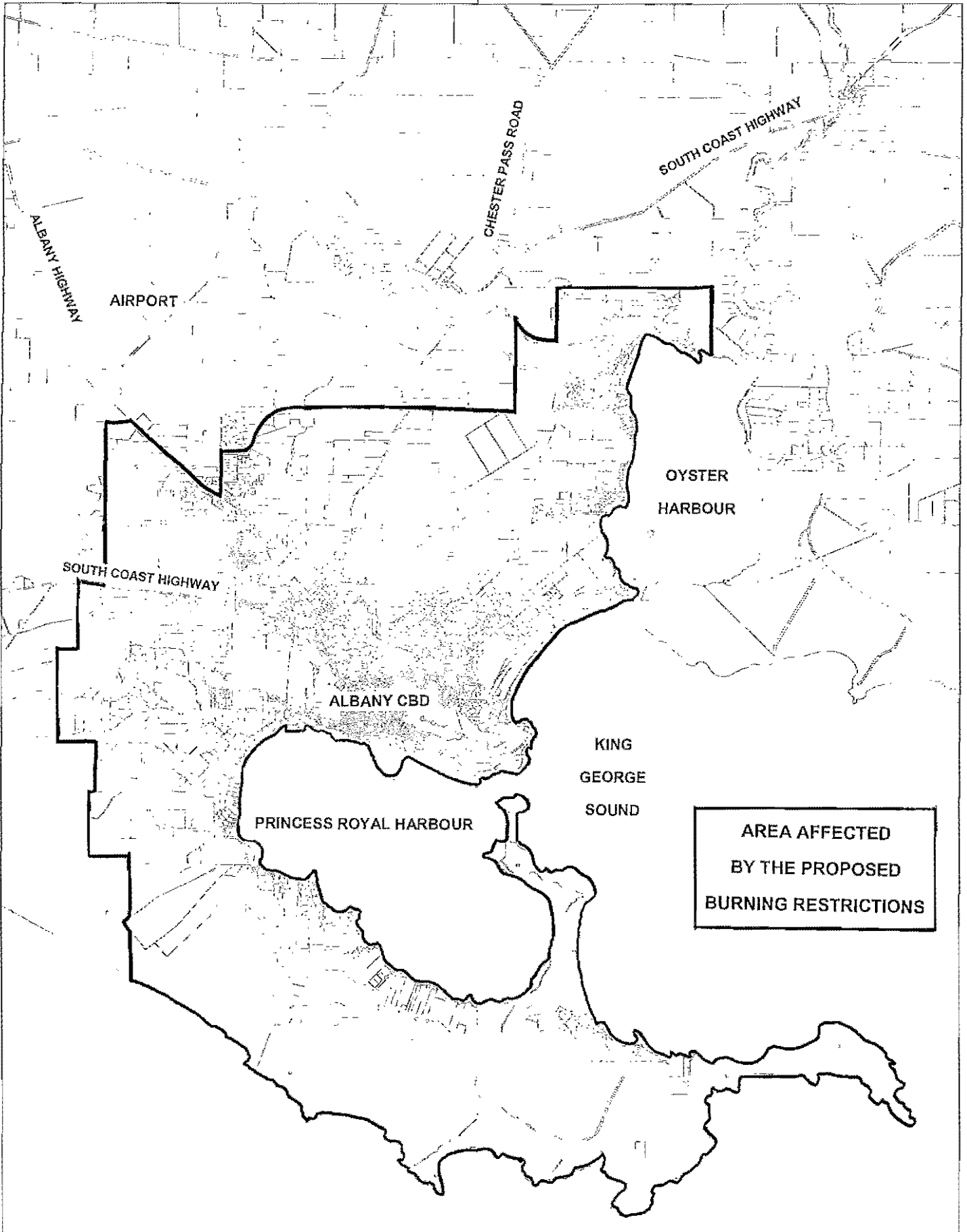
Proposed Strategy



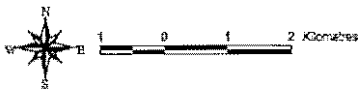
| TOWN PLANNING SCHEME 3 - SCHEME AMENDMENTS | | | |
|---|--|---|--|
| AMD NO. | LOCATION DETAILS | PURPOSE | MOST RECENT STATUS |
| 293 | Lot 6, 7, 9, 10, 11 McBride & Lot 8 Karrakatta | Rezone Lot 9002 from 'Special Site' to 'Special Residential' | Pending |
| 292 | Part Lot 123 Bay View Dr, Little Grove | Rezone lot to residential and change road reserve to no zone | Pending |
| 291 | Scheme 3 area | Textual Amendment regarding Residential Development zone | Pending |
| 290 | Kalgan Rural Settlement | Rezoning various lots in the Kalgan Rural Village to Rural Settlement | Report for initiation going to the OCM in March '09 |
| 289 | | Amend the interpretation of 'Bulky Goods Outlet' under Clause 1.6 - Interpretation of the Scheme | With WAPC for final approval |
| 288 | Lot 9002 Pony Club | Rezone Lot 9002 from 'Special Site' to 'Special Residential' | Corrections requested on Document - To be considered for initiation OCM April '09 |
| 287 | Formerly SAR 133 Home Road Precinct Robinson | Rezoning from 'Rural' to 'Special Rural' | Corrections and additional information requested on document |
| 286 | Lots 101 & 102 Kitson Road, Gledhow | Remove Lots 101 and 102 Kitson St, Gledhow from the 'Public Purposes' reserve, rezone to the 'Light Industrial' zone and amend the Scheme | On advertising. To be finalised at OCM April '09 |
| 285 | Lots 870 & 873 - 877 John St & Morris Rd , Milpara | Rezone from 'Rural' to 'Light Industry' & 'Parks & Recreation' | On advertising. To be finalised at OCM April '09 |
| 284 | Lot 1, Lot 7, 20, 21, 109 & 110 Frenchman Bay | Rezone lots from 'rural' zone to 'residential development' zone | Awaiting EPA response |
| 283 | Lots 23-25 Lancaster - Lots 26,27,29,31,33 | Mixed business and Residential R40 | Corrections / further information requested on Document - To be initiated at OCM April '09 |
| 282 | 274 Roberts Rd (Lot 33) | Modify a portion of the SGP for Special Rural Area | Awaiting changes from applicant post council meeting |

| | | | |
|-----|--|---|---|
| 281 | 200 South Coast Highway, Wellstead | Rezoning from 'Rural' to 'Light Industrial' | Sent to WAPC for final approval |
| 280 | Lots 32, 33 & 34 Catalina Rd, Yakamia | Rezoning from 'Rural' to 'Residential Development' | Sent to WAPC for final approval |
| 279 | Panorama Road, Big Grove | Rezoning from 'Rural' to 'Residential Development' | Sent to WAPC for final approval |
| 278 | Lot 50 Sandalwood Rd & Portion Lot 201 South Coast | Rezoning from 'Rural' zone to 'Special Rural' | Sent to WAPC for final approval |
| 277 | Lots 300, 507 and 526 Lancaster Road | Rezoning from the 'Rural' and 'Special Rural' zones to 'Residential Development' | Noise Assessment requested and received to be advertised |
| 276 | Lot 120 (18) Hadley Street & Lot 107 (41) Francis St, Lower King | Rezoning portion of the subject site from 'Rural' to 'Residential' | Gazetted |
| 275 | Lot 600 Pine Rise, Kalgan | Rezoning from 'Special Use' to 'Special Rural' | Scott given number 20/09/07 |
| 274 | Lot 2 – 5 Malima Rd Kronkup (Torbay) | Rezoning Lots 2-5 Malima Rd, Kronkup from 'rural' zone to 'special rural' zone, amend the scheme map accordingly & incorporate the lots within Schedule 2 of the Scheme as Special Rural Zone No. 266 with attached provisions | To be sent to WAPC for final approval |
| 273 | Cnr Lancaster Rd & Albany Highway | | Inactive |
| 272 | The Esplanade, Cumberland Rd, Windermere Rd Precinct, Lower King | Rezoning portion of the subject site east of Cumberland Rd from 'Residential' and 'Motel' to 'Tourist Residential' with an applicable density code of 'R60'. Increase the residential density of the remaining portion of the subject site, west of Cumberland Rd site from 'R20' to 'R40'. | Received 22 October Forwarded to Gray & Lewis Consultants on 1st November, 2007 as instructed by Kevin Hughes. No activity since. |
| 271 | Lot 55 Lancaster Road | Rezoning from 'Rural' to 'Residential Development' | To be finalised at OCM March '09 |
| 270 | Lot 2 Gunn Road | Rezoning from 'Rural' to 'Special Rural' | Advice received from Minister; SGP requires modification and re-advertisement prior to final approval |
| 269 | Lot 48 Morgan Pl, Lot 49 Morgan Rd & Lots 47, 50 & 51 Lancaster Rd, McKail | Rezoning Lot 48 Morgan Place, Lot 49 Morgan Rd & Lots 47, 50 & 51 Lancaster Rd, McKail from 'rural' zone to 'residential development' zone | Gazetted |
| 268 | Lot 5 Racecourse Road, Robinson | Rezoning from 'rural' to 'special rural' | To be sent to WAPC for final approval |
| 267 | Lot 124 Gladville Road McKail | Rezoning from 'Special Rural' to 'Residential Development' | Noise assessment requested and received to be advertised |
| 266 | Lot 114 Frenchman Bay Road Robinson | Rezoning from 'Rural' to 'Residential Development' | Awaiting changes / information from applicant |
| 265 | Flemington Street | Rural to Residential Development | Gazetted |

| | | | |
|-----|--|--|---|
| 264 | Lot 6 Link Road | Rural to Special Rural | Advice received from Minister; SGP requires modification and re-advertisement prior to final approval |
| 263 | Rufus St | Rezoning from 'Rural' to 'Residential Development' | Gazetted |
| 262 | Lots 6 & 271 Chester Pass Rd, Warrenup | Rezone Lots 6 & 271 Chester Pass Rd from 'Rural' zone to the 'Residential Development' zone and amending the Scheme Maps accordingly | Gazetted |
| 261 | | | Amended docs received 16/1/08 |
| 260 | Lot 47 and portion Lot 42 Lower King Road, Bayonet | Rezoning from 'Rural' to 'Residential Development' | Gazetted |
| 259 | Nullaki | Amend Subdivision Guide Plan and various Special Provisions associated with development exclusion areas, DA and road alignments within Conservation Zone Area No.1 | Advice received from Minister; SGP requires modification prior to final approval |
| 258 | Lot 6511 Two Peoples Bay Road, Kalgan | Rezone from Rural to Special Use | Gazetted |
| 257 | Lot 9002, Link Road, Drome | Modification to Subdivision Guide Plan | Advice received from Minister; SGP requires modification prior to final approval |
| 256 | Lot 508, Loc 1196 Bayonet Head Road | Amending TPS3 Table II within Clause 5.23 | Gazetted |
| 255 | Lot 126 (134) Lowanna Drive | Rural to Special Residential (Potentially Area No 37) | Gazetted |
| 254 | Lot 17, Aldo Close, Lot's 18, 19, 20, 21, 22, 27, 28 & 29 | Modify Special Rural Area No.4a's Scheme Provisions and SGP | Gazetted |
| 253 | A5776A – Lot 1 Nanarup Road. Lower King | Rezoning part of Lot 1 Cnr. Nanarup Rd and Morilla Rd, Lower King from 'rural' to 'special residential' zone No. 6 and amend the Scheme Maps and 'Schedule IV - Special Residential Zones' | Gazetted |
| 252 | Lots 9, 10, 87 19 & 20 Bottlebrush and Moortown Roads, Gledhow | Rezoning from 'Public Purpose' to 'Rural' | Gazetted |
| 251 | Lots 26-31, 121, 122 & 301 Federal St McKail | Rezoning from 'Public Purpose' and 'Rural' to 'Special Rural' | Gazetted |
| 243 | Lots 22 & 23 Link Road, McKail | Rezoning from 'Rural' to 'Special Rural' | Sent to WAPC for final approval |



**AREA AFFECTED
BY THE PROPOSED
BURNING RESTRICTIONS**



Notes:



| TOWN PLANNING SCHEME 1A - SCHEME AMENDMENTS | | | |
|---|--|---|---|
| AMD NO. | LOCATION DETAILS | PURPOSE | MOST RECENT STATUS |
| 172 | Scheme 1A Area | Scheme Text changes- Future Urban | Not Active |
| 171 | Hardie Road Precinct Spencer Park | Rezone to mixed use and R40 | Draft documents prepared |
| 170 | Lot 60 , 160 - 166 Albany Highway | Modifying interpretation of 'Bulky Goods outlet' under Appendix 9 of Town Planning Scheme No. 1A | With WAPC for final approval |
| 469 | | | |
| 168 | Lot 731 Wellington St | Rezone from 'Clubs & Institutions' to Residential R40 | Initiated Council meeting 16/9/08- Request for Final approval Meeting 17 March 2009 |
| 167 | Lot 14 Spencer St | Rezone from 'Clubs & Institutions' to Residential R60 | With WAPC for final approval |
| 166 | Textttual Amendment | Residential Design Codes | With WAPC for final approval |
| 165 | Lot 40 & 41 Albany Hwy/North Rd Lot 989 Albany Hwy | Rezone Lot 40 & 41 Albany Hwy/North Rd & Lot 989 Albany Hwy from 'Clubs & Institutions' to 'Other Commercial' | With WAPC for final approval (proposal defered until completion of Commercial Strategy) |
| 164 | Lots 7683-7688 Chester Pass Rd & Lots 7146 Kelly Street | Change zoning of the subject land from 'public use' and 'residential' to 'other commercial' and amending the zoning table in the City of Albany Town Planning Scheme No. 1A | With WAPC for final approval (proposal defered until completion of Commercial Strategy) |
| 163 | Lot 212 Martin St Spencer Park | Rezone Lots 212 Martin Rd from 'Residential R20' zone to 'Residential R20 (Special Additional Use Site – Aged Persons Dwellings at Residential R30)' zone – and amending the Scheme Map accordingly | Gazetted |
| 162 | Lots 1499 & 1500 Hardie Rd, Spencer Park | Rezoning from 'Clubs & Institutions' to 'Residential'. | Not Active |
| 161 | Albany CBD | Change in density codings in Central Area | With WAPC for final approval |
| 160 | Barker St | Rezoning from "Clubs and Institution and Parks and recreation to "tourist Residential R40 | Gazetted |
| 159 | Katoomba St | Rezoning Parks and Recreation to Residential R20 | Gazetted |
| 158 | Frederick St | Rezoning Lot 15 Frederick St from Clubs and Institutions to Residential R30. | Gazetted |
| 157 | TPS1A | Textual change future urban zone and change to use class table | Gazetted |
| 156 | Lots 296, 297, 298, 299, 302 and 303 Wellington Street | Zoning from drainage reserve to residential | Gazetted |
| 155 | Pt Res 37440, Wright Street, Seppings | Parks and Recreation to Residential R20 | Awaiting further information (letter sent June 14 2006) |
| 154 | Lots 29 & 30 Pretious St & Lots 27 & 28 Hardie Rd, Spencer Park | Residential R20 to R30 | Gazetted |
| 153 | Lot 4743 North Rd | Future Urban to Residential | On deferment - pending sign-off from EPA (Level 3 assessment was set) |
| 152 | Lot 1,2,3,554,555 and Pt Lot 72 Cockburn Road, Albany | Rezoning from R20 to R30 | Gazetted |
| 151 | Lot 3, Golf Links Road, Middleton Beach | Rezone 'Service Station' to 'Tourist Residential' with possibility of additional use – shop or office | Gazetted |
| 150 | Various | Rezoning land partially zoned 'Parks and Recreation' or 'Local Road' to 'Residential' with a density code of R20' | Gazetted |



MINUTES

PLANNING AND ENVIRONMENT STRATEGY AND POLICY COMMITTEE

**Held on
Thursday, 19 March 2009
6:00 pm**

Margaret Coates Boardroom

TABLE OF CONTENTS

| | | |
|-------------|---|-----------|
| 1.0 | Record of Attendance | 3 |
| 2.0 | Apologies | 3 |
| 3.0 | Declaration of Interest | 3 |
| 4.0 | Question / Briefing Time | 3 |
| 5.0 | Confirmation of Minutes of Previous Meeting | 3 |
| 6.0 | Proposed Town Planning Scheme Policy for Modified Subdivision Guide Plan - Special Residential Area No. 11 Willyung Road, Lower King | 4 |
| 7.0 | Speculative Development | 7 |
| 8.0 | Detailed Area Plan (DAP002) - Galle Street, Yakamia | 11 |
| 9.0 | Reflective Roof Policy | 13 |
| 10.0 | Final Adoption of Town Planning Scheme - Revised Subdivision Guide Plan for Lots 201 & 202 Pony Club Road, Willyung | 16 |
| 11.0 | South Lockyer Structure Plan | 20 |
| 12.0 | Matters for Consideration at Special Committee Meeting | 24 |
| 12.1 | Matters for Consideration at Next Committee Meeting | 24 |
| 13.0 | Closure of Meeting | 24 |

DECLARATION OF OPENING

The Chairperson declared the meeting open at 6:00pm.

1.0 ATTENDANCES

Attendances:

Councillors -

J Matla (Chairperson)
K Stanton
J Walker
V Torr
D Dufty
R Fenn
G Bride

Executive Director Development Services
Executive Services Manager - Planning and Councillor
Liaison
Manager Health and Building Services
Strategic Planner
Senior Planner
Senior Planner
Minute Taker

K Barnett
A Nicoll
J Van Der Mescht
I Humphrey (6:05pm)
K Evans

Observers:

Nil

2.0 APOLOGIES

Mayor M Evans
Councillor J Bostock

3.0 DECLARATION OF INTEREST

Councillor Dufty declared a (non financial) interest in Item 11.0 - South Lockyer Structure Plan. He is on the Albany Cottage Scheme Board of Management.

4.0 QUESTION / BRIEFING TIME

EDDS handed out a detailed list on activities being carried out within the Development Services Team, please refer to attachment for details.

Mr Humphrey joined the meeting at 6:05pm

5.0 CONFIRMATION OF MINUTES OF MEETING 4 MARCH 2009

MOVED: WALKER
SECONDED: MATLA

THAT the minutes of the Planning and Environment Strategy and Policy Committee Meeting held on 4 March 2009, as previously distributed, be confirmed, with the addition of Manager Health and Building Services (Keith Barnett) as an attendee, as a true and accurate record of proceedings.

Carried 5 / 0

6.0 PROPOSED TOWN PLANNING SCHEME POLICY FOR MODIFIED SUBDIVISION GUIDE PLAN - SPECIAL RESIDENTIAL AREA NO. 11 WILLYUNG ROAD, LOWER KING

Proposal

To modify existing Subdivision Guide Plan.

Attachments

- 1 Draft Town Planning Scheme Policy
- 2 Modified Subdivision Guide Plan

Purpose

To adopt for advertising purposes draft Town Planning Scheme Policy to allow closer subdivision of part of Special Residential Area No. 11 at Lot 104 and 105 Willyung Road, Willyung.

Locality



Background

Council has received a request from planning consultants acting on behalf of the landowners requesting Council adopt a modified Subdivision Guide Plan (SGP) for Lot 104 and 105 Willyung Road, Willyung.

The new SGP allows for an increased in lot yield (up from 33 to 55 lots).

Item 6.0 continued

Statutory Requirements

The land is contained within the Special Residential Area No. 11 under Town Planning Scheme No. 3. Special Provision 1.2 of the zone controls allows Council to consider modifications to the SGP as follows:

“The Council will not recommend lot sizes less than 4000m². Subdivision shall generally be in accord with the lot sizes and layout shown on the Subdivision Guide Plan. Any significant variation to the Subdivision Guide Plan will need to be justified in terms of land capability, visual impact, retention of views, vegetation retention, emergency access/egress and setbacks from King River and creeks. Consultation with and general support of surrounding landowners will be a prerequisite to consideration of any significant variation to the Subdivision Guide Plan.”

Comment/Discussion

The subject area is located within an area shown for Rural Residential uses within the Albany Local Planning Strategy (ALPS) adopted by Council.

The proposal is furthermore in accordance with the strategic direction of the City as documented in the ALPS which promotes the densification and infill of developed areas.

“ALPS recommend not supporting further subdivision of “greenfield” (undeveloped) rural land for rural residential development and that any subdivision of that type should be restricted to existing rural residential areas (infill development) and around town sites with suitable services.”

“8.3.5 Rural Living:

The ALPS supports the infill development and subdivision of existing zoning and Council-initiated rezoning of Special Residential and Special Rural land in the City’s current Town Planning Schemes.”

The proposed modifications to the SGP can be justified and the following matters are all addressed within the documentation:

- Land capability;
- Visual impact;
- Retention of views;
- Vegetation retention; and
- Emergency access / egress and setbacks from King River and creeks.

The land capability assessment and the Willyung Creek Floodplain Management Report prepared highlights the constraints on the property associated with, drainage and soil absorption abilities due to the elevated water table levels and winter water pooling on the surface after rain events. Some lots will require landfill to be imported to elevate the house sites and effluent disposal systems to achieve vertical separation above the water table and staff also recommend that all future housing include the requirement for the use of alternative treatment units on all lots to assist in reducing the potential for household nutrients to be exported from the site.

Item 6.0 continued

The City has previously dealt with this type of modification by preparation of a Town Planning Scheme Policy (TPSP) under clause 6.9 of Town Planning Scheme No. 3. This part of the scheme allows Council to adopt TPSP's to assist in the control of development (including subdivision) and Council may use this mechanism to adopt the modified SGP. The consultants have accepted this approach and provided a draft of the TPSP.

The adoption of a draft TPSP will enable the City to seek comment from adjoining and nearby landowners/public and relevant government agencies. Any submissions received will need to be considered by Council prior to final adoption.

The proposed modifications to the SGP layout is supported, however the plan needs to be modified to ensure that all lots have building envelopes of an appropriate size (not less than 800m²) and shape.

The options for dealing with the proposal are for Council to:

- a) Adopt the draft TPSP as is (in part or whole) and commence public consultation; or
- b) Require modifications to the draft TPSP; or
- c) Refuse to advertise the proposal and advise the applicant it is not preferred to support the policy.

The draft TPSP if adopted will be advertised for public comment and referred to adjoining/nearby landowners and relevant government agencies for assessment and comment for a period of 21 days.

Committee Discussion

- **Senior Planner handed out an updated Subdivision Guide Plan and provided a brief explanation on the amendments.**
- **In general discussion it was noted:**
 - **Concern over capacity for building envelopes to cater for house and effluent.**
 - **Fire management within the Guide Plan area is achieved by road network**
 - **ALPS provided the rationale for increased lot density**

MOVED: WALKER

SECONDED: DUFTY

THAT Council in accordance with Special Provision 1.2 of the Special Residential Zone Area No. 11 adopts for the purposes of advertising the draft Town Planning Scheme Policy for Lot 104 and 105 Willyung Road, Willyung and agrees to advertise the policy for comment in accordance with Clause 6.9.2 of Town Planning Scheme No. 3.

Carried: 5 / 0

7.0 SPECULATIVE DEVELOPMENT

Proposal

Discuss Council's role in the promotion of land banking and speculative development within the City

Previous Reference

Nil

Attachments

Nil

Background

Council has recently been asked to consider a number of development proposals which bring forward the planning of areas that are recognized in the City of Albany Local Planning Strategy as being longer term development areas. Concern has been raised by some Councillors over the role Council plays in facilitating land speculation and in providing development approvals to projects that are not intended to be developed by the current owners. The local press has also recently highlighted community concerns over the apparent lack of building activity on key development sites within the City, following the issuing of a Planning Scheme Consent by Council to develop the site.

Comment / Discussion

There are two clear schools of thought on this subject and there is planning merit to both.

The case for supporting advanced planning initiatives include:

- The timeframes involved in progressing developments from initiation to sales is considerable (up to a decade in some instances) and the developer needs some certainty before committing resources to that process;
- The market is best placed to determine the risk to developers in progressing projects and determining a fair value for a site with or without approvals in place;
- Some developers intend to undertake the approved development, however their economic circumstances can legitimately change during the intervening period as further financial modeling takes place and the detailed design elements evolve;
- The risk in purchasing a site with all the required approvals in place is considerably reduced and the timelines for a potential investor in recouping risk capital is considerable reduced;
- During periods of economic growth, securing the consultants to prepare the required detailed design and complete construction within the allocated time lines can be problematic;
- Maintaining a large pool of developments within the approvals process helps to create competition and consumer affordability; and
- During a period of strong economic growth and land demand, the impact can be considerably reduced if there are vacant "brown fields" sites available for immediate development.

The case against issuing approvals to developments that are speculative include:

- The developer can receive a considerable financial windfall for a development that may be subject to considerable local opposition;
- To improve speculative profits, the application will be based upon the maximum development potential of the site, rather than delivering a positive community outcome;
- The site may be cleared of all improvements to improve its resale value and then degenerate into an orphan site and devalue adjoining properties;

Item 7.0 continued

- Council's planning regime seeks to identify land that is needed to supply growth demands over the following decade and beyond, however developers are seeking to force urban growth beyond the logical urban front or reasonable demand projections;
- Many zoned and approved areas are not being actively developed, yet real estate agents are continually advising of unmet demand for that product; and
- Proper and orderly planning dictates that a planning authority will regulate land supply to the market.

All residents living in Albany enjoy that privilege as a result of a person speculating on their land and commencing a subdivision and/or development in the past. Our capacity to shop, recreate and work results from a person taking a financial risk to undertake a development and to obtain a profit from that process.

An approval issued by the City of Albany to a development proposal has a two (2) year life, during which time the building must be "substantially commenced" or a fresh approval sought. The process of imposing a time limit on the approval was considered by the State Administrative Tribunal (SAT) and it was noted:

*"The inclusion of time limits on approvals has been intended to ensure that **if changes occurred to the planning framework** during the time of the approval, **and if substantive development had not occurred** then **an opportunity to review** the circumstances of the approval could be contemplated".*

In the case of *Claymont Westcapital Pty Ltd and East Perth Redevelopment Authority [2008] WASAT 77* the SAT agreed to extend an expired approval for a multi storey development by a period of six months notwithstanding that the building plans for the project were only provided to the Authority eight days prior to the expiry date of the approval and no on-site work had commenced; in reaching that decision, the SAT member found that the planning framework had not changed substantially, the development would likely receive approval today and the company had actively and relatively conscientiously pursued implementation of the development consent. In essence, the concept of "substantial commencement" cannot be interpreted in a rigid manner and the reasons why a project cannot be commenced within the approval period become an important consideration in terms of the continuity of the approval process.

Given the current economic conditions, the need to provide supplementary information as part of approval conditions (contamination report, foreshore management plan, etc) and the time taken to document major projects, the current time limit of two years to substantially commence a development is restrictive. In the case of subdivision approvals, the WAPC provides a minimum time limit of three (3) years to complete all the subdivision conditions and to obtain a clearance on the diagram of survey; four (4) years for larger staged subdivisions.

Determining which projects are speculative in nature is problematic and it is even more difficult to determine areas where the planning framework may alter during the currency of the Planning Scheme Consent for a particular project (e.g. the approval for the proposed Oyster Harbour Shopping Centre was renewed four times without a change in planning controls, yet the R Coding affecting the Earl Street apartment development changed within 12 months of the approval being issued).

Item 7.0 continued

The position relating to the subdivision and rezoning of land for “brown fields” and “green fields” subdivisions is even more complicated. The Albany Local Planning Strategy Peer Review Outcomes (2007) report stated:

“One can reasonably hypothesise that the current model of urban development, characterized by land banking in the centre , leapfrogging dispersed suburbs and rural residential development is potentially maximizing damage to the natural environment.

By the same token, to simply quarantine large areas of potential land for urban expansion on environmental or sustainability grounds would be hugely problematic. Obviously it could compromise the efficiency of the resultant urban form, just as problematic, unless resources are available to bring high value areas into public ownership and effectively manage them over time, then qualitative issues will arise for the ‘protected’ environment in any event” at page 11; and

“Land Supply

- *There is considerable uncertainty over the amount of land available for future housing development. The reason is that the potential impact of environmental constraints on land development has not been fully established.*

Short Term Supply of Housing Land

- *1312 lots may be available for development (exclusive of urban infill or rural residential) in the short term. This represents a minimum of three years supply. Beyond this timeframe it is not possible to establish the adequacy of land supply for housing.*

Market Stability

- *The Department of Housing and Works has performed a vital role in market stabilization.*
- *The land bank of the Department of has been substantially diminished to the point that it is now critical that it is resourced to replenish its land bank.*
- *The identification of strategically located sites (including infill sites) should be undertaken as a matter of urgency”* at pages 15 and 16.

This report is submitted for committee discussion as there is a divergence of opinions amongst elected members on the role Councillors to take in promoting land banking, in enforcing strict adherence to approval timelines and in encouraging development opportunities within the City.

Committee Discussion

- in general discussion it was noted:
 - Concern over lack of supply recently when major housing/land boom occurred.
 - freedom of choice is needed for consumer to move into area of choice and product of choice.
 - inability to control middle purchasers.
 - need to have land in system and plans in place to accommodate next boom.
 - balance needed to define character for City within Urban areas.
 - introduction of rigid interpretation of substantial commencement may be problematic.

MOVED: DUFTY

SECONDED: TORR

THAT the information be noted.

Carried: 5 / 0

8.0 DETAILED AREA PLAN (DAP002) – GALLE STREET, YAKAMIA

Proposal

Detailed Area Plan for Lots adjacent to Public Open Space in Galle Street, Yakamia

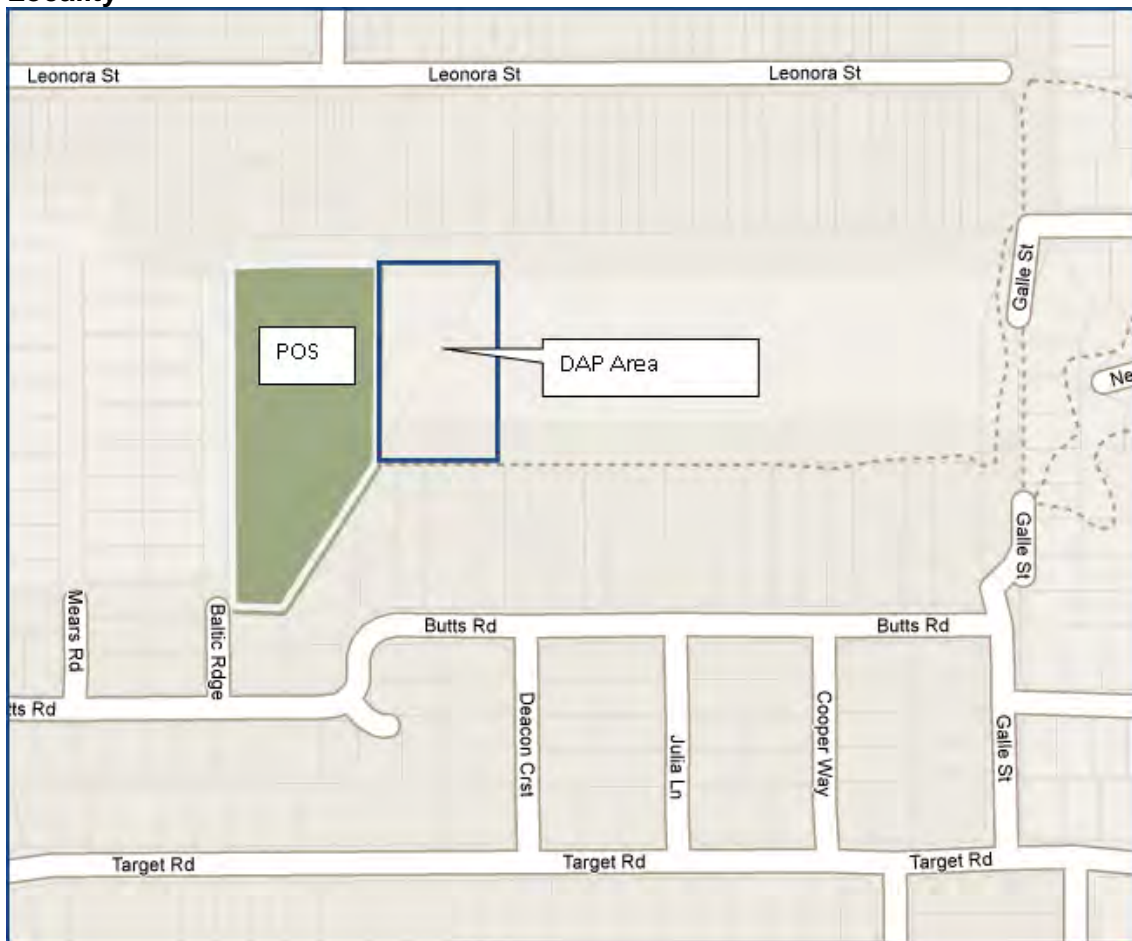
Attachments

Detailed Area Plan

Purpose

To seek approval to include the subject land within Schedule 1 of Council's Detail Area Plan Policy

Locality



Background

Council has received a Detailed Area Plan (DAP's) associated with the subdivision of Lot 10 and 322 Galle Street, Yakamia from MGA Planning Consultants for inclusion into Council's Detailed Area Plan Policy.

The DAP have been developed for the proposed lots adjacent to the proposed Public Open Space area.

Statutory Requirements

The Council Policy on Detailed Area Plans was adopted by Council in 2007 and allows for the inclusion of Specific DAP's into Schedule 1 of the Policy.

Item 8.0 continued

Should Council support the proposed DAP's and agree to include them within its existing Policy, the revised Policy would need to be advertised twice in the local newspaper and referred to surrounding landowners requesting comment within a twenty one (21) day period. After this period, Council is required to review its proposal in light of submissions and ultimately decide whether it wishes to proceed with the policy in its current form, or with amendments, or decide not to proceed.

Liveable Neighbourhoods requires the development of DAP's for small lots and special site conditions. The requirement for the DAP's was also a condition of subdivision, requested by Council and ultimately the Western Australian Planning Commission, for the development in Galle Street.

Comment/Discussion

Liveable Neighbourhoods sets out the criteria to be used in assessing any DAP.

In addition to the matters listed in Liveable Neighbourhoods, Staff have also visited and studied similar types of developments in the Perth Metropolitan Area. The practical examples studied highlighted best practice and potential pit falls in the use of Detailed Area Plans. Staff briefed the Committee at its August 2008 Meeting on the outcomes of its best practice tour to Perth.

The DAP's were subsequently evaluated against this understanding of best practice examples and the requirements specified in Liveable Neighbourhoods that includes:

- Dwelling design that deals with building orientation towards POS areas and onto primary streets, and includes compulsory garage locations;
- Standard setbacks from POS areas;
- Location of vehicle access points into lots and Car parking; and
- Details on fencing including the level of permeability,

The DAP's meet the requirements of Liveable Neighbourhoods and addresses the main points for consideration applicable to lots abutting POS areas.

The DAP's will be instrumental in delivering a residential development that will satisfy and achieve a neighbourhood character, protection of amenity and community safety (through the promotion of passive surveillance).

Committee Discussion

Noted that controls related to the integration of fencing, access and housing layout on a cluster of lots overlooking a Public Open Space reserve.

MOVED: STANTON
SECONDED: MATLA

THAT Council adopts for the purposes of advertising the revised Detailed Area Plan Policy, to include Lots 10 and 322 Galle Street, Yakamia within Schedule 1 as detailed below, in accordance with Clause 7.21 of Town Planning Scheme No. 1A and Clause 6.9 of Town Planning Scheme No. 3:

SCHEDULE 1

| No | Locality | Lots |
|----|----------|---|
| x | Yakamia | Lot 10 and 322 Galle street, Yakamia (as per WAPC Approval 130884). |

Carried: 5 / 0

9.0 REFLECTIVE ROOF POLICY

Proposal

Agree to NOT adopt the revised Reflective Roof Policy.

Previous Reference

PESPC 16/07/08 – Item 9.4

OCM 19/08/08 Item 11.6.1

PESPC 19/09/08 – Item 7.0

OCM 18/11/08 – Item 16.1

Attachments

The proposed Policy document

Copies of 5 letters of comment (including two petitions).

Background

Following a review of the Councils Development Guidelines, Councillors at the August Council meeting requested that reflective materials should be assessed, and that a separate policy to address this issue over the whole municipality should be investigated.

At its meeting held on 19 September 2008 the PESP Committee supported the advertising of the Reflective Roof Material Policy which was subsequently endorsed at the October Council Meeting. Following the advertising of the draft policy, and the lack of support from the community it was determined at the 4 February 2009 PESPC Committee meeting that the policy should **not** be adopted. Council at its 17 March 2009 meeting will consider the Committee's recommendation on this policy.

However at the OCM on the 18 November 2008 Council resolved:

“THAT Council PREPARE a reflective building materials policy to introduce controls on the use of reflective roofs on houses and walls of sheds at Goode Beach and that the proposed policy be based upon the Shire of Busselton “use of reflective building materials” policy document.”

In accordance with Council's resolution staff prepared a draft local planning policy titled “Use of Reflective Building Materials in Goode Beach”, based on the Shire of Busselton Policy (refer to the Elected Members Report/Information Bulletin).

It was then resolved at the OCM on 20 January 2009:

“THAT Council resolves to ADOPT the policy titled ‘Use of Reflective Building Materials in Goode Beach’ for the purposes of advertising in accordance with Clause 6.9 of Town Planning Scheme No. 3.

Statutory Requirements

In accordance with Clause 6.9 of Town Planning Scheme No. 3, a planning policy shall only become operational once Council has:

1. Resolved to advertise the policy;
2. After considering submissions, adopts the policy; and
3. Once a notice has been published that the policy was adopted by Council.

The purpose of this report is to consider whether Council wishes to adopt the policy following the consideration of submissions, and if so to formally publish that the policy is adopted.

Item 9.0 continued

Comment

Following the advertising of the draft policy for public comment, five letters have been received, including two petitions. One petition is from twelve Practising Architects of Albany against the draft policy, with two of the other letters from the construction and project management industry also against the draft proposal.

An individual letter against the draft policy has been received from two residents of Goode Beach, along with a 40 signature report by the Frenchman Bay Association in support of the draft policy. A copy of these letters is attached to this report, with a précis of their comments being:

Against Policy:

- Zinalume has a lower carbon footprint than colorbond;
- Zinalume and light toned colorbond absorb significantly less energy and are required for efficient sustainable housing.
- Disappointing City of Albany would introduce a policy preventing energy efficient materials;
- Materials will oxidize over a short period of time and develop a dull grey patina, which is accelerated in Albany's marine environment;
- Materials represented on a large proportion of Albany's buildings, and is part of Australian heritage;
- Understood that very few complaints over the years have been received regarding reflectance;
- Reflectance usually only occurs in short periods each day and for a week or two of each year, increasing and diminishing as the angle of the sun changes;
- Residential building code already controls development; and
- Reflective colours already in Goode Beach, including dark blue

For Policy:

- Policy should be passed without any amendments as petition is signed by actual residents of Goode Beach, and residents have been detrimentally affected by glare associated with reflective materials.

It would appear that in general there is community support for the policy, especially in the locality of Goode Beach. However the industry specialists and professionals are not supportive of the policy and raise valid concerns. In particular the environmental consideration of requiring the use of a material with a larger carbon footprint and possibly prohibiting a material that can provide greater solar passive design and energy conservation.

The policy (as taken from the Busselton example) would be unworkable, without the clarification of such terms as "surrounding lots", and the availability of the Solar Reflectance Value for each individual building material. Councillors should also be aware that this may then lead to the loss of Permitted Development rights under 5.1.2 (b), (vii) of Town Planning Scheme 3, such as all external renovations, outbuildings and minor works to all properties located within the Policy area.

Item 9.0 continued

There would appear to be community support. However due to the possible environmental advantages and the difficulty in interpreting the policy staff recommend that the policy **not** be adopted. If Councillors wish to pursue the draft policy, it should be amended to remove “surrounding lots” (as surrounding could imply any distance) and be replaced with adjoining lots (as defined with the Residential Design Codes) and be limited to roof materials only.

Committee Discussion

It was noted that the request for the introduction of the policy originated from the Goode Beach community. Determining the area of influence of a reflective roof was considered and no consensus reached.

**MOVED: MATLA
SECONDED: WALKER**

THAT Council resolves NOT to adopt the Use of Reflective Building Materials in Goode Beach Policy in accordance with Clause 6.9 of Town Planning Scheme No. 3.

Carried: 3 / 2

10.0. FINAL ADOPTION OF TOWN PLANNING SCHEME POLICY – REVISED SUBDIVISION GUIDE PLAN FOR LOTS 201 & 202 PONY CLUB ROAD, WILLYUNG

Proposal

To consider the submissions received on draft Town Planning Scheme Policy

Attachments

Draft Town Planning Scheme Policy

Copy of Submission

Purpose

To finalise the draft Town Planning Scheme Policy for Lots 201 & 202 Pony Club Road, Willyung

Locality Plan



Item 10.0 continued

Background

The public comment period for the draft Town Planning Scheme Policy to consider a revision of the existing Subdivision Guide Plan (SGP) for the above 'Special Residential' lots has now been completed in accordance with Council's decision at the 20 May 2008 meeting.

Following receipt of the altered SGP, as required in Council's May decision, the draft Town Planning Scheme Policy was advertised for public comment for a period of 21 days in accordance with Town Planning Scheme No. 3 requirements.

Statutory Requirements

Special Provision 1.2 of the Willyung Road Special Residential Zone Area No. 11 allows Council to consider modifications to the SGP as follows:

"The Council will not recommend lot sizes less than 4,000m². Subdivision shall generally be in accord with the lot sizes and layout shown on the Subdivision Guide Plan. Any significant variation to the Subdivision Guide Plan will need to be justified in terms of land capability, visual impact, retention of views, vegetation retention, emergency access/egress and setbacks from King River and creeks. Consultation with and general support of surrounding landowners will be a prerequisite to consideration of any variation to the Subdivision Guide Plan."

This Clause gives Council the discretion to consider adopting a modified SGP for the zone.

Clause 6.9 of Town Planning Scheme No. 3, gives Council the power to make a Town Planning Scheme Policy as follows:

"In order to achieve the objectives of the Scheme, the Council may make Town Planning Scheme Policies relating to parts or all of the Scheme Area and relating to one or more of the aspects of the control of development."

Clause 6.9.2 of Town Planning Scheme No. 3 requires the procedure to be undertaken to make a Town Planning Scheme Policy operative:

"A Town Planning Scheme policy shall become operative only after the following procedures have been completed:

- (A) The Council having prepared and having resolved to adopt a draft Town Planning Scheme Policy, shall advertise a summary of the draft policy once a week for two consecutive weeks in a newspaper circulating in the area giving details of where the draft policy may be inspected and where, in what form, and during what period (being not less than 21 days) representations may be made to the Council.*
- (B) The Council shall review its Draft Town Planning Scheme Policy in the light of any representations made and shall then decide to finally adopt the draft policy with or without amendment, or not proceed with the draft policy.*
- (C) Following final adoption of a Town Planning Scheme Policy, details thereof shall be advertised publicly and a copy kept with the scheme documents for inspection during normal office hours."*

Item 10.0 continued

The scheme allows Council to adopt Town Planning Scheme Policies to assist in the control of development (including subdivision) and Council may use this mechanism to adopt the modified SGP.

Comment/Discussion

At the conclusion of the public comment period, one (1) submission had been received. The submission is summarised and discussed in the following table:

| SUBMITTER | SUMMARY | STAFF RESPONSE |
|--|--|--|
| <p>Harley Survey Group on behalf of Affected Landowners</p> | <p>They represent the owners of the affected properties and were responsible for preparing the draft Policy and accompanying SGP.</p> <p>The submission requests that the draft Policy be modified as follows:</p> <ul style="list-style-type: none"> • To provide for an additional lot, and • The tree planting required by Council is excessive and should be reduced accordingly. <p>The submission contains land capability information supplied by Coffey Environments to support the proposed additional lot.</p> <p>The submission also requests that Council reduce the amount of revegetation required to be undertaken for the following reasons:</p> <ul style="list-style-type: none"> • It will increase fire hazards. • It will increase snake habitat near houses. • Locating trees too near dwellings can lead to increased housing maintenance and damage during storm events. • Heavy landscaping will reduce passive surveillance of the street. • Tree planting required on the existing SGP is not as widespread. • The character of the location will be severely compromised. <p>Recommend that the tree planting be concentrated alongside and rear lot boundaries.</p> | <p>The additional lot being requested was originally required to be deleted from the draft SGP by Council at its May 2008 meeting was due to no part of the building envelope being considered capable/suitable for on-site effluent disposal. The additional information from Coffey Environments establishes that there is an area of approximately 800m² available outside of the building envelope and effluent disposal exclusion zone capable for effluent disposal purposes on the proposed lot.</p> <p>Staff initially believed that the proposed additional lot had an overall poor capability rating for on-site effluent disposal.</p> <p>Additional information was subsequently received suggesting that the land is capable.</p> <p>In relation to the landscaping, staff do not believe that the tree planting areas requested by Council in its May 2008 decision are excessive and simply reflect the areas both from the original SGP requirements and to assist in reducing the winter water table levels in the area. The concerns raised in the submission do not reflect these objectives for the landscaping and clearly no tree planting should be undertaken in areas that would cause future problems to residents or adversely affect future road maintenance etc.</p> <p>To ensure these matters are considered and resolved, it is recommended that Council require the tree planting to be undertaken in accordance with an overall landscaping plan prepared by the proponents for the subdivision before planting occurs.</p> |

Item 10.0 continued

This item was presented to the PESP meeting of the 4th of February 2009 were it was agreed to adopt the Town Planning Scheme Policy for final approval without change.

This Item was however withdrawn from the Ordinary Council Meeting (17th of March 2009) by the applicants in order to provide information in addition to those supplied in the original submission summarised in the table an and commented on.

Additional information was provided by the applicants that include new maps and information on test pit locations. This information was assessed by City's Environmental Health Officers who are now satisfied and are of opinion that proposed lot 303 will be capable of onsite effluent disposal.

It is therefore recommended that Council adopt the Policy with a modification to allow for the reintroduction of Lot 303 (as per the attached map).

Committee Discussion

The Senior Planner explained the results of the additional environmental evaluation undertaken by the applicant and confirmed the capacity of each proposed building envelope to support a dwelling and effluent disposal system.

MOVED: WALKER
SECONDED: DUFTY

THAT, pursuant to clause 6.9.2 of the City of Albany Town Planning Scheme 3, Council adopt with a modification to reintroduce lot 303 for final approval the Town Planning Scheme Policy and Modified Subdivision Guide Plan (HSG Ref 14272-01J) for Lots 201 and 202 Pony Club Road, Willyung and advertise its adoption in accordance with Clause 6.9.2 of Town Planning Scheme 3.

Carried: 5 / 0

11.0 SOUTH LOCKYER STRUCTURE PLAN

The South Lockyer Structure Plan has been adopted as a draft and advertised for a period of 52 days.

Public and government submissions and proposed variations on the Structure Plan were reported to the February Council meeting where it was resolved to allow for further consideration of the matters by the Planning and Environment Strategy and Policy Committee.

The Planning and Environment Strategy and Policy Committee gave further considered (19 February 2009 meeting) to the submissions and the proposed variations, where it was resolved that;

- i. The submissions be received and the 'schedules of submissions' and the 'schedule of recommended amendments' be adopted;*
- ii. Pursuant to clause 5.2.2 of the City of Albany Town Planning Scheme 3, and clause 4.35 of the City of Albany Town Planning Scheme 1A Council receive and endorse the amended South Lockyer Structure Plan; and*
- iii. The amended South Lockyer Structure Plan be forwarded to the Western Australian Planning Commission with a request that the document be endorsed as soon as possible.*

During the period of consideration, two (2) additional submissions making comment on the South Lockyer Structure Plan were received. The following schedule summarizes the concerns and makes comment and recommendations on the two (2) additional submissions:

Item 11.0 continued

Schedule of Submissions

| Submission | Issues | Officer Comment | Recommendation |
|---|--|---|--|
| <p>1. Ayton Baesjou (Planning Consultant)</p> | <p>a). Lots 150 and 151 Townsend Street are zoned residential. The Town Planning Scheme 1A makes no requirement for structure planning in the residential zone.</p> <p>b). Lot 151 has already been developed.</p> <p>c). Subdivision approval has already been granted for Lot 150. The conditions of subdivision make no requirement for Lot 150 to be subject to the South Lockyer Structure Plan.</p> <p>d). The Water Corporation has confirmed (2005) that the land can be serviced by the Mueller Street sewer pump station.</p> <p>e). The cost contribution plan (Fig 15) is not considered a fair and equitable basis for applying cost contributions. An indicative plan of subdivision is required in order to determine cost contributions. Detailed environmental assessment and clearance from relevant government agencies is required in order to determine an indicative plan.</p> | <p>a). Lots 150 and 151 have been included as part of the overall structure planning and contribution planning for the area. Between the two Lots (150 and 151), there is the potential for a substantial number of additional lots to be created. The structure plan proposes the development of a new arterial road, intersection treatments and infrastructure for reticulated water and sewerage as requested by relevant government departments and as a means to support infill development in the area. Lots 150 and 151 have been included in the structure planning process as a means to uniformly manage subdivision, development and land use in the area and to obtain cash contributions for the development of necessary infrastructure.</p> <p>b). Lot 151 has partially been developed. There is the potential for further development of this lot.</p> <p>c). The subdivision approval for Lot 150 requires the connection of the lot to reticulated sewer and water and for intersection treatments. The structure plan proposes that all subdivision and development within the area share the cost of the necessary infrastructure. The Structure Plan may provide a cost reduction for the developers of this lot.</p> <p>d). The Water Corporation submission (December 2008) on structure planning for the area suggests that new water and sewerage infrastructure will need to be extended to accommodate development in the area. The Water Corporation submission states the following: <i>“wastewater from this area will be directed to the Newton Street wastewater pump station. There will be a requirement to construct a 200/250mm water main to augment water supply within this area”</i>. The structure plan proposes that all subdivision and development within the area share the cost of the necessary “trunk main” only.</p> <p>e). The Department of Water (DoW) and the Department of Environment and Conservation (DEC) have provided data to illustrate wetlands, waterways and wetland vegetation. The DoW and the DEC have requested that these areas be protected from development. The structure plan and the contribution plan have been modified to reflect the DoW and the DEC submissions. The structure plan now provides a more realistic indication of potential land use. The contribution plan now provides more realistic values for contribution.</p> | <p>a). Noted</p> <p>b). Noted</p> <p>c). Noted</p> <p>d). Noted</p> <p>e). Dismiss</p> |

Item 11.0 continued

| | | | |
|---|---|---|---|
| <p>2. Albany Cottage Scheme Board of Management</p> | <p>a). A structure plan is not required for Lots 150 and 151 because the lots are zoned residential.</p> <p>b). Figure 6 of the structure plan shows Lots 150 and 151 as 'vacant land'.</p> <p>c). We have not been consulted in any way regarding the Structure Plan.</p> <p>d). The Water Authority has assured us our development can utilise the Mueller St Station.</p> <p>e). We have approval to subdivide Lot 150. An additional condition requiring conformity with the South Lockyer Structure Plan was removed by the SAT. We therefore believe you have no legal basis to include our land in your study or to impose further conditions.</p> | <p>a). Refer to officer comment 1a).</p> <p>b). Lot 150 is vacant and Lot 151 has 24 units constructed. Refer to officer comment 1b).</p> <p>c). The Local Government has record of a letter posted to the Albany Cottage Board of Management requesting comment on the Structure Plan.</p> <p>d). Refer to officer comment 1d).</p> <p>e). Refer to officer comment 1c). If the subdivision approval lapses and a new application is made, the opportunity exists for the Local Government to request compliance with the structure plan. If as indicated by the Water Corporation, new infrastructure is required to accommodate development in the area, it is believed that Lot 150 should share the cost of developing the new infrastructure.</p> | <p>a). Noted</p> <p>b). Noted</p> <p>c). Dismiss</p> <p>d). Noted</p> |
|---|---|---|---|

Item 11.0 continued

Committee Discussion

- **EDDS provided a detailed explanation on the South Lockyer Structure Plan.**
- **EDDS described, with the use of maps, the opportunities and constraints applying to the development of land within the South Lockyer Structure Plan area, and how the proposed structure plan responds to those factors.**
- **City of Albany staff undertook a comprehensive review of all submissions and provided an amended Schedule of Submissions.**

MOVED: WALKER
SECONDED: STANTON

THAT Council resolves that;

- i. The submissions submitted on the South Lockyer Structure Plan be received and the amended 'schedules of submissions' be adopted;**
- ii. Pursuant to clause 5.2.2 of the City of Albany Town Planning Scheme 3, and clause 4.35 of the City of Albany Town Planning Scheme 1A Council receive and endorse the amended South Lockyer Structure Plan; and**
- iv. The amended South Lockyer Structure Plan be forwarded to the Western Australian Planning Commission with a request that the document be endorsed as soon as possible.**

Carried: 3 / 2

12.0 MATTERS FOR CONSIDERATION AT NEXT SPECIAL COMMITTEE MEETING (8 APRIL 2009)

- Workshop to consider draft City of Albany Tourism Planning Strategy.

12.1 MATTERS FOR CONSIDERATION AT NEXT COMMITTEE MEETING (23 APRIL 2009)

- Dog Exercise Areas.

It was decided that future regular meetings of the Planning and Environment Strategy and Policy Committee be held on the Thursday directly following the Ordinary Council Meeting at 3:00pm

13.0 CLOSURE OF MEETING

The Chairperson declared the meeting closed at 8:00pm..



Council Policy

SUBDIVISION GUIDE PLAN 104 AND 105 WILLYUNG ROAD, WILLYUNG SPECIAL RESIDENTIAL AREA 11

1 Background

1.1 This Local Planning Policy is intended to enforce a revised Subdivision Guide Plan for Lots 104 and 105 Willyung Road, Willyung these lots are currently subject to the Subdivision Guide Plan of Special Residential Area 11.

1.2 The Special Provisions outlined in Schedule IV of Town Planning Scheme 3 will continue to apply to the subject land.

2 Objective

2.1 The purpose of this Local Planning Policy is to apply a new Subdivision Guide Plan to Lots 104 and 105 Willyung Road, Willyung. These lots are included in Special Residential Area 11.

3 Policy Statement

3.1 The attached Subdivision Guide Plan, being **Drawing 08-34-sgp(d) attached at Appendix A**, shall apply to Lots 104 and 105 Willyung Road, Willyung, part of Special Residential Area 11 of City of Albany Town Planning Scheme No.3.

3.2 The adoption of this Policy revokes the previous Subdivision Guide Plan of Special Residential Area 11 relating to Lots 104 and 105 Willyung Road, Willyung. and replaces it with the attached plan. The previous plan still applies to the remainder of Special Residential Area 11.

3.3 The Special Provisions applying to Special Residential Area 11, outlined in Schedule IV of the City of Albany Town Planning Scheme No.3, are to continue to apply to lots 104 and 105 Willyung Road, Willyung.

Appendix A

Drawing 08-34-sgp(d)

Subdivision Guide Plan for Lots 104 and 105 Willyung Road, Willyung.
Special Residential Area 11

LAND CAPABILITY and GEOTECHNICAL ASSESSMENT

PROPOSED SUBDIVISION LOTS 104, 105 AND 9002, WILLYUNG ROAD, ALBANY

TOWN OF ALBANY

February 2009



LAND CAPABILITY and GEOTECHNICAL ASSESSMENT

PROPOSED SUBDIVISION
LOTS 104, 105 AND 9002,
WILLYUNG ROAD,
ALBANY

TOWN OF ALBANY



Landform Research

Land Systems - Quarries - Environment
ABN 29 841 445 694

BACKGROUND

A subdivision that includes some 0.4 ha lots is proposed for Lots 104, 105 and 9002 Willyung Road, Albany. The land has previously been assessed as being suitable for subdivision to slightly larger lots and therefore this study was conducted to ensure that no significant environmental or geotechnical factors will result from the proposed smaller lots.

Lots 104, 105 and 9002 Willyung Road, was assessed by field work on 23, 24 and 25 January 1997, as part of a study for a larger subdivision area. Subsequently additional soil test holes were conducted by Wood and Grieve which refined the groundwater elevations.

A flood study of Willyung Creek was commissioned by the City of Albany in 2007.

Additional site investigations were conducted on 15 and 16 August 2008 with the aim to provide additional detail to support some smaller lot sizes and better refine the location of lots and building envelopes.

In November 2008 a 0.5 surface contour survey and spot elevations was completed by John Kineer and Associates.

The lot boundaries and building exclusion zones were developed to ensure that their locations responded to the site limitations.

The design allows for the management and protection of the waterways and remnant vegetation.

Flooding is a potential problem on the southern part of the study area, and detailed considerations have therefore been undertaken to provide protection for dwellings and developments by building exclusion zones, setting elevations for floor and road levels.

A stormwater drainage system has been recommended to direct all surface run off from the roads into drainage basins to prevent nutrient or sediment directly entering Willyung Creek and the King River.

Currently there is no public access to the King River from the southern bank, with the exception of "by water" along the estuary. Lot sizes adjoining the river are larger with setbacks for the dwellings. Larger lots are located along Willyung Creek.

The smaller 0.4 ha lots are clustered on the better ground away from the watercourses in situations in which the longer flow paths enable better retention, slowing and nutrient management of water prior to it entering a watercourse.

Water supply is planned to be scheme.

CONCLUSIONS

The site assessment suggests that Alternative (Nutrient adsorbing) waste water systems are the most appropriate for this site.

Only areas meeting the criteria for Alternative waste water systems and lying outside the floodway are considered as suitable for development to roads and dwellings.

Deep drainage is not recommended on the floodplain because of the small risk of acid sulfate soils below 1 metre in depth that has a low potential for presence on site.

The site;

- Complies with *Schedule 8 of Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911*.
- Installation of waste water systems is to be approved and inspected by the City of Albany.
- Complies with *AS 1547 Onsite domestic waste water management*.
- Complies with Department of Water, September 2006, *Wastewater treatment – on site domestic systems*, Water Quality Protection Note.
- Complies with *Government Sewerage Policy* for the nominated development areas.

RECOMMENDATIONS

The following key recommendations are made. A number of other management actions listed through the report are made to address particular aspects of development.

- Place a control mechanism on the land potentially affected by flooding to alert owners to the potential for flooding and to prevent construction of developments that may impact on or change the floodways and flood flow paths.
- Provide drainage from roads with table drains and detention basins to treat stormwater prior to it entering a watercourse.
- Provide Alternative/Nutrient adsorbing waste water systems according to the;

Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911,

Health Department of Western Australia, 1992, Standard for the Installation and Operation of Aerobic Treatment Units (ATU'S) Serving Single Households,

Health Department of Western Australia, 1992, Specification for Aerobic Treatment Units (ATU'S) Serving Single Households,

Government Sewerage Policy.

- Grey water disposal systems are acceptable with the greywater systems installed to the *Department of Health Greywater Guidelines*.

CONTENTS

| | | |
|-----|--|----|
| 1.0 | INTRODUCTION | 1 |
| 2.0 | WEATHER CONDITIONS | 2 |
| 3.0 | REGOLITH AND HYDROLOGICAL ASSESSMENT | 3 |
| 3.1 | Geology and Geomorphology | 3 |
| 3.2 | Regolith and Soils | 3 |
| 3.3 | Hydrology | 7 |
| 3.4 | Vegetation | 12 |
| 3.5 | Fauna | 12 |
| 4.0 | ALTERNATIVE LAND USES | 13 |
| 5.0 | GEOTECHNICAL ASSESSMENT | 13 |
| 5.1 | Foundation Stability | 15 |
| 5.2 | Landslip Risk | 16 |
| 5.3 | Drainage and Flood Risk | 17 |
| 5.4 | Stability of Dams | 19 |
| 5.5 | Earthquake Risk | 20 |
| 5.6 | Acid Sulfate Soils | 20 |
| 5.7 | Geotechnical Site Suitability for Waste Water Disposal | 21 |
| 6.0 | ENVIRONMENTAL FACTORS - MANAGEMENT | 23 |
| 6.1 | Aesthetics | 23 |
| 6.2 | Preservation of Agricultural Land | 24 |
| 6.3 | Land Use Buffers | 24 |
| 6.4 | Fire Control | 25 |
| 6.5 | Rivers, Wetlands and Streams | 25 |
| 6.6 | Flora and Fauna | 26 |
| 6.7 | Nutrient Management | 28 |
| | 6.7.1 Nutrient Loadings and Stocking Rates | 29 |
| | 6.7.2 Fate of Nutrients | 31 |
| 6.8 | Salinity | 34 |
| 6.9 | Stormwater, Erosion Potential and Soil Management | 35 |

REFERENCES

TABLES

| | | |
|---------|--|----|
| Table 1 | Observed Soil Properties | 6 |
| Table 2 | Summary of Geotechnical Properties for Development | 13 |
| Table 3 | Typical Nutrient Loading from Land Use Changes | 30 |

ATTACHMENTS

| | |
|----------|---|
| Figure 1 | Aerial Photograph |
| Figure 2 | Willyung Creek Floodplain Management Plan – GHD |
| Figure 3 | Predicted Flood Elevations for Lots 104, 105 and 9002 |
| Figure 4 | Predicted Flood Flows for Lots 104, 105 and 9002 |
| Figure 5 | Constraints and Additional Soil Test Hole Locations |
| Figure 6 | Predicted Flood Elevations for Lots 104 and 105 |
| Figure 7 | Predicted Flood Elevations for Lots 105 and 9002 |

1.0 INTRODUCTION

Site Assessment - Methodology

A subdivision that includes some 0.4 ha lots is proposed for Lots 104, 105 and 9002 Willyung Road, Albany. The land has previously been assessed as being suitable for subdivision to slightly larger lots and therefore this study was conducted to ensure that no significant environmental or geotechnical factors will result from the proposed smaller lots.

Lots 104, 105 and 9002 Willyung Road, was assessed by field work on 23, 24 and 25 January 1997, as part of a study for a larger subdivision area. At that time discussions were held with property owners, over 100 soil test holes were sunk, the soils were assessed and the flood potential investigated.

At that time the depths to the highest winter water tables were predicted from ground observations and observations of the soil profiles.

Subsequently additional soil test holes were conducted by Wood and Grieve which refined the groundwater elevations, and as a result the subdivision guide plan was approved.

The approved subdivision guide plan provided the setbacks from Willyung Creek and King River.

The City of Albany commissioned a flood study of Willyung Creek and this resulted in the publication of a flood study by GHD in 2007.

In November 2008 a 0.5 surface contour survey and spot elevations was completed by John Kineer and Associates.

Additional site investigations were conducted on 15 and 16 August 2008 with the aim to provide additional detail to support some smaller lot sizes and better refine the location of lots and building envelopes.

A key part of this study was to incorporate the GHD flood study mapping into more accurate field investigations, to better define the developable area.

During this latest study the soils were surface mapped to check the boundary areas particularly near winter wet areas and areas potentially subject to flooding.

A total of 14 exploratory holes were excavated with a backhoe, noting the geology, hydrology, soil permeability and potential impact of subdivision.

The soil test holes and investigations concentrated on the boundaries of the areas suitable for development to better define those boundaries. The location of the test holes is shown on the attached mapping.

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

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

This report is abbreviated because it is supplementary to the report prepared in February 1997.

Site Description

The proposed subdivision is bounded by Willyung Road in the south and the King River in the north. It lies just west of the Upper King Bridge, 5.5 km upstream from the mouth of the King River and 7 km from the Albany townsite.

The King River is navigable and tidal from Oyster Harbour past the subdivision.

The site is cleared, but has scattered trees in the southern end of the site. Scattered granite outcrop occurs on the north east of Lot 9002.

Currently the site is largely cleared with only small areas remaining uncleared. Land to the west has been subdivided and is in the process of being built on.

Land use on Lots 105 and 9002 is predominantly grazing .

2.0 WEATHER CONDITIONS

Climate

The climate of Albany consists of cool winters followed by warm summers.

Weather data is recorded at Albany and Albany Airport.

The overall climate however is warm, dry summers with cool, wet winters. Drizzle from onshore winds is common during summer nights and mornings.

Rainfall at Albany Airport is 798 mm per year and 932 mm in the town, and 794 per year at Kalgan River. Rainfall on site will therefore be likely to be somewhere between those figures. Mean monthly rainfall varies from near 20 mm in summer months to 130 mm in the winter months.

Temperatures could be expected to have a summer maxima of 25°C in the hottest months down to just over 15°C in the coldest months, July and August. Minimum temperatures range down to 10 ° C in the coldest months.

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

Weather Conditions

Rainfall at Albany during winter 2008 was relatively high, having received early rain, and therefore the soils condition at the time of the site inspections were wet and representative of winter wet conditions.

The weather and soil moisture conditions were therefore regarded as suitable for assessment of waste water disposal capability.

3.0 REGOLITH AND HYDROLOGICAL ASSESSMENT

3.1 Geology and Geomorphology

The site lies in gently undulating country of the southern valley side of the King River.

Much of the southern portion of the site lies on a series of alluvial terraces and floodplain associated with Willyung Creek.

Elevation varies from 10 metres RL in the central north dropping to 5 metres at King River in the north and 5 metres at Willyung Creek in the south.

The southern half of Lots 104/105 and 9002 lies on a terrace and floodplain of Willyung Creek with an elevation of around 15 metres and the Willyung Floodplain of around 7 metres.

The whole site is underlain by undulating porphyritic granite basement rocks of Proterozoic age. The granite outcrops irregularly as isolated boulders across the north of Lot 9002, indicating that the basement is relatively close to the surface. Near the granite boulders the surface is covered by coarse sand originating from weathering of the granite.

Much of the remainder of the site is underlain by fine silty clay sand of aeolian appearance, apart from the alluvial sands of Willyung floodplain which has less silt and clay.

Geological History

The geological history of the area is important to an understanding of the hydrology of the site.

In the Tertiary the site was an undulating land surface developed on granite. Flooding of the landscape allowed for deposition of horizontally bedded siltstones of the Plantagenet Group, infilling the valleys between the small granite hills and ridges.

With changes to sea levels a series of alluvial terraces developed, at about 8 and 15 metres which are present across the local area.

The current Willyung Creek reworked and eroded the alluvial terraces to form the current flood plain at an elevation of 5 to 6 metres. No floodplain has developed as yet for the King River in this area where steep valley slopes are present along its frontage.

A small levee system has developed along the edge of Willyung Creek as shown in Figure 3.

3.2 Regolith and Soils

The soils are sandy on the lower elevations with sand over the Plantagenet Group on the upper ridges and sandy loams associated with granite outcrops. Sediments exposed in the base of dams in the north west outside this location appear to be Plantagenet siltstones.

The site has widespread covering of redistributed sand which blankets the higher elevations. This was originally yellow containing a small amount of clay. Clay is leached and moves down through the profile to deposit in the lower horizons.

With weathering, organic compounds in the upper soil horizons have leached the yellow goethite covering from the sand grains moving it downwards to be deposited as ferricrete pebbles and hard pan above the clay enriched subsoils. Organic material from the surface layers is also deposited at the ferricrete layer making it slightly peaty in places, generally in the wetter areas outside the building envelopes.

In most locations the clay sub-soils may be Plantagenet sediments which outcrop to the north of the King River and in dams further to the west and could be expected to underlay the site.

The soil formation process therefore creates a leached surface layer of fine quartz sand over an organic ferricrete layer at depths of between 300 to 2 000 mm. Frequently the sand becomes more clay rich with depth, grading to clay sand or sandy clay which further restricts vertical penetration of shallow ground water. The ferricrete reduces percolation of precipitation leading to the formation of perched water tables. In addition the fine grain size of the sands restricts horizontal drainage and leads to areas on the back of the alluvial terraces being subjected to seasonal water logging.

The leaching processes which produce the ferricrete hard pans have occurred several times in the past under seasonally wet and dry conditions and are still taking place today.

The flood plains are covered by reworked white quartz sand which is better sorted with less clay, over clays probably of alluvial origin.

Weathering of granite outcrops leads to local areas of coarser quartz sand soils.

Methods of Field Investigations.

The site was assessed by field work on 23, 24 and 25 January 1997, as part of a study for a larger subdivision area. At that time over 100 soil hand auger test holes were sunk.

Subsequently additional soil test holes were conducted by Wood and Grieve which refined the groundwater elevations, and as a result the subdivision guide plan was approved.

The approved subdivision guide plan provided the setbacks from Willyung Creek and King River.

Additional site investigations were conducted on 15 and 16 August 2008 with the aim to provide additional detail to support some smaller lot sizes and better refine the location of the winter wet areas and building envelopes. The previously tested areas were not retested because they had been confirmed as being suitable for development, but rather the boundaries were better defined. Similarly soils that obviously did not comply with the requirements for on site water disposal were not tested. This testing was conducted by backhoe. The results are attached and the locations are shown in Figure 5.

Summary of the Soils Present

Whilst there are a range of soil types present, as far as development goes, the soils can be grouped together on the basis of their properties and behaviour. The groupings will be made to simplify assessment of the land capability of the site and the usefulness of this document.

The presence of temporary shallow and perched winter water tables on particular sites is dependent on a range of factors such as soil depth, permeability, depth to underlying impermeable layer and rate of lateral flow.

This means that some areas of deeper soils on the flood plain are in fact temporarily water logged, whilst other areas on the ridges, even though they have less sand, are well drained. Thus the capability of the soil, not the depth or soil type, is more important to proposed developments.

Figure 5 shows the area of restricted drainage and suitability for effluent disposal.

On this basis the main Soil Capability Units are;

- **Terrace sand over hardpan/clay**
- **Floodplain sand/clay**

The main issues relating to the soils are the suitability for waste water disposal through on site alternative (nutrient adsorbing) waste water systems.

| Soil Characteristics | Terrace sand over hardpan/clay | Floodplain sand/clay |
|-----------------------------|--|---|
| Location | Alluvial terraces | Valley of the Willyung Creek and small stream line in the north west |
| Origin | Sand sheet over Plantagenet silty sediments with irregular granite basement at depth. | Fine sand reworked by the streams over alluvial clays |
| Top soil Texture | Fine grey sand | Fine grey sand |
| Sub soil Texture | Leached white sand, yellow sand or clay sand over deep impermeable granite basement, ferricrete or clay. | Leached white sand, fine mottled sandy clay |
| Rock in profile | Nil apart from basement material | Nil |
| Bedrock | Variable from 4 or more metres to 300 mm near granite outcrop | Generally deep but varying from several metres to one metre near granite outcrop |
| Gravel | Minor with ferricrete normally at less than 1 metre | Nil apart from ferricrete hard pan at less than 1 metre |
| Hardpan | Common, organic/ ferricrete layer is widespread, at generally less than 1 metre depth | Common, organic/ ferricrete layer is widespread, at generally less than 1 metre depth |
| pH | Neutral to acidic | Neutral to acidic |
| Salinity | Low | Low but slightly elevated in the north western stream line |
| Waterlogging | Generally well drained. | Some areas experience winter perching of the water tables. see Figure 5. |
| Soil Permeability | Moderate to high depending on depth of impermeable layer and grainsize of sand | High in the sand but restricted by the presence of hard pan at depth |
| Soil Shrinkage | Low with clayey subsoils having moderate shrinkage. | Low with clayey subsoils having moderate shrinkage. |

The soils are no different to the soils of the approved lots that adjoin to the west.

Table 1 Observed Soil Properties

| PROPERTY | DESCRIPTION | SOIL SUSCEPTIBILITY | SOILS POTENTIALLY REQUIRING MANAGEMENT |
|-------------------|---|--|--|
| WATER REPELLENCE | Water repellence is the uneven or non wetting characteristic of a soil. This commonly occurs in dry situations and more commonly affects soils that contain less clay such as sands. It may lead to greater surface runoff in summer, resulting in lower soil moisture and reduced crop growth in winter. | Minor in sands of this type, and may occur on the ridges. | No issues for development |
| SOIL COMPACTION | Soil compaction results from tractor and machinery movements compacting soils and reducing aggregates. It leads to reduced root penetration and reduced water infiltration. Compaction hard pans commonly form. Loamy sands are the most susceptible. | The soils on site have low potential for compaction. | No issues for development |
| DISPERSIBLE SOILS | Soils containing sodium in the clay content can disperse when wet, leading to soil erosion and subsoil tunnel formation. | No evidence of soil dispersion and none likely. | No issues for development |
| WIND EROSION | Wind erosion can impact on sands and loose soil when inadequate soil cover is retained. Duplex and sandy soils are at high risk. The worst times are prior to the winter rains. | The drier sandy soils are more susceptible, but on this site, with the elevations involved and rapid pasture growth, rainfall pattern and vegetation cover, there are no issues. | No issues for development |
| WATER EROSION | Water erosion can occur in susceptible soils which have inadequate soil cover, steeper slopes, higher sand content and dispersibility. | Slopes are gentle and highly porous. | No issues for development |
| SOIL ACIDITY | Soil acidity depends on a number of factors such as the amount of calcareous material within the soil, the crops grown, fertiliser usage and the proportion of clay. Soils that are too acidic can allow elements such as metals, including aluminium, to dissolve and become toxic. | The soils are neutral to acidic. | No issues for development |
| SALINITY | Salinity is the proportion of salt in a soil. Often mildly saline soil moisture is concentrated on the surface through evaporation, leading to an inability to support crops and plant growth. Normally worse where ancient soils and laterite profiles are present. | There is no evidence of salinity with all water being fresh. | No issues for development |
| ROOTING DEPTH | The depth roots can penetrate depends on texture changes in | The soils are sandy to depth with rooting depth | No issues for the proposed |

| | | | |
|-----------------------|--|--|---|
| | the soil such as duplex soils, the proximity of bedrock, stone in the soil, hard clay layers and soil compaction. | restricted by the winter water table. Minor restrictions to rooting depth are associated with the rocky soils in the south but trees are able to penetrate between the boulders and these soils are covered by trees. | development |
| SOIL MOISTURE STORAGE | The ability of a soil to retain water determines the potential for crop growth and the amount of rainfall and irrigation required. | The soils have low soil moisture retention, but, with the rainfall pattern in Albany and the elevation, there is sufficient soil moisture for good pasture growth. | No issues for development |
| WATER LOGGING | Water can lay on the surface, clogging the pores in the soil. This reduces soil oxygen leading to loss of nitrogen and reduced crop growth | The only soils susceptible to winter wet conditions are the central northern soils shown on Figure 5. | The winter wet soils are excluded from development or filled. |
| SOIL WORKABILITY | Workability is the ease that the soil can be cultivated. Waterlogging, the presence of stone and slope, can all impact on the ease of cultivation. | The soils generally are highly workable. The scatted granite outcrop in the north of Lot 9002 restricts the workability of the soils in that location. | The winter wet soil can restrict workability. See Figure 5. |

3.3 Hydrology

The main hydrological features are the King River and Willyung Creek. These drain to the east through the King River to Oyster Harbour.

King River has a steep sided valley dropping from the alluvial terraces along its boundary. There is virtually no flood plain apart from the junction of the north western creek where a change to the creek has created a small flood plain area centered on two drainage lines of the creek which create a small island at the junction.

On the other hand Willyung Creek has an extensive flood plain which covers a significant proportion of the southern portion of the site.

Surface Water

Apart from the streams, surface water run off is not common because of the porosity of the soils. Surface water only exists where perched water tables on the terraces touch the surface in winter and where water logging occurs on the flood plain. Perching of the water tables occurs over most of the site but the elevation of the perched water table varies.

Surface water may also occur during flooding.

Willyung Creek has a catchment of about 35 km², the north western creek a catchment of 2.5 km² and the King River a catchment of 402 km². The two smaller catchments are cleared, with the King River 83 % cleared in 1987 which means that flood flows are likely to rise and fall quickly, although the nature of the north western creek and King River mean that the stream flows will be slightly more spread out than Willyung Creek.

Water Logging

Portion of the site is subject to winter waterlogging. This occurs at the rear of the floodplain and is marked by slow lateral drainage. The extent of the waterlogging is shown on Figure 5.

The seasonally winter wet areas are located outside the building envelopes.

Flood Levels

The smaller drainage lines have relatively short lengths but large catchments which means that a heavy rainfall event results in the rapid rise and corresponding fall in the stream levels. The King River is longer and therefore rises over a period of time and falls at a slower rate. Flood levels are determined by the rainfall in the catchment and the timing of the tide in the King River which has the potential to raise the water levels slightly with an incoming tide.

Official flood data was not available for the area in the 1990's from Department of Water (Water and Rivers Commission), but accurate information was obtained from the owner of Lot 940 in the east of the site which has one of the earliest houses.

There was a flood in the area in the early 1990's that the local residents remember, affecting in particular Willyung Creek. A series of photos was available in 1997 of Lots 940 and 9002 (previously Lot 892), together with water heights on Willyung Creek on the bridge on the eastern boundary of the subject land, and water heights of the King River on Lot 940.

The photos were matched with land marks on the ground and a flood level determined of 5.5 metres on Lot 9002 (previously Lot 892). Lot 940 did not flood in this event apart from a small low pocket in the north eastern corner and the bank of the King River to a depth of about 3.5 metres. In this case it appears that Willyung Creek would have been near the 1 : 100 year flood peak.

The largest recorded flood was in 1927 when the King River entered the dwelling and rose to the level of the piano keys. This would place the flood peak at the house at 5.7 metres.

There have been several floods in Willyung Creek since 1997.

GHD modelled the flood data for Willyung Creek and determined 1 : 100 year flood levels that matched the verbally noted data provided by local people in 1997.

GHD determined that the flood elevation was 5.52 at the western boundary of Lot 905 dropping to the east. A point Xc005 was nominated near Pony Club Road but in spite of contact with GHD and the City of Albany on a number of occasions it has not been possible to obtain a 1 : 100 year flood elevation for Pony Club Road.

An elevation of 3.5 metres AHD was nominated by GHD to the east of Pony Club Road.

It is understood that GHD did not take into account flooding of the King River and the potential to back up water in Willyung Creek.

GHD also did not have the benefit of detailed surveys of Lots 105 and 9002 that were commissioned by the landowners to assist the study.

GHD plotted the extent of the flood from their predicted 1 : 100 year flood elevations, based on coarser contour information than is now available. As GHD did not have access

to 0.5 metre contour and spot elevations they were not able to determine that the levee banks along the northern edge of Willyung Creek will split the flood flow on Lot 104.

This results in the flood travelling through the centre of Lots 104 -105 and 9002 and exiting down the vegetated gullies on Lot 9002. The data matches the geomorphology. As the flood volume is split it may not quite reach the elevation predicted through the eastern part of Lot 105 and the western part of Lot 9002. The predicted elevation is however used, but the flood flow paths are nominated on the basis of the contour data, with flood fringe being allocated to area out of the main flow path. See Figures 2, 3 and 4.

It is noted that part of the flood plain levees will not flood in the GHD predicted 1 : 100 year flood event. (Figure 3). However the levee is not developable because any dwelling will be cut off and isolated and any causeway access to the dwelling will in turn restrict water flows and may raise flood elevations above predicted levels.

On the basis of the 1927 flood levels for the King River it is possible that Willyung Creek might be backed up at an elevation of say 5.0 metres AHD at Pony Club Road.

As no data for this site could be obtained this elevation was take as the 1 : 100 year flood elevation as it fits with both the King River 1927 data and the land surface that has now been surveyed in 0.5 metre contours.

Location of Developments

In order to protect dwellings a number of “good practice” actions are normally provided in flood protection in Western Australia. See CSIRO 2000. In summary these are;

- A flooding 0.5 m allowance is made above the GHD predicted 1 : 100 year flood elevation. This applies to roads, floor elevations and other sensitive structures.
- There should be no construction within floodways. Development can be undertaken with care in the flood fringe provided the development does not lead to rises in the flood elevation.
- Residents are to be provided with permanent access that can be used in times of peak flood.
- Developments are to be located adjacent to land that is not flooded and that has access.
- Developments should not impede the flood flow or lead to rises in the flood elevation.

It is possible that a dwelling could be located on the levee on Lot 105 that will be above the 1 : 100 year flood elevation. as this will not be flooded. However this is not good practise because the dwelling will be isolated by a peak flood and provide no escape for the residents. In addition it will be difficult to control access to any such dwelling. It is likely that at some point in the future, the residents would construct a causeway to the dwelling and therefore impede the flood flow and in turn locally raise the elevations of the peak flood.

Therefore dwellings are recommended to be restricted to adjacent to the access roads.

As the flood fringe/flow is very wide on Lots 105 and 9002 the predicted maximum flood elevation is probably more related to the northern flow volume than the total flow volume of the flood in that area.

The northern flood volume represents only a small portion of the flood as shown on Figure 4, and therefore the flood elevation on the northern edge of the flood fringe on Lots 105 and 9002 is unlikely to be reached. However the GHD calculated figure is retained.

The location of up to 10 dwellings and the road on the edge of the flood fringe is therefore unlikely to raise the elevation of the flood to the GHD level and as this part of the site lies within the flood fringe it is possible to locate the building envelopes adjacent to the road as shown on Figures 7 and 8.

The construction elevation of the road and building envelope is shown on Figure 4, and commences at 6.05 metres AHD on the western boundary of Lot 905, dropping to 5.95 metres AHD on the boundary between Lots 105 and 9002 and down to 5.85 metres AHD on the eastern boundary of Lot 9002.

As noted previously the elevation of the flood on the eastern boundary of Lot 9002 is unclear because the data for Point Xc005 at Pony Club Road has not been able to be obtained. The elevation recommended of 5.85 is consequently a conservative figure.

The other issue is the bridges and road crossings. Bridges should not significantly impede the flood paths. Bridges can either be constructed as major costly structures that will not flood or smaller structures that are designed to flood occasionally. The differences mainly relate to significant visual, implementation and cost issues.

Currently the bridges are low level culvert types, that flood occasionally. This is the preferred method of crossing for the two roads on the eastern and western sides of the site. With the construction of a new road to the north of the flood fringe of Willyung Creek there will be all weather access to dwellings in that area and so it will not matter if the two boundary roads are occasionally flooded every few years.

This type of crossing provides the best environmental outcome in terms of damage to the environment and landscape, whilst at the same time containing costs.

Recommendations

- A 0.5 m flood allowance is made above the GHD predicted 1 : 100 year flood elevation. This applies to roads, floor elevations and other sensitive structures. This elevation drops from 6.05 metres AHD on the west of Lot 105 to 5.85 metres AHD on the eastern side of Lot 9002.
- There be no construction within floodways.
- Developments should be located adjacent to land that is not flooded and that has access.
- There should be nil or minimal construction of developments that will impede the flood flows on individual lots.
- A form of notification to the lot owners, where a floodway is preset, is recommended. This might be a nomination on the title or similar mechanism to inform and protect the floodways based on GHD 1 : 100 flood elevation and updated survey information.
- The roads, including Pony Club Road, have low level culvert type crossings that flood in a 1 : 100 year flood event.

All of these recommendations have been take into account when designing the current concept subdivision guide plan.

Ground Water

Shallow ground water is common over the site with the exception of the ridge in the central north, where water is less available and deeper.

The southern floodplain portion of the site has a minor layer of iron indurate sediments just above the less permeable silty subsoils, creating winter water tables at shallow depth, normally less than 1 metre. An area in the centre of the site has seasonally perched water tables that touch the surface in winter. See Figure 5.

The fine grainsize of the sandy soils, the clay content, together with the flat nature of the terraces, reduces lateral drainage causing the perched water tables.

The extent of water logging was mapped by data from auger and backhoe holes, vegetation, particularly *Melaleuca preissiana* and *M. raphiophylla* together with *Juncus palidus*. Salinity levels were determined by conductivity and the presence of *Melaleuca cuticularis* and salt tolerant pasture species.

Ground water flows are generally down slope and are marked on the plan showing the hydrology. Water logging occurs at the back of the flood plain where lateral drainage is restricted and slow.

Deeper ground water will not generally be available because of the shallow granite basement although some may be available under the ridge.

Salinity

All water on the site has little salinity with levels in dams generally being less than 100 mSm, eg the large pool of Willyung Creek has a conductivity of 100 mSm.

Current Nutrient Levels

Current farming practices on the site are generally grazing with some pasture improvement. Nitrogenous and superphosphate fertilisers are used on the site in order to increase production and maintain pasture vigour. Nutrient levels are normally highest following heavy rain at the end of summer when dung is washed into the streams.

Data for the King River in 1987-88 (EPA Estuarine Studies Number 8 Nov 1990, showed the following nutrient levels;

| Nutrient | Minimum | Maximum | Average |
|----------|----------------|--------------|-----------|
| Total P | Not detectable | 2.6 mg/l | 0.18 mg/l |
| Total N | Not recorded | Not recorded | 3.9 mg/l |

A sample of water was collected from Willyung Creek (24 January 1997) at the cross over on Lot 964 and analysed for nitrogen and phosphorous. There was no detectable N/NO₃ (less than 0.01 mg/l) and the level of P/PO₄ was 0.03 mg/l. The location of the sample is more likely to reflect the level of nutrients entering the site from higher up the catchment rather than the amount of nutrient entering from the study site, although locally spread fertilisers will have had an impact.

The level of phosphorous is slightly higher than might be expected for a stream in this location but is within Australian Water Quality Guidelines and Draft Western Australian Water Quality Guidelines for fresh water rivers.

3.4 Vegetation

The majority of the site is cleared with remnant vegetation only occurring on the ridge in the south west, the foreshore of the King River and in the south east of the site. The remnant vegetation varies from the foreshore and eastern areas, which have similar species because of more similar conditions of soil type and moisture levels, and the ridge which is better drained with laterite soils.

Trees on the higher elevations in the north tend to be Marri, (*Eucalyptus calophylla*), Jarrah (*Eucalyptus marginata*) and south coastal *Banksia* Woodland understorey, whereas trees in the wetter sites are almost exclusively *Melaleuca preissiana* with *M. raphiophylla* on the wetter areas of the flood plain.

All vegetation has been grazed and the understorey significantly depleted in most places, although the vegetation in the south east is in the most original condition.

The foreshore vegetation on the steep banks of the King River varies from good condition to partially degraded with weed and pasture species present. This area has presented a dilemma for land holders in the past with the need to reduce exotic species and the fire habit versus the preservation of the remnant vegetation. This decision has largely been made with the nomination of a foreshore reserve along the King River, bounded by the edge of the remnant vegetation.

King River Foreshore Terraces and Remnant Vegetation

The vegetation along the King River, terraces and flood plain does vary because of changes to the soil moisture availability. The vegetation varies from Low Forest to Thicket depending on the species and structure.

Typical species are *Acacia* sp, *Agonis flexuosa*, *Banksia seminuda?*, *Sphaerolobium grandiflorum*, *Taxandria marginata*, *Hakea elliptica*, *Jacksonia sternbergiana*, *Dasyopogon bromeliifolius*, *Taxandria juniperina*, *Nuytsia floribunda*, *Kunzea ericifolia*, *Astartea fascicularis*, *Kingia australis*, *Callistachys lanceolata*, *Hakea amplexicaulis*, *Leucopogon verticillatus*, *Persoonia longifolia*, *Pteridium esculentum*, and *Leucopogon propinquus*, with *Agonis flexuosa*, *Melaleuca cuticularis*, *M. preissiana*, *M. raphiophylla* and *Juncus pallidus* occurring in wetter sites.

The dominant vegetation of the cleared areas is scattered low trees and tall shrubs of *Melaleuca preissiana*, with *M. raphiophylla* occurring along the stream lines and in wet sites where the shallow ground water reaches the surface at some time each winter. *Juncus pallidus* occurs as scattered clumps in the pasture where the soil is damp throughout the year.

3.5 Fauna

There will be small mammal fauna, birds amphibians and reptiles in the remnant vegetation but with clearing restrictions the affect on these will be reduced. In addition owners of smaller lots generally plant many tree and shrub species which will help increase the habitat for some species such as birds. The only mammals noted were Western Grey Kangaroos (*Macropus fuliginosus*) and Rabbits.

It has been shown in numerous locations that mammals such as the Quenda, *Isoodon obesulus* can thrive near dwellings provided sufficient thicket vegetation is available and exotic predators are not active.

A summary of the estuarine species associated with the King River estuary is presented in Estuaries of the Shire of Albany, Estuarine Studies Series 8, EPA, 1990. In general the species present consist of a small number of brackish water and estuarine species, some with affinities to species in Oyster Harbour although the different substrates and water salinity cause variation.

Most Oyster Harbour fish species penetrate upstream along the site to the granite bars, with only the Black Bream, *Acanthopagrus butcheri* and Sea Mullet, *Mugil cephalus* being recorded further upstream.

In any case the species in the King River is not particularly relevant to this proposal except that any development should not adversely impact on the fauna of the estuary.

4.0 ALTERNATIVE LANDUSES

Currently the land is used for grazing and rural living with the dwelling on Lot 9002.

A subdivision Guide Plan has been approved for the site, with slightly larger lots. This report is to provide justification to reduce the lots sizes on the better soils.

5.0 GEOTECHNICAL ASSESSMENT

A summary of the land capability of the site is shown in the tables presented below. A number of management issues can be identified and these are highlighted in the following notes. The management of these issues is covered in more detail in the Environmental Management of the site and the Foreshore Management Plan.

The main issues with land capability have been covered by the previous land capability and geotechnical studies.

This study is to refine the boundaries of the developable area.

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

Table 2 Summary of Geotechnical Properties for Development

| PROPERTY | DESCRIPTION | SOIL SUSCEPTIBILITY | SOILS POTENTIALLY REQUIRING MANAGEMENT |
|----------------------|---|--|---|
| FOUNDATION STABILITY | Foundation stability is related to the ability of a soil to compact and remain stable. Silica sands are best for this. Sloping clay soils, soils loaded with water, or expanding clay, will all lower the stability. Sometimes it is not always obvious what can happen under exceptional conditions. | Good foundation conditions due to the deep sands over silty clay over the identified developable area. | Winter wet soils and other unsuitable soils are excluded from the developable area. Can be managed. <i>See 5.1 Foundation Stability</i> |
| LANDSLIP RISK | Steep soils that are loaded with water and have the slopes changed or vegetation removed are all at greater risk of soil creep and landslip. Assessed to Australian Geomechanics Journal March 2000 (<i>Landslide Risk Management</i>). | Soils are flat to gently sloping. | No special requirements |

| | | | |
|----------------------------|--|--|---|
| EASE OF EXCAVATION | The presence of basement rock, shallow groundwater, steep slopes or hard clay can all restrict excavation. | High due to deep sand apart from the scattered granite boulders, on the north of 9002. These can be avoided during development. | No special requirements <i>See 5.1 Foundation Stability</i> |
| COMPACTION ABILITY | Some soils such as quartz sands are easier to compact when using cut and fill. Others such as calcareous sands and hard clays can be difficult to compact. | Sandy soils are easy to compact. | Winter wet soils are excluded from the developable area and building envelopes. <i>See 5.1 Foundation Stability</i> |
| EXPANSIVE SOILS | Some clays such as smectites are expansive and can swell when wet and shrink when dry, therefore impacting on developments. | No expansive soils or clays were noticed but some clayey subsoils are likely to experience some expansion. | Nil |
| WATER LOGGING - INUNDATION | Soils that become waterlogged can impact on dwellings through capillary action. | Portion of the floodplain is subject to winter waterlogging. | Winter wet soils are excluded from the developable area and building envelopes. <i>See 5.3 Drainage and Flood Risk</i> |
| FLOOD RISK | Soils that are subject to flooding from storm events and watercourses are at risk. Sometimes it is not always obvious what can happen under exceptional conditions. | Flood risk has been identified for land located on the floodplain. The elevation of floor levels is recommended to be at 0.5 m above the highest predicted flood elevation. | The flood flows have been excluded from the developable area. <i>See Figures 4, 6 and 7.</i> |
| DEPTH TO IMPERMEABLE CLAY | A minimum of 1.2 metres of free draining soil under the base of waste water disposal areas | No impermeable subsoils were noticed. The soils comply with this. | No special requirements <i>See 5.7 Geotechnical Suitability for Waste Water Disposal and 6.7 Nutrient Management</i> |
| DEPTH TO THE WATER TABLE | The depth to the water table must be a minimum of > 1.8 metres for conventional septic systems and >0.5 metres for alternative waste water units. | Parts of the floodplain are susceptible to waterlogging in winter and elevated water tables. These are excluded from the developable areas. | Areas with shallow water tables less than 0.5 m are excluded from the developable area. <i>See 5.7 Geotechnical Suitability for Waste Water Disposal and 6.7 Nutrient Management</i> |
| PHOSPHATE RETENTION | Phosphate is retained on sesquioxides, clays and calcareous particles. Soils such as white sands that do not retain water or clays, do not allow water to penetrate and will not adsorb phosphate. | Phosphate retention levels are low in leached sands such as this. | Can be managed by nutrient adsorbing waste water systems and soils or connection to sewerage. <i>See 5.7 Geotechnical Suitability for Waste Water Disposal and 6.7 Nutrient Management</i> |
| REMOVAL OF NITROGEN | Moist and wet soils with reduced oxygen levels can lead to nitrogen losses through denitrification. Soils such as white sands that do not retain water, or clays that do not allow water to penetrate may not allow sufficient time for denitrification. | All soils have sufficient capability for denitrification to occur because of their denitrification potential from reducing conditions. | Can be managed by nutrient adsorbing waste water systems. <i>See 5.7 Geotechnical Suitability for Waste Water Disposal and 6.7 Nutrient Management</i> |

| | | | |
|------------------------|---|--|---|
| MICROBIAL PURIFICATION | Soil microbes require a minimum of 5 metres of sandy soil or less (down to 1 metre) for soils of lower permeability such as loams. The longer a soil retains waste water the better the microbial purification. Clays may not be permeable enough for waste water to penetrate the soils. | Soils have low capability for this. Nutrient adsorbing/ alternative waste water systems are designed to remove microbial material. | Can be managed by nutrient adsorbing waste water systems or connection to sewerage. <i>See 5.7 Geotechnical Suitability for Waste Water Disposal and 6.7 Nutrient Management</i> |
| PERMEABILITY | Soil permeability affects the ability to accept waste water or the ability to retain waste water long enough for adequate treatment. Soils that are too permeable, such as white sands, or clays that are impermeable, are at risk. | The sandy soils and soil horizons are permeable. | No special requirements <i>See 5.6 Geotechnical Suitability for Waste Water Disposal and 6.7 Nutrient Management</i> |
| ACID SULFATE | Acid conditions can be formed when soils containing pyrite are exposed to the air, allowing sulfuric acid to be formed. The soils most at risk are normally saline/estuarine soils, gley soils, peat and some organoferricretes. | Organo ferricrete sands were only encountered in Hole 5, below the level at which they are likely to be disturbed by development. Deep excavations are unlikely with fill the most likely option during development. | Minimal to no presence. Can be managed. The subsoils are unlikely to be exposed but rather be filled. <i>See 5.6 Acid Sulfate Risk</i> |

The issues that have been identified as requiring expansion are discussed below.

5.1 Foundation Stability

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

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

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

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

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

The site is underlain by deeper silica sands over silty and clayey sands of the Plantagenet group with the sand over clay alluvium generally excluded from development.

Even the lower elevations have deep sand, however there is a thick layer of grass and some spongy nature to the topsoil in the upper 300 mm that can reduce foundation stability if not removed.

Removal of the top 300 mm of vegetated soil is normal, and in lower elevations when combined with fill can also provide good foundation stability.

No evidence of peat was observed although some organic and ferricrete enriched sand was observed in one holes at depths in excess of 1.2 metres.

Natural foundation stability from the field observations is rated as AS 2870 Site Class S to M on the ridge and Site Class M on the lower lying soils. With fill and site preparation this can be managed to AS 2870.

Further site specific assessments will be required at the time of design and construction of developments because soil conditions change laterally and vertically to ensure the structures are matched to the individual site conditions.

| | GEOTECHNICAL | MANAGEMENT |
|-------|----------------------|---|
| 5.1.1 | Road construction | <ul style="list-style-type: none"> Road construction may be unlikely although the road reserve may be converted to a road. Road construction has already taken place on similar soils on other parts of the local area, to the west. Construction will need to account for the winter wet soils through adequate drainage and subbase considerations. |
| 5.1.2 | Foundation stability | <ul style="list-style-type: none"> Foundation stability for developments on the site is moderate to high, generally AS 2870 Site Class S – M on the ridge. Site Class M soils on the lower elevations can be improved with preparation, removal of vegetation and sand fill to AS 2870. Developments requiring more than 400 mm fill of uncontrolled natural soils or 800 mm uncontrolled sand may be AS 2870 Site Class P with engineering input into the design and placement of footings recommended. This will be covered by a requirement for site specific testing at the design stage of developments. Site by site assessment is recommended at the time of design and construction of any dwelling to ensure matching of design and footings to specific features, and selection of the correct site preparation. |

Site specific testing is recommended at the time of the design and construction of dwellings or other developments to match soil conditions to the design of foundations.

5.2 Landslip Risk

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

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

Slopes on the development area are gentle with minimal soil creep or landslip risk.

Landslip risk was assessed using the methods outlined in Australian Geomechanics, Volume 35 No 1, March 2000 and is rated as Very Low and covered by providing suitable foundations.

| | GEOTECHNICAL ISSUE | MANAGEMENT |
|-------|--------------------|--|
| 5.2.1 | Landslip Risk | <ul style="list-style-type: none"> Covered by the considerations in 5.1 Foundation Stability. |

5.3 Drainage and Flood Risk

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

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

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

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

Flood impacts are discussed under 3.3 Hydrology. In this section a summary will be provided and the recommendations repeated for clarity.

In order to protect dwellings a number of “good practice” actions are normally provided in flood protection in Western Australia. See CSIRO 2000. In summary these are;

- A 0.5 m flooding allowance is made above the GHD predicted 1 : 100 year flood elevation. This applies to roads, floor elevations and other sensitive structures.
- There be no construction within floodways. Development can be undertaken with care in the flood fringe provided the development does not lead to rises in the flood elevation.
- Residents are to be provided with permanent access that can be used in times of peak flood.
- Developments are to be located adjacent to land that is not flooded and that has access.
- Developments should not impede the flood flow or lead to rises in the flood elevation.

The flood elevations have been determined by GHD as being 5.96 m AHD in the west of Lot 104, dropping to Pony Club Road.

Landform Research has not been able to determine the elevation of the flood at Pony Club Road because the elevation for that station has been left off the GHD plans and in spite of many contacts to GHD and the City of Albany here has been no success. The elevation is more related to the flood flow that drops off the edge of the flood plain on Lot 9002. (Figure 2)

Therefore in the interests of being conservative an elevation of 5.35 m AHD has been chosen for Pony Club Road. (Figures 3 and 4)

The flood elevation therefore drops from 6.1 m AHD on the western boundary of Lot 104 dropping down to 5.35 m AHD on the east of Lot 9002. (Figure 4)

The other issue is the path of the floodway. No developments are permitted in this floodway, but developments may be located in a flood fringe if they do not impede the flood. The location of developments on the northern edge of the flood fringe on Lots 105 and 9002 have been nominated in an area which is unlikely to be flooded, even though the theoretical modelling by GHD suggests the flood would reach this elevation.

The northern flood volume represents only a small portion of the flood as shown on Figure 4, and therefore the flood elevation on the northern edge of the flood fringe on Lots 105 and 9002 is unlikely to be reached. However the GHD calculated figure is retained.

The location of up to 10 dwellings and the road on the edge of the flood fringe is therefore unlikely to raise the elevation of the flood to the GHD level and as this part of the site lies within the flood fringe it is possible to locate the building envelopes adjacent to the road as shown on Figures 7 and 8.

GHD did not have access to the 0.5 metre elevations and spot heights, which show that the flood channel will widen greatly in this area and consequently the flood elevation will not be quite as high. From the spot heights it is relatively easy to predict the main flood paths based on elevation and scour features.

In order to protect dwellings and developments, the following recommendation are made and are repeated here. Elevation of developments and roads are to be 6.6 m AHD on the western side of Lot 104, dropping to 5.85 m AHD on the eastern side of Lot 9002. (Figure 5).

The subdivision guide plan has been designed to exclude developments from the floodway with the only developments in the flood fringe in an area where the flood is unlikely to reach and adjacent to higher ground.

A number of other recommendations are made with respect to the elevation of roads and bridges. Dwellings are excluded from the levees even though these will not flood (Figures 3, 7 and 8).

Bridges should not significantly impede the flood paths. Bridges can either be constructed as major costly structures that will not flood, or smaller structures that are designed to flood occasionally. The differences mainly relate to significant visual, implementation and cost issues.

Currently the bridges are low level culvert types, that flood occasionally. This is the preferred method of crossing for the two roads on the eastern and western sides of the site. With the construction of a new road to the north of the flood fringe of Willyung Creek there will be all weather access to dwellings in that area and so it will not matter if the two boundary roads are occasionally flooded every few years.

This type of crossing provides the best environmental outcome in terms of damage to the environment and landscape, whilst at the same time containing costs.

Recommendations

- A 0.5 m flooding allowance is made above the GHD predicted 1 : 100 year flood elevation. This applies to roads, floor elevations and other sensitive structures. This elevation drops from 6.05 metres AHD on the west of Lot 105 to 5.85 metres AHD on the eastern side of Lot 9002.

- There be no construction within floodways.
- Developments should be located adjacent to land that is not flooded and that has access.
- There should be nil or minimal construction of developments that will impede the flood flows on individual lots.
- A form of notification to the lot owners where a floodway is present is recommended. This might be a nomination on the title or similar mechanism to inform, and protect the floodways based on GHD 1 : 100 flood elevation and updated survey information.
- The roads including Pony Club Road have low level culvert type crossings that flood in a 1 : 000 year flood event

All of these recommendations have been taken into account when designing the current concept subdivision guide plan.

| | ENVIRONMENTAL ISSUE | MANAGEMENT |
|-------|---------------------|---|
| 5.3.1 | Flood risk | <ul style="list-style-type: none"> • See also 3.3 Hydrology • The subdivision guide plan incorporates the flood elevations that have been predicted and calculated. • The subdivision guide plan complies with best practise (CSIRO 2000). • Bridges should remain low so they do not impede the flood flow and do not form significant visual impact. • See recommendations above. • See Figures 2 – 8. • Place a control mechanism on the land potentially affected by flooding to alert owners to the potential for flooding and to prevent construction of developments that may impact on or change the floodways and flood flow paths. |
| 5.3.2 | Waterlogging | <ul style="list-style-type: none"> • Occurs on the flood plain. • The subdivision guide plan excludes the waterlogged areas from the developable area. • See dot points in main text above. |

5.4 Stability of Dams

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

There is potential for dams and soaks to be located on site. These are best located on the floodplain and as they will be excavated as a window to the water table they will be stable.

The only issue could be the small chance of excavating some sulfide containing sediments from below the water table, and the subsequent placement of that soil. See DEC acid sulfate management procedures, if this is contemplated.

| | GEOTECHNICAL ISSUE | MANAGEMENT |
|-------|--------------------|---|
| 5.4.1 | Stability of dams | <ul style="list-style-type: none"> • No significant issue. |

5.5 Earthquake Risk

Earthquake Risk is dependant on the proximity to the active earthquake areas in the Wheatbelt, the soil types and the types of construction.

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

The winter wet soils are more susceptible than dry ridge soils of higher elevations in the south.

The soils on the ridge provide good foundations when correctly filled and are the same risk as those of nearby dwellings and locations on lower lying sands. Risk in this area can be mitigated by the design and construction of foundations, and is covered under Foundation Stability.

The potential for ground vibration on the lower water logged area may need to be considered during the design of footings, and included within foundations and structural stability as is normally the case on soils such as this which are common in Albany.

The lower lying more susceptible soils are excluded from the developable area, as all building envelopes are located on the slightly elevated better drained land.

| | GEOTECHNICAL ISSUE | MANAGEMENT |
|-------|--------------------|--|
| 5.5.1 | Earthquake Risk | <ul style="list-style-type: none"> Covered by the considerations in 5.1 Foundation Stability and building exclusion zones. |

5.6 Acid Sulfate Risk

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

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

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

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

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

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

The higher elevations of the ridge soils on which the developments are proposed are shown as “buff coloured” on WAPC Planning Bulletin 64; “Low to no risk of AASS and PASS occurring generally at depths of >3m.”

The lower winter wet areas of the floodplain are shown as “yellow coloured”, “Moderate to Low risk of actual acid sulfate soil AASS and potential acid sulfate soil PASS generally occurring at depths of >3m”. These areas are included in the building exclusion zone.

Acid sulfate conditions normally only develop where saturated soil conditions occur in estuarine or peaty environments, in the presence of organic matter, sources of sulfur and under reducing conditions.

This can occur at depth under the winter wet areas or in areas of restricted drainage in the subsoils on the ridge.

The soil test holes were examined by Lindsay Stephens to determine the likely risk of the soils, from hand assessment and composition. From this the only soils that had some initial risk characteristics were from Hole 5, at below 1.2 m depth.

As the site will require fill and not deep excavations the risks are minimal to nil when considering that the more at risk soils are included in the building exclusion area on the subdivision guide plan.

Potential acid sulfated soils will only be at risk if exposed to the atmosphere. That is if excavated and left on the surface or exposed to the atmosphere through deep excavations. This is unlikely because for the site to be developed fill will have to be placed across the lower elevation soils.

The potential risk of acid sulfate soils from subdivision or development is rated as low and manageable.

| | GEOTECHNICAL ISSUE | MANAGEMENT |
|-------|---------------------------|---|
| 5.6.1 | Acid Sulfate Risk | <ul style="list-style-type: none"> • Minor evidence of potential at risk soils in some soil test hole at depths below 1 metre. • The risks are rated as low, as fill is likely to be used during development. The use of fill will not require additional soil testing. • Drainage of the soils is not recommended on the flood plain as it lowers the natural and any perched water tables, unless additional soil testing is undertaken. • Additional soil testing is recommended if deep excavations in excess of 1 metre are proposed. • If any additional testing identifies at risk soils an Acid Sulfate Management Plan should be prepared for the proposed earthworks. • See attached Preliminary Acid Sulfate Assessment Sheet. |

5.7 Geotechnical Site Suitability for Waste Water Disposal

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

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

soils conditions to be changed through water loading and earthworks as a result of developments.

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

The Government Sewerage Policy, 1996, Government Draft Country Sewerage Policy, 2002, Department of Health Guidelines for the Reuse of Greywater in Western Australia, Department of Health Specification for Aerobic Treatment Units 1992, Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, AS/NZS1547:2000, all provide input into the acceptable site characteristics.

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

The soils are common in the Albany area and are similar to those in the local area.

The Government Draft Country Sewerage Policy, 2002, permits waste water disposal from lots as small as 0.2 hectares in leached white sand with little phosphate retention capability.

The Deep Sand has low phosphate retention, and dwellings located on it are required to provide nutrient adsorbing waste water systems or Alternative waste water systems such as Ecomax, EnviroSAFE, Envirocycle, Biocycle.

Effluent disposal areas from nutrient adsorbing waste water systems need to be 500 mm above temporarily water logged areas to comply with Health Department requirements and 1 200 mm above any impermeable clay layer.

Water Table

Detailed site investigations were conducted on 23, 24 and 25 January 1997, as part of a study for a larger subdivision area when over 100 hand auger soil test holes were sunk, the soils were assessed and the flood potential investigated.

Subsequently additional soil test holes were conducted by Wood and Grieve which refined the groundwater elevations, and as a result the subdivision guide plan was approved.

The current study was conducted on 15 and 16 August 2008 to provide additional detail to support some smaller lot sizes and better refine the location of lots and building envelopes.

The areas which do not comply with the Government Sewerage Policy for waste water disposal using alternative waste water systems have been included in the building exclusion zone, because water is within 500 mm of the surface during winter.

Infiltration results

Soil permeability tests were not conducted because the soils are sand and obviously of high permeability.

The following recommendations are made for waste water disposal systems.

- Waste water disposal can be achieved on the ridge soils, on the soils identified as suitable for development if nutrient or alternative waste water systems are used.
- Provide Alternative/Nutrient adsorbing waste water systems according to the;

Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911,

Health Department of Western Australia, 1992, Standard for the Installation and Operation of Aerobic Treatment Units (ATU'S) Serving Single Households,

Health Department of Western Australia, 1992, Specification for Aerobic Treatment Units (ATU'S) Serving Single Households,

Government Sewerage Policy.

- Grey water disposal systems are acceptable with the greywater systems installed to the *Department of Health Greywater Guidelines.*

6.0 ENVIRONMENTAL FACTORS - MANAGEMENT

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

6.1 Aesthetics

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

Changes to the lot sizes are unlikely to create significant additional visual impact with lots of 4000 m² and larger. Larger lots are allocated along Willyung Creek and the King River.

The aesthetics of the area will be managed by the restriction on clearing of the areas of remnant bushland. In these areas building envelopes will be restricted, irrespective of lot size. The original vegetation communities should be protected by the planting of local species in clumps and tree belts.

Therefore it is preferable to maintain the existing vegetation communities by requiring the use of local indigenous species for revegetation of disturbed land.

This particularly applies to properties which adjoin the King River, remnant vegetation along Willyung Creek and adjoining the remnant vegetation on Lot 9002, where the planting of local species should be encouraged to widen the bands of vegetation.

It is also important that the existing rural character of the area be maintained by the retention of existing trees on each lot except where the tree is likely to interfere with the construction of a dwelling or associated structure. Additional tree planting is recommended.

The view scapes across the site can be protected by the planting clumps or belts of trees around any area of more dense development to screen the houses from Willyung Road, the northern side of the King River and other vantage points on the site.

The colour and style of dwellings and other structures should be visually compatible with the area and to this end developments should be coloured, painted or colour bond sheeting used where applicable. The use of grey galvanised or zinc/alum sheeting should be avoided unless as an integral part of a development such as a roof on a "country style" home or shielded from key sight lines.

| | ENVIRONMENTAL ISSUE | MANAGEMENT |
|-------|--|---|
| 6.1.1 | Remnant vegetation | <ul style="list-style-type: none"> Clearing of remnant vegetation is not recommended. |
| 6.1.2 | Dwellings, fences and other developments are to be aesthetically compatible with the area. | <ul style="list-style-type: none"> Developments and other features will be subject to approval through the City of Albany and can be controlled at the approval stage. Restrictions could be placed on the use of visually non compatible materials. Larger lots have been used in the more sensitive areas adjacent to the King River and Willyung Creek. |

6.2 Preservation of Agricultural Land

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

The land has been used for lifestyle and hobby rural activities for many years and this land use on the larger lots is anticipated to continue. The amount of land involved is insignificant from an agricultural point of view.

| | ENVIRONMENTAL ISSUE | MANAGEMENT |
|-------|---------------------------------|---|
| 6.2.1 | Protection of agricultural land | <ul style="list-style-type: none"> Considering the existing town site and City layout, its location and soil types, the change of this parcel of land to development, or rural living is likely to outweigh the loss of agricultural land. |
| 6.2.2 | Soil Preservation | <ul style="list-style-type: none"> No changes are expected to erosion risks. |

6.3 Land Use Buffers

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

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

The surrounding already has similar lifestyle and hobby rural land use therefore no buffer issues are anticipated from land use conflicts.

| | ENVIRONMENTAL ISSUE | MANAGEMENT |
|-------|---------------------|---|
| 6.3.1 | Lot sizes | <ul style="list-style-type: none"> No conflicts are anticipated as the surrounding land already has similar land uses. |

6.4 Fire Control

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

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

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

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

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

Planning For Fire, 2001 (WAPC and FESA) provides guidance on the management of the subdivision-rural land and pasture interface.

Much of the land is similar to other townsites in the Great Southern and outskirts of Albany and therefore the fire management issues will be similar and effective.

The amount of cleared land on site allows opportunities to provide and maintain fuel reduction zones.

Little change is expected to the fire risk by a change of land use on Lots 104, 105 and 9002.

Better access from the newly created road and reticulated water supply are likely to negate the impact of additional dwellings.

| | ENVIRONMENTAL ISSUE | MANAGEMENT |
|-------|---------------------|---|
| 6.4.1 | Fire Risk | <ul style="list-style-type: none"> • City of Albany Bylaws • The site is similar to other local subdivisions and townsites. • There are standard conditions on the number of fire hydrants and access points for urban developments. • Little change is expected to the fire risk by a change of land use on Lots 104, 105 and 9002. • A Fire Management Plan can be used if required. |

6.5 Rivers, Wetlands and Streams

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

The King River already has a foreshore reserve that will effectively be added to for habitat and visual management with the use of building exclusion zones.

Building exclusion zones will also be used along Willyung Creek to ensure large setbacks for dwellings.

| | ENVIRONMENTAL ISSUE | MANAGEMENT |
|-------|------------------------|--|
| 6.5.1 | Stream side vegetation | <ul style="list-style-type: none"> • Streamside vegetation should be protected. • The flood paths and floodways are included in the building exclusion zones. • The bridge crossings of Willyung Creek are recommended to retain low elevation linkages. • Additional tree and shrub planting in clumps is recommended. • The existing vegetation on site is recommended to be protected. |

6.6 Flora and Fauna

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

Flora

The protection of flora, fauna and biodiversity depends on the maintenance and enhancement of habitat. The scattered trees can generally be retained, and will be added to by additional garden plants, which will assist in reducing loss of fauna habitat. The additional planting of shrubs and trees on cleared areas will also assist.

The protection of remnant flora and fauna is covered by similar measures to those used to protect the landscape quality. Remnant bushland will be protected in the foreshore setbacks and the development limitations suggested for the other areas as well as the recommendations for local species to be used in some additional tree planting.

Fauna

The protection and enhancement of habitat is the best means of protecting fauna. This is recommended.

Recommendations for Management of Flora and Fauna;

1. Retain all native vegetation.
2. Enhance the vegetation on site by planting clumps of local native species.
3. Restrict access to the remnant vegetation.
4. Minimise the number of lots cutting remnant vegetation.
5. Fences cutting remnant vegetation with thick undergrowth, such in the south of Lot 9002, should be marked by poles or stranded wire without firebreaks to allow movement of fauna.
6. Where possible add to vegetation corridors and habitat linkages.

Dieback Disease and Weeds

No Declared Plants (Department of Agriculture and Food) or serious environmental weeds were recorded during the site investigation.

With subdivision it is important to minimise the risk of dieback introduction and spread. A number of recommendations are made to this effect and are listed below.

The steps required to manage dieback are essentially the same as those used to manage weeds.

With subdivision, the greatest risk of weeds comes from the dumping of household rubbish in remnant vegetation and "over back fences". This can be managed by providing a trail/firebreak or road between the remnant vegetation and urban lots.

Dieback disease can be spread by garden rubbish and uncontrolled access through remnant vegetation.

Dieback of vegetation is often attributed to *Phytophthora cinamomi* even though there are other *Phytophthora* species and other diseases such as *Armillaria* that can cause dieback like symptoms. Microscopic soil-borne fungi of the genus *Phytophthora* kill a wide range of native plants and can cause severe damage to many vegetation types, particularly those from the families Proteaceae, Epacridaceae, Xanthorrhoeaceae and Myrtaceae.

In most cases dieback is caused by a pathogen which infests the plant and causes it to lose vigour, with leaves dying, and overtime may kill the plant. As such the management of Dieback is essentially related to plant hygiene when coming onto a site and within a site during construction.

As other diseases can be introduced, and the management of weeds uses similar principles, dieback management strategies are recommended during the construction phase of a subdivision.

There are several guides to the management of Dieback.

- Department of Environment and Conservation CALM Dieback Hygiene Manual 1992 is a practical guide to Dieback management.
- Department of Environment and Conservation CALM Best Practice Guidelines for the Management of *Phytophthora cinamomi*, draft 2004.
- Dieback Working Group 2005, Management of *Phytophthora* Dieback in Extractive Industries.

The aim of dieback and weed management during excavation is to minimise the risk of entry onto the site.

Recommendations for Dieback Disease and Weed Management;

1. Ground disturbing activities should be undertaken using practices recommended by DEC. See *CALM Dieback Hygiene Manual 1992* which is more practical and *CALM Best Practice Guidelines for the Management of *Phytophthora cinamomi*, draft 2004*. See also *Dieback Working Group 2005, Management of *Phytophthora* Dieback in Extractive Industries*.
2. All vehicles and equipment to be used during land clearing or land reinstatement should be clean or cleaned prior to being brought on site from an infected area. They should be washed down prior to leaving the infected site, using the procedures in CALM (DEC) Guidelines for Dieback Management.
3. Access to remnant vegetation to be retained should be discouraged and minimised.

4. Runoff from roads is recommended to table trains and soakage basins sized to the receiving volumes.
5. Any materials to be used in rehabilitation should be dieback free.
6. If clearing remnant vegetation earthworks and construction machinery should push material from vegetation in the best condition towards previously cleared areas to minimise the spread of weed species and plant diseases.
7. If any diseased areas are identified, construction machinery should push material from disease free areas towards affected areas.
8. Any diseased areas should be identified using flagging tape prior to ground disturbing activities, and appropriate management.
9. If horses are permitted provide internal trails for horses to exercise rather than having them using the remnant vegetation.

| | ENVIRONMENTAL ISSUE | MANAGEMENT |
|-------|----------------------------|---|
| 6.6.1 | Flora and fauna, corridors | <ul style="list-style-type: none"> • See recommendations above |
| 6.6.2 | Remnant vegetation | <ul style="list-style-type: none"> • See recommendation above. |

6.7 Nutrient Management

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

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

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

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

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

Current potential nutrient export comes from the washing of fertiliser, soil particles and manure along drainage lines. The worst time for nutrient export is during summer storms, during the first autumn flush and in winter in central parts when the soils are saturated.

Phosphorous is the main nutrient implicated in algal blooms in waterways. Nitrates are normally taken up by vegetation, denitrified by bacteria under anoxic soil conditions or lost through volatilisation of ammonia. Considerations of nutrient levels and behaviour are discussed in Albany Waterways Management Authority, 1994.

6.7.1 Nutrient Loadings and Stocking Rates

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

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

Currently cattle graze on the site.

Existing potential nutrient export comes from the washing of fertiliser, soil particles and nutrients predominantly into the soils. Because of the sandy permeable nature of the upper soil horizons there is potential for runoff from wet and waterlogged ground.

In summer cattle spend most of their time on the green pasture and any nutrients are therefore potentially concentrated and/or lost with autumn flushes of surface and shallow groundwater in potential wet areas. The worst time for this export is during winter when the soils are wet.

The presence of dung beetles can increase the rate of nutrient recycling and thus reduce the potential for nutrient export particularly during the moist months.

- **Current**

Stocking rates for arable soils of the site are estimated to be 15 DSE or 1.5 adult cow per hectare. (1 breeding cow equates to 8 – 16 sheep depending on whether N or P are compared).

This equates to 15 DSE (dry sheep equivalents) for dry pasture and where limited supplemental feed is supplied. With a current average stocking rate of 15 DSE, the estimated nutrient loading when fully stocked with equivalent numbers of stock could be 86.4 /N/ha/year and 26.4 kg/P/ha/year (Van Gool et al, 2000).

- **Rural Living**

It should be noted that the Government Draft Country Sewerage Policy, 2002, permits waste water disposal from lots as small as 0.2 hectares in leached white sand with little phosphate retention capability.

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

From the above references a typical lot with a conventional septic system, small garden and lawn, dog and cat plus some chickens has a nutrient loading of 31 kg/N/year and 9.6

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

For a nutrient adsorbing waste water system (ATU) a significant proportion of the phosphorous and nitrogen is removed within the waste water disposal area and is not directly added to the soil, reducing the overall soil input to 19 kg/N/year and 4.6 kg/P/year per lot.

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

Table 3 Typical Nutrient Loading from Land Use Changes

| Possible lot size and activity | Nitrogen loading per hectare | Phosphorous loading per hectare | Likely nutrient scenario |
|--|------------------------------|---------------------------------|---|
| Estimated average current stocking at 15 DSE per hectare | 86.4 kgN/ha/year | 26.4 kgP/ha/year | Unlikely to be nutrient export on gravel based soils. Probable nutrient export from winter wet soils. |
| Likely nutrient input after subdivision to two hectare lots. Nutrient adsorbing or alternative waste water system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. 1 horse. | 39.5 kgN/ha/year | 9.8 kgP/ha/year | Lower nutrient loading. Likely to be reduced nutrient export. |
| Likely nutrient input after subdivision to one hectare lots. Nutrient adsorbing or alternative waste water system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. No stock. | 19.0 kgN/ha/year | 5.6 kgP/ha/year | Lower nutrient loading. Significantly reduced nutrient export risk. A horse will add an additional 60 kgN and 11 kgP per year. The nitrogen will be readily denitrified on the winter wet soils and phosphorous levels will be similar to the current impact. |
| Likely nutrient input after subdivision to 0.4 hectare lots. (4 lots per ha allowing for roads). Nutrient adsorbing or alternative waste water system. Small garden, small fertilised lawn, dog, cat, 6 fowl or additional garden. No stock. | 38.0 kgN/ha/year | 11.2 kgP/ha/year | Lower nutrient loading. Reduced nutrient export risk. |

- A variety of average lot sizes and stocking rates are used to provide an indication of nutrient inputs prior to and following subdivision. Horses are used as a likely example.
- The calculations above are made on the basis of the total area averaged across cleared land and remnant vegetation.

6.7.2 Fate of Nutrients

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

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

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

- **Phosphorous**

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

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

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

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

Past history of the site will also influence the PRI analyses. Soils used for crops on which phosphates have been added may have upper soil horizons containing elevated phosphate levels whereas subsoils may be unchanged. PRI testing of soils may need to account for fertiliser history.

The soils are suitable for nutrient adsorbing waste water systems and are unsuitable for conventional septic systems, provided lot sizes of > 0.2 hectares are used. The soils comply with the Government Draft Country Sewerage Policy, 2002, for the areas on the alluvial terraces. The floodplain generally does not comply.

The sandy soils can result in more rapid infiltration into the subsoils. Nutrients will infiltrate vertically through surface sands. From there the nutrients can potentially move laterally through the soil within the sand sheet.

Because of the low phosphate retention capability of the sandy soils, phosphorous adsorbing amended soils are used for the waste water disposal area of alternative waste

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

Some indication of the improvements to the quality of the waste water leaving the waste water disposal area of nutrient adsorbing waste water systems can be shown from contacts with Ecomax and Envirosafe. Ecomax reveal that their unit provides for 95% phosphate adsorption typically present exiting the system to enter the natural soils. Research by Envirosafe has found that phosphate can reduce to less than 1 mg/L at the edge of the waste water disposal area, (Jo Hopley Envirosafe, 31 July 2002).

The risk from phosphorous is therefore not regarded as a significant issue and there should be nil or minimum phosphorous added to the ground water.

- **Nitrogen**

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

Nitrogen as ammonia in waste water is rapidly converts to nitrite and then nitrate under the influence of oxygen.

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

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

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

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

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

The removal of nitrogen is related to the oxygen conditions of the soils in addition to the microbial material present. The ammonium compounds that exit the tanks of the waste water system are normally high in ammonia and nitrite and lower in nitrate. With exposure to oxygen the ammonia and nitrite are converted to nitrate. The nitrate is then stripped of oxygen by microflora, in reducing conditions and particles in the soil, in the presence of organic matter. This converts the nitrate to nitrogen gas which is lost to the atmosphere. This occurs in all soil types and is independent of the soil type, and depends on soil oxygen levels and to a lesser extent the nature of the soil particles.

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

Gerritse et al, 1995, recorded a total of 140 mg/L nitrogen (NH_4 - 100 mg/L and NO_2 - 40 mg/L), exiting a leach drain. After a travel distance through shallow soils of 1 metre this had dropped to between 20 and 100 mg/L, and by 3 metres the total nitrogen had dropped to 0.03 to 0.2 mg/L.

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

When loaded with nitrogenous compounds the microflora of soils quickly adjusts to the loading, by increases in the number and type of bacteria. For example, under anaerobic conditions with nitrogen loading, the denitrifying bacteria increase significantly. This occurs in soil aggregates within the wetter soil horizons, which is the active bed and root zone for the waste water disposal areas.

The increased effectiveness of nutrient adsorbing waste water systems is shown by research by Envirosafe which has found that nitrogen is reduced by 75% at the edge of the waste water disposal area, (Jo Hopley Envirosafe, 31 July 2002) and then further reduced by the soils.

The critical factor is retaining water in the soil or on site for as long as possible. With the proposed lots and gentle slopes, treated waste water will be retained by dense pasture and slow lateral flow and therefore and nitrogen is likely to be retained and lost from site by conversion to gas.

Nitrogen loading is therefore not regarded as a significant issue.

- **Microbial Purification**

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

Soil microbes require a minimum of 5 metres of sandy soil or less (down to 1 metre) for soils of lower permeability such as loams. (Wells and King, 1989).

Soil microbes require a minimum of 5 metres of sandy soil or less (down to 1 metre) for soils of lower permeability such as loams. (Wells and King 1989). The longer a soil retains waste water the better the microbial purification. Therefore it is important that the waste water disposal systems are correctly constructed.

For comparison, with conventional septic systems the microbial purification applies to raw waste water with levels of BOD at up to 300 mg/L. The use of nutrient adsorbing waste water systems will result in greatly reduced microbial loading on soils.

Nutrient adsorbing waste water systems are designed to provide for waste water leaving the systems as “of a standard suitable for irrigation” (Health Department 2002), which indicates the low level of microbial and organic matter entering natural soils after leaving the waste water disposal areas. This means that nutrient adsorbing waste water systems can be used to overcome potential deficiencies in the soils.

In comparison to conventional septic systems, the Health Department, *Specification for Aerobic Treatment Units (ATU'S) Serving Single Households* (Health Department 2002), shows that the average BOD released from a nutrient adsorbing system should be <20

mg/litre, prior to on ground disposal. The systems used on this site may not be aerobic in nature.

On this site the sandy soils with gentle slopes and dense pasture will retain the waste water through slow lateral flow rates allowing large time frames for adequate microbial purification. This is particularly relevant when the quality of the water exiting the system is considered.

The health risks will be the same for each waste water system irrespective of lot size and depend on the capability of the soil and the installation of units rather than the lot size. For example if the soils are suitable and the waste water treatment units are installed correctly the health risks from failure will be similar irrespective of lot size. The only variation will be that on smaller lots there are more units to be maintained and there is a greater chance of one not being maintained to standard. This risk is minimised by the requirements for service contracts that apply to nutrient adsorbing waste water systems.

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

Therefore microbial contamination is not considered a problem.

| | ENVIRONMENTAL ISSUE | MANAGEMENT |
|-------|-------------------------------|--|
| 6.7.2 | Site capability for dwellings | <ul style="list-style-type: none"> • There is not anticipated to be any increase in the overall nutrient input based on likely lot size and land use if rural living or 0.4 ha lots are used. • The Government Sewerage Policy permits on site waste water disposal on lots as small as 0.2 ha on any soil type. The on site loading is half that for 0.4 ha lots and less when the average lot sizes are used. • Alternative/nutrient adsorbing waste water systems are proposed. • It would be anticipated there will be an overall reduction in the risk of nutrient export because the land use will be better tailored to the capability of the soils, rather than a general land use such as grazing across all soil types. • Waste water disposal can comply with all Government Guidelines and Policy. <ul style="list-style-type: none"> • <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911.</i> • <i>Government Draft Country Sewerage Policy, 2002</i> (revised September 2003) • <i>Specification for Aerobic Treatment Units (ATU's) Serving Single Households</i>, Health Department of Western Australia 1992 or superseding document. • <i>Draft Guidelines for the Reuse of Greywater in Western Australia</i>, Health Department of Western Australia 2002, or superseding document. • See 5.7 Geotechnical Site Suitability for Onsite Waste water Disposal. |

6.8 Salinity

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

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

The surface waters are fresh due to the rainfall and evaporation in the Albany area.

| | ENVIRONMENTAL ISSUE | MANAGEMENT |
|-------|---------------------|---|
| 6.8.1 | Salinity | <ul style="list-style-type: none"> The proposed developments are unlikely to lead to any significant changes as a result of subdivision and development. |

6.9 Stormwater, Erosion Potential and Soil Management

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

Stormwater Management in Western Australia aims to

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

Surface Water

The source of water for the King River is predominantly stream flow from upstream in times of heavy rain, with minor ground water flow to the river. Willyung Creek flows all year round with peak flows during floods as well as additions from ground water entering from the adjoining creek banks, and surface water from pasture.

This proposal will have no effect on stream flows, and quality can be contained by nutrient management and sediment traps.

Drainage systems can be important when dealing with stormwater in areas of smaller lots. Any drainage systems should be in keeping with the rural setting. Table drains should be constructed with drop structures and baffles at various points to reduce erosion and remove sediment before feeding into retention dams from which storm water can overflow to one of the streams.

Retention basins should be designed to contain a 1 in 10 year rainfall event or provide sediment trapping for greater storms from road and other hard surface runoff in locations where stormwater could feed into the King River or Willyung Creek. The retention basins should overflow through baffled channels and table drains or similar.

Currently there is no public access to the King River from the southern bank, with the exception of "by water" along the estuary. Lot sizes adjoining the river are larger with setbacks for the dwellings. Larger lots are located along Willyung Creek.

The smaller 0.4 ha lots are clustered on the better ground away from the watercourses in situations in which the longer flow paths enable better retention, slowing and nutrient management of water prior to it entering a watercourse.

The vegetation in the planned Foreshore Reserve is in good condition although some areas are better than others, largely depending on the level of grazing and weed introduction.

It is recommended that lot sizes along the King River be elongated to enable setbacks of 100 metres from the King River to be achieved. Clusters of smaller lots should be set further back from the Foreshore Reserve.

Foreshore Reserves could be fenced with stranded wire fencing 1.2 metres high or similar fencing such as pine posts. The remnant vegetation in the foreshore reserve is to be retained and, if additional planting is required, local species should be used.

The potential for wind erosion of the site is minimal because of the high rainfall and wide distribution through the year which leads to high levels of plant growth.

Potential water erosion is minimal to nil.

Roof stormwater should be disposed of on individual lots or used as a supplementary source of water.

Stormwater from roads can be directed to soakage which can spread infiltration over a broader area and be of benefit to protection of the groundwater. This can be designed using principles and measures outlined in the documents below.

Normal practices should include table drains and detention basins.

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

| | ENVIRONMENTAL ISSUE | MANAGEMENT |
|-------|--------------------------------------|---|
| 6.9.1 | Water erosion and stormwater export. | <ul style="list-style-type: none"> • No specific issues for residential development. Normal stormwater management on subdivision using table drains and detention basins are recommended. See referenced documents above. • See 6.7.2 Fate of Nutrients Section - Other Pollutants for reference documents. • Nutrient or pollution stripping facilities can be incorporated into road drainage systems. • Roof stormwater should be disposed of on individual lots or used as a supplementary source of water. |
| 6.9.2 | Wind erosion | <ul style="list-style-type: none"> • Minimal to nil risk. |

REFERENCES

- Allen D G and R C Jeffery, 1990, *Methods for Analysis of Phosphorous in Western Australian Soils*, Chemistry Centre Report on Investigation No 37.
- Appleyard S J 1993, *Explanatory Notes for the Groundwater Vulnerability to Contamination Maps of the Perth Basin*, Geological Survey of Western Australia, Record 1993/6.
- Australian Health and Medical Research Council, 1996, *Australian Drinking Water Guidelines*.
- Berkman D A, 1995, *Field Geologists Manual*, The Australian Institute of Mining and Metalurgy.
- Coles and Moore, 1998, *Runoff and Water Erosion*, IN Soil Guide, WA Department of Agriculture, Bulletin 4343.
- CSIRO, 2000, *Floodplain Management in Australia*, CSIRO SCARM Report 73.
- Dames and Moore, undated, *Nitrate Management in the Jandakot UWPCA*.
- Data from Select Committee on Metropolitan Development and Groundwater Supplies, Legislative Assembly 1994.
- Dawes L and A Goonetilleke, 2001, *The importance of site assessment in designing effluent disposal areas*, Proceedings of the 2nd Australia and New Zealand Conference on Environmental Geotechnics - Geoenvironment, University of Newcastle New South Wales.
- Department of Natural Resources, and Department of Local Government and Planning, Queensland, 1997, *Planning Guidelines Separating Agricultural and Residential Land Uses*.
- Department of Water, September 2006, *Wastewater treatment – on site domestic systems*, Water Quality protection Note.
- EPA, 1990, *Estuaries of the Shire of Albany*, Estuarine Studies Series 8.
- FESA, 2001, *Planning for Fire*, Fire and Emergency Services Authority of Western Australia.
- Government of Western Australia, 2003, *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974, Health Act 1911*.
- Gerritse et al, 1995, *Retention of Nitrate and Phosphate in Soils of the Darling Plateau in Western Australia: Implications for Domestic Septic Tank Systems*, Aust. J. Soil Res. 33, 36367.).
- Gerritse R G and J A Adeney, *Nutrient export from various land uses on the Darling Plateau in Western Australia* , CSIRO Report 92141.
- Gerritse R G, C Barber and J A Adeney, 1990, *The Impact of Residential Urban Areas on Groundwater Quality: Swan Coastal Plain, Western Australia*, CSIRO Water Resources Series No 3.
- Gerritse R, 1993, *The influence of landuse and soil type on nutrient losses*, IN Swan River - The Future, Swan River Trust Report No 8.
- GHD, 2007, Willyung Creek Floodplain Management Plan.

Jones T, M Middleton and N Corby, 2005, *Natural hazard risk in Perth, Western Australia*, Australian Government, Geoscience Australia.

King P D and M R Wells, 1990, *Darling Range Rural Land Capability Study*, Department of Agriculture and Food Land Resources Series No 3

Muhling P C and A T Brakel, 1985, *1 : 250 000 Geological Series, Mount Barker – Albany*, Geological Survey of Western Australia.

Poinke H B, M L Sharma and J K Hosking, *Effect of Irrigated Horticultural Cropping on Groundwater Quality: Swan Coastal Plain, Western Australia*, CSIRO Water Research Series No 2.

Van Gool D, K Angell and Lindsay Stephens, 2000, *Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp, Western Australia*, Department of Agriculture, Miscellaneous Publication 02/2000.

Water and Rivers Commission, 1998, *Stabling and Agistment of Horses*, Water Quality Protection Note.

Water and Rivers Commission, 1997, *Survey of River Foreshores in the Oyster Harbour Catchment*.

Wells M R and P D King, 1989, *Land Capability Assessment Methodology*, Western Australian Department of Agriculture.

Regolith and Hydrological Logs

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

| | | | |
|----------|---|---------------------|----------------|
| Project | | Site Assessed by | L Stephens |
| Location | LOTS 105 and 9002, Willyung Road Albany | Date of Inspections | 15 August 2008 |

| | | | |
|------------------|-----------------------------|-----------------------------|--|
| Test Hole Number | 1 | Natural Surface | |
| Location | Lot 105 | Base of Hole | |
| Test Hole Type | Backhoe | Depth | |
| Diameter | | Depth of static water level | |
| Depth | Description | Comments | |
| 0 - 240 mm | Dark grey sand | | |
| 240 - 1100 mm | Grey sand | | |
| 1100 - 1200 mm | Olive brown clay | | |
| Groundwater | Water table not intersected | | |
| Comment | | | |

| | | | |
|------------------|------------------------|-----------------------------|--|
| Test Hole Number | 2 | Natural Surface | |
| Location | Lot 105 | Base of Hole | |
| Test Hole Type | Backhoe | Depth | |
| Diameter | | Depth of static water level | |
| Depth | Description | Comments | |
| 0 - 400 mm | Fine dark grey sand | | |
| Groundwater | Water table at 300 mm. | | |
| Comment | Surface water | | |

| | | | |
|------------------|-----------------------------|-----------------------------|--|
| Test Hole Number | 3 | Natural Surface | |
| Location | Lot 105 | Base of Hole | |
| Test Hole Type | Backhoe | Depth | |
| Diameter | | Depth of static water level | |
| Depth | Description | Comments | |
| 0 - 110 mm | Brown organic root mass | | |
| 110 - 280 mm | Grey sand | | |
| 280 - 900 mm | Light grey sand | | |
| 900 - 1200 mm | Brown ferricrete | | |
| 1200 - 1250 mm | Yellow brown silt | | |
| Groundwater | Water table not intersected | | |
| Comment | | | |

| | | | |
|------------------|-----------------------------|-----------------------------|--|
| Test Hole Number | 4 | Natural Surface | |
| Location | Lot 105 | Base of Hole | |
| Test Hole Type | Backhoe | Depth | |
| Diameter | | Depth of static water level | |
| Depth | Description | Comments | |
| 0 - 400 mm | Dark grey sand | | |
| 400 - 1200 mm | Light grey to white sand | | |
| Groundwater | Water table not intersected | | |
| Comment | | | |

Regolith and Hydrological Logs

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

| | | | |
|----------|---|---------------------|----------------|
| Project | | Site Assessed by | L. Stephens |
| Location | LOTS 105 and 9002, Willyung Road Albany | Date of Inspections | 15 August 2008 |

| | | | | |
|------------------|--|------------------------------|--|--|
| Test Hole Number | 5 | Natural Surface | | |
| Location | Lot 105 | Base of Hole | | |
| Test Hole Type | Backhoe | Depth | | |
| Diameter | | Depth of static water level | | |
| Depth | Description | Comments | | |
| 0 – 300 mm | Dark grey sand | | | |
| 300 – 740 mm | Grey sand | | | |
| 740 - 1200 mm | White sand | | | |
| 1200 – 1300 mm | Organo ferricrete. Minor smell of reducing conditions. | Potential sulfide conditions | | |
| Groundwater | Water table at 900 mm | | | |
| Comment | | | | |

| | | | | |
|------------------|-----------------------|-----------------------------|--|--|
| Test Hole Number | 6 | Natural Surface | | |
| Location | Lot 105 | Base of Hole | | |
| Test Hole Type | Backhoe | Depth | | |
| Diameter | | Depth of static water level | | |
| Depth | Description | Comments | | |
| 0 – 320 mm | Dark grey sand | | | |
| 320 – 500 mm | Grey sand | | | |
| 500 - 1200 mm | White sand | | | |
| Groundwater | Water table at 900 mm | | | |
| Comment | | | | |

| | | | | |
|------------------|-----------------------------|-----------------------------|--|--|
| Test Hole Number | 7 | Natural Surface | | |
| Location | Lot 105 | Base of Hole | | |
| Test Hole Type | Backhoe | Depth | | |
| Diameter | | Depth of static water level | | |
| Depth | Description | Comments | | |
| 0 – 290 mm | Dark grey black sand | | | |
| 290 – 650 mm | Grey sand | | | |
| 650 – 1200 mm | White sand | | | |
| Groundwater | Water table not intersected | | | |
| Comment | | | | |

| | | | | |
|------------------|-----------------------------|-----------------------------|--|--|
| Test Hole Number | 8 | Natural Surface | | |
| Location | Lot 9002 | Base of Hole | | |
| Test Hole Type | Backhoe | Depth | | |
| Diameter | | Depth of static water level | | |
| Depth | Description | Comments | | |
| 0 – 120 mm | Dark grey sand | | | |
| 120 – 660 mm | Grey sand | | | |
| 660 – 800 mm | Brown ferricreted sand | | | |
| 800 – 1200 mm | Yellow brown sand | | | |
| Groundwater | Water table not intersected | | | |
| Comment | | | | |

Regolith and Hydrological Logs

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

| | | | |
|----------|---|---------------------|----------------|
| Project | | Site Assessed by | L Stephens |
| Location | LOTS 105 and 9002, Willyung Road Albany | Date of Inspections | 15 August 2008 |

| | | | |
|------------------|---|-----------------------------|--|
| Test Hole Number | 9 | Natural Surface | |
| Location | Lot 9002 | Base of Hole | |
| Test Hole Type | Hand auger | Depth | |
| Diameter | | Depth of static water level | |
| Depth | Description | Comments | |
| 0 – 60 mm | Dark brown vegetation | | |
| 60 – 100 mm | Dark grey sand | | |
| 100– 350 mm | White sand | | |
| 500 – 650 mm | Brown organoferricrete cobbles | | |
| 650 – 1550 mm | Yellow silty sand with darker and lighter mottles | | |
| 1550 | Organoferricrete rock | | |
| Groundwater | Not intersected | | |
| Comment | | | |

| | | | |
|------------------|---|-----------------------------|--|
| Test Hole Number | 10 | Natural Surface | |
| Location | Lot 9002 | Base of Hole | |
| Test Hole Type | Backhoe | Depth | |
| Diameter | | Depth of static water level | |
| Depth | Description | Comments | |
| 0 – 60 mm | Very dark brown sand | | |
| 60 – 180 mm | Grey sand | | |
| 180 – 300 mm | Pale grey sand | | |
| 300 – 400 mm | White sand | | |
| 400 – 760 mm | Yellow clay silt | | |
| 760 - 1450 mm | Fine silt, yellow with darker brown and lighter mottles | | |
| Groundwater | Water table not intersected | | |
| Comment | | | |

| | | | |
|------------------|------------------------------------|-----------------------------|--|
| Test Hole Number | 11 | Natural Surface | |
| Location | Lot 9002 | Base of Hole | |
| Test Hole Type | Backhoe | Depth | |
| Diameter | | Depth of static water level | |
| Depth | Description | Comments | |
| 0 – 100 mm | Grey sand | | |
| 100 – 300 mm | Pale grey sand | | |
| 300 – 860 mm | White sand | | |
| 860 – 920 mm | Brown organic sand | | |
| 920 – 1250 mm | Pale yellow brown sand | | |
| Groundwater | Water table intersected at 1000 mm | | |
| Comment | | | |

Regolith and Hydrological Logs

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

| | | | |
|----------|---|---------------------|----------------|
| Project | | Site Assessed by | L Stephens |
| Location | LOTS 105 and 9002, Willyung Road Albany | Date of Inspections | 15 August 2008 |

| | | | |
|------------------|-----------------------------|-----------------------------|--|
| Test Hole Number | 12 | Natural Surface | |
| Location | Lot 9002 | Base of Hole | |
| Test Hole Type | Backhoe | Depth | |
| Diameter | | Depth of static water level | |
| Depth | Description | Comments | |
| 0 – 160 mm | Grey sand | | |
| 160 – 330 mm | Light grey sand | | |
| 330 – 690 mm | White sand | | |
| 690 – 730 mm | Dark brown ferricreted sand | | |
| 730 – 1300 mm | Yellow silty sand | | |
| Groundwater | Water table not intersected | | |
| Comment | | | |

| | | | |
|------------------|--|-----------------------------|--|
| Test Hole Number | 13 | Natural Surface | |
| Location | Lot 9002 | Base of Hole | |
| Test Hole Type | Backhoe | Depth | |
| Diameter | | Depth of static water level | |
| Depth | Description | Comments | |
| 0 – 90 mm | Dark grey sand | | |
| 90 – 340 mm | Pale grey sand | | |
| 340 – 700 mm | White sand | | |
| 700 – 820 mm | Dark brown organic enriched sand | | |
| 820 – 1300 mm | Very pale clay with minor granite saprolite. | Close to granite outcrop | |
| Groundwater | Water table not intersected | | |
| Comment | | | |

| | | | |
|------------------|--|-----------------------------|--|
| Test Hole Number | 14 | Natural Surface | |
| Location | Lot 9002 | Base of Hole | |
| Test Hole Type | Backhoe | Depth | |
| Diameter | | Depth of static water level | |
| Depth | Description | Comments | |
| 0 – 130 mm | Grey sand | | |
| 130 – 420 mm | Pale grey sand | | |
| 420 – 630 mm | Yellow sand | | |
| 630 – 1240 mm | Yellow sand with minor darker and lighter yellow brown mottles | | |
| 1240 – 1450 mm | Heavy white granite derived kaolin clay; saprolitic | | |
| Groundwater | Water table not intersected | | |
| Comment | | | |



Wood & Grieve
ENGINEERS

Wood & Grieve Pty Ltd
A.C.N. 008 808 786
11 Duke Street, Albany
Western Australia 6330
Facsimile (08) 9842 1340
Telephone (08) 9842 3700

ENQUIRIES: JAMES EARDLEY
PROJECT NO: 15213A

16 October, 1998

Ayton Taylor Burrell
11 Duke Street
ALBANY WA 6330

Attention: Nick Ayton

RE: SITE TESTING - WILLYUNG RD, KING RIVER

Initial site inspections on the Willyung Rd sites were carried out on 14 & 15 September, 1998. Following the results from this inspection further test pits were required.

This further site investigation was carried out on 16 October, 1998. Test pits were dug (see attached plan for pit locations) and the soil profiles are as follows.

It can be noted that at the time of investigation the water levels had dropped off from worst case scenario. With inspection of the soil profiles this worst case water level has been evaluated (in table 'ex' denotes these evaluated water levels).

| TEST PIT | PROFILE (mm) | PROFILE (mm) | SOIL TYPE | WATER LEVEL (mm below surface) |
|----------|-----------------|-----------------|------------------------|--|
| 1 | 0 | 50 | dark grey topsoil | current 900 |
| | 50 | 800 | light grey sand | ex water 600 |
| | 800 | 1100 | dark brown sand/loam | |
| 2 | 0 | 100 | dark grey topsoil | no groundwater encountered (nge) |
| | 100 | 650 | light grey sand | |
| | 650 | 750 | coffee rock | |
| | 750 | 1100 | orange sand/clay | |
| 3 | 0 | 100 | dark grey topsoil | nge |
| | 100 | 400 | light grey sand | |
| | 400 | 450 | coffee rock | |
| | 450 | 1100 | orange clay/gravel | |
| 4 | 0 | 50 | dark grey topsoil | nge |
| | 50 | 250 | light grey sand | |
| | 250 | 1100 | brown loam/clay/gravel | |

| | | | | |
|----|-----|------|---------------------------|---------------|
| 5 | 0 | 100 | dark grey topsoil | 600 |
| | 100 | 500 | orange ironstone/loam | |
| | 500 | 1100 | orange/white mottled clay | |
| 6 | 0 | 100 | dark grey topsoil | 900 |
| | 100 | 600 | light grey sand | |
| | 600 | 1100 | light grey sand/gravel | |
| 7 | 0 | 100 | dark grey topsoil | 800 |
| | 100 | 500 | light grey sand | |
| | 500 | 1100 | light grey sand/gravel | |
| 8 | 0 | 100 | dark grey topsoil | 900 |
| | 100 | 600 | light grey sand | |
| | 600 | 1100 | light grey sand/gravel | |
| 9 | 0 | 150 | dark grey topsoil | 900 ex 600 |
| | 150 | 900 | light grey sand | |
| | 900 | 1100 | orange ironstone/gravel | |
| 10 | 0 | 100 | dark grey topsoil | 800 ex 600 |
| | 100 | 700 | light grey sand | |
| | 700 | 1100 | orange sand/clay | |
| 11 | 0 | 200 | dark grey topsoil | nge ex 600 |
| | 200 | 600 | light grey sand | |
| | 600 | 800 | coffee rock | |
| | 800 | 1100 | ironstone/clay | |
| 12 | 0 | 400 | dark grey topsoil | nge |
| | 400 | 1100 | light grey sand | |
| 13 | 0 | 500 | dark grey topsoil | nge |
| | 500 | 1100 | light grey sand | |
| 14 | 0 | 250 | dark grey topsoil | nge |
| | 250 | 1100 | light grey sand | |
| 15 | 0 | 100 | dark grey topsoil | nge ex 500 |
| | 100 | 150 | white sand | |
| | 150 | 350 | dark grey sand | |
| | 350 | 650 | ironstone | |
| | 650 | 1100 | white/orange clay | |

| | | | | |
|----|-----|------|-------------------|--------|
| 26 | 0 | 200 | dark grey topsoil | nge |
| | 200 | 600 | light grey sand | ex 500 |
| | 600 | 800 | laterite | |
| | 800 | 1100 | white/orange clay | |

CONCLUSION/RECOMMENDATIONS

It was found that for the majority, these extra locations appear suitable for development. As covered in the first report conventional septic tanks and leach drains are recommended to be used in the locations where no ground water was encountered. Where the water table is 500mm or greater below the surface effluent disposal using ATU's or amended soils is recommended.

In areas where water level is less than 500mm from the surface we recommend that either the lot boundaries are changed to incorporate 'dry' areas into a suitable building envelope or place a requirement for earthworks and/or drainage on these lots to achieve minimum separation.

Please contact me directly if you have any queries regarding the report.

Yours faithfully



James Eardley
for Wood & Grieve ENGINEERS

Encl

cc

Sept 98 test
results
(in proximity)

| | | | | |
|----|-------------------------------|----------------------------------|--|-----|
| 30 | 0 50 250 | 50 250 1100 | Topsoil silty sand clay | 300 |
| 31 | 0 150 600 | 150 600 1100 | Topsoil sand gravel/clay | 300 |
| 32 | 0 150 700 | 150 700 1100 | Topsoil sand sandy clay | 600 |
| 33 | 0 150 400 | 150 400 1100 | Topsoil sand sandy clay | 700 |
| 34 | 0 200 700 | 200 700 1100 | Topsoil gravel/sand clay/gravel | 800 |
| 35 | 0 200 600 | 200 600 1100 | Topsoil/ dark grey sand sand gravel/clay | 400 |
| 36 | 0 150 400 600 | 150 400 600 1200 | Topsoil brown loam laterite mottled white clay | 450 |
| 37 | 0 150 300 | 150 300 1100 | Topsoil sandy clay mottled white clay | 300 |
| 38 | 0 100 | 100 1100 | Topsoil grey sand | NGE |
| 39 | 0 100 | 100 1100 | Topsoil grey sand | 600 |
| 40 | 0 200 600 700 900 | 200 600 700 900 1100 | Topsoil white sand coffee rock orange gravel/clay white clay | 500 |
| 41 | 0 500 | 500 1100 | Topsoil sand | 600 |

ACID SULFATE ASSESSMENT FORM

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

| | |
|----------|---|
| Location | Lots 104, 105 and 9002, Willyung Road, Albany |
| Date | Field work 15 – 16 August 2008 |

| | QUESTION | YES | NO | COMMENT |
|---------------|--|---|----|--|
| STEP 1 | | | | |
| 1 | Is the land depicted in Figures 1 - 10 of the Western Australian Planning Commission's Planning Bulletin No 64: Acid Sulfate Soils, as having a "high risk of Actual Acid Sulfate Soil (AASS) and Potential Acid Sulfate (PASS) < 3 m from surface?" | | X | The sand ridge is listed as "buff coloured", "Low to no risk of AASS and PASS occurring generally at depths of > 3m." The lower lying wetter soils are shown as "yellow colour" Moderate to Low risk of actual acid sulfate soil ASS and potential acid sulfate soil PASS >3m from the surface". |
| 2a | Is the land located in an area whether depicted in Figures 1 - 10 or not, where site characteristics and local knowledge suggest that there is a significant risk of disturbing acid sulfate soils at this location? | | X | Organo ferricrete was encountered in only one hole (Hole 5 at 1200 mm depth). The floodplain has the highest risk although minor and this has been excluded from the development area. |
| 2b | Does site interpretation suggest that there is a significant risk of disturbing acid sulfate soils at this location; soils, peat or sulfides in rock? | | X | There is no evidence of risk on the alluvial terrace where development is proposed. The Hole 5 has organoferricrete at 1200 mm that may require investigation if it was to be excavated. |
| STEP 2 | | IF YES TO ANY OF THE ABOVE GO TO STEP 2 | | |
| 3a | Are any dewatering works to be undertaken? | | X | Not proposed and not recommended. |
| 3b | Is the extraction of superficial groundwater likely to expose peaty soils? | | X | Not recommended or proposed. |
| 4a | Is the surface elevation < = 5 m AHD and is excavation of > = 100 m ³ of soil proposed? | | X | No. |
| 4b | Are drainage or earthworks likely to expose subsoils potentially susceptible to acid sulfate conditions? | | X | No. Drainage of the floodplain which lies outside the development area is not recommended without further site testing. |
| 5a | Is the surface elevation > 5 m AHD and is excavation of > = 100 m ³ with an excavation depth of > = 2 metres proposed in potential sulfide containing materials? | | X | No, the area of highest risk is excluded from the developable area. |
| 5b | Are peaty soils likely to be exposed through excavation | | X | No significant excavation is likely. |
| 5c | Are sulfide containing rocks or materials to be processed? | | X | |
| STEP 3 | | IF YES TO ANY OF THE ABOVE, CARRY OUT A PRELIMINARY SITE ASSESSMENT IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENT GUIDELINES | | |
| 6 | Did the Preliminary Site Assessment reveal the presence of acid sulfate soils? | | X | Slightly potential soils were revealed occur on the flood plain but these are excluded from development |
| STEP 4 | | IF YES, CARRY OUT A DETAILED SITE ASSESSMENT IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENT GUIDELINES | | |
| 7 | Did the Detailed Site Assessment reveal the presence of acid sulfate soils? | | X | Slightly potential soils were revealed. |
| | | IF YES, MODIFY THE DESIGN OF THE PROPOSAL OR PREPARE AN ACID SULFATE MANAGEMENT PLAN | | |

| | |
|---------|---|
| Comment | <i>A small acid sulfate risk was identified, on the floodplain which lies outside the area selected for development Drainage of the floodplain is no recommended on environmental reasons, but should only occur if further testing is conducted.</i> |
|---------|---|

| | | |
|-------------------|---|--|
| Available Reports | X | Excavation Management Plan |
| | X | Preliminary Site Assessment Results |
| | | Detailed Site Assessment Results and sampled assessments. |
| | X | The proposal has been designed to avoid disturbance of acid sulfate soils at this location |
| | | Completed acid sulfate management plan |

SIGNATURE

ASSESSORS NAME

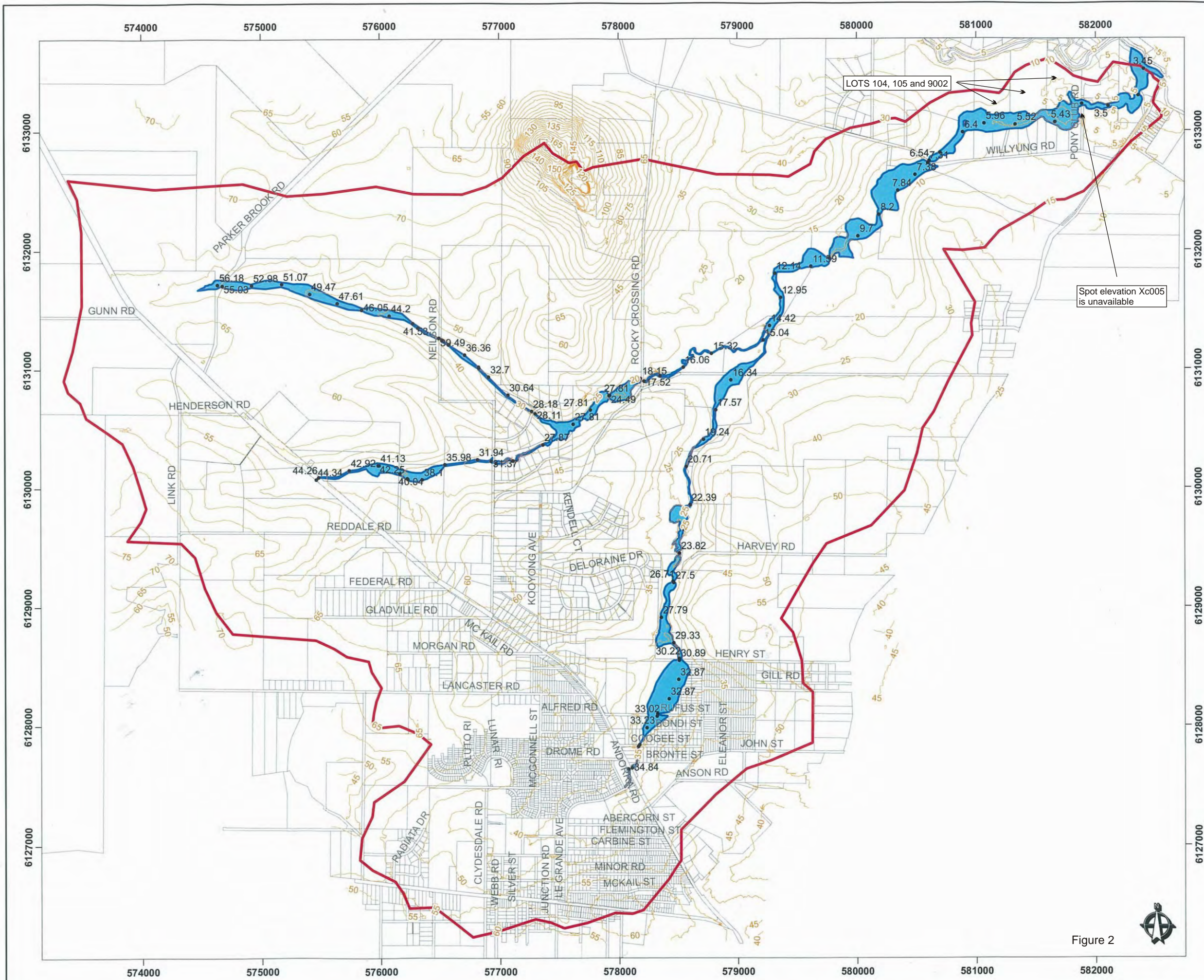
Lindsay Stephens / Landform Research

DATE 10/1/2009

Landform Research
25 Heather Road, Roleystone, WA 6111, Phone 9397 5145

Lindsay Stephens BSc (Geology), MSc (Botany), MEIANZ
Mem. Aus.Geomechanics Soc. - Mem. WA Env. Cons. Assoc.





LEGEND

- Albany Subcatchment
- Contours (5 m)
- Cadastre

Predicted Existing 100yr ARI Maximum Floodway

- Level
- Extent

Data Sources:
City of Albany, Cadastre and Topography

SCALE

300 0 300 600 900 m

1:30,000 at A3

LOCALITY MAP

Western Australia

COPYRIGHT
THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF GHD PTY LTD
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IS WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. GHD DOES NOT HOLD ANY RESPONSIBILITY ON THE MISUSE OF THIS DOCUMENT

| | | | | | |
|------------|----|---------|--|----------|--|
| CREATED BY | | CHECKED | | APPROVED | |
| MO | RC | | | D. Horn | |

HORIZONTAL DATUM: GDA94 PROJECTION: MGA ZONE 50
HEIGHT DATUM: m AHD METADATA RECORDED:

| | |
|----------|--|
| DATE | FILE LOCATION |
| 26.02.07 | N:\6117942\GIS\MXD\6117942-G5_Rev1.mxd |

| | |
|----------|------------|
| REVISION | DRAWING NO |
| 1 | 6117942-G5 |

WILLYUNG CREEK FLOODPLAIN MANAGEMENT PLAN

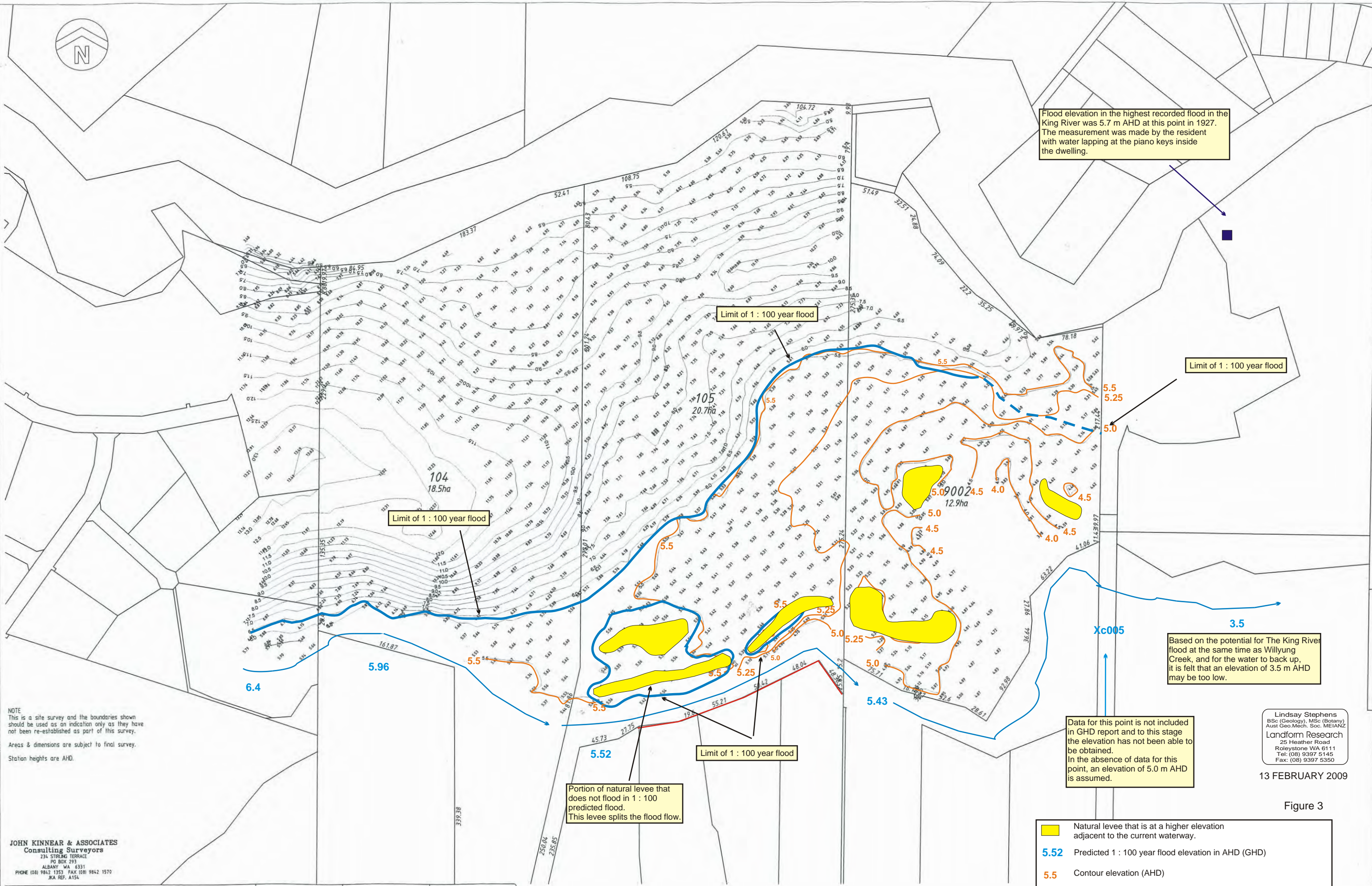
Figure 9
Willyung Creek Catchment
Predicted 100-year Flood Extent

Figure 2





Flood elevation in the highest recorded flood in the King River was 5.7 m AHD at this point in 1927. The measurement was made by the resident with water lapping at the piano keys inside the dwelling.



Limit of 1 : 100 year flood

Limit of 1 : 100 year flood

Limit of 1 : 100 year flood

Limit of 1 : 100 year flood

Portion of natural levee that does not flood in 1 : 100 predicted flood. This levee splits the flood flow.

Based on the potential for The King River flood at the same time as Willyung Creek, and for the water to back up, it is felt that an elevation of 3.5 m AHD may be too low.

Data for this point is not included in GHD report and to this stage the elevation has not been able to be obtained. In the absence of data for this point, an elevation of 5.0 m AHD is assumed.

Lindsay Stephens
BSc (Geology), MSc (Botany)
Aust Geo. Mech. Soc. MEIANZ
Landform Research
25 Heather Road
Roleystone WA 6111
Tel: (08) 9397 5145
Fax: (08) 9397 5350

13 FEBRUARY 2009

Figure 3

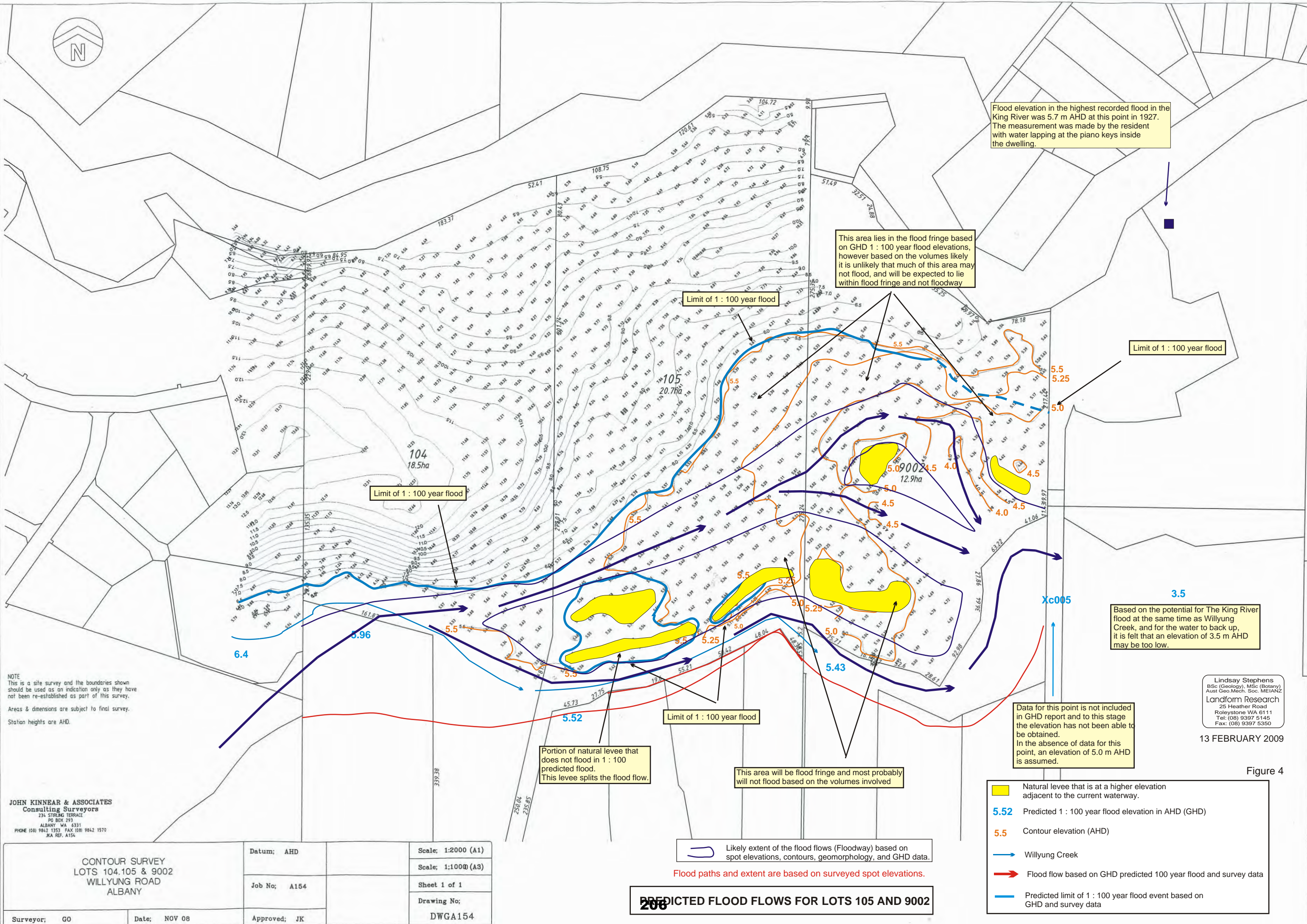
| | |
|-------------|---|
| | Natural levee that is at a higher elevation adjacent to the current waterway. |
| 5.52 | Predicted 1 : 100 year flood elevation in AHD (GHD) |
| 5.5 | Contour elevation (AHD) |
| | Willyung Creek |
| | Flood flow based on GHD predicted 100 year flood and survey data |
| | Predicted limit of 1 : 100 year flood event based on GHD and survey data |

NOTE
This is a site survey and the boundaries shown should be used as an indication only as they have not been re-established as part of this survey.
Areas & dimensions are subject to final survey.
Station heights are AHD.

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
234 STIRLING TERRACE
PO BOX 293
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
JKA REF. A154

| | | | |
|--|--------------|--------------|------------------------|
| CONTOUR SURVEY LOTS 104,105 & 9002 WILLYUNG ROAD ALBANY | | Datum: AHD | Scale: 1:2000 (A1) |
| | | Job No: A154 | Scale: 1:1000 (A3) |
| | | | Sheet 1 of 1 |
| | | Approved: JK | Drawing No: DWGA154 |
| Surveyor: GO | Date: NOV 08 | | |

PREDICTED FLOOD ELEVATIONS FOR LOTS 104, 105 AND 9002



Flood elevation in the highest recorded flood in the King River was 5.7 m AHD at this point. The measurement was made by the resident with water lapping at the piano keys inside the dwelling.

This area lies in the flood fringe based on GHD 1 : 100 year flood elevations, however based on the volumes likely it is unlikely that much of this area may not flood, and will be expected to lie within flood fringe and not floodway

Limit of 1 : 100 year flood

Limit of 1 : 100 year flood

Limit of 1 : 100 year flood

Based on the potential for The King River flood at the same time as Willyung Creek, and for the water to back up, it is felt that an elevation of 3.5 m AHD may be too low.

Data for this point is not included in GHD report and to this stage the elevation has not been able to be obtained. In the absence of data for this point, an elevation of 5.0 m AHD is assumed.

Portion of natural levee that does not flood in 1 : 100 predicted flood. This levee splits the flood flow.

This area will be flood fringe and most probably will not flood based on the volumes involved

Lindsay Stephens
BSc (Geology), MSc (Botany)
Aust Geo. Mech. Soc. MEIANZ
Landform Research
25 Heather Road
Roleystone WA 6111
Tel: (08) 9397 5145
Fax: (08) 9397 5350

13 FEBRUARY 2009

NOTE
This is a site survey and the boundaries shown should be used as an indication only as they have not been re-established as part of this survey.
Areas & dimensions are subject to final survey.
Station heights are AHD.

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
234 STIRLING TERRACE
PO BOX 293
ALBANY WA 6331
PHONE (08) 9842 1353 FAX (08) 9842 1570
K/A REF. A154

| | | | |
|--|--------------|--------------|------------------------|
| CONTOUR SURVEY LOTS 104,105 & 9002 WILLYUNG ROAD ALBANY | | Datum: AHD | Scale: 1:2000 (A1) |
| | | Job No: A154 | Scale: 1:1000 (A3) |
| | | | Sheet 1 of 1 |
| | | Approved: JK | Drawing No: DWGA154 |
| Surveyor: GO | Date: NOV 08 | | |

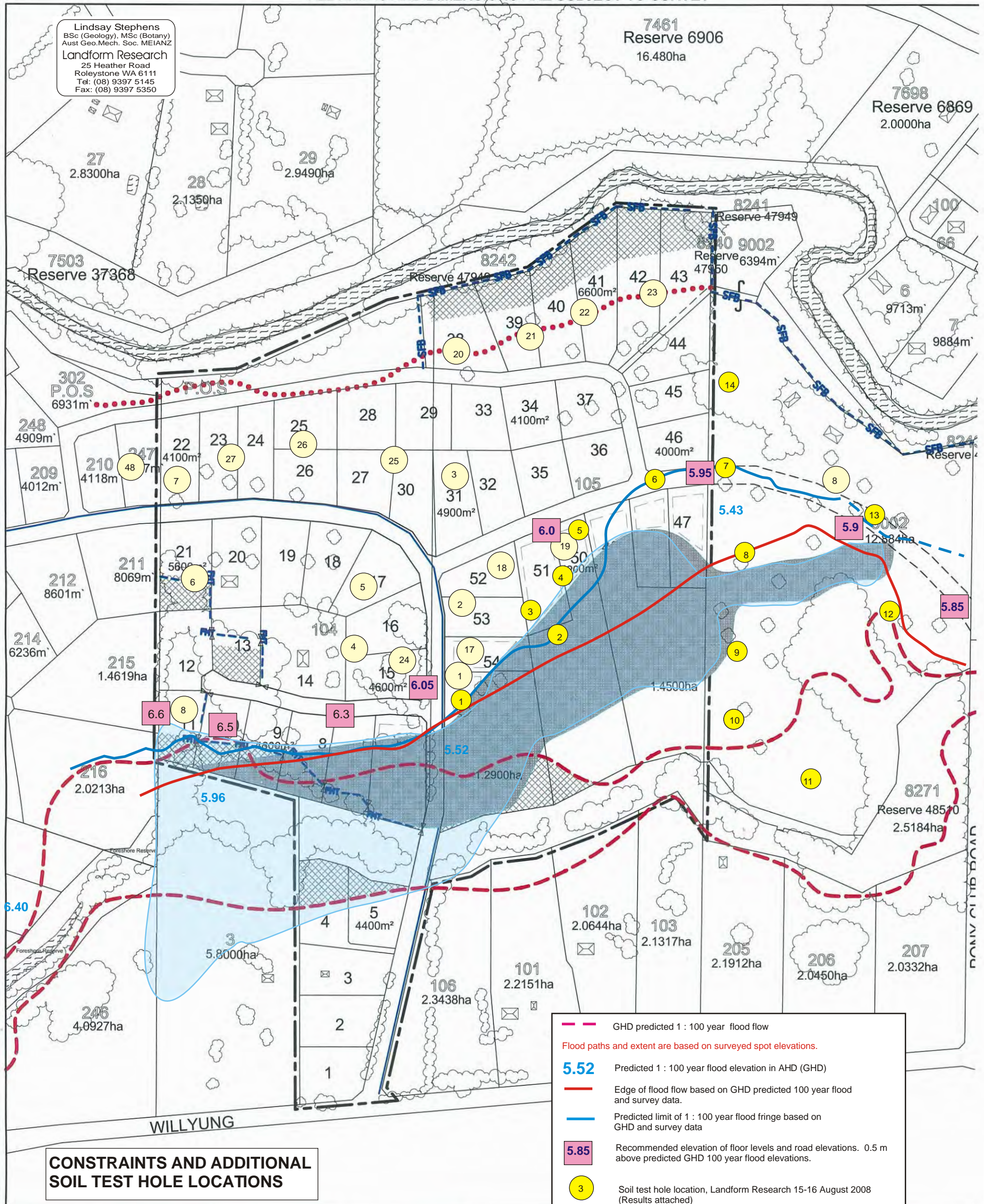
PREDICTED FLOOD FLOWS FOR LOTS 105 AND 9002

- Natural levee that is at a higher elevation adjacent to the current waterway.
- 5.52** Predicted 1 : 100 year flood elevation in AHD (GHD)
- 5.5** Contour elevation (AHD)
- Willyung Creek
- Flood flow based on GHD predicted 100 year flood and survey data
- Predicted limit of 1 : 100 year flood event based on GHD and survey data

Figure 4

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

Lindsay Stephens
BSc (Geology), MSc (Botany)
Aust Geo.Mech. Soc. MEIANZ
Landform Research
25 Heather Road
Roleystone WA 6111
Tel: (08) 9397 5145
Fax: (08) 9397 5350



--- GHD predicted 1 : 100 year flood flow
--- Flood paths and extent are based on surveyed spot elevations.
5.52 Predicted 1 : 100 year flood elevation in AHD (GHD)
--- Edge of flood flow based on GHD predicted 100 year flood and survey data.
--- Predicted limit of 1 : 100 year flood fringe based on GHD and survey data
5.85 Recommended elevation of floor levels and road elevations. 0.5 m above predicted GHD 100 year flood elevations.
3 Soil test hole location, Landform Research 15-16 August 2008 (Results attached)
4 Soil test hole, Wood and Grieve 16 October 1998 (Results attached)
 Area subject to winter surface waterlogging

REVISED SUBDIVISION GUIDE PLAN
 Lots 104 & 105 Willyung Road
 Willyung, City of Albany

LEGEND

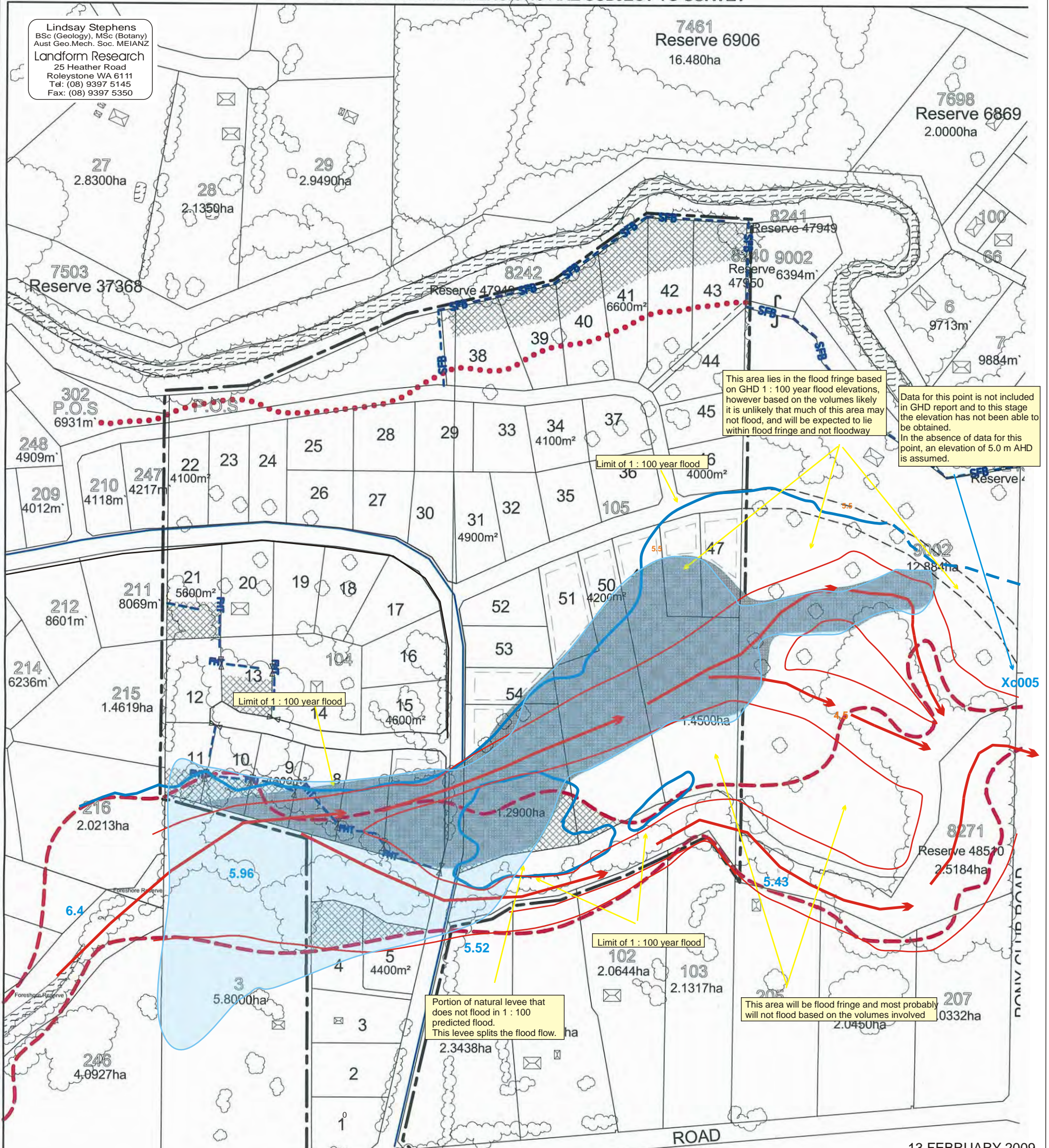
| | | | |
|--|--|--|--|
| | Subject Land | | Existing Water Main |
| | Strategic Fire Break / Multi Use Trail | | Existing Vegetation |
| | Fire Management Track | | Existing Buildings |
| | Unlocked Fire Gate (to be provided if fence is erected) | | Building Exclusion Area |
| | Predicted 100 Year ARI maximum Floodway Extent (GHD 2007) | | 1:100 Year Flood Level, for King River Alignment based on detailed site survey 2008 |

Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 11 Duke St, Albany, Western Australia 6330
 Phone: (08) 9842 2304 Fax: (08) 9842 1340

Figure 5
 SCALE 1:4000
 0 20 40 60
 ORIG A3
 08-34-SGP
 JANUARY 09

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

Lindsay Stephens
BSc (Geology), MSc (Botany)
Aust Geo.Mech. Soc. MEIANZ
Landform Research
25 Heather Road
Roleystone WA 6111
Tel: (08) 9397 5145
Fax: (08) 9397 5350



13 FEBRUARY 2009

PREDICTED FLOOD ELEVATIONS FOR LOTS 104 and 105

REVISED SUBDIVISION GUIDE PLAN
Lots 104 & 105 Willyung Road
Willyung, City of Albany

LEGEND

- | | | | |
|--|--|--|--|
| | Subject Land | | Existing Water Main |
| | Strategic Fire Break / Multi Use Trail | | Existing Vegetation |
| | Fire Management Track | | Existing Buildings |
| | Unlocked Fire Gate (to be provided if fence is erected) | | Building Exclusion Area |
| | Predicted 100 Year ARI maximum Floodway Extent (GHD 2007) | | 1:100 Year Flood Level, for King River Alignment based on detailed site survey 2008 |

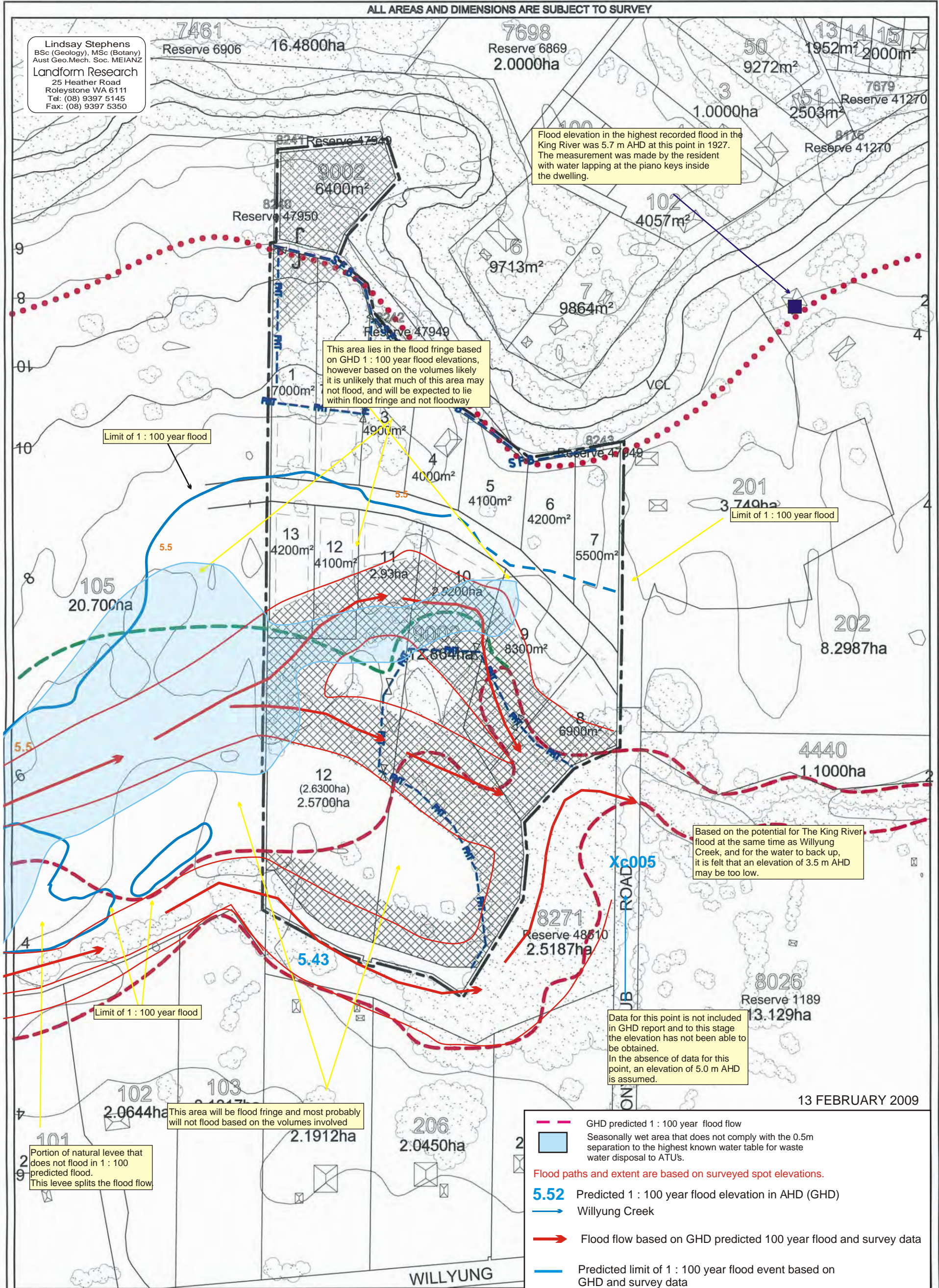
- GHD predicted 1 : 100 year flood flow
- Seasonally wet area that does not comply with the 0.5m separation to the highest known water table for waste water disposal to ATUs.
- Flood paths and extent are based on surveyed spot elevations.
- Predicted 1 : 100 year flood elevation in AHD (GHD)
- Willyung Creek
- Flood flow based on GHD predicted 100 year flood and survey data
- Predicted limit of 1 : 100 year flood event based on GHD and survey data

Ayton Taylor Burrell
Consultants in Urban & Regional Planning
11 Duke St, Albany, Western Australia 6330
Phone: (08) 9842 2304 Fax: (08) 9842 1340

Figure 6
SCALE
1:4000
0 20 40 60
ORIG A3
08-34-SGP
JANUARY 09

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

Lindsay Stephens
BSc (Geology), MSc (Botany)
Aust Geo.Mech. Soc. MEIANZ
Landform Research
25 Heather Road
Roleystone WA 6111
Tel: (08) 9397 5145
Fax: (08) 9397 5350



Flood elevation in the highest recorded flood in the King River was 5.7 m AHD at this point in 1927. The measurement was made by the resident with water lapping at the piano keys inside the dwelling.

This area lies in the flood fringe based on GHD 1 : 100 year flood elevations, however based on the volumes likely it is unlikely that much of this area may not flood, and will be expected to lie within flood fringe and not floodway

Limit of 1 : 100 year flood

Limit of 1 : 100 year flood

Based on the potential for The King River flood at the same time as Willyung Creek, and for the water to back up, it is felt that an elevation of 3.5 m AHD may be too low.

Data for this point is not included in GHD report and to this stage the elevation has not been able to be obtained. In the absence of data for this point, an elevation of 5.0 m AHD is assumed.

This area will be flood fringe and most probably will not flood based on the volumes involved

Portion of natural levee that does not flood in 1 : 100 predicted flood. This levee splits the flood flow

13 FEBRUARY 2009

- GHD predicted 1 : 100 year flood flow
- Seasonally wet area that does not comply with the 0.5m separation to the highest known water table for waste water disposal to ATUs.
- Flood paths and extent are based on surveyed spot elevations.
- 5.52 Predicted 1 : 100 year flood elevation in AHD (GHD)
- Willyung Creek
- Flood flow based on GHD predicted 100 year flood and survey data
- Predicted limit of 1 : 100 year flood event based on GHD and survey data

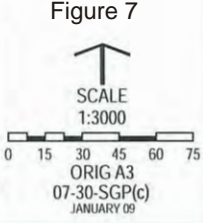
SUBDIVISION GUIDE PLAN

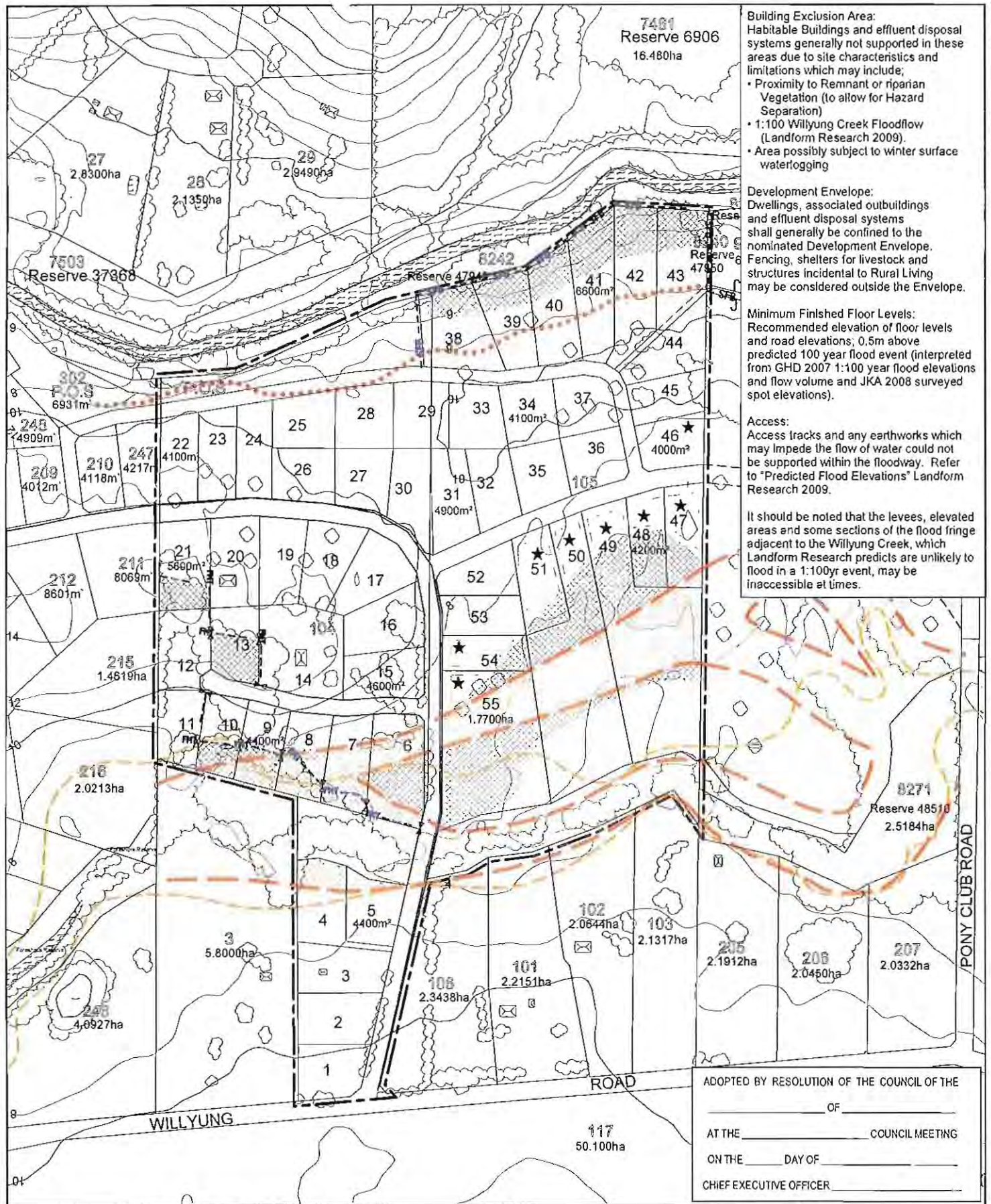
Lot 9002 Pony Club Road
Willyung, City of Albany

LEGEND

- Subject Land
- Building Exclusion Area
- Strategic Fire Break / Multi Use Trail
- Existing Vegetation
- Fire Management Track
- 1:100 Year Flood Level, for King River Alignment based on detailed site survey 2008
- Existing Buildings
- Unlocked Fire Gate (to be provided if fence is erected)
- Predicted 100 Year ARI maximum Floodway Extent (GHD 2007)
- Development Envelope

Ayton Taylor Burrell
Consultants in Urban & Regional Planning
11 Duke St. Albany, Western Australia 6330
Phone: (08) 9842 2304 Fax: (08) 9842 1340





Building Exclusion Area:
 Habitable Buildings and effluent disposal systems generally not supported in these areas due to site characteristics and limitations which may include;

- Proximity to Remnant or riparian Vegetation (to allow for Hazard Separation)
- 1:100 Willyung Creek Floodflow (Landform Research 2009).
- Area possibly subject to winter surface waterlogging

Development Envelope:
 Dwellings, associated outbuildings and effluent disposal systems shall generally be confined to the nominated Development Envelope. Fencing, shelters for livestock and structures incidental to Rural Living may be considered outside the Envelope.

Minimum Finished Floor Levels:
 Recommended elevation of floor levels and road elevations; 0.5m above predicted 100 year flood event (interpreted from GHD 2007 1:100 year flood elevations and flow volume and JKA 2008 surveyed spot elevations).

Access:
 Access tracks and any earthworks which may impede the flow of water could not be supported within the floodway. Refer to "Predicted Flood Elevations" Landform Research 2009.

It should be noted that the levees, elevated areas and some sections of the flood fringe adjacent to the Willyung Creek, which Landform Research predicts are unlikely to flood in a 1:100yr event, may be inaccessible at times.

ADOPTED BY RESOLUTION OF THE COUNCIL OF THE _____ OF _____

AT THE _____ COUNCIL MEETING

ON THE _____ DAY OF _____

CHIEF EXECUTIVE OFFICER _____

REVISED SUBDIVISION GUIDE PLAN

Lots 104 & 105 Willyung Road
 Willyung, City of Albany

LEGEND

| | | | |
|--|---|--|---|
| | Subject Land | | Existing Water Main |
| | Strategic Fire Break / Multi Use Trail | | Existing Vegetation |
| | Fire Management Track | | Existing Buildings |
| | Unlocked Fire Gate (to be provided if fence is erected) | | Building Exclusion Area |
| | Predicted 100 Year ARI maximum Floodway E210 (D 2007) | | 1:100 Year Flood Level, for King River Alignment based on detailed site survey 2008 |
| | Min FFL Nominated (Refer to Predicted Flood Elevation Plan) | | Extent of Willyung Creek floodway (Interpreted 2009) |

AYTON BAESJOU PLANNING
 11 Duke St
 Albany VJA 6330
 Phone 9842 2304 Fax 9842 8434

SCALE 1:4000
 0 20 40 60 80 100
 ORIG A3
 08-34-SCP(d)
 FEBRUARY 09

87

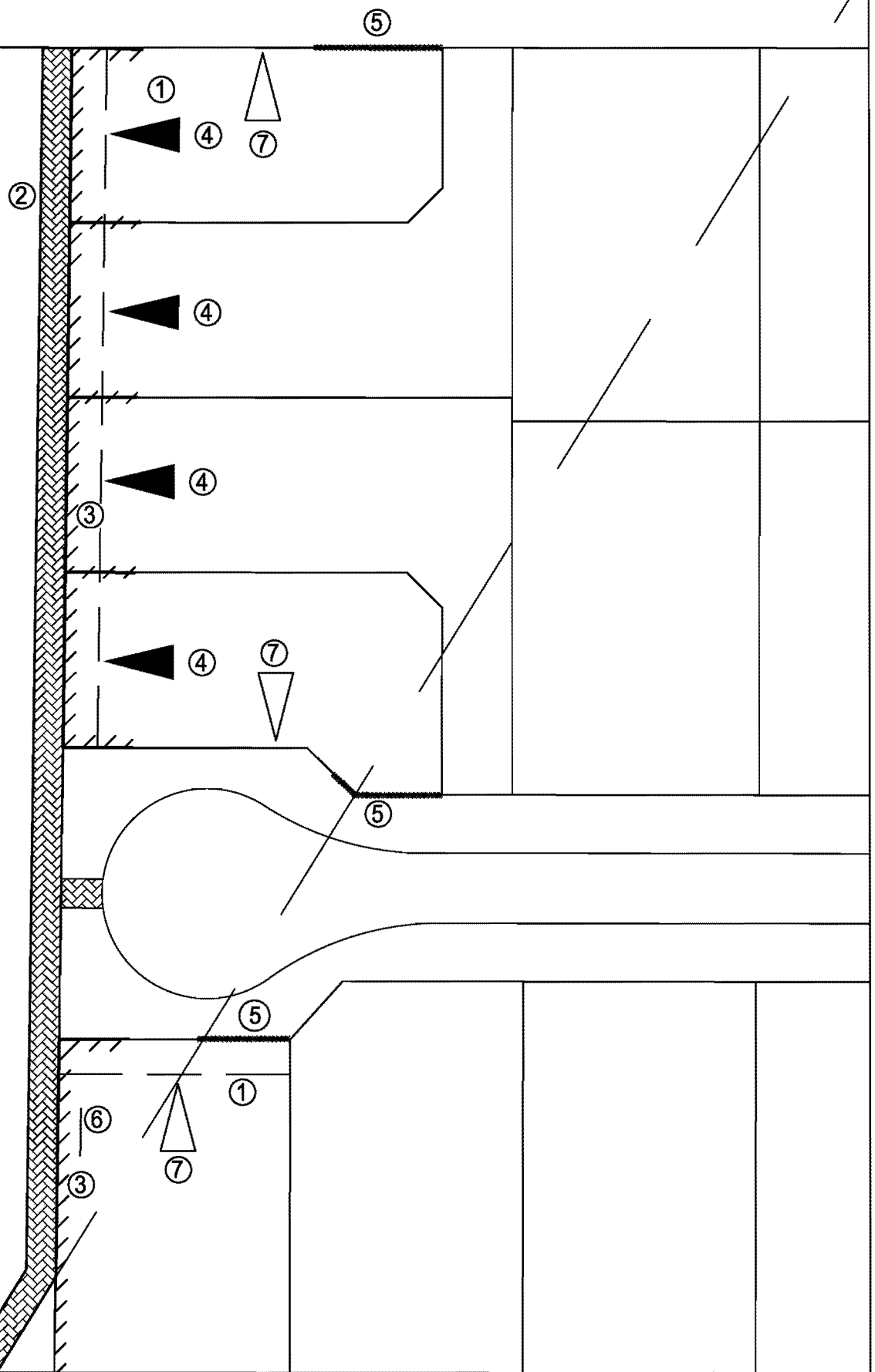
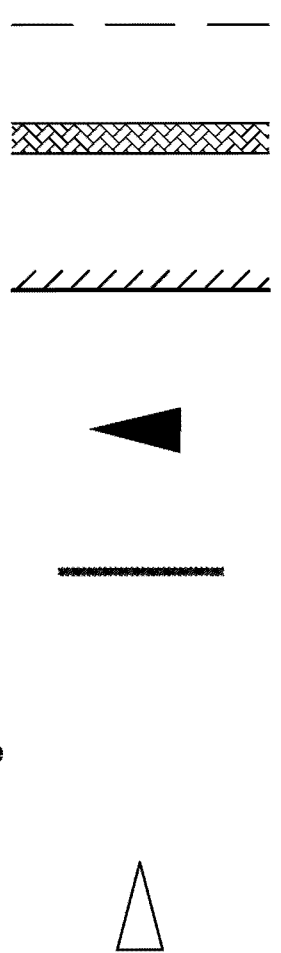
88

89

90

91

- ① 3m Maximum & Minimum Building setback
- ② Pathway
- ③ Uniform permeable fencing to be at least 75% of boundary
- ④ Windows of at least 2 habitable rooms to face the POS
- ⑤ Access to car parking towards eastern end of lot
- ⑥ Windows of at least 2 habitable rooms to face POS on this side wall of house
- ⑦ At least 1 window of a habitable room to face Street



PARK

| | | | |
|------------------------------------|--|---|--|
| <p>NOTES:</p> <p>25mm at scale</p> | <p>MGA TOWN PLANNERS Ph: (08) 9321 3011 Fx: (08) 9324 1961 email: mga@global.net.au</p> | <p>0 Metres 12.5 Scale 1:500</p> <p>Date: 5 February 2009 Ref: 2467/DapFeb09A3DAP</p> <p>212</p> <p>All dimensions and areas subject to survey</p> | <p>DETAILED AREA PLAN PT. LOT 10, GALLE STREET YAKAMIA, ALBANY</p> |
|------------------------------------|--|---|--|

STR047
PLAN10



Practicing Architects of Albany

c/o PO Box 5427
ALBANY WA 6332



City of Albany Records
Doc No. ICR8076434
File. STR047

Date 26 FEB 2009
Officer. PLAN10

Attach:

26 February 2009

City of Albany
102 North Road
Albany WA 6330

Attention Ian Humphrey

Dear Ian



RE: Draft Policy – Reflective Roof Materials (Goode Beach)

We understand that the City of Albany is seeking comments on the proposed council Policy on reflective roof materials for the Goode Beach Area. This policy seeks to restrict the use of "highly reflective roof materials" and will essentially ban the use of Zinalume and almost 30% of the available Colorbond roof sheeting colours.

As we have previously discussed zinalume is the most environmentally responsible roof material available to the Australian construction industry, it has a lower carbon foot print than colorbond, requires less energy and chemicals to produce and provides a safer long term performance for the collection and use of rainwater. Almost without exception all the architecturally designed award winning sustainable houses in recent years have utilized zinalume as a roofing material and in many cases significant areas of wall cladding.

Zinalume and the light toned colorbond range absorb significantly less energy than darker coloured roofs and are recommended to any prospective home builder seriously considering Environmentally sustainable development (ESD) principles or planning an energy efficient sustainable house.

CSIRO research has found that zinalume roofs provided a considerable saving on the cooling energy required in a home. This is supported by work undertaken by the Environmental Protection Agency in the USA that found light coloured roofs with a high reflectance stay up to 40°C cooler than dark coloured, low reflectance, roofs and provide considerable benefits to the home owner and wider community including:

- Reduction in energy use, greenhouse emissions and utility bills.
- Improved indoor comfort.
- Reduction of the heat island effect in urban areas.
- Reduction in the deterioration of roofing materials.

It is also worth noting that Colorbond has recently increased the reflectance of its roof sheeting range to provide greater thermal comfort in buildings and meet the constantly increasing regulatory requirements of the Building Code of Australia. The City should also be aware that

Practicing Architects of Albany

c/o PO Box 5427
ALBANY WA 6332

the data used for solar reflectance figures in the policy are several years out of date and no longer valid.

At a time when industry bodies and government agencies are working hard to reduce energy use it seems strange that the City would introduce a policy preventing the use of energy efficient materials especially when the City's own vision for the city states that it will "*embrace environmentally responsible approaches to energy and water consumption*"

A visual appraisal of various Albany suburbs including Goode Beach indicates between 20% to 25% and in some areas almost 80% of residential buildings' roof cladding is either zincalume or light coloured colorbond. These products constitute a major part of our building fabric and have been accepted by the general public of Albany for over 170 years.

We understand that the City of Albany have received very few complaints from aggrieved neighbors that required investigation by the Council staff in the last 20 years. It indicates that most people understand and accept the issue of reflectance which occurs not only from the maligned roof cladding but to solar water heaters, solar photovoltaic panels, windows, parked cars and a myriad of other surfaces within the built environment.

BlueScope Steel has published information, through their technical bulletins, on building materials and reflectivity and they concluded that the use of reflectivity limits has many inherent problems and that there is no substitute for good design. A copy of the relevant technical bulletin is included with this submission.

We believe that the assessment criteria of the policy are poorly considered and overly restrictive. Any assessment should be on a case by case basis that promotes good design and ESD principles

Reflectance usually only occurs in short periods each day and for a week or two of each year, increasing and diminishing as the angle of the sun changes. The major portion of any given year adjoining houses will not be affected by "angle of incidence" induced reflectance.

Zincalume is highly reflective when first fixed, however this surface rapidly oxidizes and develops a dull grey patina that is significantly less reflective than the colorbond range. This ageing process is accelerated in marine environments such as Goode Beach.

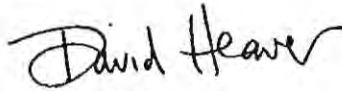
On the other hand some colorbond products with a smooth paint finish remains a highly reflective finish for many years until the surface starts to perish, and this happens across the entire colour range, both light and dark colours. We understand from one resident of Goode Beach that the only roofs with glare problems from his house are both dark blue colorbond.

Finally it is essential to put this issue clearly into perspective, galvanized corrugated iron (later substituted with zincalume) was an essential material in the development of Australia, there is no stronger image of our heritage than a simple galvanized clad shed in the Australian landscape. It is a material that protects the majority of our built heritage and continues to have relevance in our community. As a group we feel strongly about this issue and would be extremely happy to meet with councilors and council officers to discuss the issues.

Practicing Architects of Albany

c/o PO Box 5427
ALBANY WA 6332

Howard and Heaver Architects



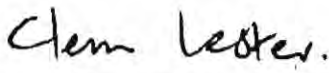
David Heaver RAIA



Ian Howard RAIA



Tom Stevens



Clem Lester



John Sunderland



Graham Bretherton

Roberts Gardiner Architects

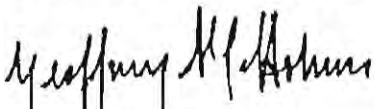


Michael Roberts RAIA



Scott Gardiner RAIA

Hobbs Smith and Holmes Pty Ltd



Geoff Holmes



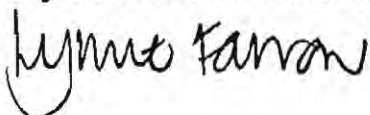
Roslyn Holmes



22 Point 4

Peter Jongen RAIA

Lynne Farrow Architect



Lynne Farrow FRAIA

STR047



Records

From: Graeme & Cheryl Puls [graemecheryl@gmail.com]
Sent: Thursday, 26 February 2009 5:18 PM
To: Records
Cc: Records
Subject: DRAFT POLICITY -Reflective Roof Materials

Doc No. City of Albany Records
File ICR8076438
Date 26 FEB 2009
Officer PL N10
Attach:

ATTENTION --IAN HUMPHRIES

Please note that we object to the proposal currently being considered by council.
As builders we feel that the Residential Building Code gives council ample opportunity to assess each application on its merits rather than being mandatory. The manufactures of steel roofing, Blue Scope Steel have a very good technical assessment in their November 2003 bulletin of which we are sure you would be aware.
As residents of Goode Beach we have observed the only colours to create reflections near our residence is the dark blue viewed from the south. We also feel that the adoption of this policy may restrict the quality of architectural design. Please consider our opinion on this matter

Yours faithfully ,

Graeme and Cheryl Puls



7
D



WAUTERS ENTERPRISES
Building Contractors

Doc No. City of Albany Records
File EF8076436
Date 26 FEB 2009
Officer: PLAN10
Attach.

18 Graham Street
P.O. Box 902
Albany WA 6331
tel: 08 9841 4911
fax: 08 9841 5451
all: reception@wauters.com.au
M. A. J. Wauters Nominees Pty Ltd
Trustee for the Wauters Unit Trust
N 91 654 023 427 / ACN 003 799 826

FACSIMILE TRANSMISSION

| | | | |
|---------------------|---------------------------------|-----------------|-----------------|
| TO: | CITY OF ALBANY | OUR REF: | DTM |
| DATE: | 26/2/09 | FAX NO: | 98414099 |
| FROM: | DAVID MEXSOM | | |
| NO. OF PAGES | (Including this page): 3 | | |
| ATTENTION: | CEO | | |
| SUBJECT: | DRAFT COUNCIL POLICY | | |

GOOD AFTERNOON

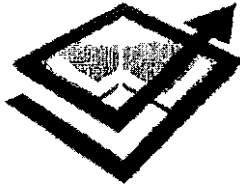
I WOULD LIKE TO LODGE SOME COMMENT FOR YOUR CONSIDERATION IN RELATION TO THE PROPOSED REFLECTIVE BUILDING MATERIALS POLICY (GOODE BEACH)

I HOPE THIS IS OF SOME ASSISTANCE

THANK YOU

DAVID MEXSOM
Residential Manager
Mob:- 0439 992 385
Fax:- 9841 5451
Email:- david@wauters.com.au

**(If you do not receive all pages of this transmission please contact Wauters Enterprises)
This facsimile is intended for the addressee only. If this facsimile is received by other than the named addressee, please notify Wauters Enterprises immediately.
Thank you.**



WAUTERS ENTERPRISES
Building Contractors

18 Graham Street
P.O. Box 902
Albany WA 6331

tel:08 9841 4911
fax:08 9841 5451
email:reception@wauters.com.au

Pro. M. & J. Wauters Nominees Pty Ltd
as Trustee for the Wauters Unit Trust
ARN 91 664 023 427 / ACN 009 799 826

City of Albany
Po Box 484
Albany
WA 6331

26th February 2009

Att:- Chief Executive Officer

DRAFT COUNCIL POLICY – REFLECTIVE BUILDING MATERIALS (GOODE BEACH)

From the wording of the covering letter it is apparent that the City is not taking this course of action as a result of numerous complaints, as the letter states “ Potential Problems that may arise from sunlight reflection”

In my previous submission I posed the question as to whether this policy was simply catering for the vocal minority. There are those in the community that will complain just for the sake of complaining.

My first comment on the latest draft is that the actual title states 'Reflective Building materials' but the covering letter stipulates roofs? So is the policy aimed at controlling wall linings as well? 'Or' is it only roofing material that is encompassed by this proposed policy?

If so, then the Policy title should actually state 'Use of Reflective Roofing Materials in Goode Beach.

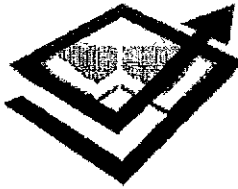
I believe that as a society we need to focus on energy efficiency. To that end, the City of Albany and society as a whole, needs to embrace Energy Efficiency Initiatives more than concerning itself with being able to handle complaints from residents of Goode Beach, that may be effected to varying degrees, over potentially relatively short periods of time.

So the adoption of this policy is arguably in direct conflict with the current push by the Federal Government to improve energy efficiency of homes by for example providing incentives for people to install insulation to reduce heating and cooling costs, and reduce carbon emissions.

The City of Albany would be better off having a social conscious that supports the over all energy efficiency benefits for the nation and the environment, rather than being consumed by the vocal minority that often do nothing to alleviate a perceived problem by self help, such as installing window blinds or treatments or installing solar films that will tint their windows and assist their homes own energy efficiency and in doing so reduce the impact of solar reflection without the need to impose unwieldy restrictions on others.

You would need a proper definition of 'Circumscribe' (Ref Page 3 top line) to make the policy clear and concise. Eg:- I could take this word as meaning only those properties with shared common boundaries to the site? But I bet that is not the Planners interpretation !!

No good having policies that are going to be open to interpretation on major points like that. Applicants would need to be confident about exactly what they have to do, or risk delays in



WAUTERS ENTERPRISES
Building Contractors

18 Graham Street
P.O. Box 502
Albany WA 6331

tel: 08 9841 4911
fax: 08 9841 5451
email: reception@wauters.com.au

Pro. M. & J. Wauters Nominees Pty Ltd
as Trustee for the Wauters Unit Trust
ABN 91 664 023 427 / ACN 008 799 526

assessment and disagreements with Council officers that need to defend such policies whether they agree or not.

Whilst I question the need for this restrictive policy, there have been improvements to the first draft and more logical changes incorporated.

If I understand it correctly, the City of Albany cannot control paint colours, so what is to prevent a person painting their walls white, or in the case of an older home re - painting roof tiles or other roof cover (*Dare I mention Asbestos*) in a white colour?

The policy states (Ref: page 2 1st paragraph) "Zincalume, off white Colorbond and other building materials of highly reflective qualities"
Glass is also reflective and so this policy restricts a glazed roof to say a conservatory / greenhouse or enclosed outdoor area if the glass has a solar reflectance value of 50% or more.

Is there a minimum square metres of roof area that can be constructed without complying with this policy? I.e.- Storage sheds with Zincalume or off white colorbond roofs up to 10m² ??? or does everything have to comply??

Effect of Roof Pitch does not get a mention? Has this been considered?

The policy is simply not explicit enough and too narrowly focused on two products.

I strongly believe that an applicant should have the right of appeal and that this should be included / noted in the Council Policy if it is adopted, regardless of it being stated on any subsequent Development Approvals.

(Ref Page 3 section 3.3) 'Architectural Integrity' of existing buildings should not come into this, as it is discriminatory, the City of Albany either restricts reflective materials or it doesn't. I am sure that the sun won't be able to tell the difference, and if people are truly bothered by reflection I am also sure that they will expect the same right to complain.

If you don't allow new homes to have reflective roof materials it seems inconsistent to allow reflective materials on changes to existing homes.

I honestly believe that the actual Goode Beach residents and owners should be surveyed and let them decide if this really is something that needs to be governed by a specific Council policy.

Thank you for the opportunity to comment.

Yours Faithfully

David Mexsom Bach;Build;Surveying.
Chairman MBA Albany & Great Southern
Project Administrator
Wauters Enterprises

STR047
MPR

**FRENCHMAN BAY ASSOCIATION (FBA)
PO BOX 1714 ALBANY WA 6331**

February 25, 2009



Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No ICR8076327
File STR047

Date: 26 FEB 2009
Officer: ~~MPR~~ PLAN 10.

Attach

Dear Sir

**TOWN PLANNING SCHEMES NO. 3
USE OF REFLECTIVE BUILDING MATERIALS IN GOODE BEACH**

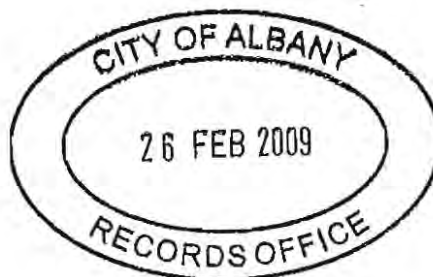
In response to the invitation for submissions regarding the draft policy for Use of Reflective Building Materials in Goode Beach, please find attached a petition signed by local residents who support the draft policy as advertised.

The FBA would like Council to pass the Policy as is without any amendments. It should be duly noted that the attached petition is signed by residents who actually reside in Goode Beach and are therefore impacted by the lack of such a policy. Whilst there maybe other submissions refuting the Policy the fact that local residents are in support of it should be the deciding factor.

Forwarded for your consideration.

Yours sincerely,

Graeme Bott
President FBA



**PETITION IN SUPPORT OF COUNCIL POLICY
USE OF REFLECTIVE BUILDING MATERIALS IN GOODE BEACH**

We the undersigned wish to register our support for the Draft Council Policy dealing with Use of Reflective Building Materials in Goode Beach

| | |
|-----------------------|--------------------------------------|
| J. Burtch | 10 St Georges Crescent Goode Beach |
| C. Goldsmith | 36 La Perouse Ct |
| Bene Diggins | 2 ST. GEORGES CRESC, GOODE BEACH. |
| Jella Baxglvos | 7 La Perouse Rd Goode Beach |
| Ruth K. Whiteside | " " " |
| Linda Power | 12, La Perouse Rd. Goode Beach. |
| Laurie Wahlster | 77 McBride Rd Goode Beach |
| Jane Hansen | 21 Calceolonia Cres (Goode Beach) |
| Erne Jorg. | 13 Baledonia Cres. Goode Beach. |
| Van A Torr | 18 Sussex St Albany 6330 |
| Richard Vogwill | 53 La Perouse Rd, GOODE BEACH |
| Max Angus | 43 La Perouse Rd Goode Beach. |
| Charlotte Bennett | 5 Runnymede St Goode Beach. |
| SHIRLEY KELLY | 6 ST. GEORGES CRESCENT GOODE BEACH. |
| PAT CRAWFORD | 4 Austin Rd Goode Beach |
| BRUCE McBURNEY | 5 La Perouse Rd GOODE BEACH |
| Stephanie McBurney | 5 La Perouse Rd Goode Beach |
| JENNY BLAKE | 48 KARRAKATIA RD GOODE BCH |
| ROY BLAKE | " " " " |
| ROY MACHIN | 12, ROSSITER ROAD, GOODE BEACH |
| MAVIS MACHIN | " " " " |
| PEYER WILKES | 12 AUSTIN RD GOODE BEACH |
| EILEEN WILKES | 19 AUSTIN RD GOODE BEACH. |
| Colin Stadel | 2 La Perouse Rd Goode Bch. |
| Michael Rice | 150 KREM RD GOODE BEACH |
| MARZYN BARCEL | 23 ST. GEORGES CRESC. |
| JOHN KELLY | 6 ST GEORGES CREST, GOODE BEACH ALB. |
| Jean North | 6 Rossiter Rd GOODE BEACH 6330 |
| Brian NORTH | 6 ROSSITER RD GOODE BCH. 6330. |
| John Bob | 16 AUSTIN RD GOODE BEACH |
| G. Zile | 16 Austin Rd Goode Beach. |

**PETITION IN SUPPORT OF COUNCIL POLICY
USE OF REFLECTIVE BUILDING MATERIALS IN GOODE BEACH**

We the undersigned wish to register our support for the Draft Council Policy dealing with Use of Reflective Building Materials in Goode Beach

| | | | |
|---------------------|-------------------------------|---|---|
| JOHN TONKIN | 10 KARRAKATTA RD GOODE BEACH | | |
| LIZ DAVIES | 3 PUNNINGTON ST | " | " |
| JUNE + VICTOR SMITH | 1 KARRAKATTA ROAD | " | " |
| CHARLES TAYLOR | 3 PUNNINGTON ST | " | " |
| CAROLINE ROSE | 101 LA PEROUSE RD GOODE BEACH | | |
| JOHN FRANCIS | 3 LA PEROUSE RD. | " | " |
| MAGGIE FRANCIS | 3 LA PEROUSE RD | " | " |
| Shirley Tonkin | 10 Karrakatta Rd Goode Beach | | |
| MAX ANGUS | LA PEROUSE RD | " | " |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



BlueScope Steel Ltd
ABN 16 000 011 058
650 Abemethy Rd
Forresfield WA 6154
Australia
PO Box 618
Welshpool BC WA 6960
Telephone +61 8 9365 6666
Facsimile +61 8 9365 6601
www.bluescopesteel.com

26 February 2009

Our ref I00709

Chief Executive Officer
City Of Albany
PO Box 484
Albany WA 6331

To The Chief Executive Office,

Re: Draft Council Policy – Reflective Roof Materials (Goode Beach)

In regard to the City of Albany's draft reflective roof materials(Goode Beach), Peter Male from Metroof Albany supplied a copy of the policy to myself for comment. Normally would have provided comment through Metroof but as Peter is currently on leave and submissions are closing I have sent our comments directly to the Council. Below are some comments that relate to the draft policy & a copy of a reflective roofing policy that takes a more holistic approach to deal with this issue.

Solar Reflectance

The definition and interpretation of solar reflectance in the draft policy is incorrect. Similarly the information in Appendix 1 is incorrect and out of date. While these may be corrected the real issue is that the use of solar reflectance as a way of determining levels of glare is not valid. Solar reflectance is a measure of thermal performance and determines the amount of the solar radiation that is reflected from a surface, it is not a measure of reflected visible light or glare.

To illustrate this recently BlueScope Steel upgraded the thermal performance of COLORBOND® steel by incorporating Thermatech™ technology. What Thermatech™ technology does is help create cooler buildings by reducing the amount of the suns energy that is absorbed and subsequently re-radiated or conducted into the building. It does this by reducing the solar absorbance (alternatively this could be stated as increasing the solar reflectance) of the material.

To illustrate this point for the colour Sandbank®:

- Prior to Thermatech™ technology solar absorbance was 50.3%
- With Thermatech™ technology the solar absorbance is reduced to 45.5%.

In all aspects visually (including glare) the COLORBOND® steel with Thermatech™ technology will appear the same as COLORBOND® steel without this technology in the same application. The only difference will be in the temperature of the roof and internally within the building.

What is Glare?

Glare from buildings can result from the reflection of sunlight from any surface. New glossy surfaces are particularly prone to glare, including steel roofs, glazed terracotta tiles and concrete tiles. The degree of glare observed will depend, amongst other things, on the age and type of material used, its location, surrounding environment, position and gradient. The particular time of day and year also affect glare due to the constantly changing position of the sun.

Gloss and Glare

Problem glare is known to be associated with mirrored sunlight from new glossy surfaces. The mirror-like properties of glare mean that it will only ever occur in a particular position at a particular time of the day and only for a particular time of the year due to the constantly changing position of the sun.

An important point to note is that all new roofing materials (steel, concrete tiles, glazed terracotta tiles) have a glossier surface when first installed.

Over time the surface dulls, reducing the resulting glare. This means that once experienced in the year, the mirrored reflection will return in a year's time. However, at that time the building material will have also aged a year, losing gloss and subsequently reducing the amount of glare.

Colour Choice & the Environment

Reflectivity policies that encourage dark roofing materials are not in line with good environmental policy & the need to reduce greenhouse gas emissions. For this reason light coloured roofing materials should be encouraged. A light coloured roof can be 30°C cooler on the surface than a dark coloured roof. This can result in numerous benefits to the building owner and the environment. Some of the benefits of light coloured roofing include:

- Improved energy efficiency and thermal comfort. The Building Code of Australia has insulation concessions to encourage the use of light coloured roofs on the basis of energy savings.
- Minimised peak summer energy loads and improved summertime insulation. Many regions of Australia are struggling to meet peak summer electrical loads. As an example light coloured roofs have been part of Florida's program to curb spiralling summertime electrical demand. BASIX NSW encourages light coloured roofs for this reason.
- While less of an issue for the Albany region reduced urban heat islands caused from dark materials warming local air temperatures. Lower local air temperatures can reduce summer energy loads on all buildings and the potential for smog.

- Improved roof lifespan due to less thermal stress. Reduced thermal stress improves roof durability through reduced temperatures and by causing less thermal movement resulting in less chance of air or moisture leaks.
- Cost and energy savings for the household.

Council Policy Considerations

Problems can arise from policies such as the draft policy as they are typically:

- one-dimensional based on total reflectivity and ignoring the mirror-like properties of the building material,
- in the form of a blanket policy and are applied in cases where glare is of no concern, and
- drafted in such a way as to encourage the use of darker materials, which is at odds with good environmental policy.

To reduce the negative consequences of the above types of policy, council should consider the following:

- Policies should not specify a specific material or brand. Rather than singling out a particular material or manufacturer, Council should aim to establish performance-based policies.

The introduction to the policy refers only to the BlueScope Steel metallic coated steel ZINCALUME® steel & pre-painted Surfmist® COLORBOND® steel. These products are manufactured only by & are exclusive to BlueScope Steel. As written the policy is discriminatory towards BlueScope Steel as it does not take into account other roof material that may have similar reflective properties.

To illustrate this, other manufacturers and suppliers offer metallic coated steels and pre-painted steel products. Initially at least some of these products visually will appear similar to ZINCALUME® steel and COLORBOND® steel. Further to this other metal roof claddings such as unpainted aluminium, stainless steel etc, can visually appear as or more reflective than ZINCALUME® steel. Similarly other painted roof materials may visually appear as or more reflective to an equivalent COLORBOND® steel colour.

- Arbitrary reflectivity limits should not be imposed on homeowners and builders. The limits do not take into consideration all significant variables that contribute to glare. Reflectivity limits are also inappropriate where they do not include reference to standards or other methods to demonstrate compliance.
- Consumer choice should not be restricted arbitrarily. Restricting choice to dark colours also contradicts National and State energy efficiency initiatives that encourage the use of light coloured roofs.

Recommendation for a Council Glare Policy

Where control of glare is deemed appropriate, assessment should be considered on a case-by-case basis.

Most reflectivity policies are drafted in the form of a blanket statement (such as "the product used shall have a reflectivity not greater than X%"). This type of policy limits the ability to use building materials in the majority of cases where glare is not relevant. To take advantage of the significant thermal and environmental benefits of light coloured material, glare should be considered on a case-by-case basis and certain materials not excluded under a blanket exception.

When assessing whether a particular structure or roof should be allowed, consideration should be given, amongst other things to the local surroundings and environment (such as vegetation, aspect and surrounding structures) and the configuration, location and aspect of the structure. In many cases the assessment will be straightforward, as the roof will not be easily seen.

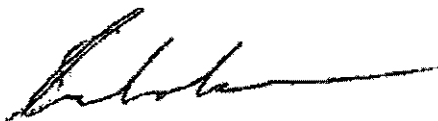
Where the roof can be seen then consideration of the mirrored reflection from the roof can quickly identify potential problems. Modelling has shown that the main potential position of concern is a viewing position located to the south and above a roof.

In the draft policy (Section 3.3) reference is "the reflective material will not be overlooked from existing or future dwellings on adjoining land". This may or may not be an issue as the amount of glare seen by an observer will depend on the position of the roof and relative to the observer. As above it would be better to treat all such situations on a case-by-case basis.

An example of a policy that illustrates the above recommendations is shown in attachment. This policy is currently being used by Subiaco Council.

I trust that this information is of use and welcome the opportunity to provide any further input or discussion.

Regards



Scott Nicholson
Principal Technical Specialist
BlueScope Steel

Cc Peter Male - Metroof Albany

Attachment 1

REFLECTIVE ROOFING

(ADOPTED 19 DECEMBER 2006)

1. INTRODUCTION

There has been increasing awareness of the need for energy efficiency in housing in recent years, with the *Residential Design Codes* now recognising that reflective roofs can be effective in reducing the heat absorbed during summer months. However, the Codes also point out that highly reflective roofing such as zincalume may sometimes cause glare and discomfort to neighbours and that it may sometimes be appropriate to use materials or finishes which are light but less reflective.

The use of light coloured roofing is encouraged under the Building Code of Australia which now includes energy efficiency requirements taking into account the heat absorptance of the roofing material. Finishes such as Zincalume® steel are preferable to darker colours in terms of heat gain, and contribute significantly towards improved energy efficiency of buildings. According to information provided by the manufacturer, zincalume re-radiates only around 5% of incident radiation compared with almost 10% for light coloured colorbond and more than 20% for red roofing (colorbond or tiles).¹

Reflective roofing in the form of galvanized (iron) steel has been used for a considerable period of time in Western Australia, although its relatively fast oxidation meant that reflection did not remain an issue for very long. By comparison, Zincalume® steel which was introduced in the 1970s, while less reflective than new galvanized steel, generally weathers more slowly, and retains a lighter shade than weathered galvanized steel. Both Zincalume® steel and light-coloured pre-painted steel such as Colorbond® are popular roofing materials in the City, and are a distinguishing design characteristic of some areas.

While Zincalume® is the most reflective of the commonly available sheet roofing finishes, significant *specular* or mirror-like reflection can also occur with new high-gloss painted finishes and glazed tiles. However, for some painted finishes, the process of weathering will normally result in a reduction in reflectivity, over time. This policy is to be applied only to those situations in which specular reflection is likely to be a cause of nuisance over a considerable period of time.

2. NUISANCE REFLECTION

Reflective roofing does not always result in nuisance glare, and the circumstances in which significant adverse impacts occur are actually quite limited. This is borne out by the small number of complaints received, but may also be confirmed by analysing the conditions under which reflective glare is likely to become a significant issue.

All high-gloss roofing will result in *specular* reflection at some times of the day for some months of the year, but the impact of such reflection will vary according to:

- Time of day and season when reflection occurs
- Position of the observer relative to the reflective roofing
- Frequency and duration of reflection
- Extent of roofing from which reflection is received
- Nature of area affected by reflection
- Size and orientation of opening affected by reflection
- Significance attributed to any outlook from opening
- Light levels within the area or room affected by reflection
- Attitude of the observer to sunlight at the relevant time of year
- Presence of any intervening landscaping which could filter or screen
- Presence and/or use of any screening of openings, e.g. blinds, curtains

Attachment 1

The following diagrams illustrate the variation in the sun's position throughout the day at Mid Summer and Mid Winter.



Figure 1a: Movement of sun during mid-summer (21 December)

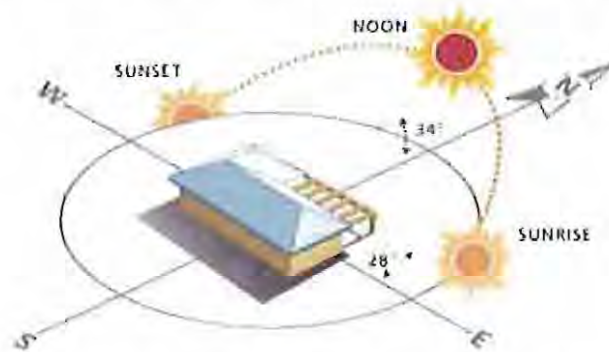


Figure 1b: Movement of sun during mid-winter (21 June)

Based on a general assessment of sun angles and in consideration of a range of design issues, the following general conclusions can be drawn about the likelihood of nuisance associated with specular reflection:

Specular reflection is less likely to be a nuisance:

1. where it occurs during early morning or late afternoon periods when the sun is low in the sky. This is because the rate of vertical change of the sun's angle is greatest, the duration of the reflective event is limited, and control measures to limit *direct* sunlight during such periods, will also be effective in limiting nuisance reflection during these times.
2. where the property is situated to the north of a reflective roof, i.e. between 80 degrees east and 80 degrees west. This is because the only times when the sun will be reflected from the south towards the north from the plane of a roof, is during early morning and late afternoon periods, when the sun is relatively low in the sky. Refer to 1 above.
3. where the direction from which the reflected light is received is significantly above or below the horizontal.
4. where the horizontal angle of the reflected light is relatively oblique, i.e. the reflected light comes from the side rather than from in front of the opening.

Attachment 1

5. where the incident sunlight does not align with the fall of the roof, and the reflected light is dispersed by the profile of the roofing material.
6. where the number of days in the year during which reflection is received is limited.
7. where the effective area of the reflective roof is relatively small as perceived by the observer. The effective perceived area of a roof section will depend on its dimensions, orientation and distance from the observer.
8. where the receiving opening is to a room other than a living area (kitchen, dining, family, lounge) or where the opening is not a *major opening* to such a room.
9. where there is intervening landscaping which effectively filters or screens reflected light from the roof concerned.
10. where the roofing material has weathered, although the rate of such weathering will vary depending on the particular material and finish, and on the conditions in which it is situated.

3. OBJECTIVE

The objective of this policy is to:

- define the circumstances in which reflective glare needs to be taken into consideration, and where consultation with potentially affected property owners is required; and
- provide an objective basis for assessment of nuisance glare in the event of objection being received from potentially affected property owners.

4. DEFINITIONS

Direct reflection

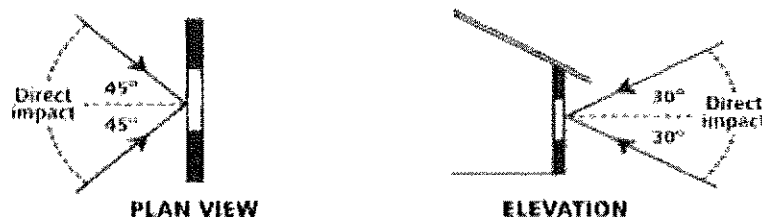
For the purposes of assessment under this policy, the angle of reflection from a roof is to be based on the pitch of the roof in the case of sheet roofing or the pitch of the tiles in the case of a tiled roof. Direct reflection is to be assumed to be in the direction of the fall of the roof as defined by the direction of corrugations or longitudinal profiling. In the case of sheet roofing, or the run of the tiles in the case of tiled roofing. Subject to these assumptions, the angle of incidence of sunlight is equal to the angle of reflection, with no allowance made for dispersion due to profiling or surface irregularities.

Directly impacted upon

For the purposes of this policy, the term 'directly impacted upon' is to be distinguished from an oblique impact, and refers to reflected sunlight which is incident on an opening with an angle of incidence of less than 45° in the horizontal plane, or $\pm 30^\circ$ in the vertical plane. These angles correspond to those applied under Element 8 of the R-Codes for determining the effective angle of view for the purpose of privacy.

Field of view

For the purposes of this policy, the field of view is deemed to be limited in accordance with the limits of *direct impact* as described in the previous definition and associated diagram.



Attachment 1

Highly reflective

The following materials and/or finishes are deemed to be highly reflective for the purposes of this policy:

- Zinc or Zinc-Aluminium alloy coated steel or polished metal, e.g. Zincolume ®, galvanized (iron) steel, stainless steel, aluminium, copper (where sealed against oxidation)
- Glazed tiles (irrespective of colour)
- Glass or Perspex
- High-Gloss painted finishes, unless heavily textured (whether tile or metal)
- High gloss coated finishes other than paint, e.g. enamel

Non-Highly reflective

The following materials and/or finishes are not deemed to be highly reflective for the purposes of this policy:

- Concrete or clay tiles other than glazed or high-gloss finishes
- Painted or pre-painted finishes other than high-gloss, e.g. Colorbond ® steel

N.B. The inclusion of a material or finish in the above list does not guarantee it will necessarily be free from reflective glare. However, it is not practical to control all potential impacts on adjacent property, and the extent of reflective glare associated with the foregoing finishes when new can be expected to diminish over time due to weathering processes.

Major opening

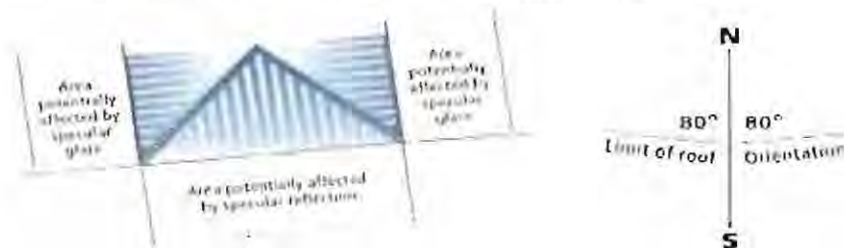
Has the same meaning as defined in the Residential Design Codes.

5. ASSESSMENT CRITERIA

5.1 Preliminary assessment (Level 1)

The following criteria are to be applied to determine if a proposed development involving new or replacement roofing is to be regarded as acceptable in terms of the potential impact of reflective glare on adjacent property, or if it requires more detailed assessment of reflectivity:

- 1.1 The material and/or finish of the proposed roof or roof section is defined as not being 'highly reflective' (see below for definition); Yes No
- 1.2 The proposed development does not include any roof or roof section of the nature referred to in 1.1 above, which is facing between 80° east and 80° west².
Yes No
- 1.3 There is no potentially affected recipient property directly in line and within 35 metres of a roof or roof section facing between 80° east and 80° west.
Yes No



² The basis for an 80° east or west cut-off is that for the corresponding solar azimuth or bearing of 110° west or east respectively, the solar elevation does not exceed 30°, which has been identified as the minimum elevation at which reflected sunlight would be at significant variance from the line of direct sunlight. It is assumed that such controls as may be required for direct sunlight in these circumstances would also be effective in controlling reflected sunlight.

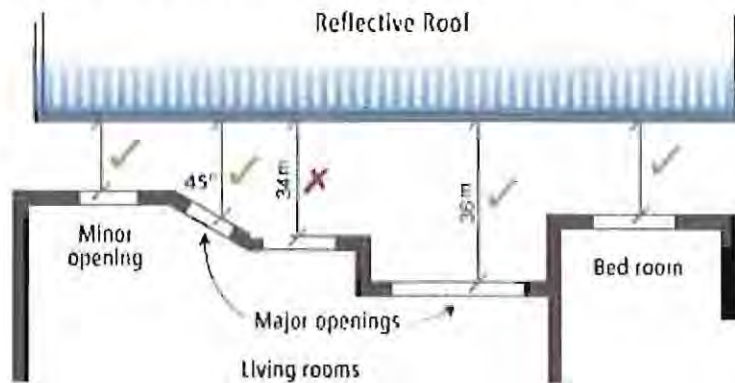
Attachment 1

Where the proposed development satisfies at least one of the foregoing criteria, the issue of reflectivity will not be further investigated as part of the development assessment. In the event that adjacent property owners may still consider reflection to be a problem, amelioration of any perceived impact will be the responsibility of the recipient unless otherwise agreed by the applicant.

5.2 Detailed assessment (Level 2)

The following additional criteria will apply in those circumstances where the preliminary assessment referred to above indicates there is potential for reflective glare to adversely affect an adjacent property, i.e. where the proposal fails to satisfy at least one of the foregoing criteria.

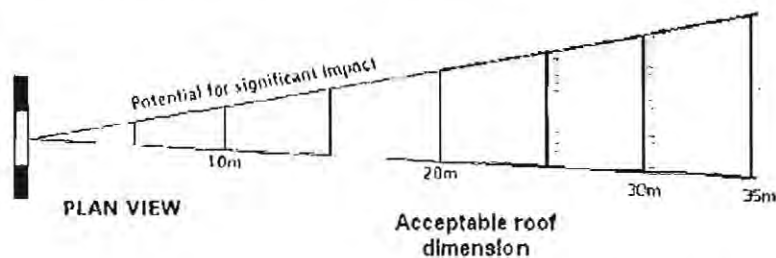
- 2.1 No major openings to living rooms (including kitchen and dining areas) within 35 metres of the source of reflection, are *directly impacted upon* by reflected sunlight from the proposed roof or roof section; Yes [] No []



- 2.2 The section of roof from which reflection is received does not exceed the following horizontal dimensions for the relevant separation distance to the affected living room: Yes [] No []

| Separation distance | 5 m | 10 m | 15 m | 20 m | 25m | 30 | 35 |
|------------------------------|-------|-------|-------|-------|------|------|------|
| Horizontal Dimension of roof | 1.3 m | 2.6 m | 3.9 m | 5.3 m | 6.5m | 7.8m | 9.1m |

Notes: The above table is based on a 15° angular field of view.



Where the City is satisfied that at least one of the foregoing criteria is met, the proposed development is to be deemed not to involve any significant adverse impact on adjacent property, and therefore to be acceptable in terms of this policy. It is the responsibility of the

Attachment 1

applicant to address the foregoing criteria, although the City reserves the right to review and/or verify any calculations where it considers this necessary.

Where the proposed development fails to meet at least one of the above criteria, it is to be deemed to have a significant adverse impact on the relevant adjacent property. Unless agreement can be reached with the owner of the affected property, there is to be a presumption against approval of the proposed development without some form of amelioration. (See below.)

Where, in the rare event, in the opinion of the City, there is doubt about whether a proposed development meets the foregoing criteria, a condition of planning approval is to be imposed to ensure that ameliorative measures are put in place in the event that the completed development is found not to comply with this policy. The terms of such a condition is to be generally in accordance with the following:

Condition: If, following receipt of a written complaint within 12 months of the development having been completed, reflective glare from the roofing of the development is found not to satisfy the criteria included in Reflective Roofing Policy 3.16, the owner will be required to put in place ameliorative measures to the satisfaction of the City, to ensure compliance with that policy.

Note: No ameliorative action will be required unless a complaint is made to the City in writing by an affected resident or owner within 12 months of the development which is subject of complaint having been completed.

5.3 Consultation

Consultation with adjacent property owners is not required where any one of the criteria identified above under *Preliminary Assessment* have been met, i.e. where reflective glare is not deemed to be a major issue.

Where none of the criteria identified above under *Preliminary Assessment* have been met, formal consultation with potentially affected property owners should be undertaken, either before or in association with the *Detailed Assessment*.

Consultation is intended to provide an opportunity to comment by potentially affected property owners, and to gain information about the potential impact of reflective glare on the property concerned. It also provides an opportunity to canvass proposals for the amelioration of impacts associated with reflection, where such action is considered appropriate.

In the event that there is no objection from potentially affected property owners, it will not generally be necessary to proceed with detailed assessment, and the proposed roofing will be regarded as being acceptable in terms of this policy.

In the event that objections are received from adjacent property owners, the Council is to take into consideration any concerns raised in its assessment and determination of the application concerned, including (in the event of approval) the imposition of any conditions of approval directed towards amelioration of reflective glare.

6. AMELIORATION OF IMPACTS

In the event there is found to be a significant adverse impact due to reflectivity, the impact is to be ameliorated before development is approved. Where reflective glare is determined to be unacceptable with reference to this policy, the responsibility for amelioration and the cost of ameliorative measures is to be borne solely by the developing owner unless otherwise agreed with the affected property owner.

The following are some of the options available, although others may be identified in the course of consultation and/or mediation:

Attachment 1

A: Prevention

1. Change the roofing material to one with a less reflective finish, e.g. colorbond or low-gloss paint finish, matt finish tiles.
2. Change the design of the roof so as to avoid or reduce the amount of reflection to the affected property, e.g. alter pitch, re-orient, interpose gable(s), parapet wall section.
3. Application of an anti-glare treatment to the roof.

B: Protection

4. Physical screening such as shade sails or shade cloth, so as to intercept or reduce the level of reflection. Care needs to be taken to ensure that such screening does not unduly detract from the visual amenity of the area or cause unacceptable levels of shading of adjacent property. These considerations will generally limit the height of any vertical screening elements, such as those erected above existing fence-lines. Where physical screening is proposed on the affected property, such measures are to be subject to the agreement of the affected property owner.
5. Landscape screening either in the form of advanced growth trees or trellis plants. Care needs to be taken in the location and species of trees likely to shade north-facing living areas, so as not to unduly affect solar access during winter months. Where plantings are proposed on the applicant's site assurances need to be provided that the screening will be retained and maintained. Where landscape screening is proposed on the affected property, such measures are to be subject to the agreement of the affected property owner.
6. Some form of blinds to control the penetration of reflective glare, either horizontal or vertical depending on the angle of reflection and the preference of the affected property owner. Where such measures are proposed they are to be subject to the agreement of the affected owner.
7. Some form of protective coating to affected windows to reduce the level of penetration of reflective glare. Where such measures are proposed they are to be subject to the agreement of the affected owner.



Council Policy

Use of Reflective Building Materials in Goode Beach

© City of Albany, 2007

Council considers that ZINCALUME®, off-white COLORBOND® and other building materials of highly reflective qualities create potential amenity problems in terms of their visual detraction and nuisance arising from sunlight reflection and glare.

This policy attempts to balance these potential problems in the context of objective assessment that examines the relative impacts in the particular circumstance and the broader community perception of reflective building materials.

1 Objective

- 1.1 To preserve the amenity of urban areas from the potential visual detraction and nuisance of highly reflective building materials within the locality of Goode Beach.
- 1.2 To preserve the visual amenity and rural / scenic character of areas of landscape value from the potential visual detraction of highly reflective building materials within the locality of Goode Beach.
- 1.3 To ensure that highly reflective building materials are used only where an assessment has been undertaken in relation to the potential visual detraction and nuisance arising from sunlight reflection and glare.
- 1.4 To acknowledge the thermal energy efficiency of highly reflective building materials, however only permit use of such materials where the relative visual impact can be mitigated.

2 Definitions

“Low reflective building material” means any building material that has a solar reflectance value of 50% or less.

“Highly reflective building material” means any building material that has a solar reflectance value greater than 50%.

“Solar reflectance value” represents the percentage of the total solar radiative energy falling onto a surface that is re-radiated. For the purpose of this policy the values are those provided by BHP Steel Ltd that are shown in Appendix 1 and which have been adopted by Council.

3 Policy Statement

- 3.1 This policy shall apply to the “Residential” and “Special Residential” areas within the locality of Goode Beach as defined by the map attached in Appendix 2.
- 3.2 The use of highly reflective building materials will not be supported in the areas to which this policy applies, however may be permitted (subject to submission of a formal development application) only where it is demonstrated by the applicant that the particular proposal satisfies all of the assessment criteria relevant to the specific areas below:

- The owners of those adjoining / surrounding lots that circumscribe the subject lot do not object to the use of the reflective material. *(Where the comments of adjoining / surrounding landowners are not provided by the applicant, Council shall refer the application to such persons for a minimum period of 14 days. Any objections must be based on valid amenity grounds and supported by written explanation).*
- The reflective material will not be overlooked from existing or future dwellings on adjoining land.
- The reflective material will not be visually prominent from a main road or public place.
- The reflective material will not create nuisance or hazard.
- There is sufficient vegetation to screen the reflective material, so that it is obscured from view and will not be inconsistent with the above assessment criteria.

Notwithstanding the above, when applying for the use of highly reflective building materials an applicant will be required to demonstrate why low reflective building materials are not appropriate in the circumstance.

- 3.3 Council may use its discretion to permit the use of highly reflective building materials on buildings where there is a need to maintain the architectural integrity of existing buildings that incorporate such materials.

4 Application Requirements

Applicants seeking to use highly reflective materials should support their application with a site plan, photographs from within the site and local view-scapes, architectural details and any other information necessary to address assessment criteria outlined in this policy.

Applicants should note that it is their responsibility to justify use of highly reflective building materials in the circumstances of their particular case. Failure to submit supporting information may lead to automatic refusal of the application.

CEO Authorisation: _____

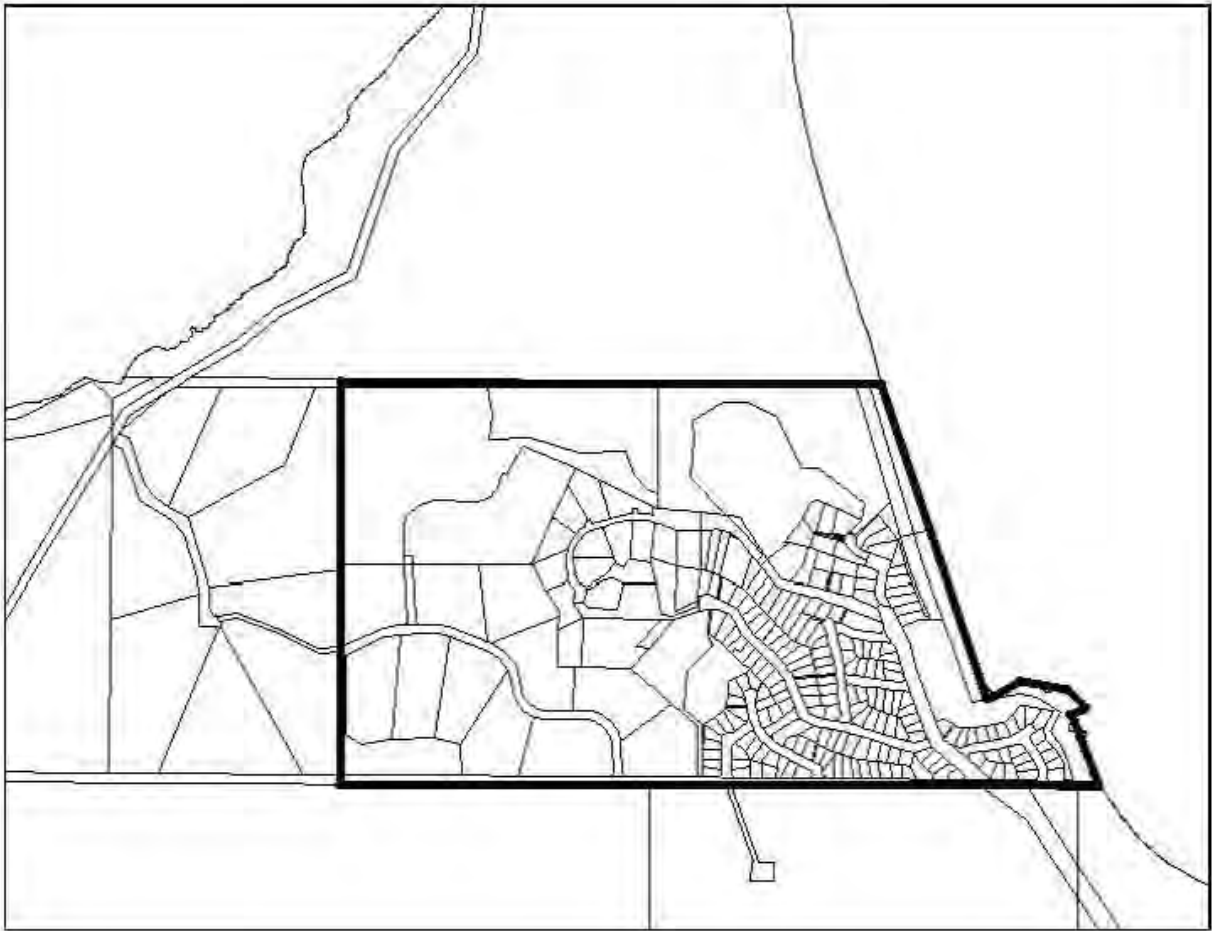
Date: ___/___/_____

**APPENDIX 1
SOLAR REFLECTANCE VALUES**

The table below was supplied by the makers of BHP Steel Ltd in 1989 and is reproduced by Council as a guide to the reflective values of materials and colours.

| COLOUR | CONDITION | SOLAR REFLECTANCE VALUE |
|--------------------------|------------------------|--------------------------------|
| ZINCALUME® | New | 76% |
| Surf Mist COLORBOND® | New | 65% |
| ZINCALUME® | Weathered 1.5 years in | 61% |
| Surf Mist COLORBOND® | a rural site | 59% |
| Gull Grey COLORBOND® | Weathered 1.5 years in | 41% |
| Classic Cream COLORBOND® | a mild marine site | 29% |
| Mist Green COLORBOND® | New | 22% |
| Decramastic Tiles | New | 12% |
| | New | |
| | Weathered | |

**APPENDIX 2
POLICY AREA**





Council Policy

SUBDIVISION GUIDE PLAN LOT 201 & 202 PONY CLUB ROAD, WILLYUNG SPECIAL RESIDENTIAL AREA 11

© City of Albany 2008

Adoption Date:
Adoption Reference:
Review Date:
Maintained By: Executive Director of Development Services
Document Reference:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

1 Background

- 1.1 This Local Planning Policy is intended to enforce a revised Subdivision Guide Plan for Lots 201 and 202 Pony Club Road, Willyung. These lots are currently subject to the Subdivision Guide Plan of Special Residential Area 11.
- 1.2 The Special Provisions outlined in Schedule IV of Town Planning Scheme 3 will continue to apply to the subject land.

2 Objective

- 2.1 The purpose of this Local Planning Policy is to apply a new Subdivision Guide Plan to Lots 201 and 202 Pony Club Road, Willyung. These lots are included in Special Residential Area 11.

3 Policy Statement

- 3.1 The attached Subdivision Guide Plan, being **Drawing 14272-01G attached at Appendix A**, shall apply to Lots 201 and 202 Pony Club Road, Willyung, part of Special Residential Area 11 of City of Albany Town Planning Scheme No.3.
- 3.2 The adoption of this Policy revokes the previous Subdivision Guide Plan of Special Residential Area 11 relating to Lots 201 and 202 Pony Club Road, Willyung and replaces it with the attached plan. The previous plan still applies to the remainder of Special Residential Area 11.
- 3.3 The Special Provisions applying to Special Residential Area 11, outlined in Schedule IV of the City of Albany Town Planning Scheme No.3, are to continue to apply to Lots 201 and 202 Pony Club Road, Willyung.

Adoption Date:
Adoption Reference:
Review Date:
Maintained By: Executive Director of Development Services
Document Reference:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

Appendix A

Drawing 14272-01G

Subdivision Guide Plan for Lots 201 and 202 Pony Club Road, Willyung
Special Residential Area 11

Adoption Date:
Adoption Reference:
Review Date:
Maintained By: Executive Director of Development Services
Document Reference:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au



| LEGEND | |
|--------|---|
| | 1:100 Year Flood Line |
| | Strategic Fire Break |
| | Subdivides Lots |
| | Building Envelope |
| | Foreshore Reserve |
| | Existing Boundary |
| | Effluent Disposal Exclusion Zones |
| | Tree Planting Areas (Outside Strategic Fire Breaks) |

Dwellings on Lots 304, 406, 407, 408 and 409 shall require the use of alternative treatment units for on-site effluent disposal systems to the satisfaction of Council.

Subdivision Guide Plan

This Subdivision Guide Plan has been adopted by Council and signed by the Mayor and the Manager of the City of Albany.



116 Serpentine Road, ALBANY WA 6390
 T: 08 9841 7333 F: 08 9841 3643
 E: hgr@harleygroup.com.au



Offices: 102 North Road, Yakamia
Postal: PO Box 484, ALBANY WA 6331
Telephone: (08) 9841 9333
Facsimile: (08) 9841 4099
Email: staff@albany.wa.gov.au

FILE NOTE

Date/Time : 10 March 2009
Venue :
Present :
Our Ref : 138495/FN807565
Cross Ref : ICR8076442 / EF8023723
Subject : Comments Re Soil Test Pits 50 And 52 Pony Club Road Willyung

DETAILS:

Additional info received from Craig Pursey (Harley Survey Group) regarding the report by Jeremy Spencer of Coffey Environments on the capability of proposed lot 3 to support on-site effluent disposal.

The amended figures as shown in amended figure 2 and as explained in Jeremy's email to Craig (attached to ICR8076442) confirm that it is their expert opinion that the proposed lot 3 to support on-site effluent disposal.

Based on this expert field assessment and reporting I am confident that the site in question, and the building envelope in particular, are capable of on-site effluent disposal.

ACTION REQUIRED:

Refer to Jan Van Der Mescht (SPO) for actioning.

Signed : _____ Date : 10 March 2009


Scott Reijsema
Principal Environmental Health Officer

138495
Plan 16



harley
survey group

- Directors
- Rod Hedderwick
 - Mike Sauzier
 - Sebastian Bolhuis

ACN: 009 101 786

Please reply to Albany Office

Our Ref: 14272/CTP

26 February 2009

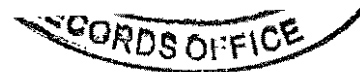
Chief Executive Officer
 City of Albany
 PO Box 484
 ALBANY WA 6331

Attention: Mr Jan van der Mescht



City of Albany Records
 Doc No: ICR8076442
 File: 138495
 Date: 27 FEB 2009
 Officer: PLAN16
 Attach:

Dear Jan



**PROPOSED LOT 3 – ADDITIONAL INFORMATION FOR ON-SITE EFFLUENT DISPOSAL
 REVISED SUBDIVISION GUIDE PLAN – LOTS 201 & 202 PONY CLUB ROAD, WILLYUNG**

This letter is in response to our previous correspondence regarding the requirement for further evidence supporting the capability of proposed Lot 3 for supporting on-site effluent disposal. This lot has previously been deleted from the revised Subdivision Guide Plan, at the request of Council, due to concerns with on-site effluent disposal. We now request that this lot is re-instated to the revised Subdivision Guide Plan for Lots 201 and 202 Pony Club Road, Willyung.

Coffey Environments undertook 4 test pit excavations and 2 permeability test pit excavations on the subject land. Coffey Environments report that these pits have a similar soil profile and water table depth. Coffey Environments concluded that proposed Lot 3 is capable of supporting on-site effluent disposal. Please find attached the advice of Jeremy Spencer of Coffey Environments.

Attached to this letter are test pit locations undertaken by Coffey Environments and the email advice of Jeremy Spencer, project leader for the testing undertaken on the subject land. It is requested that Council consider that Lot 3 is capable of supporting on-site effluent disposal and that the lot can be reinstated on the revised Subdivision Guide Plan for Lots 201 and 202 Pony Club Road, Willyung.

I would also like to take this opportunity to reiterate that Council removed Lot 3 from the original subdivision guide plan due to concerns over whether or not the site could support effluent disposal and for not other reason. The paragraph that discussed this in the original Council report reads as follows:

"The modified SGP layout is generally accepted. However proposed Lot 3 (in the central part of the site) does not show any part of the building envelope that is capable/suitable for on-site effluent disposal purposes..."

No mention was made in the officer report or in meetings with City staff that Lot 3 was considered unsuitable for any other reason.

Additionally one clear objective of the Settlement Strategy within ALPS states:


"Encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential."



Given that Coffey Environments professional advice supports the ability of Lot 3 to handle effluent disposal on-site, we would ask that this matter be reconsidered at the next opportunity. Also that Council's Environmental Health Officers liaise directly with Coffey Environments if they have any questions regarding this matter as these are the professionals who deal with effluent disposal and land capability in this instance.

Please do not hesitate to contact me on 9841 7333 should you wish to discuss our request.

Yours sincerely



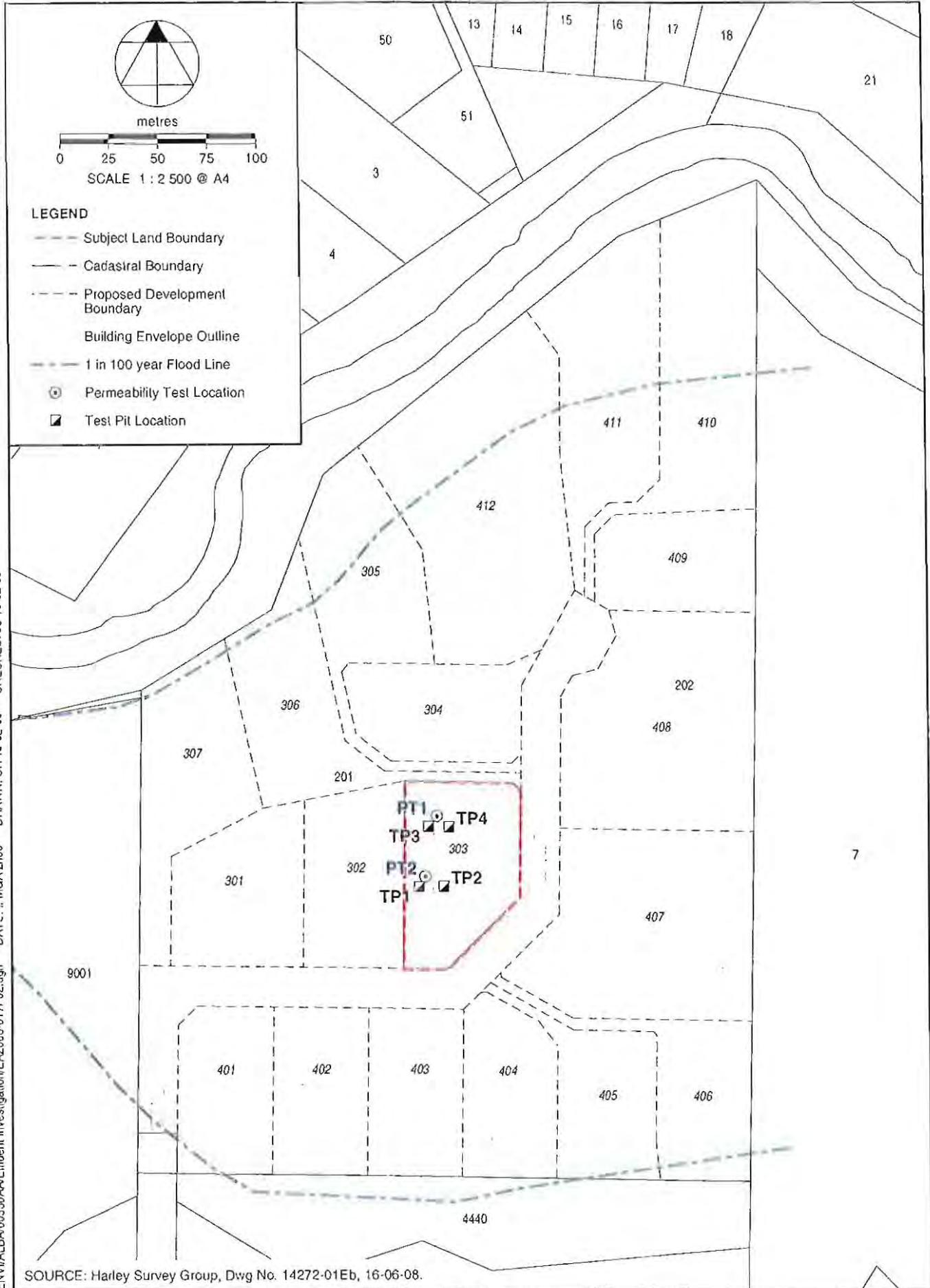
Craig Pursey
Harley Survey Group Pty Ltd

E-mail: craigp@harleygroup.com.au

Enc: *Figure 2-Coffey Environments Test Pit Locations*
Email advice of Jeremy Spencer-Coffey Environments

PRINTED: Thu 19 Feb 09

ENVI\ALBA\00530AA-Effluent Investigation\EA2008-017F02.dgn DAI ... MGA zns0 DRAWN: CR 19-02-09 CHECKED: JS 19-02-09



ASS INVESTIGATION AND PERMEABILITY TESTING CLOSURE REPORT
 LOT 303 PONY CLUB ROAD, WILLYUNG, ALBANY
PERMEABILITY TEST LOCATIONS

FIGURE 2

Craig Pursey

From: Jeremy Spencer [Jeremy_Spencer@coffey.com]
Sent: Thursday, 19 February 2009 3:01 PM
To: Craig Pursey
Subject: Lot 303 Pony Club Road
Attachments: Ammended figure 2.pdf

Gday Craig,

Please find attached a copy of the amended figure 2 for Lot 303 Pony Club Road. The amended figure shows the location of the 4 test pits that were excavated to log the soil profiles across the site. The test pits, numbered 1-4, are concentrated in the western half of the building envelope and as shown by the results detailed in the report for this lot, all pits revealed a similar soil profile and depth to groundwater. From these results Coffey Environments have concluded that the sites where testing was conducted are suitable for onsite effluent disposal. Furthermore Coffey Environments conclude that it is likely that the entire building envelope as shown on the figure will have a similar soil profile and will also be suitable for onsite effluent disposal.

On the day of the site visit there was no evidence of a perched water table or standing surface water. Additionally there was no surface evidence of a variation in the geology such as extruding rocks or uneven contours within Lot 303.

I hope this information helps to finalize this project, but please feel free to contact me to discuss this further if you wish.

Cheers

JEREMY SPENCER
Environmental Scientist

Coffey Environments
61 Duke Street, Albany, WA 6330 Australia
T (+61) (8) 9892 6400 F (+61) (8) 9892 6444 M 0429 208 849
coffey.com

Environmental Notice: Please consider the environment before printing this email.

Confidentiality Notice: The content of this message and any attachments may be privileged, in confidence or sensitive. Any unauthorised use is expressly prohibited. If you have received this email in error please notify the sender, disregard and then delete the email. This email may have been corrupted or interfered with. Coffey International Limited cannot guarantee that the message you receive is the same as the message we sent. At Coffey International Limited's discretion we may send a paper copy for confirmation. In the event of any discrepancy between paper and electronic versions the paper version is to take precedence. No warranty is made that this email and its contents are free from computer viruses or other defects.

CILDISCL0005

From: Scott Reitsema
Sent: Wednesday, 18 February 2009 2:13 PM
To: 'jeremy_spencer@coffey.com'
Cc: Jan Van Der Mescht
Subject: re: Proposed Lot 303, Lots 201/202 Pony Club Rd, Soil Profile Study

Hi Jeremy,

I tried to call you on a few occasions, but didn't have any luck.

I just have a few quick questions about the report on the soil profile of the proposed Lot 303 at Lots 201/202 Pony Club Rd:

- 1) Did you dig any test pits within the proposed building envelope area of proposed Lot 303 (as per 1.1 Objectives)?
- 2) Do you have details of the locations of PT3 and PT4?

We need to determine if the Building Envelope is able to support ATU effluent disposal. As per the previous subdivision guide plans, we are aware that the building envelope of Lot 303 is entirely covered by the effluent disposal exclusion zone. If you were able to prove otherwise in your report, then we could accept that that area would suit. If it is proven otherwise, could you please provide an amended plan indicating which area is determined to be suitable for ATU effluent disposal?

Please email me your response, as I will be away from the office for some extended periods.

Thanks and regards,

Scott Reitsema | Principal Environmental Health Officer

City of Albany | 102 North Rd, Albany | PO Box 484 Albany WA 6330

P: 9841 9362 | F: 9841 4099 | M: 0418 419 362

E: scottr@albany.wa.gov.au | www.albany.wa.gov.au <<http://www.albany.wa.gov.au>>

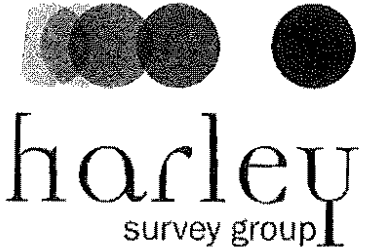
Plan your next holiday at www.amazingalbany.com <<http://www.amazingalbany.com>>



Doc No: City of Albany Records
 File: ICR8068857
 138495

Date: 30 OCT 2008
 Officer: PLAN16

Attach:



- Directors
- Rod Hedderwick
 - Mike Sauzier
 - Sebastian Bolhuis

ACN: 009 101 786

Please reply to Albany Office

Our Ref: 14272/RAW/sdp

30 October 2008

Chief Executive Officer
 City of Albany
 PO Box 484
 ALBANY WA 6331



To Whom It May Concern,

SUBMISSION

REVISED SUBDIVISION GUIDE PLAN - LOTS 201 AND 202 PONY CLUB ROAD, WILLYUNG

This submission is in relation to the proposed Council Policy 'Revised Subdivision Guide Plan: Lots 201 and 202 Pony Club Road, Willyung'.

Harley Survey Group represents the owners of the two affected properties and was responsible for preparing the Policy and accompanying Subdivision Guide Plan.

We have prepared this submission to contend that the:

- subject land is capable of supporting a further lot based on additional information; and
- revegetation measures required by the City are excessive when compared to the original subdivision guide plan and the need to ensure appropriate fire protection.

LAND CAPABILITY FOR PORTION OF LOT 201

The modified Subdivision Guide Plan as originally lodged for this land contained a total of 7 lots. As a result of Council requirements, Lots 302 and 303 were amalgamated on the grounds that there was insufficient information supporting the creation of Lot 303. As a result of further talks with Council staff, it was identified that a land capability assessment was required.

A land capability assessment has been undertaken by Coffey Environments for proposed Lot 303. It found that:

- Soils were moist from surface level but groundwater depth in the soil was between 1.75m to 2m below surface level;
- There was a topsoil of 20cm depth consisting of "grey to light grey fine-grained sand and organic matter";
- From 20cm to 2m depth consisted of "light grey to buff coloured fine-grained silty sands.";

X:\14272 Downs & Newton\14272 Correspondence\letters\Out\14272 Submission on SGP 201008.doc

Land Development • Mining • Infrastructure & Building Development • Agriculture • Strategic Planning • Information Management



PO Box 5207 Albany WA 6332 • T: 08 9841 7333 • F: 08 9841 3643

E: hsgalb@harleygroup.com.au • www.harleygroup.com.au

ACN 009 101 786 **252** ABN 77 503 764 248

Quality Endorsed Company ISO9001

- *"Minimum 0.5m separation distance between maximum groundwater elevations and effluent disposal can be achieved at the site within the proposed building envelope."*

The above tests were undertaken during late winter and are indicative of maximum known groundwater levels for the subject land.

Coffey Environments assessment of the land is **attached** at the rear of this letter.

We believe that Lot 303 is capable of housing development and should be included on the Revised Subdivision Guide Plan for the subject land, based on the following:

- There is separation of 1.75m between the surface a groundwater, well in excess of 0.5m recommended by the Health Department for on-site effluent disposal utilising Alternative Treatment Units;
- The soil permeability is noted by Coffey Environments as suitable for use of various types of effluent disposal systems; and
- There are no further limitations on the development of Lot 303 for Special Residential housing.

Based on the above information, it is requested that Lot 303 is reincorporated into the Revised Subdivision Guide Plan for the subject land as shown on the attached Plan.

EXCESSIVE REVEGETATION MEASURES

Within its resolution, Council requested we show additional revegetation areas on the plan. On receiving the plan from Council officers, the extent of this request became clearer. The proposal by Council shows revegetation of almost all vacant areas on proposed lots outside of building envelopes.

There are a number of issues that would arise from this form of revegetation:

- The fire hazard on the site may increase dramatically;
- There is increased risk of snake habitat being located near houses; and
- Location of trees within close distance of housing can increase house maintenance and may result in house damage from falling trees during a storm.

The current Subdivision Guide Plan for Special Residential Area No.11 shows the revegetation of areas along lot boundaries. The main objective of this revegetation was to increase privacy of properties, which due to the current nature of the land were fairly open. This revegetation also compliments the 'rural' nature of the land. Similar applications of this type of revegetation can be found in other 'Special Residential' estates around Albany, including Kalgan Heights. This limited revegetation increases privacy but does not pose a threat to fire risk or property damage.

We have previously proposed similar revegetation measures through the Revised Subdivision Guide Plan, with the objectives of:

- Preventing overlooking from neighbours; and
- Contributing to the rural nature of the land.

The subject land is currently cleared and was previously used for agricultural uses, mainly being grazing. It is proposed to retain this character of the land within the future development and Council's revegetation measures would restrict this character.

We request that revegetation on the Revised Subdivision Guide Plan be 'scaled back' to only include revegetation alongside and back lot boundaries, based on the following:

Fire hazard on the site may be significantly increased:

Council has indicated additional vegetation close to the eastern site boundary. This will conflict with a proposed strategic firebreak located along this boundary. This would increase fire hazard to proposed lots in this location by allowing/establishing a fire hazard (through vegetation) directly adjoining their building envelope.

Establishment of native landscaping areas will increase snake habitat:

Given that there will be up to 19 houses in this area, the issue of snakes is an important one. Currently there are a number of dangerous snakes sighted each year on the property. Any landscaping near houses will need to reduce the potential for snakes rather than encourage it.

Placement of significant areas of native bushes and trees will provide an appropriate snake habitat. The current Council proposal for landscaping areas surrounding each building envelope on all sides will create conflict between native fauna and residents in the future.

Trees close to housing may prove dangerous or increase property maintenance:

During a storm or natural event, it is possible that trees can be uprooted, sometimes resulting in property damage. Furthermore, the close location of trees next to housing can increase housing maintenance significantly over a long period. Therefore it is proposed that revegetation measures be located along lot boundaries only.

Heavy landscaping between houses and the road will prevent passive surveillance:

A key principle of contemporary residential design is the notion of passive surveillance. Crime Prevention Through Environmental Design (CPTED) principles promote open front yards with living areas in the house facing the street. This provides a greater level of surveillance of the street and can reduce the potential for anti-social behaviour and burglary.

Requiring landscaping as proposed by Council will vastly reduce passive surveillance contrary to accepted principles. Consequently, we request landscaping to be removed from the front of lots.

Vegetation measures on the existing Subdivision Guide Plan for Special Residential Area No.11 are not this widespread:

The current Subdivision Guide Plan demonstrates revegetation mostly along side lot boundaries. To change this would significantly alter the desired character of the area as well as impinging on the enjoyment of future lot owners. It should also be stressed that the resultant development form should be consistent with the remainder of the Special Residential Area.

The character of the location will be severely compromised:

This Special Residential area has been established in the knowledge that the majority of the land is cleared. With the exception of revegetation along boundaries for privacy, excessive revegetation would restrict the open feeling of the land for future land owners. The properties are special residential in nature rather than subdivided for rural or conservation purposes. Given this, it is appropriate that residents are able to enjoy larger areas of the lot.

We request Council take into account the major issues of fire hazard and snake habitat into account and reduce the amount of landscaping required to be more consistent with the remainder of Special Residential Area 11.

The attached SGP shows areas of landscaping that we contend are necessary to reflect the objectives of the zone as expressed in Part 2.0 of the Scheme Provisions for the site. These areas are based on the original subdivision guide plan with additions to improve visual screening between properties.

CONCLUSION

Given the above evidence, we request that Council:

- Reinstate Lot 303 as shown on the attached plan; and
- Modify the revegetation areas as shown on the attached plan.

Please do not hesitate to contact me on 9841 7333 if you have any queries.

Yours faithfully



Roy Winslow
Senior Planning Consultant
Harley Survey Group Pty Ltd

E-mail: royw@harleygroup.com.au

Enc: Land Capability Assessment - Coffey Environments



Subdivision Guide Plan
 201 AND 202
 YOCUB ROAD
 ALBANY

The Subdivision Guide Plan has been adopted by Council and approved by the Manager of Planning for the City of Albany.

Manager Planning: _____ Date: _____



harley
 survey group

116 Serpentine Road, ALBANY WA 6330
 T: 08 9841 7333 F: 08 9841 9643
 E: hage@harleygroup.com.au

23 September 2008

Elklen Pty Ltd
52 Pony Club Road
WILLYUNG, WA 6330

Attention: Linda Down

Dear Linda,

**RE: Soil Profiles, Groundwater Levels, and Permeability Tests, Lot 303 Pony Club Road,
Willyung**

1 BACKGROUND

Coffey Environments have been requested by the Harley Survey Group to conduct an investigation into the soil profile, permeability and depth of water table at proposed Lot 303 Pony Club Road (the site) on behalf of Elklen Pty Ltd.

The site is currently subject to an application for subdivision and is located approximately 11 km north east of the Albany CBD.

1.1 Objectives

The objective of the investigation was to determine if the approximately 0.5ha proposed lot is capable of supporting on-site ATU effluent disposal within the proposed building envelope area, or to the west of the proposed building envelope. A previous land capability study for the area suggested the proposed building envelope for Lot 303 is unsuitable for on-site effluent disposal due to a shallow winter groundwater table. With ATU effluent disposal, a minimum 0.5m separation distance to groundwater is required.

It is generally recommended that infiltration testing and measurement of the maximum elevation of the water table be undertaken during conditions representing winter (i.e. high rainfall) conditions. Accordingly, this investigation was undertaken during August 2008.

Results of the permeability tests will be used to provide a comparison to guidelines for land application systems, detailed in Australian/New Zealand Standard 1547:2000.

1.2 Scope of Works

Site-specific investigations to assess the suitability of proposed Lot 303 for effluent disposal comprised the following works:

- Selection of four testing locations;
- Field description of the soil profile to depth of 2m;
- Measuring soil permeability;
- Assessment of water table presence at sample locations on the day;
- Preparation of a letter report detailing the results of the investigation including a description of the soil profile, groundwater observations, and results of permeability testing.

The permeability testing was conducted with reference to the methods presented in *Australian/New Zealand Standard 1547:2000*.

2 RESULTS

A description of the soil profiles, including photos of each profile, is included as Attachment 1. The saturated hydraulic conductivity, or K_{sat} , calculations for the two permeability assessment locations are included as Attachment 2. The sample locations are shown in Figure 2.

2.1 Soil Profiles

Four test pits (labelled TP1 to TP4) were excavated using a backhoe in order to describe the soil profile. It was found that the soils across the site were uniform and consist of the following horizons:

- A layer of topsoil to a depth of approximately 0.2m. The topsoil consists of grey to light grey fine-grained sand and organic matter.
- From approximately 0.2m to at least 2m the profile consists of light grey to buff coloured fine-grained silty sands with some discolouration brown mottling/staining towards 1.75m -2m where the soils were saturated.

The soil profile was moist from the surface to the base of the test pits with ground water starting to seep into the base of the pits at test location number 2. It should be noted that the soils appeared to be saturated below 1.75m and it was inferred that this is the level of the water table. However, no groundwater seepage into the test pits occurred during logging activities. It was not possible to leave the pits open to allow the groundwater level to equilibrate after excavation as the soil saturation and texture resulted in the pits collapsing either during or shortly after excavation.

2.2 Soil Permeability

Soil permeability is a measure of the rate at which water flows through a soil profile, and is important in onsite effluent disposal investigations as it provides an indication of whether water discharged from a treatment system will infiltrate immediately into the soil, or will potentially cause ponding and/or surface runoff.

Soil permeabilities at the site were measured using a CL26100 well permeameter, which is designed to meet the requirements set out in *AS1547:2000* (Standards Australia, 2000). This method is a constant head test, whereby water that runs out of an unlined test hole is replenished at the same rate from a reservoir, keeping the level of water in the hole constant (i.e. constant head). Field records are taken to measure the loss of water from the reservoir over time, which are then used to calculate the saturated hydraulic conductivity, K_{sat} for the particular soil profile.

Infiltration tests were undertaken to determine the general permeability of soils across the site. The locations of the infiltration tests are shown on Figure 2. The holes were hand augered to a depth of 0.5m below ground level. The calculated permeability results based on field measurements are provided in Attachment 2. The K_{sat} results, and resulting soil category classifications, are summarised in Table 1.

TABLE 1
SOIL PERMEABILITY AND CATEGORY CLASSIFICATION

| Sample Location | K_{sat} (m/d) | Soil Category | Permeability | Soil Type |
|-----------------|-----------------|---------------|--------------|------------|
| 1 | 0.75 | 3/4 | Low | Silty sand |
| 2 | 1.75 | 2/3 | Medium | Silty sand |

Sample location 1 was interpreted as intermediate between Soil Category 3 and 4 based on the K_{sat} values. To be conservative, it was considered to be Soil Category 4, with drainage characteristics of moderately structured clay loams, which are imperfectly drained.

Sample location 2 was interpreted as intermediate between Soil Category 2 and 3 based on K_{sat} values. To be conservative, it was considered to be Soil Category 3, with drainage characteristics of moderately structured loams, which are moderately drained.

Based on the calculated K_{sat} values and interpreted Soil Category and Structure classifications, there are recommended Design Loading Rates (DLRs) for disposal of wastewater to land (Standards Australia, 2000). These rates are given for conventional absorption trenches and beds, evapo-transpiration/absorption (ETA) systems, mounds, and irrigation. The DLRs are based on the identified soil characteristics at the site, including soil permeability. The DLRs for Soil Category 3 and 4, Moderately Structured, are summarised in Table 2.

TABLE 2
RECOMMENDED DESIGN LOADING RATES

| Soil Type | | Disposal Method | | | |
|-----------|-----------|----------------------------------|----------|----------|------------|
| Category | Structure | Trenches and Beds | ETA | Mounds | Irrigation |
| 3 | Moderate | 15mm/day (cons) 25mm/day(max) | NA | 24mm/day | 28mm/day |
| 4 | Moderate | 10mm/day | 12mm/day | 16mm/day | 25mm/week |

Note that with regards to Soil Category 3, ETA systems are recorded in AS1547:2000 (Standards Australia, 2000) as 'not normally used for this soil category.'

Table 2 shows that given the soil categories recorded through the fieldwork, a number of options are available for the onsite disposal of effluent at the site. Generally, ATU effluent is disposed of through irrigation, which is suitable for the soil at the site.

3 CONCLUSIONS

Soil profile logging indicates that soil along the western edge of the proposed building envelope at the proposed Lot 303 Pony Club Road generally comprises fine-grained silty sands to at least 2m depth. The water table was encountered at approximately 1.75m below ground level. This measurement is considered representative of the annual maximum groundwater level, and indicates that the minimum


0.5m separation distance between maximum groundwater elevations and effluent disposal can be achieved at the site within the proposed building envelope.

Permeability testing indicates that the soils at the site can generally be characterised as either Soil Type 3 or 4, both of which are considered suitable for various types of effluent disposal systems, including trenches and beds, ETA, mounds, and irrigation. The exact specifications for the onsite effluent disposal area will ultimately depend on the disposal method selected, and the size of the household (determined by number of bedrooms), and should be designed in consultation with planning and health authorities.

For and on behalf of Coffey Environments Pty Ltd



Jeremy Spencer
Environmental Scientist



Susie Brown
Manager - Great Southern

Attachments:

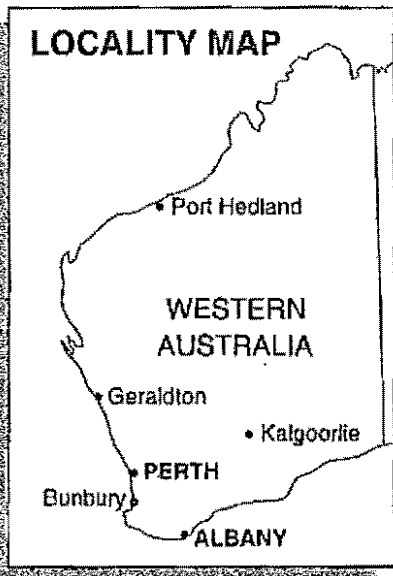
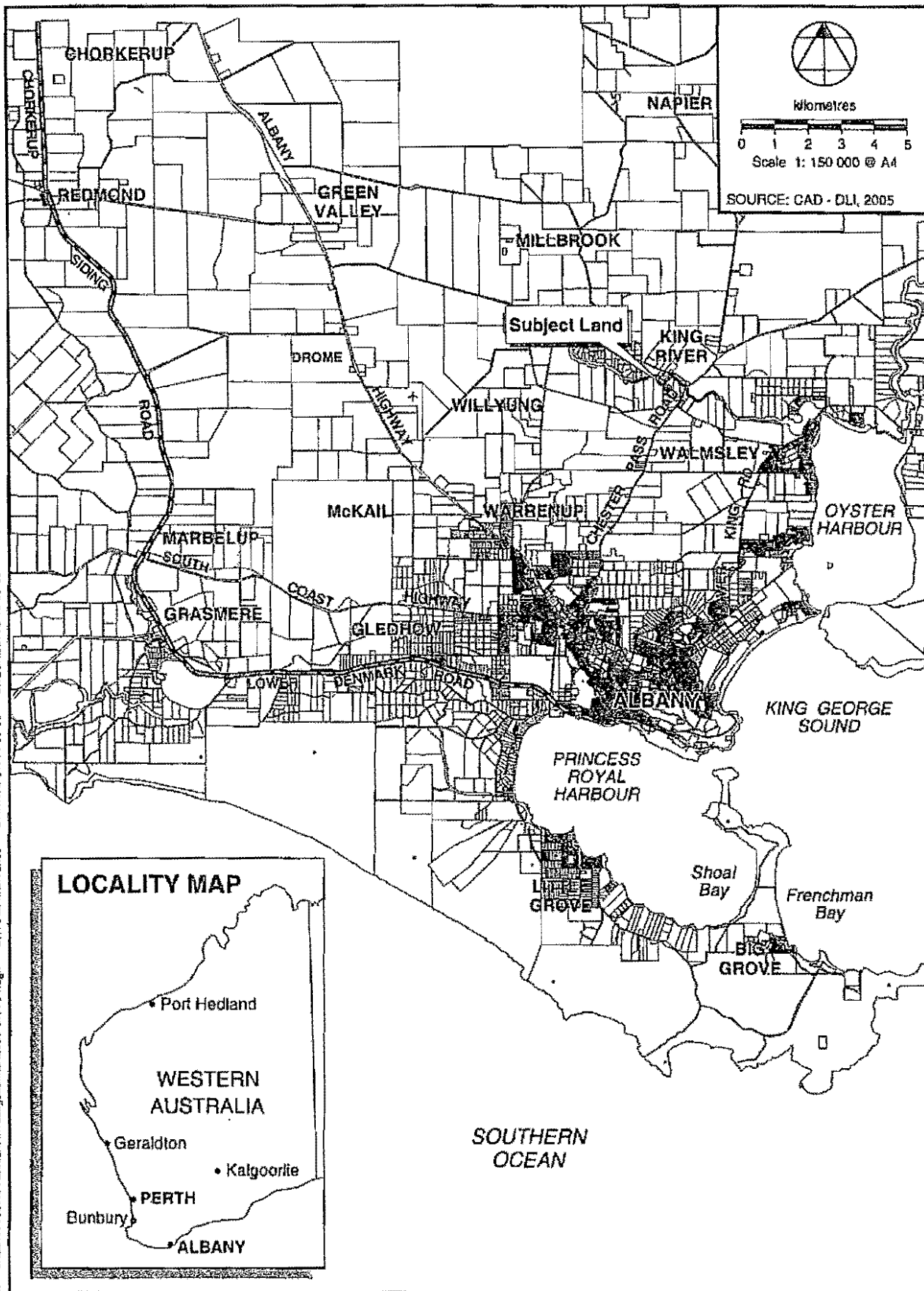
- Figure 1 - Regional Location
- Figure 2 - Sampling location
- Soil Profiles
- Permeability test results

PRINTED: Thu 18 Sep 08

CHECKED: 18-09-08

DRAWN: CR 11-09-08

DATUM: MGA 2150
EN:\VIA\BA00530AA\Environment Investigation\EA2006-017FV1.dgn



ASS INVESTIGATION AND PERMEABILITY TESTING CLOSURE REPORT
 LOT 303 PONY CLUB ROAD, WILLYUNG, ALBANY
REGIONAL LOCATION

FIGURE 1

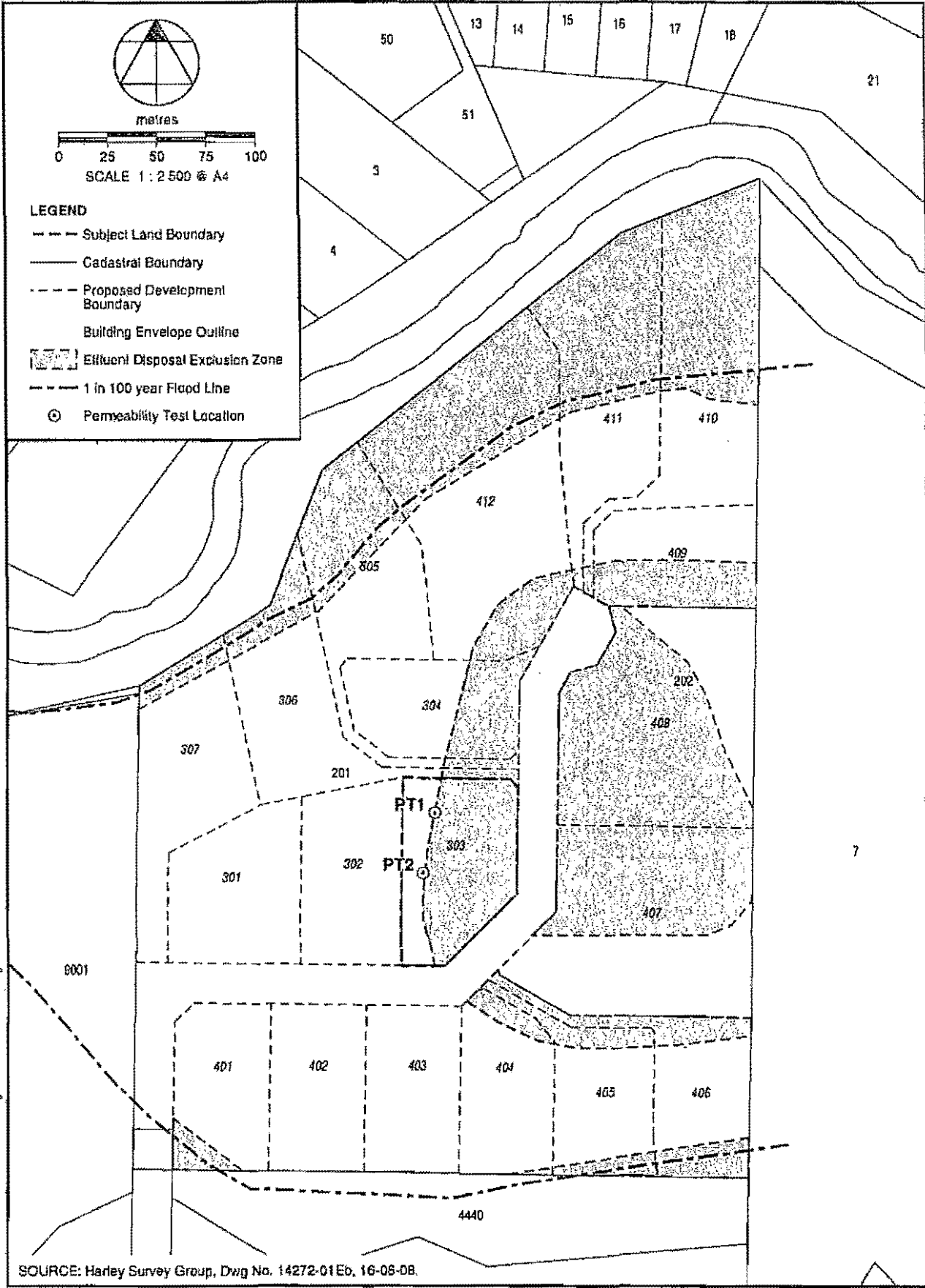
PRINTED: Thu 16 Sep 08

CHECKED: JS 19-09-08

DRAWN: CR 11-09-08

DATUM: MGA z050

ENVIALBAN00500AAE/Invent Investigation/EA2008-017F02.dgn



SOURCE: Harley Survey Group, Dwg No. 14272-01Eb, 16-06-08.

ASS INVESTIGATION AND PERMEABILITY TESTING CLOSURE REPORT
LOT 303 PONY CLUB ROAD, WILLYUNG, ALBANY

PERMEABILITY TEST LOCATIONS

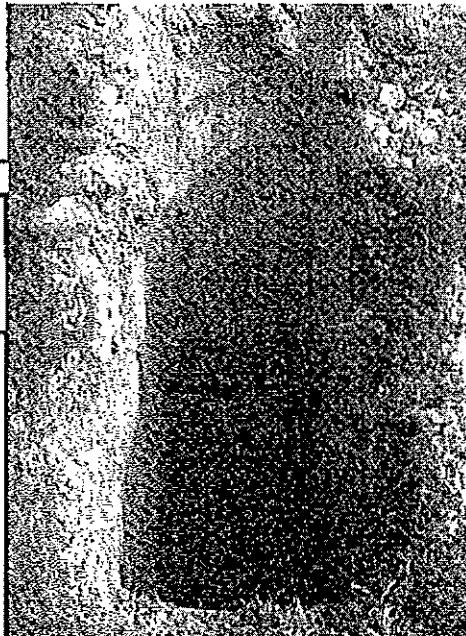
FIGURE 2

**Attachment 1 - Soil Profiles
Lot 303 Pony Club Road Willyung**

| Physical Soil Description | | | |
|---------------------------|------------------|---------------------------|-----------------|
| Sample ID | Sample Depth (m) | Soil Colour (Hue, Chroma) | Field Texture |
| TP1 | 0 | 10YR 5/1 | Fine Silty Sand |
| | 0.25 | 10 YR 6/1 | |
| | 0.5 | 10 YR 8/1 | |
| | 0.75 | | |
| | 1 | | |
| | 1.25 | | |
| | 1.5 | | |
| | 1.75 | | |
| 2 | | | |



| Physical Soil Description | | | |
|---------------------------|------------------|---------------------------|-----------------|
| Sample ID | Sample Depth (m) | Soil Colour (Hue, Chroma) | Field Texture |
| TP 2 | 0 | 10 YR 6/1 | Fine Silty Sand |
| | 0.25 | 10 YR 8/1 | |
| | 0.5 | | |
| | 0.75 | | |
| | 1 | | |
| | 1.25 | | |
| | 1.5 | | |
| | 1.75 | | |
| 2 | | | |



| Physical Soil Description | | | |
|---------------------------|------------------|---------------------------|-----------------|
| Sample ID | Sample Depth (m) | Soil Colour (Hue, Chroma) | Field Texture |
| TP 3 | 0 | 10 YR 6/1 | Fine Silty Sand |
| | 0.25 | | |
| | 0.5 | 10 YR 8/1 | |
| | 0.75 | | |
| | 1 | | |
| | 1.25 | | |
| | 1.5 | 10 YR 8/1 | |
| | 1.75 | | |
| 2 | | | |



| Physical Soil Description | | | |
|---------------------------|------------------|---------------------------|-----------------|
| Sample ID | Sample Depth (m) | Soil Colour (Hue, Chroma) | Field Texture |
| TP 4 | 0 | 10 YR 6/1 | Fine Silty Sand |
| | 0.25 | | |
| | 0.5 | 10 YR 8/1 | |
| | 0.75 | | |
| | 1 | | |
| | 1.25 | | |
| | 1.5 | 10 YR 6/3 | |
| | 1.75 | | |
| 2 | | | |



CLIENT: Harlay Survey Group
 PROJECT: Permeability Testing
 LOCATION: Lot 303 Pony Club Road, Willyung
 SUBJECT: Constant Head Permeability Testing
 JOB NO: ENVIALBA00530AA
 TEST NO: 1

Depth of water in the test hole 50 cm
 Diameter of the test hole 7.5 cm
 Diameter of the reservoir 6 cm
 Diameter of air inlet tube 0.6 cm
 Time taken to fall 10cm 77.05 sec

The method of calculation is described in Appendix 4.1F of AS/NZS 1847:2000 'On-site domestic waste-water management'

$$K_{sat} = \frac{4.4C \left[0.5 \sinh^{-1} \left(\frac{H}{2r} \right) - \sqrt{\left(\frac{r}{H} \right)^2 + 0.25} \right] \left(\frac{Q}{H} \right)}{2\pi h^2}$$

where

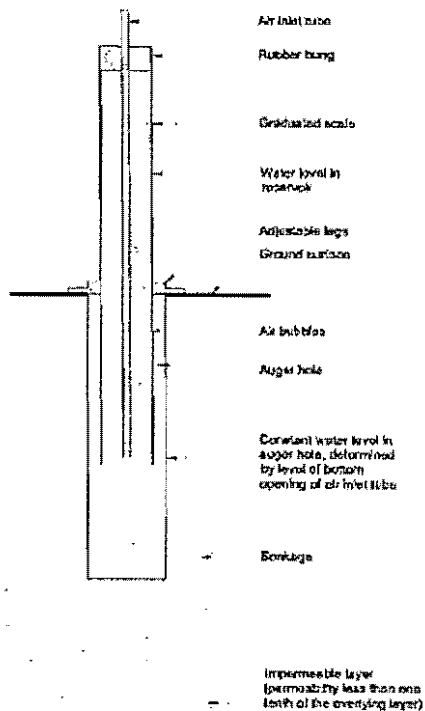
- K_{sat} = saturated hydraulic conductivity of the soil in cm/min
- C = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation
- Q = rate of loss of water from the reservoir in cm³/min
- H = depth of water in the test hole in cm
- r = radius of the test hole in cm

Rate of water loss

$Q = 0.00363$ L/sec
 217.97 cm³/min

Saturated Hydraulic conductivity

$K_{sat} = 0.0532$ cm/min
 0.77 m/day
 $5.87E-06$ m/sec



NOTE -
 H = depth of water in the test hole
 S = the depth to an underlying impermeable layer
 r = radius of the test hole

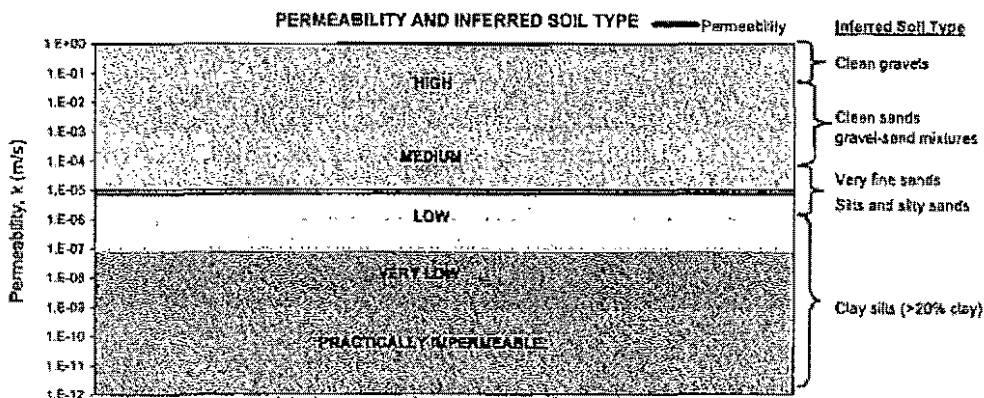


FIGURE 1

11/04/2004
 004/P04/004
 004/P04/004

CLIENT: Herley Survey Group
 PROJECT: Permeability Testing
 LOCATION: Lot 303 Pony Club Road, Wilyung
 SUBJECT: Constant Head Permeability Testing
 JOB NO: ENVIALBA00530AA
 TEST NO: 2

Depth of water in the test hole 50 cm
 Diameter of the test hole 7.5 cm
 Diameter of the reservoir 6 cm
 Diameter of air inlet tube 0.6 cm
 Time taken to fall 40cm 33.8 sec

The method of calculation is described in Appendix 4.1F of AS/NZS 1547:2009 'On-site domestic waste-water management'

$$K_{sat} = \frac{4.4Q \left[0.5 \sin^2 \left(\frac{H}{2r} \right) - \sqrt{\left(\left(\frac{r}{H} \right)^2 + 0.25 \right) + \frac{r}{H}} \right]}{2sH^2}$$

where

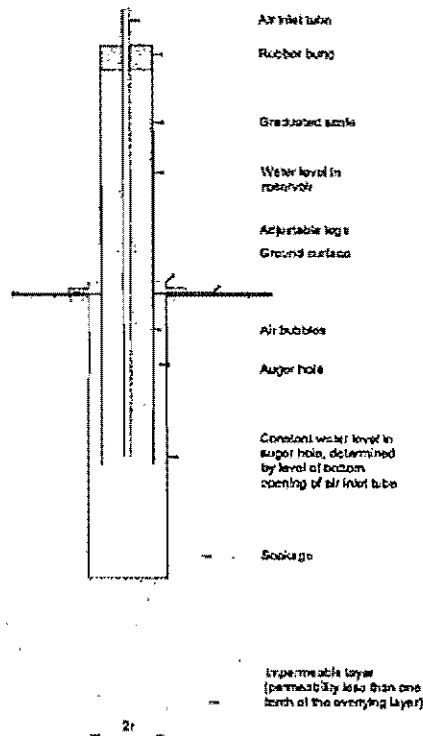
- K_{sat} = saturated hydraulic conductivity of the soil in cm/min
- s = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation
- Q = rate of loss of water from the reservoir in cm³/min
- H = depth of water in the test hole in cm
- r = radius of the test hole in cm

Rate of water loss

$Q = 0.00826$ L/sec
 496.89 cm³/min

Saturated Hydraulic conductivity

$K_{sat} = 0.1213$ cm/min
 1.75 m/day
 $2.02E-05$ m/sec



NOTE:
 H = depth of water in the test hole
 s = the degree to an underlying impermeable layer
 r = radius of the test hole

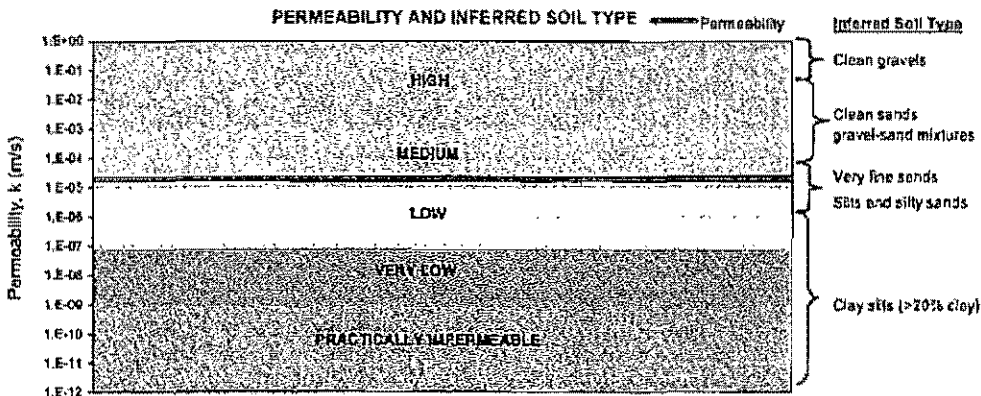


FIGURE 2

11/06/2009
 Test Permeability
 1.2 ENVIALBA00530AA - Final Test Report - Wilyung Environmental Management (ENVIALBA00530AA)_0213

CITY OF ALBANY

Town Planning Policy Variation to Subdivision Guide Plan

LOTS 104 & 105 WILLYUNG RD, WILLYUNG

AYTON BAESJOU
P L A N N I N G

ABN: 15 061 140 172

11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

February 2009

Contents Page

| | |
|---|-----------|
| 1. INTRODUCTION | 1 |
| 2. BACKGROUND | 1 |
| 3. LOCATION, AREA & ZONING..... | 2 |
| 3.1 EXISTING ZONING..... | 3 |
| 4. PLANNING CONTEXT | 3 |
| 4.1 STATE STRATEGIES AND POLICIES..... | 3 |
| 4.2 RURAL STRATEGY AND PRECINCT STRUCTURE PLAN/SUBDIVISION GUIDE PLAN | 4 |
| 4.3 ALBANY LOCAL PLANNING STRATEGY (2007) | 4 |
| 4.4 STATUTORY CONTEXT AND PROPOSED VARIATION TO THE ENDORSED SUBDIVISION GUIDE PLAN | 5 |
| 5. SURROUNDING LAND USES AND INTEGRATION WITH ADJOINING LOTS | 6 |
| 6. CAPABILITY..... | 7 |
| 6.1 NUTRIENT MANAGEMENT | 9 |
| 6.2 EFFLUENT DISPOSAL | 10 |
| 7. SERVICING | 12 |
| 7.1 WASTE WATER..... | 12 |
| 7.2 STORMWATER | 12 |
| 7.3 ROADS..... | 12 |
| 7.4 FIRE SAFETY | 13 |
| 7.4.1 <i>Bushfire Hazard Assessment</i> | 14 |
| 7.4.2 <i>Bushfire Hazard Management</i> | 14 |
| 7.4.3 <i>Hazard Separation Zones</i> | 15 |
| 7.4.4 <i>Building Protection Zones</i> | 16 |
| 7.4.5 <i>Implementation</i> | 16 |
| 8. SPECIAL OUTCOMES..... | 17 |
| 8.1 FORESHORE PROTECTION & REMNANT VEGETATION..... | 17 |
| 8.2 CONNECTIVITY & MOVEMENT NETWORKS..... | 17 |
| 8.3 VISUAL IMPACT..... | 17 |
| 8.4 EFFICIENCY & CONSOLIDATION | 17 |
| 9. CONCLUSION | 18 |

Attachments

- Location Plan
- Endorsed Subdivision Guide Plan for Special Residential Area 11 – Figure 5 (1999)
- Site Characteristics Plan
- Soil types – Figure 2 Landform Research
- Willyung Creek Floodplain Management Plan – Figure 9 GHD (2007)
- Contour Survey – John Kinnear & Assoc. (2008)
- Constraints and Test Hole Locations – Figure 5 Landform Research (2009)
- Predicted Flood Elevations – Figure 4 Landform Research (2009)
- Composite and Comparative Flood Estimates
- Fire Hazard Assessment
- Revised Subdivision Guide Plan for Lots 104 & 105 Willyung (2009)

1. INTRODUCTION

This proposal seeks to vary the endorsed Subdivision Guide Plan (SGP) for Lots 104 and 105 Willyung Road, Willyung to enable more efficient subdivision and to improve access linkages and movement networks in the locality.

It is proposed to create a variety of Rural Living lots ranging from 4000m² to 1.5ha in response to the site features, capability and characteristics. Public Open Space in excess of 1.25ha will be provided adjacent to the King River foreshore. It is proposed to retain and protect remnant and riparian vegetation and to extend mains water, power, telecommunication and roads to the subdivision. The 1999 SGP indicates a potential 31 lots for the subject land. In accordance with contemporary planning objectives and the strategic direction set by the City of Albany for consolidation and sustainable growth, this proposal for up to 55 lots makes more efficient use the land, roads, water and power and public amenities. (Refer Attachments - Revised SGP 2009)

The proposal is in conformity with the recently endorsed Albany Local Planning Strategy (ALPS) which advocates consolidation of Rural Living Areas, giving priority to existing rural residential zones to achieve higher lot yields and more efficient use of infrastructure and community facilities. The existing provisions for Special Residential Area 11 nominate a minimum lot size of 4000 m² and set out the justifications and pre-requisites for variations to the Subdivision Guide Plan.

This proposal satisfies the criteria and will complement the existing and proposed development of surrounding freehold land to the south, east and west. The following report provides background information in support of the request.

2. BACKGROUND

Lots 104 and 105 are contained in the Oyster Harbour Policy Area 8 as set out in the Albany Local Rural Strategy (1996). The precinct was the subject of Amendment No. 177 to Town Planning Scheme No. 3. A comprehensive site analysis and land capability assessment was undertaken in 1997 by Lindsay Stevens of Landform Research. As a component of the rezoning, a Subdivision Guide Plan (SGP) was prepared for the precinct. The 1999 SGP was subsequently endorsed by both the Council and the Commission. (Refer Attachments –Endorsed SGP for Special Residential Area 11 - Fig 5 1999)

In 1998 an overall Management Plan was prepared for the sections of King River and Willyung Creek contained within Oyster Harbour Policy Area 8. The foreshore reserve adjacent to the King River was subsequently widened and the Willyung Creek foreshore reserve was established on the basis of that document. Portions of the subject land were ceded through those processes.

In 2006 the City of Albany commissioned the preparation of the Willyung Creek Floodplain Management Plan (WCFMP). That 2007 study by GHD includes calculations of predicted flood elevations, flow volumes various tables, graphs, maps and figures. Stream flow was modelled and the predicted 100-year average recurrence interval (ARI) flood extent was mapped. The WCFMP identified options for management of the Floodplain and also presented various implementation processes and projects.

An indicative 1:100 year floodway was identified, together with a suggested Foreshore Reserve. (Refer Attachments - Willyung Creek Floodplain Management Plan - Figure 9 GHD 2007). The 1:100year floodway shown on the 2007 WCFMP is significantly smaller than that shown on the endorsed 1999 Subdivision Guide Plan.

On the strength of the 2007 WCFMP considerably more of the subject land is outside the previously identified flood level, and therefore potentially suitable for development. Further site visits and assessments were conducted in August and September 2008 by the planning and environmental consultants and representatives from the City of Albany in anticipation of this proposal.

A survey pick up of ground levels at ½m intervals was undertaken in November 2008. (Refer Attachments – Contour Survey, John Kinnear and Assoc. 2008).

Based on the more detailed ground levels from the 2008 survey and the predicted flood elevation data contained in the 2007 WCFMP, the flood paths and extent of the anticipated 1:100 flood event have been more precisely mapped by Landform Research. The revised alignment of a 1:100year flood level for King River is more reliable compared to the indicative alignment shown in the 1999 SGP which was based on 2m contour data. In the case of Willyung Creek, the 2009 mapping identifies the predicted flood elevation (in AHD) the predicted limit of the Flood Fringe, the Floodflow and recommended floor levels and road elevations. (Refer Attachments – Predicted Flood Elevations – Figure 4 Landform Research. 2009).

Selected data and nominated flood levels from the various studies is compiled in the Composite and Comparative Flood Estimates plan (Refer Attachments).

Relevant information from the original Amendment documentation and assessments, together with the updated data has been used as the basis for this proposal, giving particular regard to the ALPS Strategic Objective to “Encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential”.

3. LOCATION, AREA & ZONING

The subject land is located approximately 10 km north of the Albany City Centre (Refer Attachments – Location Plan).

Lots 104 and 105 are 18.46ha and 20.70ha respectively and have a combined area of 39.16ha.

Lot 104 has direct frontage to Willyung Road. Lot 105 has access to Willyung Road via a battle-axe leg aligned to accommodate the water mains that services the adjoining Special Residential subdivision. Willyung Road connects to Chester Pass Road to the east and Rocky Crossing Road and Menang Drive to the south west.

A dwelling, outbuildings, domestic gardens and stables have been developed on the elevated ridge in the north west of the property between Willyung Creek and the King River. Cleared areas of the property are pastured and used for horse, cattle and livestock grazing. The site also contains areas of remnant vegetation. (Refer Attachments – Site Characteristics Plan)

3.1 Existing Zoning

The subject land is zoned Special Residential Area No. 11 under the City of Albany Town Planning Scheme No.3 (TPS3).

Adjoining lots to the west and south, together with lots 201 and 202 Pony Club Road to the east are also contained in Special Residential Area No. 11.

Lot 9002 immediately to the east is zoned Special Use Area 12. Permissible uses include Holiday Chalets (max. 6), Caretakers/Managers Dwelling, Private Recreation and other incidental uses considered appropriate by Council. Consideration is currently being given to rezoning Lot 9002 to Special Residential. This would enable extension of the proposed cul-de-sac through to Pony Club Road in conjunction with the variations to the SGP sought by this proposal.

The land north of the King River is zoned Special Rural Area 3B. The crown Reserves along the King River and Willyung Creek foreshores (existing and proposed), together with the nearby Pony Club are local authority reserves for Parks and Recreation (non-restricted) under Town Planning Scheme No. 3.

4. PLANNING CONTEXT

The key documents which provide the planning context and guidelines for the subject land are the City of Town Planning Scheme No. 3, the Local Rural Strategy and the Albany Local Planning Strategy (ALPS).

4.1 State Strategies and Policies

Relevant State Strategic and Policy Documents include:

- SPP 1 State Planning Framework Policy
- SPP 2 Environment and Natural Resources
- SPP 2.5 Agriculture and Rural Land Use Planning
- SPP 3 Urban Growth and Settlement
- DC 1.1 Subdivision of Land – General principles
- DC 2.5 Special Residential Zones
- DC 3.4 Subdivision of Rural Land
- DC 3.7 Fire Planning

SPP1 provides the strategic framework and guiding principles for landuse planning in Western Australia. The primary aim is to provide for sustainable use and development of land. The Strategy identifies the five key principles of environment, community, economy, infrastructure and regional development which define and influence decision making. In recognition of the concentration of population between Lancelin and Albany and growth pressures in the south-west, the strategy confirms the need for careful management. SPP1 supports the growth of regional communities to achieve their social, environmental and economic goals. Co-ordination, high standards of development, availability of land and services are required to ensure regional communities area sustainable in the long term.

The objectives of SPP3 most relevant to this proposal include:

- Build on existing communities with established local and regional economies;
- Concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities;
- Manage the growth and development of urban areas in response to the social and economic needs and in recognition of relevant climatic, environmental, heritage and community values and constraints;
- Promote a sustainable and liveable neighbourhood form which reduces energy, water and travel demand;
- Ensure safe and convenient access to employment and services;
- Provide choice and affordability of housing;
- Create an identifiable sense of place for each community; and
- Coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The proposed Amendment complies with and will assist in achieving the particular objectives contained in these Strategic and Policy documents.

4.2 Rural Strategy and Precinct Structure Plan/Subdivision Guide Plan

The subject land is within the Oyster Harbour Policy Area 8 of the Local Rural Strategy (1996). The Willyung Precinct was the subject of Amendment No. 177 to TPS No. 3. The endorsed SGP has been used as the framework for subsequent subdivision and development in the vicinity.

Detailed background information is provided in the comprehensive planning report prepared as part of the rezoning Amendment No. 177. Key elements of that document are relevant to this current proposal; in particular, the site characteristics, management issues and objectives relating to the subject land as outlined below:

- allow for a range of lot sizes based on land capability and landscape design considerations;
- protect the King River, creeklines and associated floodplain;
- integrate development with the landscape;
- protect remnant vegetation and revegetate areas in order to minimise visual impact; and
- allow for appropriate uses on lots in excess of 1ha.

4.3 Albany Local Planning Strategy (2007)

The key local planning document relating to future planning of the subject land is the Albany Local Planning Strategy (ALPS). This proposal is consistent with the intent of ALPS which was endorsed by the City of Albany in August 2007. The subject land is designated Rural Residential on Map 9B of ALPS and the adjoining crown land is designated as Local Reserve. Notably, the subject land is not identified as Priority Agriculture

Part 8.3.5 of ALPS deals with Rural Living and contains the following Strategic Objective:

“Encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential”.

ALPS clearly advocates consolidation of Rural Living Areas, giving priority to existing rural residential zones to achieve higher lot yields and more efficient use of infrastructure and community facilities (refer page 124).

To this end, it is proposed to rationalise the subdivision layout for the subject land in accordance with the guiding principles and criteria set out in relevant State Strategies and Policies, ALPS, the Rural Strategy and Schedule IV of TPS3. The redesign allows for the creation of a variety of Rural Living lots ranging from 4000sqm – 2.0ha, consistent with the adjoining properties.

4.4 Statutory Context and Proposed Variation to the endorsed Subdivision Guide Plan

The subject land is currently zoned Special Residential Area No. 11 under the City of Albany Town Planning Scheme No. 3. Special Provision 1.2 specifies a minimum lot size of 4000m² and sets the criteria for variations to the SGP. This proposal satisfies these requirements.

The surrounding land to the east, west and south has been rezoned and/or developed for 'Special Residential' purposes with a minimum lot size of 4000m² in response to the site characteristics and capability. It is considered appropriate that the subject land be developed to a compatible density.

Special Provision 1.2 provides scope for variation to the endorsed SGP subject to justification *"in terms of land capability, visual impact, retention of views, vegetation protection, emergency access/egress and setbacks from King River and creeks. Consultation and general support of surrounding landowners will be a prerequisite to consideration of any significant variation to the Subdivision Guide Plan"*.

This proposal can be justified:

- Notably the recent site testing, detailed field survey and updated analysis of predicted flood levels confirm the land capability (refer section 6.0 of this Report);
- Visual amenity is addressed;
- important views from public roads and vantage points are not impacted;
- vegetation will be afforded greater protection;
- River and Creekline setbacks are achieved through foreshore Reserves and the use of and Building Exclusion Areas and Development Exclusion Areas; and
- This proposal is being developed in conjunction with the adjoining lot to the east and will complement the existing Rural Living area to the west. Affected landowners are fully aware and supportive of the respective proposals.

This revision to the SGP will complement the current proposal to rezone Lot 9002 to Special Residential Area 11 and the decision by Council to support a higher lot yield on adjacent lots 201 and 202 Pony Club Road. At its meeting held 20 May 2008, Council resolved to adopt for advertising a modified SGP for a portion of Special Residential Area 11 as a draft Town Planning Scheme Policy. That proposed modification would enable the creation of 18 rural living lots for the properties to the east of Pony Club Road, in lieu of the 16 indicated on the existing SGP. The principles of that proposal are directly transferable to this proposal.

Clause 6.9 of TPS3 enables Council to make Town Planning Scheme Policies and this is considered to be the appropriate mechanism for varying the SGP for the subject land.

There is also scope through this process to review the width of the existing King River and Willyung Creek foreshore reserves and to formalise management arrangements for the floodplain as set out in the existing Foreshore Management Plan and the recently completed WCFMP.

5. SURROUNDING LAND USES AND INTEGRATION WITH ADJOINING LOTS

Adjoining lots and land uses are Rural Living, both existing and proposed, or foreshore reserve. Properties to the immediate west, south and east of Pony Club are zoned 'Special Residential'. Lot 9002 is used for Rural Living and is zoned Special Use – Code 12. Lot 8026 to the south east is Reserve 1189 which is developed and used by the King River Pony Club. The land north of the King River is zoned Special Rural Area 3B, Parks and Recreation and Residential and has been developed accordingly. The King River provides a well defined boundary and significant physical barrier along the northern side of the property.

The entire Willyung precinct was the subject of Amendment 177 to Town Planning Scheme No.3 and a Subdivision Guide Plan has been approved by Council and the DPI. The SGP provides the framework for coordinated development and provision of infrastructure in this area, while still allowing each of the lots to be developed independently.

The indicative road and subdivision layout shown on the previously endorsed SGP includes a cul-de-sac terminating in Lot 105. It is now proposed that this road be extended to the east through the subject land and adjoining lot 9002 to link with Pony Club Road. This will improve east-west connectivity and fire safety by providing alternative emergency access/egress.

Subdivisional roads within the subject land are designed to enable east-west linkages through to the adjoining development to the west generally in accordance with the endorsed Subdivision Guide Plan. Water, power and telecommunication infrastructure required to service this and the adjoining subdivisions can be coordinated and will be accommodated within the new internal road reserves. In the case of water, the exiting mains servicing lots to the west is in the previously agreed alignment within the battle axe leg of Lot 105 and future road reserve and is protected by easements on the titles of Lots 104 & 105.

Strategic Fire Breaks and the multi-use trail adjacent to/within the King River foreshore are designed to link with the adjoining/future subdivisions. The establishment of the trail can be facilitated and implemented through this proposal by formalising the objectives and recommendations identified in Management Plan.

The proposal takes advantage of available infrastructure. Lots will be serviced by reticulated mains water, power, telecommunications and constructed subdivisional roads. The road network is permeable and legible. It allows for emergency vehicle access as well as emergency egress. The design includes a loop road system, together with Strategic Fire Breaks, to provide alternative egress for all lots. Fire safety will be enhanced by this proposal.

6. CAPABILITY

The original environmental assessment and field work undertaken in January 1997 confirmed the capability of the area for Rural Residential development. Further field assessment was undertaken in 2008 by Landform Research and additional test holes were dug to verify soil types and ground water levels. (Refer Attachments - Constraints and Test Hole Locations – Figure 5 Landform Research 2009) The information contained in the 2009 Report, together with the findings from the most recent field visits have been used to supplement the original assessment. The updated geotechnical data and revised flood mapping have been used to inform this proposal and are summarised and discussed in the following section.

In terms of geology, the site lies in gently undulating country of the southern valley side of the King River. Much of the site lies on a series of alluvial terraces associated with sea level changes, with the remainder occupying the flood plain of Willyung Creek.

The main hydrological features are the King River and Willyung Creek. The King River has a steep sided valley dropping from the alluvial terraces along its boundary. There is virtually no flood plain associated with the King River. In contrast, Willyung Creek has a variable floodplain that ranges in width from 25m in parts of the subject land up to 450m on the south side of the Creek. Because of a series of natural levees on the north side of the creek, the flood flow is split twice. The limited volume and relatively flat land in this area mean that any flood waters will be slow moving and quite shallow. Portions of the flood fringe most probably will not flood. Elevated areas immediately adjacent to the waterway will not flood, but will be isolated by flood waters. As such these inaccessible areas are not considered suitable for construction of habitable buildings. (Refer Attachments - Predicted Flood Elevations – Figure 4 Landform Research 2009).

The revised SGP takes account of the predicted floodflows, flood levels and the extent of the flood fringe. All land within the Willyung Creek floodway is shown as “Building Exclusion Areas”. To ensure 500mm clearance above the predicted 1:100 year flood elevation, a recommended Minimum Floor Height has been nominated for selected lots.

A 1:100 year flood level for the King River shown on the 1999 SGP had been previously identified based the nature of catchment, estimated contours, anecdotal and historic information on previous major floods. Following the 2008 survey pick of the area, this alignment is been more accurately determined as depicted on the revised SGP.

Apart from the streams, surface water run off is not common because of the porosity of the soils on the higher ground and the gentle slopes.

As part of the original environmental assessment Depth of Groundwater was mapped for the Precinct at the time of rezoning. During the 2008 field visit site specific testing for the subject land was undertaken by Landform Research. An additional six test holes were sunk in the south eastern portion of Lot 105 to supplement the previous field work. As a result of this recent testing and the more accurate contour survey, the Areas Subject to Winter Surface Waterlogging have been more precisely mapped. This information is depicted in the Site Characteristics Plan and the Constraints Map and has been used as the basis for the road layout and subdivision design.

The soils of the site are quite varied but can be divided into groups on the basis of the soil structure, geomorphological position and drainage. Knowledge of the method of formation of the soils is important to an understanding of the site conditions and behaviour of ground water.

The other important aspect of the soil is the widespread aeolian sand which blankets the site. This was originally yellow containing a small amount of clay. Clay is leached and moves down through the profile to deposit in the lower horizons.

Soils have been grouped into three broad soil capability Units:

- Laterite gravel and duricrust;
- Terrace sand over hard pan clay;
- Flood plain sand/clay.

The first two soil groups are generally suitable for development and have good nutrient retention properties. The third soil group is somewhat constrained because of the high water table which in some areas reaches the surface in winter.

The subject land falls within the second soil group and is identified as terrace sand over hard pan clay. More specifically;

- Sand over ferricrete at depths of 0.5 to 1.8m, Fine sands of aeolian origin, predominantly leached with some areas of cream to yellow sand at depth, and
- Partially water logged sand, predominantly leached over ferricrete at 0.5 to 1.8m.

These areas are S and L/W respectively and depicted on Soil Types plan (Refer Attachments – Soil Types - Figure 2 Landform Research).

A summary of the land capability results for the subject land is contained in the following table.

| Land Qualities | Ridge laterite gravel and duricrust | Terrace sand over hardpan/clay | Floodplain sand/clay |
|--------------------------------------|-------------------------------------|---|---|
| Slope | Gentle | Gentle | Low |
| Slope Stability | Moderate | High | high |
| Rock/Gravel | Common | low with thin ferricrete at generally less than 1 metre | low with thin ferricrete at less than 1 metre in some locations |
| Wind Erosion Risk | Low | low | low |
| Water Erosion Risk | low | low | low |
| Drainage | good | variable from good to poor | generally poor |
| Moisture Availability | moderate | moderate to high | high |
| Water Logging | nil | patches susceptible to water logging | waterlogging common |
| Flood Risk | nil | nil apart from the low elevations at the edges | high |
| Surface Water - Availability/Quality | nil | high | high |
| Ground Water - Availability/Quality | low | high | high |
| Wetability | moderate | low wetability at certain times | low to moderate depending on conditions |
| Salinity Risk | low | low | low apart from stream in north west |
| Microbial Purification | high | moderate to low | low |
| Water Pollution Risk | low | moderate to high | high |
| Nutrient Retention - Topsoil | high | low | low |
| Nutrient Retention - Profile | high | moderate | low |
| Existing Degradation | nil | low apart from clearing | low apart from clearing |

The subject land is identified as terrace sand over hard pan clay. The terrace soils consist of fine leached sand with a thin ferricrete hardpan at depths of generally less than one metre. The clay content increases with depth. The terraces are relatively flat with impeded vertical drainage and slow lateral drainage which makes some parts susceptible to perched water tables and winter water logging.

In general the nutrients are not likely to cause a problem on this land provided drainage is slow and excessive amounts are not loaded into the system. Nitrogen will be denitrified and phosphates aggressively absorbed by the ferricrete hard pans. The main issue is the level of the water tables and effluent disposal systems.

The terrace areas are suitable for smaller lot sizes on well drained areas with larger lots on the less well drained areas. Drainage of the water logged areas will help but is partially counteracted by slow lateral drainage. Drainage systems need to be fed through nutrient management sumps and ponds.

Soil Testing within the precinct was originally undertaken by the engineering consultant in September 1998. Further test pits were dug in October 1998 to assess soil profiles and to corroborate depth to groundwater within selected building envelopes, as shown on the then draft SGP. No ground water was encountered in 3 of the 8 test holes. Water levels in the balance of the test holes were between 600 and 900mm below the surface. At the time of the latter investigation, it was noted in the consultant's report that water levels had dropped off from 'worst case scenario'. The 'worst case water level' was estimated and in all cases ground water within the building envelopes was determined to be at least 600mm below the surface. In 2008, six (6) new test holes were excavated in the south east of lot 105 in areas outside the Willyung Creek Floodflow. This recent testing was used to more accurately map Areas Subject to Winter Surface Waterlogging and to identify suitable Development Envelopes with sufficient space to accommodate on-site effluent disposal systems on all proposed lots shown on the revised SGP.

6.1 Nutrient Management

The following key findings and conclusions are drawn from the environmental and capability assessment.

The site is currently used for grazing and at a general stocking rate of 15 DSE (Dry Sheep Equivalents) on the summer pasture. Some areas such as the sand over clay and small patches of alluvial loam over clay adjacent to Willyung Creek have stocking rates of up to 20 DSE whereas the higher drier sands may have rates of 10 DSE. Data from the Select Committee Report on Metropolitan Development and Groundwater Supplies, 1994 and Nitrate Management in the Jandakot UWPCA prepared by Dames and Moore suggest that one sheep will add 1.5 kg P/year and 10.0 kg N/year. One cow or horse is equivalent to 10 DSE. Much of this nutrient will enter the system through leaching from fertiliser and dung as well as a result of nitrogen fixing by pasture legumes.

One residential septic effluent disposal system is rated as adding 18 kg N/year and 3 kg P/year. Approved alternative effluent disposal systems release no phosphates because the phosphate is absorbed by the use of amended or high Phosphate retention soils on a waste water disposal area. However allowing for six chickens a dog and a cat and a 250m² area of fertilised horticulture a further loading of 12.3 kg N/year and 10.1 kg P/year can be added from the dwelling area. Therefore the nutrient input of a dwelling and associated gardens could be expected to contribute significantly less nutrients (about one third) to the system than the current grazing regime.

It has been found on other subdivisions that only one lot in two has horses and thus a density of one horse per 1 or 2 hectare property is a reasonable basis for nutrient calculations. As lot sizes become larger the amount of stock will also increase but does not normally approach that of a farming operation because the blocks are essentially hobby properties. The other factor is that the smaller the lot size the greater the area taken up in roads and thus the overall nutrient loading per hectare is reduced by between 7% and 4% for lot sizes of 1 to 10 hectares.

The detailed analysis concluded that hobby farms are likely to release less nutrients than current grazing practices, and that the smaller the lot size the smaller the amount of nutrient. It was also demonstrated that smaller lot sizes of 0.5ha with conventional septic systems input less nutrients. When Alternative Treatment Units are used a lot size down to 0.3ha will input the same nutrients (phosphorous) as current stocking practice. It was also noted that the estimated current stocking rate was an average for the site and that some of the moist summer pasture of the floodplain of the Willyung Creek would have higher stocking rates.

In addition to estimations of the actual nutrient input into the ground water, consideration should also be given to denitrification, volatilisation of ammonia, recycling, uptake by vegetation, and phosphate absorption by sesqui-oxides. Another source of nutrient addition is from the washing of animal dung directly into the stream during storm events. This can be a problem with farmland bordering a river but is of only minor relevance in this case due to lack of surface run off from the subject land. The other factor is the recycling carried out by dung beetles which are particularly active in the area and will greatly reduce the potential for direct washing of dung into streams.

The environmental assessment concludes that:

Clusters with lot sizes down to 0.3 hectares will not input increased nutrients into the site and when combined with larger lots for the remainder of the area the overall nutrient input will fall. The clusters need to be located in the most capable areas with adequate setbacks and buffers.

6.2 Effluent Disposal

The ability of the land to satisfactorily dispose of effluent depends on the type of soil, the phosphate retention of the soil, drainage of the site and the depth to the water table. The other difference between nutrients released from dwellings compared to broad acre farming is that in broad acre nutrients are released over a large area whilst with dwellings nutrients are released as concentrated sources.

Effluent disposal for the subject land is predominantly an issue of water table depths. Whilst the upper soil horizons are leached and have little phosphate retention, the ferricrete layer at depths of less than 1 metre are particularly aggressive to the retention of phosphate. Chemistry Centre data shows that the Phosphate Retention Index for ferricrete is over 70 which means that every m³ of ferricrete is capable of absorbing over 75 kg of phosphate. On the assumption that the ferricrete layer is 300 mm thick the phosphate absorption per hectare is 225 000 kg or enough to retain all the phosphate for thousands of years. A small amount of P/PO₄ was recorded in Willyung Creek during the site visit but the level was within the accepted normal range for streams.

Nitrogen is lost by volatilisation to ammonia and denitrification to N₂ gas. It is worth noting that there was no N/NO₃ recorded in Willyung Creek during the site visit. The lack of nitrogenous material in the stream water will place a nitrogen limitation on potential algal growth.

The other issue is microbial purification which can be short circuited if there is insufficient distance for effluent to travel through the soil. This will be caused by shallow water tables and impeded drainage. The depth to water tables is a significant factor.

The foreshores of King River and Willyung Creek and the floodway of the creek are not suitable for effluent disposal due to poor drainage, flooding and high water tables. These are shown on the SGP as Building Exclusion Areas.

The alluvial terraces contain patches of water logged ground which occur in winter through impeded drainage. The "Areas subject to winter surface waterlogging" have been identified on the 2009 "Constraints Map", based on the recent soil testing and contour survey. In other terrace areas and on the ridge where ground water comes no closer than 1.5 metres from the surface, conventional on-site effluent disposal systems are acceptable. In some circumstances Alternative Effluent Disposal Systems are preferable.

Building Exclusion Areas and Development Envelopes have been identified on the revised SGP for lots in the vicinity of the Willyung Creek Floodflow and Areas Subject to Winter Surface Waterlogging. Suitable house sites are available on all lots proposed by the revised SGP. In some instances Alternative on site effluent disposal systems may be necessary and/or minor site improvements such as fill drainage works may be required. On selected lots the Minimum Floor Levels and road elevations have been nominated. These heights are 500mm above the predicted 100 year event, interpreted from the GHD 2007 1:100 year flood elevations and flow volume and the 2008 Contour Survey. None of the Development Envelopes are adjacent to wetland areas of environmental significance.

The processes and standards applicable to the installation of effluent disposal systems, coupled with the Special Provisions contained in part 10 of Schedule IV of Town Planning Scheme No.3 provide the mechanism to ensure these objectives and requirements are satisfied.

7. SERVICING

The following services will be provided by the subdivider:

- Underground power;
- Reticulated water supply;
- On-site effluent disposal systems to City of Albany and Health Department requirements;
- Construction of subdivisional roads to a sealed standard; and
- Stormwater drainage designed in accordance with water sensitive design guidelines.

The property has access to all essential services, apart from deep sewer. Underground power, reticulated water supply and telecommunications can be extended to service the proposed development.

7.1 Waste Water

As it is not economically viable to connect to deep sewer, effluent disposal will need to be by way of individual on-site effluent disposal systems. The environmental assessment, which considered the soil type and qualities, PRI's and the depth to groundwater, confirmed that the subject land is capable of being serviced using on-site effluent disposal.

Alternative Treatment Units will be required on selected lots. Further site assessment and testing may be required at the time of development to determine the most appropriate location and type of effluent disposal system. Given the advances in technology, and the range of effluent disposal systems now available, including Aerobic Treatment Units, Nutrient (Phosphate) Removing Effluent Disposal Systems and Biological Filter Systems, ATUs are often preferred by land owners and are now more competitively priced compared to conventional septic systems.

Special Provision 10.0, together with installation standards and licensing requirements provide the necessary controls.

7.2 Stormwater

Stormwater runoff will be disposed of onsite wherever possible in accordance with water sensitive design principles. Stormwater from the road system will be directed via open swale drains into a settling basin. A detailed stormwater drainage management plan can be provided at the subdivision stage of development.

7.3 Roads

Willyung Road provides sealed access to the existing frontage of both lots. New subdivisional roads will be provided and have been designed to take account of the previously endorsed road layout and the alignment of the previously installed water mains. This proposal will enable the extension of Greenwood Drive from the adjoining subdivision to the west through to Willyung Road. The proposed loop road servicing the new POS adjacent to King River in the adjoining Riverwood subdivision will also be extended into the north west corner of Lot 105 to connect with Greenwood Drive.

The 1999 SGP shows a cul-de-sac terminating in Lot 105. Through this revision, and the concurrent rezoning of Lot 9002 it is now proposed that the road be extended through the subject land to link with Pony Club Road.

The new subdivisional layout incorporates key elements of the previous Subdivision Guide Plan but will also result in a more permeable movement network. The revised SGP affords improved east-west connectivity by providing a road link from Greenwood Drive through to Pony Club Road.

Water, power and telecommunication infrastructure required to service this and the adjoining subdivisions can be accommodated within the new internal road reserves.

7.4 Fire Safety

The main issues with fire management are the reduction in fuel hazard, the maintenance of firebreaks, provision of emergency egress and the availability of emergency equipment and water to fight fires. Planning for Bushfire Protection, 2001 (WAPC and FESA) provides guidance on bush fire protection within new land development. This proposal and the accompanying Subdivision Guide Plan take into consideration the essential elements of Planning for Bush Fire Protection (2001) and the Western Australian Planning Commission Planning Policy DC3.7; Australian Standard AS3959-1991 for the Construction of Buildings in Bush Fire Prone Areas and draft Australian Standard DR05060 in terms of road design, fire threat, hazard separation, water supply and access/egress. (Refer Attachments – Fire Hazard Assessment)

To minimise the threat to residents and fire fighters in the event of a bushfire within or near the site the proposal includes the following key principles and performance standards:

- Building Protection Zones/Low fuel areas to be maintained around all dwellings;
- Hazard Separation zones to be maintained so that fire fuel loads are below 8 tonnes/ha;
- Subdivisional roads being linked with adjoining areas to facilitate emergency access/egress;
- Provision of a network of Strategic Fire Breaks and Access tracks;
- Provision of Fire hydrants installed within the road reserves at 200 metre intervals;
- The subdivider will be required to ensure that intending purchasers are fully aware of the fire management guidelines of the Homeowners Bushfire Survival Manual (or equivalent) and relevant standards contained within AS 3959 "Construction of Buildings in Bushfire Prone Areas"; and
- Relevant Fire Safety requirements will be implemented at the subdivision stage of development.

In addition, Special Provisions 8.1 and 11.7 address vegetation removal to comply with the Bush Fires Act and compliance with Australian Standard 3959 respectively.

Importantly, the installation of a road connection from Lot 105 through to Pony Club Road in place of the cul-de-sac shown on the former SGP is a considerable improvement in terms of fire safety as it will provide all future lots with alternative emergency access/egress via public roads. Likewise, existing and proposed subdivisions with the Willyung precinct will be accessible via loop roads and therefore are provided with alternative emergency egress.

7.4.1 Bushfire Hazard Assessment

The bush fire hazard assessment for this proposal has been undertaken and takes into account existing site conditions that include:

- Topography with particular reference to ground slopes and accessibility;
- Predominant Vegetation – both remnant and likely revegetation; and
- Relationship to surrounding development.

The assessment gives consideration to the slope of the land and vegetation types, both within and surrounding the site. The area generally has a Low to Moderate fire hazard rating, even within areas of bush and remnant vegetation. Using the Bush Fire Hazard Assessment (BFHA) guidelines and criteria contained in “Planning for Bush Fire Protection” and an inspection of the property, the bush fire hazard on the site of this proposal is, for the most part, categorised as Low. The majority of the site is pastured or parkland cleared. Shelterbelts have been established along selected fence lines and boundaries and some isolated paddock trees remain. The adjoining area is predominantly used for rural living purposes and is mostly pastured. The surrounding land to the east and west is similarly rated as Low. Small areas of Remnant and riparian vegetation within the subject land constitute a Medium or High Fire Hazard. The main sources of fire threats to this proposal would be fires from the north and from the various Reserves along the King River and Willyung Creek. Vegetation within these Reserves ranges in density from sparse, with no understorey, through to dense. Notwithstanding the subject land is separated from the largest of these Reserves by the King River itself, sections of the bush may constitute a high or potentially extreme fire hazard rating depending on seasonal conditions and management practices. The relatively small size and linear form of these vegetation areas is taken into account in this hazard assessment, the management responses and development design.

7.4.2 Bushfire Hazard Management

The development proposal for this site gives consideration to fire threat and incorporates the following fire management measures:

- Strategic Fire Breaks (SFB) within the subdivision and linked to the SFBs in the adjoining subdivision;
- Fire Maintenance tracks;
- Building envelopes on selected lots;
- Minimum 20m Separation distances to Building Envelopes;
- Building Protection Zones;
- Maintenance of fuel loads within Hazard Separation Zones;
- Access/Subdivisional road layout; and
- Alternative Emergency egress.

In addition to the guidelines contained in Planning for Bush Fire Protection, performance based solutions for the construction of habitable buildings can be applied through AS 3959 and draft standard DR05060. The level of construction will depend on particular fire hazard and level of fire attack (ember attack and radiant heat load). Adequate levels of fire protection can be achieved through a combination of measures including low fuel areas, Building Protection Zones, Hazard Separation Zones, provision of fire hydrants and application of appropriate levels building construction standards.

Given the Mediterranean climate of this region, the majority of rain falls in late autumn through to early spring. This supports substantial vegetation growth, which dries off in Summer/Autumn. The combination of prevailing winds and dry vegetation poses a fire risk. Hazard reduction within remnant bushland is considered an essential component of the Fire Management regime for the protection of life and property, and to ensure that frequent and uncontrolled burning does not degrade existing and replanted vegetation. Fuel hazard management requirements apply in both freehold land and Crown Reserves.

Fuel loads, weeds and pasture species within the 100m Hazard Separation Zones and the existing parkland cleared areas and can be controlled by slashing, mowing and burning. In recognition that frequent/annual burning of bushland can exacerbate weed growth, less frequent prescribed burning within cycles of 5-7 years is advocated.

The proposed POS at the north of the subject land and the adjoining POS area to the east will be/is under management responsibility of the City of Albany. This active POS area will be grassed and is expected to be regularly slashed and maintained in a low fuel state.

Extension of the Strategic Fire Break-Multi Use trail along the King River is proposed through this development. Coupled with the proposed Fire Management Tracks adjacent to Willyung Creek and the small areas of remnant vegetation, these networks will provide a hard edge to the bush which will serve as a fire line for prescribed burns and as a possible alternative means of emergency access/egress.

7.4.3 Hazard Separation Zones

The main bushfire threats affecting the development are likely to be the larger areas of remnant vegetation to the north of the site and the vegetated water courses.

In this development the majority of the proposed Lots are on existing cleared land therefore the future house sites will be in areas which are rated Low.

On lots which are in proximity to vegetated areas that are rated as Moderate, High or Potentially Extreme a range of solutions is proposed.

A minimum 20m separation zone is factored in for those lots adjoining vegetated foreshore reserves and riparian vegetation. The Development Envelopes and Building Exclusion Areas identified on the SGP take account of the required 20m separation zone.

For the purpose of this assessment, a 100m Hazard Separation Zone (HSZ) is designated for existing structures. Within these existing HSZ's fuel loads are required to be kept below 8 tonnes per hectare to comply with the guidelines contained in Planning for Bush Fire Protection. Areas of bush within these HSZ are generally already parkland cleared, or obligated to be. On the minority of future lots that do contain some areas of vegetation, house sites are designated within the existing parkland cleared areas.

Maintaining the low fuel state of the existing HSZs can be accomplished through regular maintenance and appropriate hazard reduction methods including mowing, slashing, removal of understorey/selected lower limbs and prescribed burning. Cool burns on a 5 to 7 year cycle are recommended to maintain the required fuel loadings and achieve the necessary fire safety.

7.4.4 Building Protection Zones

Building Protection Zones (BPZ), a minimum of 20m wide, around all dwellings are required. In instances where development occurs on slopes greater than 10°, the width of the BPZ increases by 1m for every degree of incline.

These zones are to be maintained in a low fuel state and shall fulfil the following conditions:

- bush fire fuels to be maintained below 10cm in height;
- trees and branches which may fall onto a house must be removed; and
- Lower branches of remaining trees are to be trimmed.

7.4.5 Implementation

Subdivider's Responsibility

Following subdivision approval, the subdivider is responsible for the following actions:

- Installation of the Strategic Fire Breaks and Fire Management Tracks as shown on the endorsed Subdivision Guide Plan;
- Installation of Fire Hydrants; and
- Notification of prospective owners of the fire management Guidelines of the Homeowners Bush Fire Survival Manual and AS 3959.

City of Albany Responsibility

The City of Albany shall be responsible for the following matters:

- Develop and maintain district fire fighting facilities;
- Provide advice on standards and methods to achieve community fire protection to owners/occupiers of the lots;
- Maintain in good order and condition the district water supplies and equipment for fire fighting purposes;
- Manage fuel loads within Reserves under its care and control; and
- Ensure the Fire Safety requirements set out in the Special Provision 11.0 are implemented, maintained on an ongoing basis.

Property Owners' Responsibility

Property owners of lots created by this proposal are responsible for the following matters:

- Each landowner will be responsible for maintaining low the fuel area/ Building Protection Zone around their residence and associated outbuildings, in accordance with the following minimum standards;
- 20m wide (min) with 1m increase for every degree on incline;
- Bush fire fuels must be maintained below 10cm in height;
- Trees and branches which may fall onto a house must be removed;
- Lower branches of remaining trees must be trimmed;
- Fuel loads within the Hazard Separation Zones will need to be maintained below 8 tonnes per hectare, through regular maintenance and appropriate hazard reduction methods including mowing, slashing, removal of understorey/selected lower limbs and prescribed burning, as appropriate. Cool burns on a 5 to 7 year cycle are recommended to achieve the necessary fire safety;
- Individual landowners will be responsible for maintaining strategic firebreaks and/or Fire Management Tracks on their property;
- Gates are to be installed where fences cross Strategic Fire Breaks;
- All buildings are to be designed in accordance with Australian Standard 3959 "Construction of Buildings in Bush Fire Prone Areas"; and
- All landowners within the subdivision must comply with the City of Albany's Annual Fire Break Notice.

8. SPECIAL OUTCOMES

This revision to the SGP provides the opportunity for consolidation and to fully integrate the development of the subject land with surrounding lots to the east and west. A linkage can be provided through Lot 9002 to connect Lot 105 with Pony Club Road and the trail networks can be strengthened, thereby improving permeability and connectivity within the precinct.

8.1 Foreshore Protection & Remnant Vegetation

A special feature of the property is the frontage to both the King River and Willyung Creek. Surveys of the King River and Willyung Creek foreshores were carried out during the initial rezoning process. Extensions to the King River foreshore Reserves were proposed together with the creation of a Reserve along the Willyung Creek Foreshore. Land was ceded through subsequent subdivision. Further review and possible widening of the foreshore reserves or other management devices can be investigated to incorporate the findings and recommendations contained in the WCFMP and to implement the relevant requirements of the endorsed Foreshore Management Plan.

Areas of remnant vegetation on the property can be better protected by confining development to the cleared portions of the property.

8.2 Connectivity & Movement Networks

This proposal will enable the cul-de-sac currently shown for the adjoining lot 105 to be extended through the subject land to link with Pony Club Road. As well as improving traffic flow and emergency egress, there is opportunity through this revision to extend the network of trails and Strategic Fire Breaks in the immediate locality.

8.3 Visual Impact

The King River and Chester Pass Road are located within the Visual Management Area A as identified in the endorsed Local Rural Strategy. Development within or adjacent to such areas is required to blend in with the landscape. As set out in the previously endorsed Amendment documentation *“the majority of the site is already well screened and set back from Chester Pass Road, the main concern relates to visual impact from the King River. The heavily vegetated foreshore of the King River will help to minimise any potential impact from the river itself”*.

The site is not readily visible from Willyung Road, however the undulating nature of the land, coupled with existing remnant vegetation will soften the impact of new development. In any case, Special Provisions are in place to manage and control building setbacks, landscaping, building design, and colours to help ensure development blends in with the landscape.

8.4 Efficiency & Consolidation

The Rural Living lots created within City of Albany in the last decade have typically ranged in size from 3000sqm to 4 ha and are predominantly 1 - 3 ha. Anecdotally throughout the region, there is growing demand for smaller Rural Lifestyle lots. This proposal for lots (minimum 4000sqm) is in line with current trends towards ‘smaller lots within the 3000m² – 5000m² range’ as recognised in ALPS (p 123).

The combination of 4000m² along the ridge and larger lots adjacent to the creekline provides for variety in lot sizes and housing product in response to site characteristics and capability.

This proposal presents the opportunity to review the development potential for the site based on the revised flood plain data, current interpretation of land capability and strategic objectives. The revision to the SGP will allow the highest and best use of the site, particularly given the need for affordable housing.

9. CONCLUSION

The proposal is consistent with the guiding principles contained in ALPS and the Local Rural Strategy, in particular to:

- Encourage the efficient use of existing rural living areas
- Promote consolidation and sustainable development
- Encourage a range of lot sizes
- Co-ordinate subdivision and development
- Encourage revegetation of creeklines and
- Provide adequate fire protection.

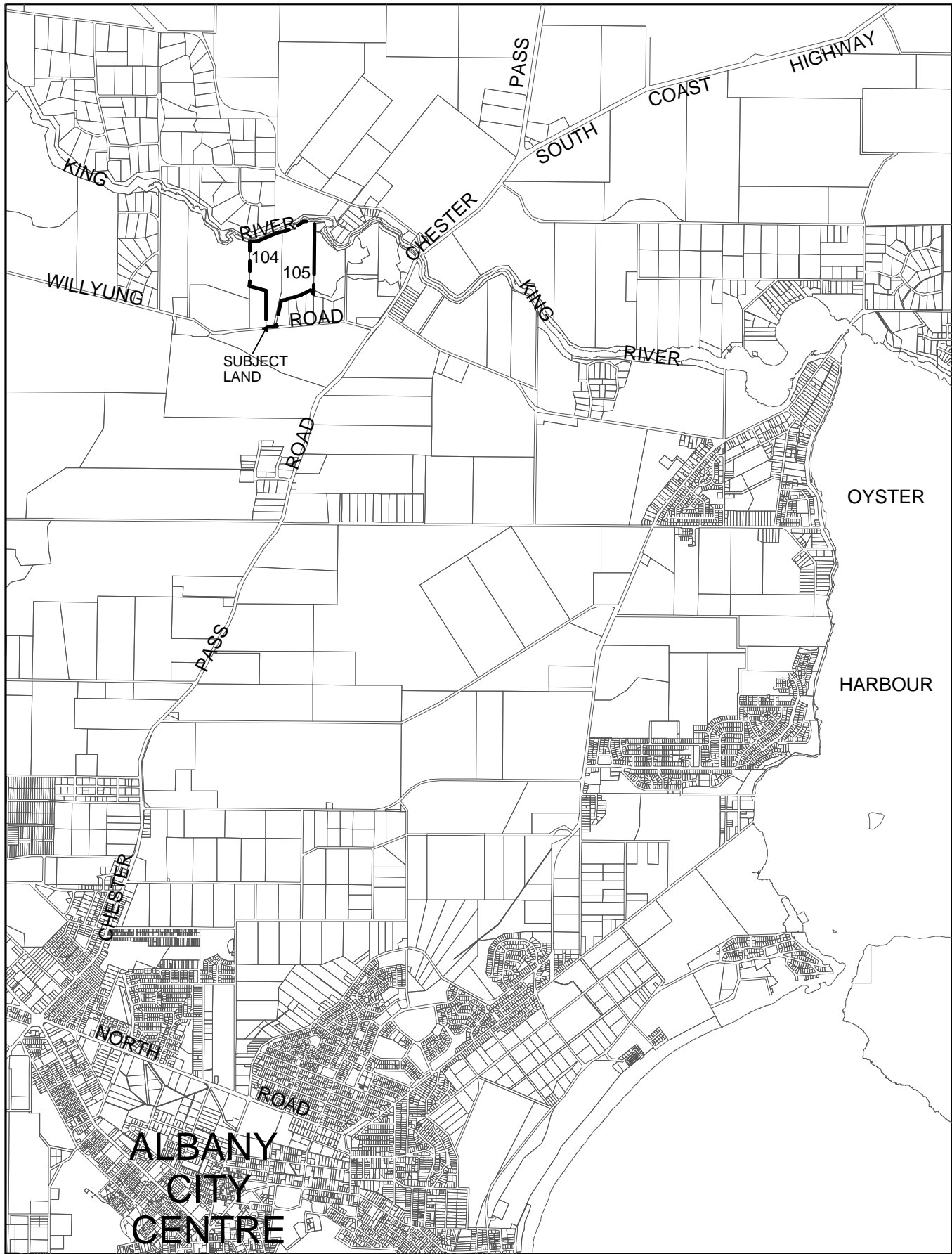
The revised SGP accords with the intent of ALPS as it allows for consolidation, efficient land use and coordinated development of the Willyung precinct. Remnant and riparian vegetation on the property can be protected and development is to be located within cleared areas. The proposal complements the subdivision layout and character of the surrounding Special Residential Area. POS well in excess of that shown on the previous SGP is proposed adjacent to the King River foreshore. This will enable an extension of the Local Reserve system in the locality. Opportunities exist for improved connectivity by providing better linkages to adjoining properties in terms of access networks and vegetation corridors. Land capability assessment supports further subdivision of the area.

The subject land is not in a prominent location in terms of potential for visual impact, the land is in an existing parkland cleared state, boundary and environmental setbacks can be accommodated, the planning objective of efficient use of high capability land is met and the intent and form of the Subdivision Guide Plan is maintained and enhanced.

It is apparent from the above context that planning decisions on zoning and subdivision over an extended period have led towards this locality being established as a predominantly 'Special Residential' precinct. The revision to the SGP for this undeveloped portion of Special Residential Area 11 represents a further consolidation of the particular character of the area, which is reinforced by the Strategic Objectives contained in ALPS and its designation 'Rural Residential' on Map 9B. In this regard it is considered that the proposal represents orderly and proper planning and which will facilitate growth in Willyung and King River.

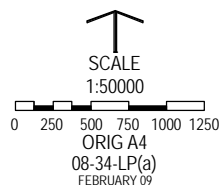
ATTACHMENTS

Location Plan
Endorsed Subdivision Guide Plan for Special Residential Area 11 – Figure 5 (1999)
Site Characteristics Plan
Soil types – Figure 2 Landform Research
Willyung Creek Floodplain Management Plan – Figure 9 GHD (2007)
Contour Survey – John Kinnear & Assoc. (2008)
Constraints and Test Hole Locations – Figure 5 Landform Research (2009)
Predicted Flood Elevations – Figure 4 Landform Research (2009)
Composite and Comparative Flood Estimates
Fire Hazard Assessment
Revised Subdivision Guide Plan for Lots 104 & 105 Willyung (2009)

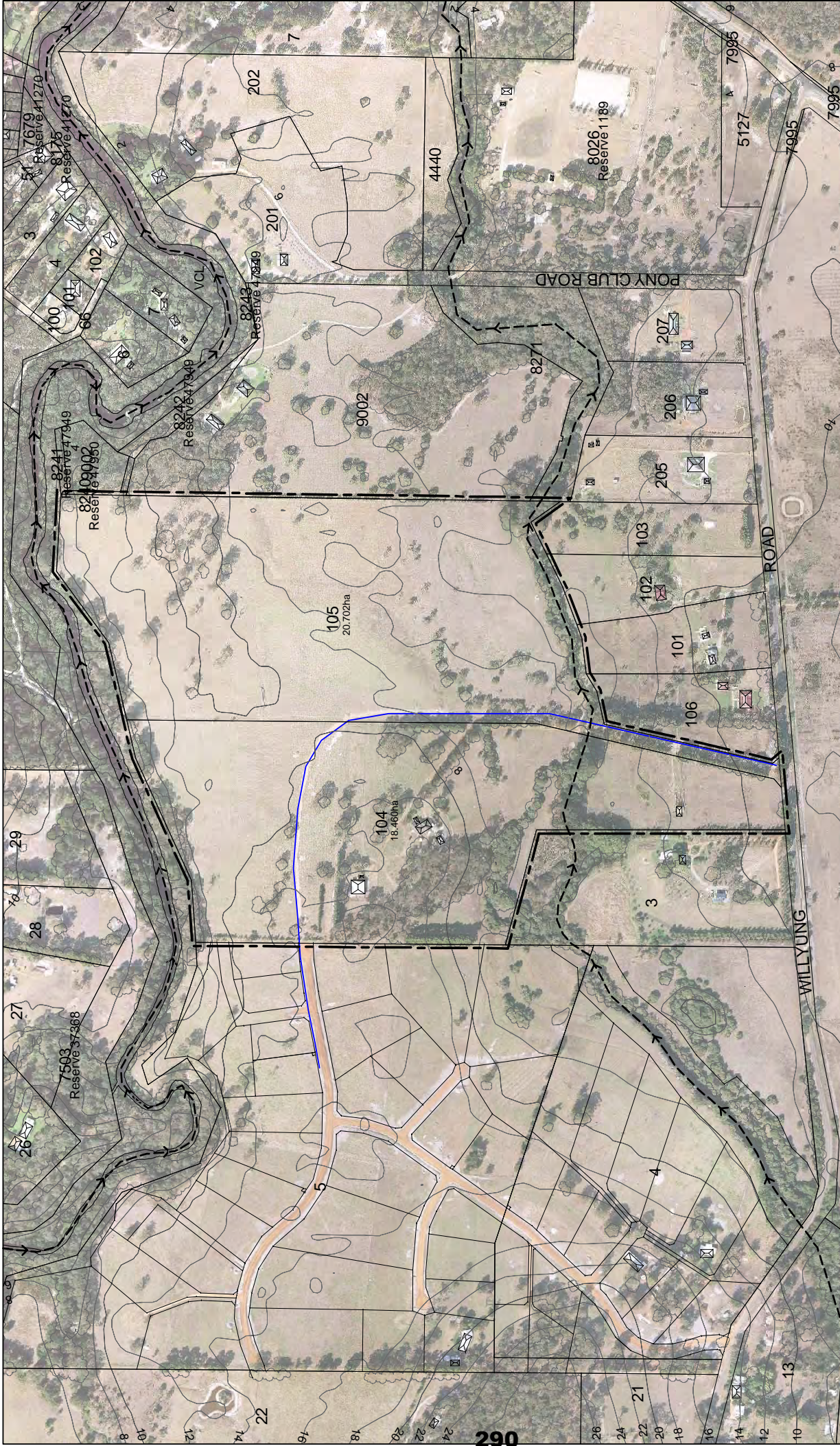


LOCATION PLAN
 Lot 104 and 105 Willyung Road
 Willyung, City of Albany

AYTON BAESJOU
 PLANNING
 11 Duke St
 Albany WA 6330
 Phone 9842 2304 Fax 9842 8494



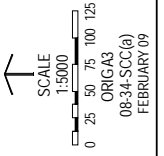
ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



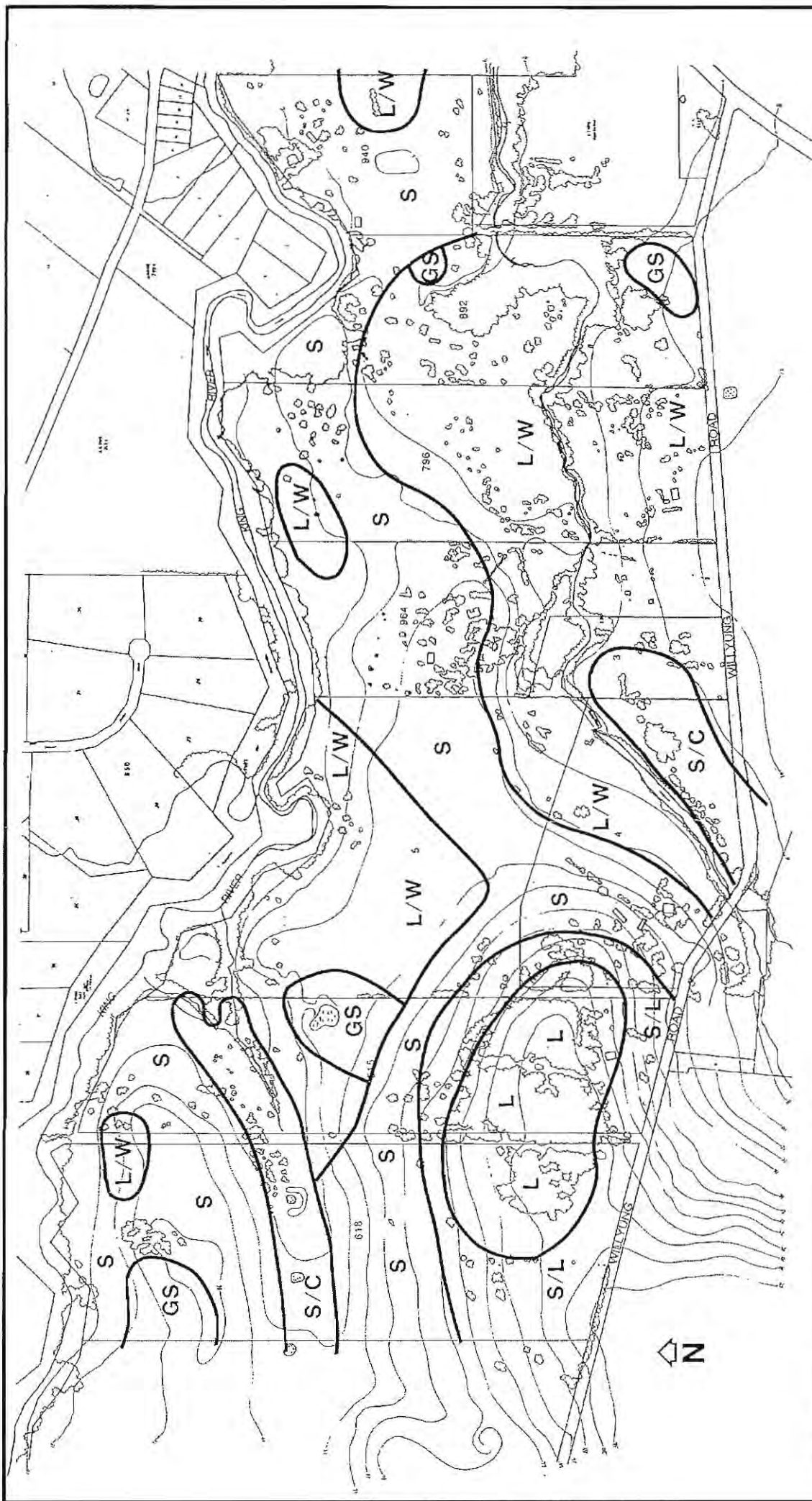
SITE CHARACTERISTICS PLAN
 Lot 104 & 105 Willyung Road
 Willyung, City of Albany

LEGEND

- Subject Land
- Watercourse
- Water Main
- Existing Building
- Existing Vegetation



AYTON BAESJOU
 PLANNING
 11 Duke St
 Albany WA 6330
 Phone 9842 2304 Fax 9842 8494

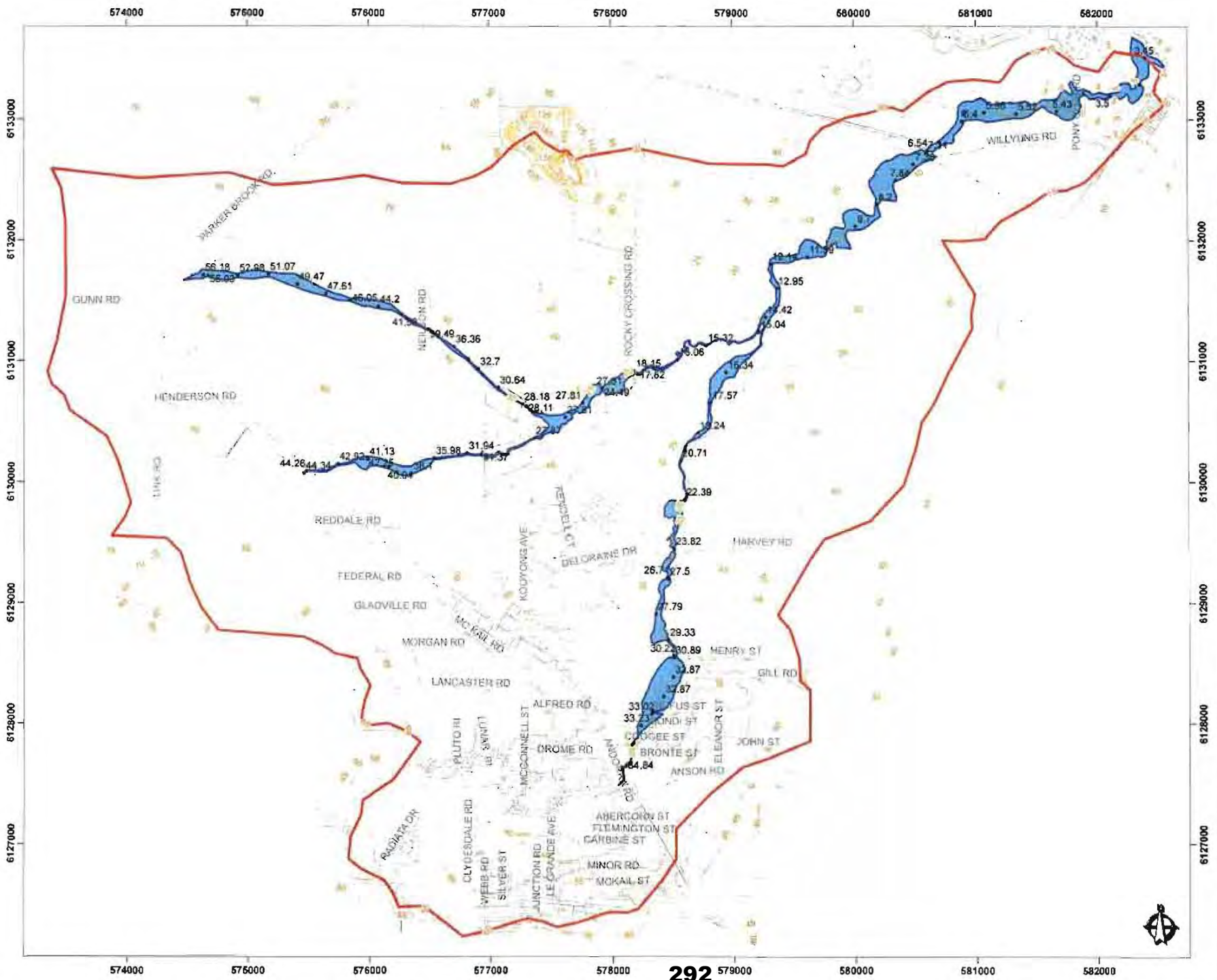


| Soil Type | Description | Broad Scale Soil Unit |
|-----------|--|-----------------------------|
| L | Laticke cement and gravel | Ridge (laterite pits) |
| S/L | Fine bleached sand over laterite duricrust and gravel at depths of less than 0.5 m | Terrace sand over duricrust |
| S | Sand over ferricrete at depths of 0.5 to 1.8 m. Fine sand of coarse to yellow sand at depth | Terrace sand over duricrust |
| S/C | Sand over sandy clay, partially water logged | Nonspodosol |
| GS | Granitic sand derived from the weathering of underlying granitic basement. Coarse quartz sand with increasing kaolinitic clay at depth | Floodplain, sand/clay |
| L/W | Partially waterlogged sand, predominantly inclined over ferricrete at 0.5 to 1.8 m | Terrace sand over duricrust |

Soils based on detailed site mapping including drilling 80 super holes up to 2 000 mm deep or to ferricrete layer as well as geophysical mapping

Soil Types
 Proposed Subdivision
 Willilyung Road, Upper King, Albany
 Scale 1 : 5 000
 Basemap
 Data
 Aydon Taylor-Burzell
 L. Stephens
 March 1997

FIGURE 2



LEGEND

- Albany Subcatchment
- Contours (5 m)
- Cadastre

Predicted Existing 100yr ARI Maximum Floodway

- Level
- Extent

Data Sources:
City of Albany, Cadastre and Topography

SCALE
300 0 300 600 900 m
1:30,000 at A3

LOCALITY MAP

Western Australia

COPYRIGHT
THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF GHD PTY LTD
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. GHD DOES NOT HOLD ANY RESPONSIBILITY ON THE MERIT OF THIS DOCUMENT.

| | | | | | |
|------------|----|---------|--|----------|--|
| CREATED BY | | CHECKED | | APPROVED | |
| NO | RC | D. Ho | | | |

| | | | |
|-------------------------|--------------------------------------|-------------------------|--|
| HORIZONTAL DATUM: GDA84 | | PROJECTION: MGA ZONE 50 | |
| HEIGHT DATUM: M-AD | | METADATA RECORDED: | |
| DATE | FILE LOCATION | | |
| 26.02.21 | N:\511742\GIS\MXD\811742-05_Rev1.mxd | | |
| REVISION | DRAWING NO | | |
| 1 | 811742-05 | | |

WILLUNG CREEK FLOODPLAIN MANAGEMENT PLAN

Figure 9
Willung Creek Catchment
Predicted 100-year Flood Extent



JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 234 STIRLING TERRACE
 PO BOX 283
 ALBANY WA 6331
 PHONE (08) 8642 1333 FAX (08) 8642 1570
 ABN 43 084 683 473
 EMAIL jka@kato.com

CONTOUR SURVEY
LOTS 104-5 & 9002, WILLYUNG ROAD
SHIRE OF ALBANY

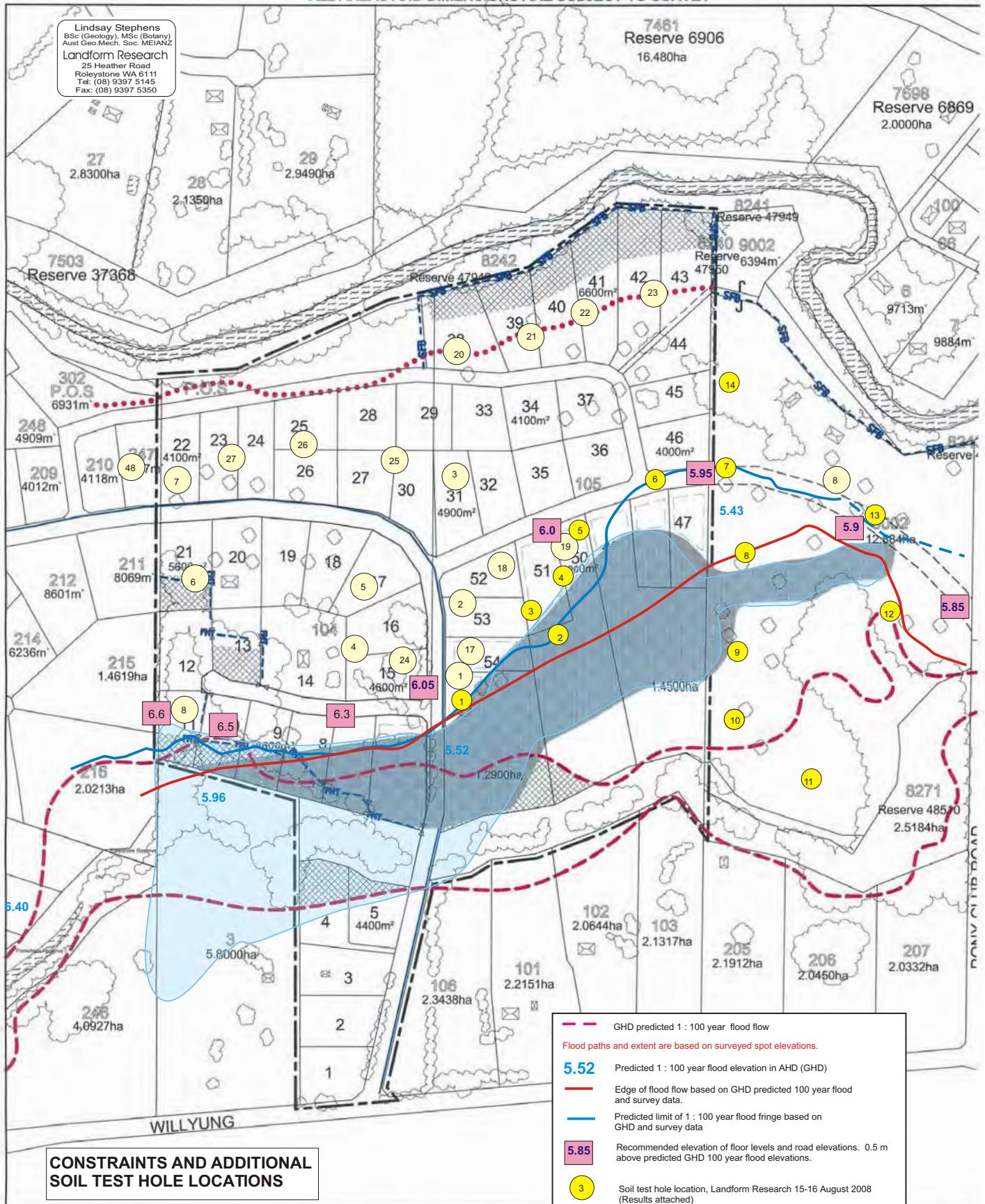
NOTE: DISTANCES & AREAS
 SUBJECT TO SURVEY

Date: Nov 2008

DWGA154 **293**

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

Lindsay Stephens
BSc (Geology), MSc (Botany)
Aust Geo.Mech. Soc. MEIANZ
Landform Research
25 Heather Road
Roleystone WA 6111
Tel: (08) 9397 5145
Fax: (08) 9397 5350



CONSTRAINTS AND ADDITIONAL SOIL TEST HOLE LOCATIONS

- GHD predicted 1 : 100 year flood flow
- Flood paths and extent are based on surveyed spot elevations.
- 5.52 Predicted 1 : 100 year flood elevation in AHD (GHD)
- Edge of flood flow based on GHD predicted 100 year flood and survey data.
- Predicted limit of 1 : 100 year flood fringe based on GHD and survey data
- 5.85 Recommended elevation of floor levels and road elevations. 0.5 m above predicted GHD 100 year flood elevations.
- 3 Soil test hole location, Landform Research 15-16 August 2008 (Results attached)
- 4 Soil test hole, Wood and Grieve 16 October 1998 (Results attached)
- Area subject to winter surface waterlogging

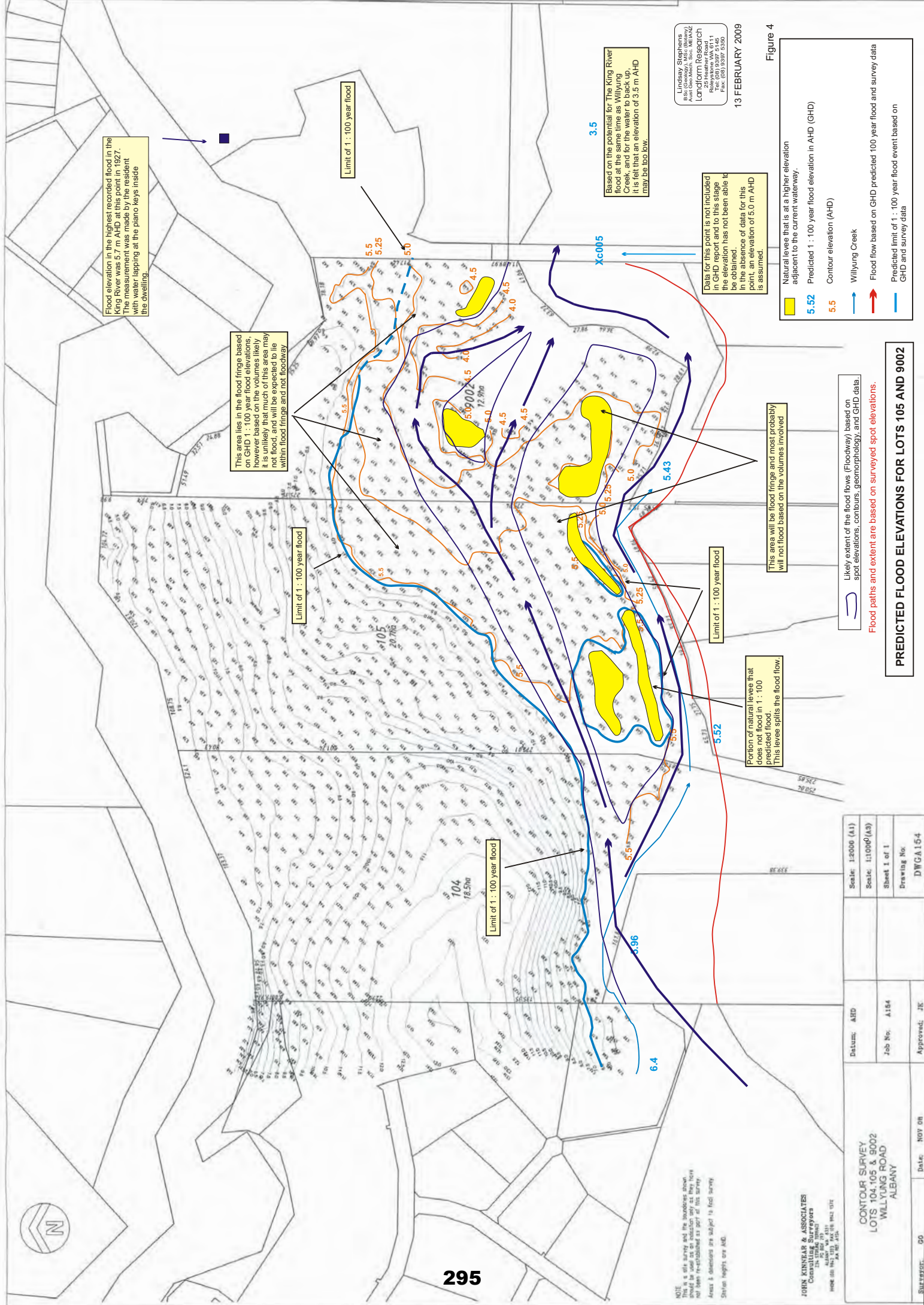
REVISED SUBDIVISION GUIDE PLAN
Lots 104 & 105 Willyung Road
Willyung, City of Albany

LEGEND

| | | | |
|--|--|--|---|
| | Subject Land | | Existing Water Main |
| | Strategic Fire Break / Multi Use Trail | | Existing Vegetation |
| | Fire Management Track | | Existing Buildings |
| | Unlocked Fire Gate (to be provided if fence is erected) | | Building Exclusion Area |
| | Predicted 100 Year ARI maximum Floodway Extent (GHD 2007) | | 1:100 Year Flood Level, for King River Alignment based on detailed site survey 2008 |

Ayton Taylor Burrell
Consultants in Urban & Regional Planning
11 Duke St. Albany Western Australia 6150
Phone: (08) 9842 2304 Fax: (08) 9842 1340

Figure 5
SCALE 1:4000
ORIG A3
08-34-SGP
JANUARY 09



Flood elevation in the highest recorded flood in the King River was 5.7 m AHD at this point in 1927. The measurement was made by the resident with water lapping at the piano keys inside the dwelling.

This area lies in the flood fringe based on GHD 1 : 100 year flood elevations, however based on the volumes likely it is unlikely that much of this area may not flood, and will be expected to lie within flood fringe and not roadway.

Limit of 1 : 100 year flood

Based on the potential for The King River flood at the same time as Willyung Creek, and for the water to back up, it is felt that an elevation of 3.5 m AHD may be too low.

Lindsay Stephens
 8/20 Cosgrove, VIC (nearby)
 08 9499 1111
 Longform Research
 25 Heather Road
 Thornbury VIC 3151
 Tel: (03) 9397 9345
 Fax: (03) 9397 9350

13 FEBRUARY 2009

Figure 4

- Natural levees that is at a higher elevation adjacent to the current waterway.
- 5.52 Predicted 1 : 100 year flood elevation in AHD (GHD)
- 5.5 Contour elevation (AHD)
- Willyung Creek
- Flood flow based on GHD predicted 100 year flood and survey data
- Predicted limit of 1 : 100 year flood event based on GHD and survey data

Data for this point is not included in GHD report and to this stage the elevation has not been able to be obtained. In the absence of data for this point, an elevation of 5.0 m AHD is assumed.

Likely extent of the flood flows (Floodway) based on spot elevations, contours, geomorphology, and GHD data.
 Flood paths and extent are based on surveyed spot elevations.

PREDICTED FLOOD ELEVATIONS FOR LOTS 105 AND 9002

This area will be flood fringe and most probably will not flood based on the volumes involved

Portion of natural levee that does not flood in 1 : 100 predicted flood.
 This levee splits the flood flow.

Limit of 1 : 100 year flood

Limit of 1 : 100 year flood

NOTE
 This is site survey and the boundaries shown are not to be used for legal purposes. Areas & dimensions are subject to field survey. Station heights are AHD.

JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 24 STURGEON STREET
 ALBANY VIC 3091
 Ph: (03) 9397 9345
 Fax: (03) 9397 9350

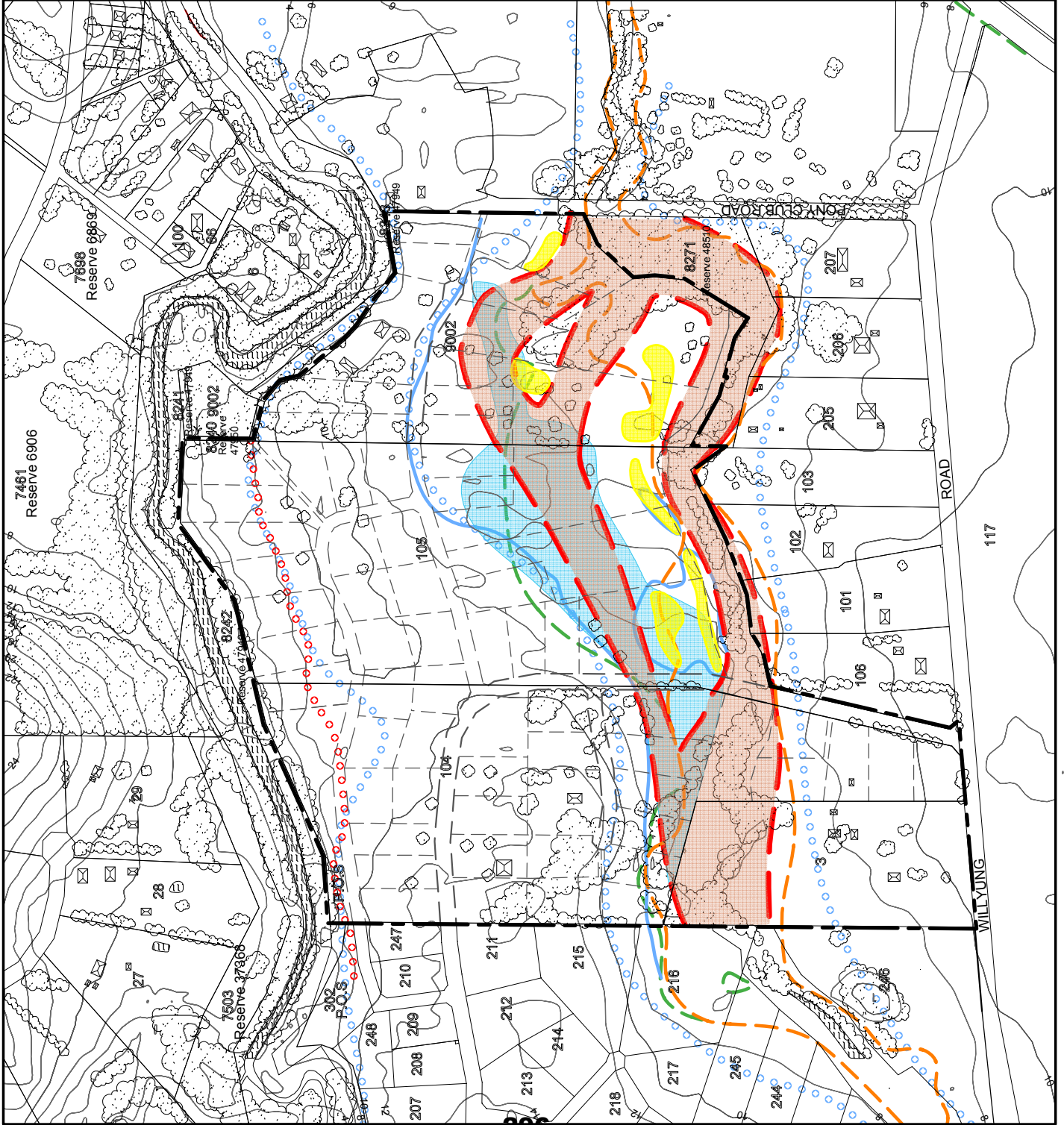
| | | | | |
|---|--------------|--------------|--------------|---------------------|
| SURVEY: 90 | DATE: NOV 08 | APPROVED: JK | Datum: AHD | Scale: 1:5000 (A1) |
| | | | Job No: A184 | Scale: 1:10000 (A3) |
| CONTOUR SURVEY LOTS 104, 105 & 9002 WILLYUNG ROAD ALBANY | | | Sheet 1 of 1 | Drawing No: DWGA154 |

COMPOSITE AND COMPARATIVE FLOOD ESTIMATES

Lots 104 & 105 Willyung Road &
 Lot 9002 Pony Club Road
 Willyung, City of Albany

LEGEND

| | |
|--|---|
| | Subject Land |
| | Existing Vegetation |
| | Existing Buildings |
| | Proposed Lots |
| | 1:100 Year Flood Level, as per endorsed SGP (1997) |
| | Predicted 100 Year ARI maximum Floodway Extent (GHD 2007) |
| | Nominated Foreshore Reserve WCFMP (GHD 2007) |
| | 1:100 Year Flood Level, for King River Alignment based on detailed site survey (Landform Research 2008) |
| | Natural Levee that is at a higher elevation adjacent to Willyung Creek |
| | Limit of 1:100 Willyung Creek Flood Fringe - Interpreted from 2007 Elevations, 2008 Survey (Landform Research 2009) |
| | Extent of Willyung Creek Floodway (Interpreted Landform Research 2009) |
| | Area subject to water logging (Landform Research 2008) |



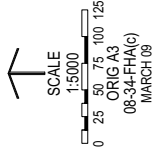
Fire Hazard Assessment Lots 104 & 105 Willuyung Road & Lot 9002 Pony Club Road Willuyung, City of Albany

EXPLANATORY COMMENT

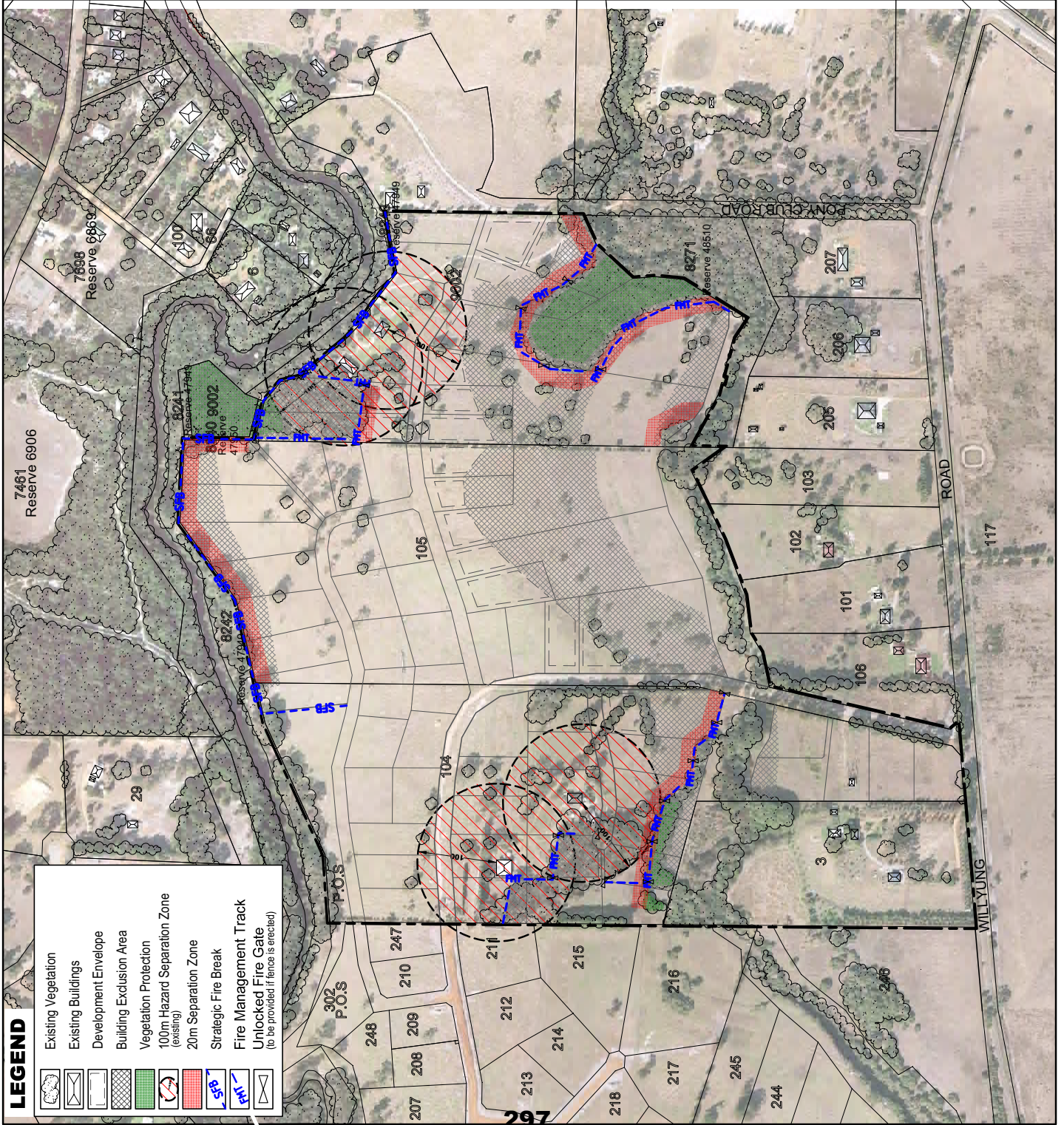
- This assessment and the accompanying Subdivision Guide Plan take into consideration the essential elements of Planning for Bush Fire Protection 2001 (PBFP) and the Western Australian Planning Commission Planning Policy DC3.7.
- Special Provisions 8.1 and 11.7 of Town Planning Scheme No.3 apply.
- 100m Hazard Separation Zone designated for existing buildings.
- Future building sites on vegetated lots are located within parkland cleared areas or existing Hazard Separation Zones.

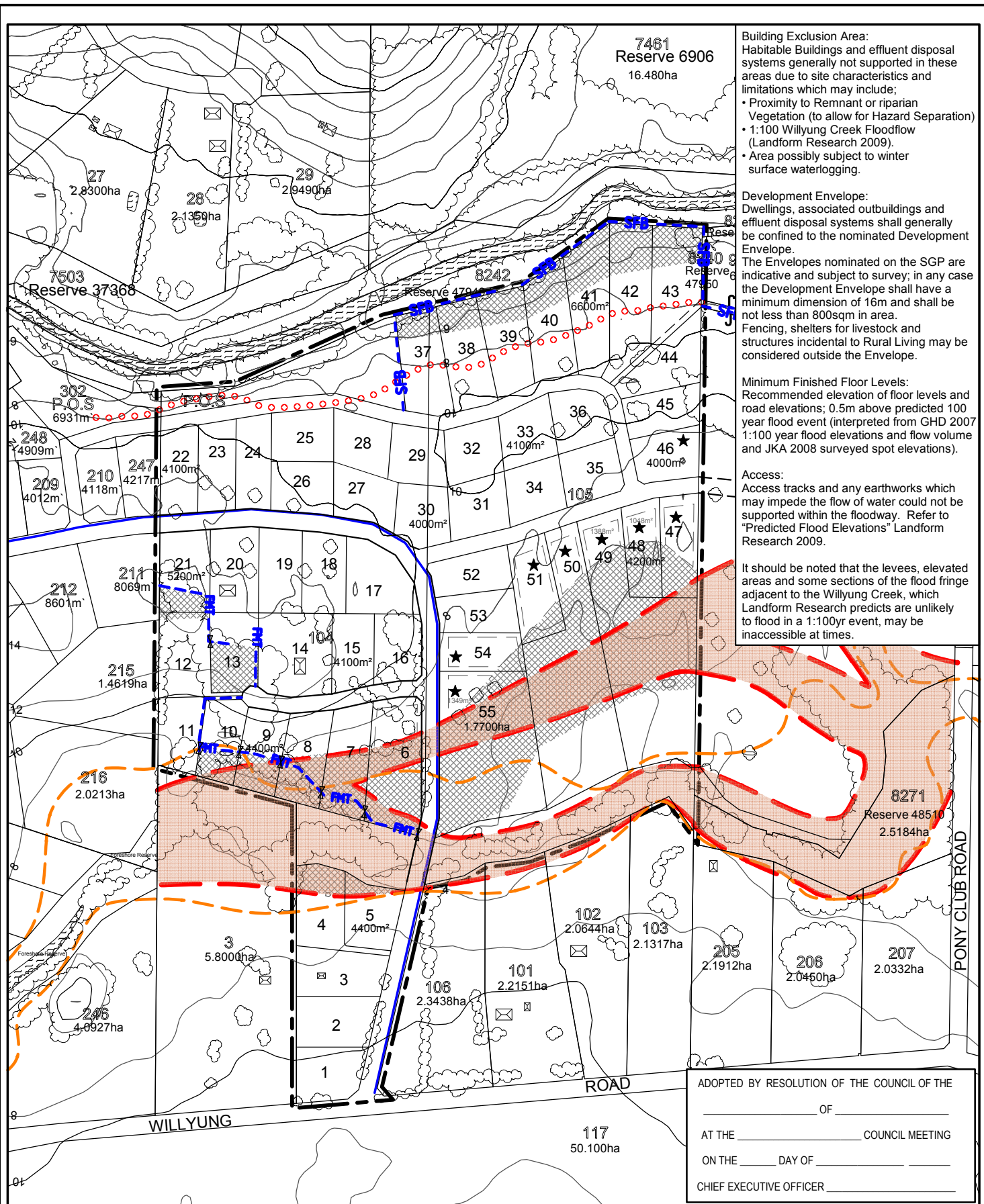
NOTES

- Fuel loads within the Hazard Separation Zones to be maintained below 8 tonnes per hectare, through regular maintenance and appropriate hazard reduction methods including mowing, slashing, removal of understorey/selected lower limbs and prescribed burning, as appropriate. Cool burns on a 5 to 7 year cycle are recommended.
- Strategic Fire Breaks and Fire Management Tracks are to be installed as shown on the endorsed Subdivision Guide Plan.
- The Strategic Fire Break/multi use trail along King River is to be located within existing cleared areas and shall comply with AS 3.2.3 of PBFB; (trafficable, 4m wide, plus 1m shoulders). The SFB/Multi use trail is to be within a public reserve; management responsibility shall rest with the City of Albany.
- The Fire Management Tracks on the periphery of privately owned bush provide a hard edge and will serve as a fire line for prescribed burns. The track shall be maintained in a low fuel state and may serve in lieu of perimeter firebreaks.
- SFBs, FMTs and any stock proof fencing of remnant vegetation areas to be aligned to take account of existing tracks, weed management objectives and fire safety requirements.
- Landowners will be responsible for maintaining Firebreaks on their respective property.
- Gates are to be installed where fences cross Strategic Fire Breaks.
- Buildings are to be designed and located in accordance with Australian Standard 3959 "Construction of Buildings in Bush Fire Prone Areas".
- Each landowner will be responsible for maintaining the low fuel area/ Building Protection Zone (min 20m wide) around their residence and associated outbuildings.



AYTON BAESJOU
PLANNING
11 Duke St
Albany WA 6330
Phone 9842 2304 Fax 9842 8494





7461 Reserve 6906
16.480ha

Building Exclusion Area:
Habitable Buildings and effluent disposal systems generally not supported in these areas due to site characteristics and limitations which may include:

- Proximity to Remnant or riparian Vegetation (to allow for Hazard Separation)
- 1:100 Willyung Creek Floodflow (Landform Research 2009).
- Area possibly subject to winter surface waterlogging.

Development Envelope:
Dwellings, associated outbuildings and effluent disposal systems shall generally be confined to the nominated Development Envelope.

The Envelopes nominated on the SGP are indicative and subject to survey; in any case the Development Envelope shall have a minimum dimension of 16m and shall be not less than 800sqm in area.

Fencing, shelters for livestock and structures incidental to Rural Living may be considered outside the Envelope.

Minimum Finished Floor Levels:
Recommended elevation of floor levels and road elevations; 0.5m above predicted 100 year flood event (interpreted from GHD 2007 1:100 year flood elevations and flow volume and JKA 2008 surveyed spot elevations).

Access:
Access tracks and any earthworks which may impede the flow of water could not be supported within the floodway. Refer to "Predicted Flood Elevations" Landform Research 2009.

It should be noted that the levees, elevated areas and some sections of the flood fringe adjacent to the Willyung Creek, which Landform Research predicts are unlikely to flood in a 1:100yr event, may be inaccessible at times.

ADOPTED BY RESOLUTION OF THE COUNCIL OF THE _____ OF _____

AT THE _____ COUNCIL MEETING

ON THE _____ DAY OF _____

CHIEF EXECUTIVE OFFICER _____

REVISED SUBDIVISION GUIDE PLAN

Lots 104 & 105 Willyung Road
Willyung, City of Albany

LEGEND

| | | | |
|--|---|--|---|
| | Subject Land | | Existing Water Main |
| | Strategic Fire Break / Multi Use Trail | | Existing Vegetation |
| | Fire Management Track | | Existing Buildings |
| | Unlocked Fire Gate (to be provided if fence is erected) | | Building Exclusion Area |
| | Predicted 100 Year ARI maximum Floodway Extent (GHD 2007) | | 1:100 Year Flood Level, for King River |
| | Min FFL Nominated (Refer to Predicted Flood Elevation Plan.) | | Extent of Willyung Creek floodway (Interpreted 2009) |

AYTON BAESJOU PLANNING
11 Duke St
Albany WA 6330
Phone 9842 2304 Fax 9842 8494

SCALE
1:4000
0 20 40 60 80 100
ORIG A3
08-34-SGP(e)
MARCH 09

CORPORATE & COMMUNITY SERVICES

Agenda Item Attachments

List of Accounts Due & Submitted to Committee

| Chq | Date | Name | Description | Amount |
|------------|-------------|--|---|---------------|
| 25175 | 05/03/2009 | ACTIV BUSINESS SERVICES | COLATION OF DOCUMENTS | -70.00 |
| 25176 | 05/03/2009 | ALBANY PUBLIC LIBRARY | STAFF TEA MONEY | -72.00 |
| 25177 | 05/03/2009 | ALBANY CIVIL CONTRACTORS | Installation of drainage and pre-cast headwalls | -4180.00 |
| 25178 | 05/03/2009 | AMP FLEXIBLE LIFETIME SUPER PLAN | Superannuation contributions | -673.62 |
| 25179 | 05/03/2009 | AMP RSA | Superannuation contributions | -164.85 |
| 25180 | 05/03/2009 | ASGARD | Superannuation contributions | -266.82 |
| 25181 | 05/03/2009 | AUSTRALIA POST | POST OFFICE BOX RENEWAL | -191.00 |
| 25182 | 05/03/2009 | BT BUSINESS SUPER (ANDREW DOUGLAS BUCHANAN) | Superannuation contributions | -437.46 |
| 25183 | 05/03/2009 | COMMONWEALTH BANK SUPERANNUATION SAVINGS ACCOUNT | Superannuation contributions | -309.36 |
| 25184 | 05/03/2009 | DEPARTMENT FOR PLANNING AND INFRASTRUCTURE | 3 X THEORY TEST AND 3 X H LEANERS PERMITS | -257.10 |
| 25185 | 05/03/2009 | GENERATIONS PERSONAL SUPER FUND | Superannuation contributions | -141.39 |
| 25186 | 05/03/2009 | HESTA SUPER FUND | Superannuation contributions | -485.62 |
| 25187 | 05/03/2009 | HIGH TENSION FENCING & UTILITY INDUSTRIES P/L | BUNDLES HTFU900SQ - WHITE | -756.25 |
| 25188 | 05/03/2009 | HOSTPLUS PTY LTD | Superannuation contributions | -451.95 |
| 25189 | 05/03/2009 | MLC NOMINEES PTY LTD | Superannuation contributions | -172.08 |
| 25190 | 05/03/2009 | MLC MASTERKEY BUSINESS SUPER | Superannuation contributions | -183.32 |
| 25191 | 05/03/2009 | PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE | SUNDRY ITEMS | -271.35 |
| 25192 | 05/03/2009 | PLUM NOMINEES P/L PLUM SUPER FUND | Superannuation contributions | -432.28 |
| 25193 | 05/03/2009 | REDMOND GENERAL STORE | FUEL FOR REDMOND BFB | -272.00 |
| 25194 | 05/03/2009 | DEPARTMENT OF PREMIER & CABINET | GOVERNMENT GAZETTE ADVERTISING | -131.45 |
| 25195 | 05/03/2009 | TELSTRA CORPORATION LIMITED | TELEPHONE CHARGES | -127.71 |
| 25196 | 05/03/2009 | UNI SUPER | Superannuation contributions | -318.21 |
| 25197 | 05/03/2009 | WA LOCAL GOVERNMENT LIBRARIANS ASSOCIATION | REGISTRATIONS FOR LOCAL LIBRARY BIENNIAL CONFERENCE | -210.00 |
| 25198 | 05/03/2009 | CIVIL AVIATION SAFETY AUTHORITY | APPLICATION FOR FLIGHT RADIOTELEPHONE OPERATOR CERTIFICATE OF PROFICIENCY | -100.00 |
| 25199 | 06/03/2009 | MORVEN RURAL DEVELOPMENTS PTY LTD | RETURN OF DEFECTS BOND FOR STAGE 8 OF THE SANCTARY WAPC 126436 | -56956.37 |
| 25200 | 06/03/2009 | SAFETY HOUSE ASSOCIATION | SUNDRY DONATION FOR THE PROCESSING OF PRODUCING THE OFFICIAL SAFETY HOUSE PROGRAMME | -200.00 |
| 25201 | 06/03/2009 | ZURICH AUSTRALIA INSURANCE COMPANY LTD | CLAIM NUMBER 019305 TP (DRUMMOND) | -800.00 |

| | | | | |
|-------|------------|--|--|-----------|
| 25202 | 12/03/2009 | ALBANY BOARDRIDER INCORPORATED | GODDESS SURFING PROGRAM COACHING & SUPPLY OF EQUIPMENT | -480.00 |
| 25203 | 12/03/2009 | ANALYTICAL REFERENCE LABORATORY (WA) | Peace Park - sampling and analysis plan - laboratory and testing | -509.74 |
| 25204 | 12/03/2009 | ALBANY HERTIAGE REFERENCE GROUP ABORIGINAL CORPORATION | GRANT FOR AHRGAC COMMUNITY FINANCIAL ASSISTANCE | -1100.00 |
| 25205 | 12/03/2009 | AUSTAIRDATA | AUSTRALIAN CIVIL AIRCRAFT REGISTERS ON CD | -132.00 |
| 25206 | 12/03/2009 | DEPARTMENT FOR PLANNING & INFRASTRUCTURE | AMAZING ALBANY NUMBER PLATES X 1 SET | -135.00 |
| 25207 | 12/03/2009 | FOREST HILL VINEYARD | GROSS TICKET INCOME - CAFE SHAKESPEARE | -5841.83 |
| 25208 | 12/03/2009 | RAYMOND W GEORGE | DINOSAURS IN SCHOOLS COORDINATOR CLAIM FOR FEBRUARY 2009 | -390.00 |
| 25209 | 12/03/2009 | KENDENUP LODGE AND COTTAGES | GROSS TICKET INCOME - CAFE SHAKESPEARE | -2899.37 |
| 25210 | 12/03/2009 | KITCHEN NEEDS | CANNISTERS | -67.80 |
| 25211 | 12/03/2009 | PETTY CASH - TOWN HALL | SOFT DRINKS, BEER & WINE FOR BAR STOCK | -634.45 |
| 25212 | 12/03/2009 | PRE RUST ALBANY | SUPPLY AND FIT RUBBER TO AEROBIC ROOM WINDOWS | -470.00 |
| 25213 | 12/03/2009 | SAXXON IT | VMWARE/CLARIION/AVAMAR INSTALLATION | -18700.00 |
| 25214 | 12/03/2009 | DEPARTMENT OF PREMIER & CABINET | GOVERNMENT GAZETTE ADVERTISING | -195.98 |
| 25215 | 12/03/2009 | P TAYLOR AND SON TRANSPORT | HIRE OF SEMI TIPPER | -8618.32 |
| 25216 | 12/03/2009 | TELSTRA CORPORATION LIMITED | TELEPHONE CHARGES | -299.90 |
| 25217 | 12/03/2009 | WATER CORPORATION | WATER CONSUMPTION | -1549.75 |
| 25218 | 12/03/2009 | WATSONS FOODS (WA) | CATERING SUPPLIES FOR TIME OUT CAFE | -430.32 |
| 25219 | 12/03/2009 | ZURICH AUSTRALIA INSURANCE COMPANY LTD | EXCESS PAYMENT- CLAIM NUMBER 019319 | -300.00 |
| 25220 | 12/03/2009 | CAROL CLAIRE THOMAS | CROSSOVER SUBSIDY FOR 14 ELEANOR STREET ALBANY | -249.84 |
| 25221 | 12/03/2009 | SONJA JOHNSON | SPEAKERS FEE FOR SPORTSPERSON OF THE YEAR AWARDS | -500.00 |
| 25222 | 12/03/2009 | BIANCA POI | SWIM LESSONS REFUND | -49.20 |
| 25223 | 13/03/2009 | TOWER TRUST LIMITED | Superannuation contributions | -254.90 |
| 25224 | 17/03/2009 | MR R & MRS K CARTER | COMPENSATION FOR HEALEY ROAD RESUMPTION | -19300.00 |
| 25225 | 19/03/2009 | AGRISMART | 2 x 5kg packs of Macphersons glyphosate Bi Dri 700 | -231.00 |
| 25226 | 19/03/2009 | ALBANY MITRE 10 | GARDEN SUPPLIES | -221.04 |
| 25227 | 19/03/2009 | R. E. BOYD | Hire of Semi Tipper | -4714.75 |
| 25228 | 19/03/2009 | CASH | CASH FLOAT FOR POUND | -100.00 |
| 25229 | 19/03/2009 | DATA #3 LIMITED | RED HAT ENTERPRISE LINUX (PREMIUM) 3YR SUBSCRIPTION | -7110.88 |
| 25230 | 19/03/2009 | DEPARTMENT FOR PLANNING & INFRASTRUCTURE | 3 x AMAZING ALBANY NUMBER PLATES | -405.00 |

| | | | | |
|-------|------------|--|---|-----------|
| 25231 | 19/03/2009 | DEPARTMENT FOR PLANNING AND INFRASTRUCTURE | VEHICLE REGISTRATION | -265.00 |
| 25232 | 19/03/2009 | GREEN HILLS PROPAGATION NURSERY PTY LTD | ASSORTED PLANTS | -1166.42 |
| 25233 | 19/03/2009 | M & P HODGES | ALTERATIONS TO CUPBOARDS & INSTALLATION OF NEW OVERHEAD CABINET | -1180.00 |
| 25234 | 19/03/2009 | KMART ALBANY | SWIM SCHOOL | -32.90 |
| 25235 | 19/03/2009 | MECHANICAL PROJECT SERVICES PTY LTD | REPAIRS TO STEAM GENERATOR | -2673.00 |
| 25236 | 19/03/2009 | MRS IRAN MILNE | Catering for Harmony Week | -140.00 |
| 25237 | 19/03/2009 | SENSIS PTY LTD | YELLOW ONLINE BUSINESS BASICS MONTHLY | -77.45 |
| 25238 | 19/03/2009 | PETTY CASH - VANCOUVER ARTS CENTRE | MATERIALS,SUNDRIES,CATERING | -185.36 |
| 25239 | 19/03/2009 | SUTTON'S CARPET CLEANING | TREATMENT OF WATER DAMAGE CARPET AT DAY CARE CENTRE | -374.00 |
| 25240 | 19/03/2009 | TELSTRA CORPORATION LIMITED | TELEPHONE CHARGES | -28667.28 |
| 25241 | 19/03/2009 | WATER CORPORATION | REMOVAL OF WATER METER BK0160299 LOCATED AT THE WELLSTEAD TELECENTRE LOT 49, WINDSOR ROAD, WELLSTEAD | -165.00 |
| 25242 | 19/03/2009 | PAUL NELSON | GROSS TICKET INCOME - SWING DANCE WORKSHOP | -169.35 |
| 25243 | 19/03/2009 | BRIAN AND VIVIEN BOWMAN | CROSSOVER SUBSIDY FOR LOT 92/826 HARE STREET | -241.00 |
| 25244 | 19/03/2009 | PETER AND CORINE FOX | CROSSOVER SUBSIDY FOR LOT 62S LAKESIDE DRIVE MCKAIL | -190.94 |
| 25245 | 19/03/2009 | COMMINS PTY LTD | REFUND OF BL 290232 -LICENCE CANCELLED | -249.00 |
| 25246 | 20/03/2009 | GRANDE TERRA LAND DEVELOPMENT PTY LTD | RETURN OF DEFECTS BOND FOR WAPC 129256 ALBANY GREEN | -65650.00 |
| 25247 | 26/03/2009 | CANNING BRIDGE AUTO LODGE | ACCOMODATION RATES TRAINING | -280.00 |
| 25248 | 26/03/2009 | CASH | CASH FLOAT FOR FORTS | -150.00 |
| 25249 | 26/03/2009 | ENESAR PTY LTD | REPORTING OFFICER/WORKS SAFETY OFFICER TRAINING COURSE FOR 3 PERSONNEL | -2607.00 |
| 25250 | 26/03/2009 | DJ LAKIN | FIREBREAK CLEARANCE | -781.01 |
| 25251 | 26/03/2009 | MOSS CONVEYANCING | Rates refund for assessment AS692 17 ALBERT STREET LITTLE GROVE | -193.49 |
| 25252 | 26/03/2009 | RG & FJ RICHARDSON | BOOK PURCHASE - WESTERN WEEDS | -47.00 |
| 25253 | 26/03/2009 | TELSTRA CORPORATION LIMITED | TELEPHONE CHARGES | -1089.22 |
| 25254 | 26/03/2009 | VIRIDIAN NEW WORLD GLASS | Check all locks at the Off the Wall Gallery in front of Coles Plaza & repair/replace if necessary | -1023.00 |
| 25255 | 26/03/2009 | WATER CORPORATION | WATER CONSUMPTION | -68.15 |
| 25256 | 26/03/2009 | STIG HEDMAN | SUNDRY DONATION FOR ALEXANDER HEDMAN TO HELP WITH ASSOCIATED COSTS OF ATTENDING A SOCCER CAMP BY SOCCER WEST | -100.00 |
| 25257 | 26/03/2009 | NEW HORIZON HOMES (WA) PTY LTD | CROSSOVER SUBSIDY LOT 719, 16 GODDARD WAY, MCKAIL | -199.77 |

| | | | |
|-------|--|---|-------------------|
| 25258 | 26/03/2009 UNIVERSITY OF WESTERN AUSTRALIA | ENROLMENT FOR IAN HUMPHREY TO ATTEND URBAN DESIGN FOR SUSTAINABILITY 2009 SEMINAR 14/4/2009-17/4/2009 | -1100.00 |
| 25259 | 30/03/2009 NOTLE PTY LTD | RETURN OF DEFECT BOND FOR LOT 5 WILLYUNG ROAD WAPC 123631 | -20150.00 |
| 25260 | 30/03/2009 JENNIFER SHEPHERDSON | RETURN OF DEFECT BOND FOR LOT 4 WILLYUNG ROAD WAPC 123596 | -6994.00 |
| 25261 | 31/03/2009 DEPARTMENT OF HEALTH WA | COSY CORNER ECO TOILET HEALTH DEPARTMENT APPLICATION FEE | -35.00 |
| 25262 | 31/03/2009 WATER CORPORATION | REPLACEMENT CHEQUE - INCORRECT AMOUNT ON ORIGINAL (HEADWORKS CHARGES STAGE 1A CULL ROAD - SEWER AND WATER RETICULATION) | -210424.00 |
| | | | -500991.60 |

List of accounts due & submitted to committee

| EFT | Date | Name | Description | Amount |
|------------|-------------|--|---|---------------|
| EFT50813 | 05/03/2009 | ABA SECURITY | SECURITY SERVICES | -695.88 |
| EFT50814 | 05/03/2009 | ABBOTTS LIQUID SALVAGE PTY LTD | PUMP PUBLIC TOILETS | -310.00 |
| EFT50815 | 05/03/2009 | AD CONTRACTORS PTY LTD | EARTHMOVING WORKS & EQUIP HIRE | -2581.50 |
| EFT50816 | 05/03/2009 | ADVERTISER PRINT | 1000 SURVEY FORMS | -686.00 |
| EFT50817 | 05/03/2009 | AGEST | Superannuation contributions | -420.62 |
| EFT50818 | 05/03/2009 | ALBANY TOYOTA | Purchase of new Toyota Hilux 4WD Dual Cab Utility (P3363) | -4290.15 |
| EFT50819 | 05/03/2009 | ALBANY VALUATION SERVICES | RENTAL VALUATIONS | -825.00 |
| EFT50820 | 05/03/2009 | ALBANY PRINTERS | 250 SCHEDULES FOR ALBANY ESTEDFODD | -360.00 |
| EFT50821 | 05/03/2009 | ALBANY SIGNS | BLACK CONFLUTE BOARD 900MMX1750MM (3MM THICK) | -870.75 |
| EFT50822 | 05/03/2009 | ALBANY STATIONERS | STATIONERY SUPPLIES | -29.65 |
| EFT50823 | 05/03/2009 | ALBANY COMMUNITY HOSPICE | Payroll deductions | -26.00 |
| EFT50824 | 05/03/2009 | ALBANY CHAMBER OF COMMERCE & INDUSTRY | 2 X TICKETS FOR BUSINESS BREAKFAST WITH PROFESSOR PETER NEWMAN | -99.00 |
| EFT50825 | 05/03/2009 | ALBANY GAS CENTRE PTY LTD | CYLINDER YEARLY RENTAL | -18.00 |
| EFT50826 | 05/03/2009 | ALBANY CAR STEREO | SUPPLY AND INSTALL 2 X AMBER LIGHTS TO HILUX | -178.20 |
| EFT50827 | 05/03/2009 | ALBANY REFRIGERATION | ON SITE LABOUR FOR TESTING OF ELECTRICAL CONTACTOR | -143.00 |
| EFT50828 | 05/03/2009 | ALBANY HISTORICAL SOCIETY | MANNING AND CLEANING OF BRIG AMITY FOR FEBRUARY | -798.00 |
| EFT50829 | 05/03/2009 | ALBANY MOBILE WELDING | REPAIR OF SEE SAW | -608.00 |
| EFT50830 | 05/03/2009 | ALBANY NEWS DELIVERY | NEWSPAPER DELIVERIES | -101.80 |
| EFT50831 | 05/03/2009 | ALBANY QUALITY LAWNMOWING | LAWN MOWING AT LOTTERIES HOUSE | -96.00 |
| EFT50832 | 05/03/2009 | ALINTA | GAS USAGE CHARGES | -7229.45 |
| EFT50833 | 05/03/2009 | AMP SUPERANNUATION LIMITED | Superannuation contributions | -1319.48 |
| EFT50834 | 05/03/2009 | ANGUS AND ROBERTSON BOOK WORLD | DOG BREED BOOK | -25.98 |
| EFT50835 | 05/03/2009 | ATC WORK SMART | CASUAL STAFF/APPRENTICE FEES | -1380.01 |
| EFT50836 | 05/03/2009 | AUSSIE DRAWCARDS PTY LTD | QUARTERLY SERVICE FEE | -257.50 |
| EFT50837 | 05/03/2009 | AUSTRALIAN TAXATION OFFICE | Payroll deductions | -6712.52 |
| EFT50838 | 05/03/2009 | AUSTRALIAN SERVICES UNION WA BRANCH | Payroll deductions | -1980.50 |
| EFT50839 | 05/03/2009 | AUSTRALIAN PRIMARY SUPERANNUATION FUND | Superannuation contributions | -277.06 |
| EFT50840 | 05/03/2009 | SKANDIA GLOBAL SUPER SOLUTION | Payroll deductions | -384.61 |
| EFT50841 | 05/03/2009 | AUSTRALIAN ETHICAL SUPERANNUATION FUND | Superannuation contributions | -88.54 |
| EFT50842 | 05/03/2009 | AXA GENERATIONS PERSONAL SUPERANNUATION PLAN | Superannuation contributions | -301.05 |
| EFT50844 | 05/03/2009 | BARNESBY FORD | Purchase of new Ford Ranger 4WD Super Cab Utility | -3688.85 |
| EFT50845 | 05/03/2009 | BATTERY WORLD | BATTERY | -105.00 |
| EFT50846 | 05/03/2009 | BENNETTS BATTERIES | BATTERY PURCHASES | -66.00 |
| EFT50847 | 05/03/2009 | ADVANCED TRAFFIC MANAGEMENT | Hire of Traffic Control | -12320.61 |
| EFT50848 | 05/03/2009 | BEST OFFICE SYSTEMS | PHOTOCOPIER CHARGES VISITORS CENTRE | -812.68 |
| EFT50849 | 05/03/2009 | BIG RED FIRE ENGINE | FIRE ENGINE RIDES | -580.00 |
| EFT50850 | 05/03/2009 | ALBANY BITUMEN SPRAYING | COST OF HOTMIXING ISLAND OUTSIDE OLD POST OFFICE BUILDING IN STIRLING TERRACE | -550.00 |
| EFT50851 | 05/03/2009 | J BLACKWOOD AND SON LIMITED | UNIFORMS | -196.96 |

| | | | | |
|----------|------------|--|---|-----------|
| EFT50852 | 05/03/2009 | ALBANY BOBCAT SERVICES | Hire of Bobcat & Truck | -4200.00 |
| EFT50853 | 05/03/2009 | BOOLAH ART AND CRAFT SUPPLIES | GOODS - VANCOUVER ARTS CENTRE | -397.15 |
| EFT50854 | 05/03/2009 | JILL BOSTOCK | COUNCILLOR ALLOWANCE - COUNCILLOR SITTING FEES 1/7/2008 - 31/3/2009 | -5250.00 |
| EFT50855 | 05/03/2009 | BUILDING AND CONSTRUCTION IND TRAINING FUND | TRAINING LEVY - BCITF LEVY COLLECTED FOR THE MONTH OF FEB 2009 | -8091.50 |
| EFT50856 | 05/03/2009 | BUILDERS REGISTRATION BOARD | BRB LEVY - FOR MONTH OF FEBRUARY 2009 | -2211.00 |
| EFT50857 | 05/03/2009 | BUNNINGS BUILDING SUPPLIES PTY LTD | HARDWARE/TOOL SUPPLIES | -156.60 |
| EFT50858 | 05/03/2009 | CAMTRANS ALBANY PTY LTD | PACKS COMMON BRICKS | -359.04 |
| EFT50859 | 05/03/2009 | CAMPBELL CONTRACTORS | Construct concrete footpath on Greenshields St from Miramar Rd to Bathurst St | -50638.40 |
| EFT50860 | 05/03/2009 | SYNERGY GRAPHICS | COMMUNITY SURVEY | -198.00 |
| EFT50861 | 05/03/2009 | CBUS | Superannuation contributions | -323.46 |
| EFT50862 | 05/03/2009 | CHILD SUPPORT AGENCY | Payroll deductions | -145.80 |
| EFT50863 | 05/03/2009 | THE ARTISTS CHRONICLE | Renewal of Subscription to the Artist's Chronicle | -33.00 |
| EFT50864 | 05/03/2009 | CJD EQUIPMENT PTY LTD | VEHICLE PARTS | -748.97 |
| EFT50865 | 05/03/2009 | COFFEY PROJECTS (AUSTRALIA) P/L | PROFESSIONAL SERVICES | -11000.00 |
| EFT50866 | 05/03/2009 | COLES SUPERMARKETS AUSTRALIA P/L | GROCERIES | -935.49 |
| EFT50867 | 05/03/2009 | COLONIAL FIRST STATE ROLLOVER & SUPER FUND | Superannuation contributions | -164.99 |
| EFT50868 | 05/03/2009 | COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER | Superannuation contributions | -508.09 |
| EFT50869 | 05/03/2009 | COURIER AUSTRALIA | FREIGHT FEES | -213.88 |
| EFT50870 | 05/03/2009 | COUNTRY CARRIERS | FREIGHT CHARGES | -256.56 |
| EFT50871 | 05/03/2009 | COVENTRYS | VEHICLE PARTS | -300.08 |
| EFT50872 | 05/03/2009 | CEMEX AUSTRALIA PTY LTD | m3 of 20x20x80 concrete for side entry lids | -1060.07 |
| EFT50873 | 05/03/2009 | CULLITY TIMBERS | Timber handrail for Stirling ice (storm damage) | -451.88 |
| EFT50874 | 05/03/2009 | MITCHELL CULLEN | PERFORM AND PROVIDE ENTERTAINMENT AUSTRALIA DAY 2009 | -1400.00 |
| EFT50875 | 05/03/2009 | AL CURNOW HYDRAULICS | Repair hydraulic hose and steel pipe on Backhoe | -779.18 |
| EFT50876 | 05/03/2009 | DATA ANALYSIS AUSTRALIA PTY LTD | HOUSEHOLD & POPULATION FORECAST STUDY - 40% OF AGREED COSTS | -13000.00 |
| EFT50877 | 05/03/2009 | DONNDI SUPER FUND | Superannuation contributions | -111.12 |
| EFT50878 | 05/03/2009 | DORALANE PASTRIES | 30 each of party size quiches, pizzas, pies and sausage rolls plus delivery | -232.28 |
| EFT50879 | 05/03/2009 | EDDIES PEST AND WEED CONTROL | CARRY OUT COCHROACH TREATMENT | -82.50 |
| EFT50880 | 05/03/2009 | ELLEKER GENERAL STORE | FUEL PURCHASES | -118.35 |
| EFT50881 | 05/03/2009 | P & W ELOY ELECTRICAL SERVICES | ELECTRICAL REPAIRS | -2934.63 |
| EFT50882 | 05/03/2009 | ALBANY ENGINEERING COMPANY | Fit new cutting edge on bobcat bucket | -2057.29 |
| EFT50883 | 05/03/2009 | EVERTRANS MOTOR BODY BUILDERS | VEHICLE REPAIRS | -1133.00 |
| EFT50884 | 05/03/2009 | FARM FRESH WHOLESALERS | CATERING SUPPLIES | -141.27 |
| EFT50885 | 05/03/2009 | BILL GIBBS EXCAVATIONS | Hire of Semi Tipper | -1722.60 |
| EFT50886 | 05/03/2009 | GRASSTREES AUSTRALIA | 1 x 1.5 - 1.6m x preissii | -1085.00 |
| EFT50887 | 05/03/2009 | GREAT SOUTHERN GROUP TRAINING | APPRENTICES FEES | -10821.27 |
| EFT50888 | 05/03/2009 | GREAT SOUTHERN PERSONNEL | LIBRARY ASSISTANT SERVICES FOR MONTH OF JANUARY 2009 | -23.96 |
| EFT50889 | 05/03/2009 | GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES | cubic metres WIN CRUSH AND STOCKPILE GRAVEL TO -100mm | -34036.90 |
| EFT50890 | 05/03/2009 | GREAT SOUTHERN PACKAGING SUPPLIES | 1 X PALLET TOILET PAPER 100% RECYCLED AUST MADE | -1874.79 |
| EFT50891 | 05/03/2009 | PROTECTOR FIRE SERVICES PTY LTD | FIRE EQUIPMENT MAINTENANCE | -35.42 |
| EFT50892 | 05/03/2009 | HART SPORT | SPORT STORE PURCHASE | -81.50 |
| EFT50893 | 05/03/2009 | HAVOC BUILDERS PTY LTD | LABOUR SUPPLIED | -4065.60 |

| | | | | |
|----------|------------|-------------------------------------|---|-----------|
| EFT50894 | 05/03/2009 | HBF OF WA | Payroll deductions | -1064.30 |
| EFT50895 | 05/03/2009 | HELEN LEEDER-CARLSON | SENIORS ART CLASS | -227.50 |
| EFT50896 | 05/03/2009 | ING LIFE LIMITED | Superannuation contributions | -125.86 |
| EFT50897 | 05/03/2009 | ING LIFE LIMITED | Superannuation contributions | -403.23 |
| EFT50898 | 05/03/2009 | JOHN KINNEAR AND ASSOCIATES | Volume Survey of South Coast Highway Gravel Pit (S022) | -701.25 |
| EFT50899 | 05/03/2009 | KALGAN RIVER WINES | WINE PURCHASES | -200.00 |
| EFT50900 | 05/03/2009 | KEY2DESIGN | 1000 X CITY OF ALBANY POSTCARDS PRINTED | -1127.50 |
| EFT50901 | 05/03/2009 | KLB SYSTEMS | DUAL-PLY PAPER FOR STAR PRINTER | -217.80 |
| EFT50902 | 05/03/2009 | STATE LIBRARY OF WESTERN AUSTRALIA | LOST/DAMAGED BOOKS | -465.30 |
| EFT50903 | 05/03/2009 | LITTLE GROVE GENERAL STORE | FUEL SUPPLIES STH COAST B/BRIG | -1051.13 |
| EFT50904 | 05/03/2009 | M2 TECHNOLOGY PTY LTD | QUARTERLY INVOICE - ON HOLD PROGRAM | -377.00 |
| EFT50905 | 05/03/2009 | MAINSTREAM CURTAINS & BLINDS | Supply and Install Blinds to Married Quarters (FORTS) | -429.00 |
| EFT50906 | 05/03/2009 | MALLEEFOWL PRESERVATION GROUP INC. | DVD X 2 | -30.00 |
| EFT50907 | 05/03/2009 | ALBANY CITY MOTORS | VEHICLES/VEHICLE PARTS/REPAIRS | -2069.10 |
| EFT50908 | 05/03/2009 | MANLEY JC & GJ (MANLEY ENTERPRISES) | Hire of mobile storage container for Peace Park from 12/01/2009 to 9/2/09 | -132.00 |
| EFT50909 | 05/03/2009 | MIDALIA STEEL PTY LTD | 5 x N16MM RIO BAR AT 6M 1 x N20MM RIO BAR AT 6M | -299.90 |
| EFT50910 | 05/03/2009 | MLC NOMINEES PTY LTD | Superannuation contributions | -272.08 |
| EFT50911 | 05/03/2009 | MOSTERT T & D | Rates refund for assessment A210211 276 DAVY ROAD REDMOND WEST WA 6327 | -484.98 |
| EFT50912 | 05/03/2009 | OCS SERVICES PTY LTD | CLEANING SERVICES | -20764.17 |
| EFT50913 | 05/03/2009 | OPUS INTERNATIONAL CONSULTANTS LTD | LANDSCAPE ARCHITECTURE SERVICES | -12100.77 |
| EFT50914 | 05/03/2009 | ORICA AUSTRALIA P/L | 920KG DRUM CHLORINE GAS | -1842.50 |
| EFT50915 | 05/03/2009 | ANTHONY PITASSI - STEEL AUSTRALIA | pipe for signs | -2007.25 |
| EFT50916 | 05/03/2009 | PIVOT+DESIGN | Graphic Design - Photo Shop Civic Chambers to view colour coordination | -280.00 |
| EFT50917 | 05/03/2009 | PLASTICS PLUS | water tank | -297.50 |
| EFT50918 | 05/03/2009 | PROTECTOR ALSAFE INDUSTRIES | safety items | -202.22 |
| EFT50919 | 05/03/2009 | REEVES AND COMPANY BUTCHERS | CATERING SUPPLIES | -93.00 |
| EFT50920 | 05/03/2009 | REPCO AUTO PARTS | vehicle maintenance - (SUPPLY SEAT COVERS FOR P3192) | -59.99 |
| EFT50921 | 05/03/2009 | REST SUPERANNUATION | Superannuation contributions | -2239.70 |
| EFT50922 | 05/03/2009 | SANDY BAYS SUPERANNUATION FUND | Superannuation contributions | -141.39 |
| EFT50923 | 05/03/2009 | JE BARKOVIC & JS SCHUH | ANALYSIS OF COMMUNITY & ECONOMIC DEVELOPMENT QUESTIONS | -2204.40 |
| EFT50924 | 05/03/2009 | SEAFARERS RETIREMENT FUND | Superannuation contributions | -203.82 |
| EFT50925 | 05/03/2009 | SKANDIA GLOBAL SUPER SOLUTION | Superannuation contributions | -277.06 |
| EFT50926 | 05/03/2009 | SKANDIA GLOBAL SUPER SOLUTION | Superannuation contributions | -53.04 |
| EFT50927 | 05/03/2009 | SKANDIA GLOBAL SUPER SOLUTION | Superannuation contributions | -666.89 |
| EFT50928 | 05/03/2009 | SKANDIA GLOBAL SUPER SOLUTION | Superannuation contributions | -749.86 |
| EFT50929 | 05/03/2009 | SKANDIA GLOBAL SUPER SOLUTION | Superannuation contributions | -158.80 |
| EFT50930 | 05/03/2009 | SKILL HIRE | CASUAL STAFF | -1674.62 |
| EFT50931 | 05/03/2009 | SOUTHERN ELECTRICS | ELECTRICAL REPAIRS/MAINTENANCE | -356.40 |
| EFT50932 | 05/03/2009 | SOUTHERN TOOL & FASTENER CO | HARDWARE/TOOL SUPPLIES | -1268.11 |
| EFT50933 | 05/03/2009 | SOUTHWAY DISTRIBUTORS (WA) | CATERING GOODS | -1883.81 |
| EFT50934 | 05/03/2009 | SOUTH COAST DIVING SUPPLIES | AIR FILLS AQUATIC CENTRE | -8.00 |
| EFT50935 | 05/03/2009 | SOUTHERN WATER CARTS | Hire of Water Truck | -4510.00 |
| EFT50936 | 05/03/2009 | SOUNDPACK SOLUTIONS | IT EQUIPMENT | -52.25 |
| EFT50937 | 05/03/2009 | SPEEDO AUSTRALIA PTY LTD | SPORT STORE STOCK | -1342.55 |

| | | | | |
|----------|------------|--|--|-----------|
| EFT50938 | 05/03/2009 | SPECTRUM SUPER | Payroll deductions | -3244.28 |
| EFT50939 | 05/03/2009 | STATEWIDE BEARINGS | VEHICLE PARTS | -263.43 |
| EFT50940 | 05/03/2009 | ST JOHN AMBULANCE AUSTRALIA | FIRST AID KIT RESTOCKING | -70.08 |
| EFT50941 | 05/03/2009 | STORM OFFICE NATIONAL | STATIONERY SUPPLIES | -14.40 |
| EFT50942 | 05/03/2009 | SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN | Superannuation contributions | -296.40 |
| EFT50943 | 05/03/2009 | SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN | Superannuation contributions | -97.71 |
| EFT50944 | 05/03/2009 | SUNNY SIGN COMPANY | SIGNS | -624.03 |
| EFT50945 | 05/03/2009 | ALBANY LOCK SERVICE | LOCKSMITH SERVICES,REPAIRS ETC | -39.80 |
| EFT50946 | 05/03/2009 | ALBANY IGA | GROCERIES | -109.66 |
| EFT50947 | 05/03/2009 | T & C SUPPLIES | HARDWARE/TOOL SUPPLIES | -771.10 |
| EFT50948 | 05/03/2009 | C.Y. O'CONNOR COLLEGE OF TAFE | Ranger Training for ROBERT FORSTER - Dog & Cat Management & Control | -350.00 |
| EFT50949 | 05/03/2009 | TELSTRA LICENSED SHOP ALBANY | TELSTRA 165i PHONE PURCHASE | -1193.20 |
| EFT50950 | 05/03/2009 | THRIFTY CAR RENTAL | CAR HIRE FOR PAUL RICHARDS AND KEVIN KETTERER FOR VARIOUS MEETINGS IN PERTH - 4TH & 5TH FEBRUARY 2009 | -226.83 |
| EFT50951 | 05/03/2009 | TOWER TRUST LIMITED | Superannuation contributions | -254.90 |
| EFT50952 | 05/03/2009 | TRU-BLU GROUP PTY LTD | hire of mini excavator PLUS FUEL | -361.25 |
| EFT50953 | 05/03/2009 | TWU SUPER | Superannuation contributions | -410.94 |
| EFT50954 | 05/03/2009 | ALBANY TYREPOWER | TYRE PURCHASES/MAINTENANCE | -22.00 |
| EFT50955 | 05/03/2009 | WACKER NEUSON PTY LTD | HARDWARE/TOOL SUPPLIES | -43.23 |
| EFT50956 | 05/03/2009 | WA LOCAL GOVT SUPERANNUATION | Superannuation contributions | -53166.89 |
| EFT50957 | 05/03/2009 | WESTCARE INDUSTRIES | LIBRARY LABELS' | -27.50 |
| EFT50958 | 05/03/2009 | WESTRAC EQUIPMENT PTY LTD | Steering control unit to suit PS 300B roller | -1869.16 |
| EFT50959 | 05/03/2009 | WESTSCHEME | Superannuation contributions | -3252.26 |
| EFT50960 | 05/03/2009 | WESTERN WORK WEAR | SAFETY UNIFORMS | -124.87 |
| EFT50961 | 05/03/2009 | WIGNALLS WINES | ASSORTED WINES | -241.29 |
| EFT50963 | 05/03/2009 | YOUNGS SIDING GENERAL STORE | FUEL SUPPLIES FIRE BRIGADE | -1424.44 |
| EFT50964 | 05/03/2009 | ZENITH LAUNDRY | LAUNDRY SERVICES/HIRE | -7.76 |
| EFT50965 | 05/03/2009 | ZETTA FLORENCE AUST PTY LTD | MYL10X14-E Mylar Enc 10*14 | -90.20 |
| EFT50966 | 06/03/2009 | CITIZENS ADVICE BUREAU OF WA INC.- ALBANY BRANCH | COMMUNITY FINANCIAL ASSISTANCE GRANT - FOR THE ONGOING SERVICE OF PROVIDING INFO & REFERRALS TO THE PEOPLE OF ALBANY | -1000.00 |
| EFT50967 | 10/03/2009 | BANKWEST | SUPERANNUATION CONTRIBUTIONS | -1044.20 |
| EFT50968 | 12/03/2009 | ABA SECURITY | SECURITY SERVICES | -533.72 |
| EFT50969 | 12/03/2009 | ABBOTTS LIQUID SALVAGE PTY LTD | PUMP PUBLIC TOILETS | -491.00 |
| EFT50970 | 12/03/2009 | ABCB | SUPPLY COPIES OF BCA | -1287.00 |
| EFT50971 | 12/03/2009 | ADAMS TOTAL TREE SERVICE | part payment for cutting and removal of Cypress pines on City reserve on Mt Melville | -800.00 |
| EFT50972 | 12/03/2009 | ADVERTISER PRINT | Be active walk maps | -881.00 |
| EFT50973 | 12/03/2009 | ALBANY INDUSTRIAL SERVICES PTY LTD | cubic metres -100mm Crushed Gravel from Albany Industrial Pit | -44393.27 |
| EFT50974 | 12/03/2009 | ALBANY V-BELT AND RUBBER | FILTERS/VEHICLE PARTS | -742.92 |
| EFT50975 | 12/03/2009 | ALBANY STATIONERS | STATIONERY SUPPLIES | -44.75 |
| EFT50976 | 12/03/2009 | ALBANY PANEL BEATERS & SPRAY PAINTERS | INSURANCE EXCESS REF 019146 REGO AS6935 | -300.00 |
| EFT50977 | 12/03/2009 | ALBANY REFRIGERATION | Daikin model FTXS100H-H 9.9kW Cooling capacity REVERSE CYCLE | -4671.00 |
| EFT50978 | 12/03/2009 | ALBANY GOLF CLUB | VENUE HIRE | -1120.00 |

| | | | |
|----------|--|--|------------|
| EFT50979 | 12/03/2009 HOME TIMBER & HARDWARE | LIGHT GLOBES | -5.40 |
| EFT50980 | 12/03/2009 ALBANY NEWS DELIVERY | NEWSPAPER DELIVERIES | -28.00 |
| EFT50981 | 12/03/2009 ALBANY CITY CLEANERS | WINDOW CLEANING | -1094.50 |
| EFT50982 | 12/03/2009 ALBANY FILTERCLEAN | FILTERS CHANGED AND CLEANED | -28.00 |
| EFT50983 | 12/03/2009 ALBANY INDEPENDENT CARPETS | LAYING OF CARPET AND VINYL - REFER WENDY AT CLEANAWAY | -2765.00 |
| EFT50984 | 12/03/2009 ALBANY PRESTIGE REALTY | Rates refund for assessment A178411 32 ALBERT STREET CENTENNIAL PARK WA 6330 | -355.22 |
| EFT50985 | 12/03/2009 ALEC HENRY PTY LTD | REMOVAL OF LARGE KARRI HANGERS AND CHIPPING FOR COA | -3961.50 |
| EFT50986 | 12/03/2009 ALL EVENTS PROSOUND HIRE | PA SYSTEM FOR CULTURAL PLANNING LAUNCH PIAF MARQUEE/LIBRARY LAWN | -365.00 |
| EFT50987 | 12/03/2009 ANGLICAN PARISH OF ALBANY | Rates refund for assessment A106292 155-163 YORK STREET ALBANY WA 6330 | -414.98 |
| EFT50988 | 12/03/2009 ARDESS NURSERY | PLANTS | -43.00 |
| EFT50989 | 12/03/2009 AUSTRALIA POST | POSTAGE/AGENCY FEES | -4183.14 |
| EFT50990 | 12/03/2009 AUSTRALIAN TAXATION OFFICE | Payroll deductions | -101485.15 |
| EFT50991 | 12/03/2009 AUSTRALIAN PLASTIC CARD COMPANY P/L | 10,000 4 colour digital laminated gloss cards | -2629.00 |
| EFT50992 | 12/03/2009 ALBANY AUTOSPARK | VEHICLE REPAIRS/PARTS | -60.00 |
| EFT50993 | 12/03/2009 AYSEMART | 20 x ALBANY REGION DVD 4 | -200.00 |
| EFT50994 | 12/03/2009 BARNESBY FORD | VEHICLES/VEHICLE PARTS/REPAIRS | -52.25 |
| EFT50995 | 12/03/2009 BARCODE DIRECT PTY LTD | Opticon OPR3201 laser scanner PS/2 or USB only | -671.00 |
| EFT50996 | 12/03/2009 BATTERY WORLD | 12 V BATTERY PURCHASE | -28.00 |
| EFT50997 | 12/03/2009 BENNETTS BATTERIES | BATTERY PURCHASES | -704.00 |
| EFT50998 | 12/03/2009 ADVANCED TRAFFIC MANAGEMENT | Traffic Control | -7692.97 |
| EFT50999 | 12/03/2009 BEST OFFICE SYSTEMS | PHOTOCOPIER CHARGES | -2583.37 |
| EFT51000 | 12/03/2009 BLISS BALLOONS | BALLOONS FOR AWARDS NIGHT | -204.00 |
| EFT51001 | 12/03/2009 ALBANY BOBCAT SERVICES | Hire of Bobcat & Truck | -3960.00 |
| EFT51002 | 12/03/2009 BUNNINGS BUILDING SUPPLIES PTY LTD | HARDWARE/TOOL SUPPLIES | -5289.88 |
| EFT51003 | 12/03/2009 CADBURY SCHWEPES PTY LTD | CHOCOLATES AND SOFT DRINK FOR TOWN HALL KIOSK AND ALAC CAFE | -334.06 |
| EFT51004 | 12/03/2009 CAMTRANS ALBANY PTY LTD | freight ex Perth 2 grasstrees | -84.32 |
| EFT51005 | 12/03/2009 CAPE BYRON IMPORTS | STOCK FOR SPORTS STORE | -2558.11 |
| EFT51006 | 12/03/2009 CJD EQUIPMENT PTY LTD | VEHICLE PARTS | -84.45 |
| EFT51007 | 12/03/2009 BIS CLEANAWAY LIMITED | RUBBISH REMOVAL CONTRACT | -407.79 |
| EFT51008 | 12/03/2009 COCA-COLA AMATIL PTY LTD | SOFT DRINK FOR ALAC CAFE | -544.55 |
| EFT51009 | 12/03/2009 COLES SUPERMARKETS AUSTRALIA | GROCERIES | -81.83 |
| EFT51010 | 12/03/2009 COLLIE STREET GALLERY & FRAMERS | Repairs to artworks on site at the Vancouver Arts Centre on the 16/1/09 | -85.00 |
| EFT51011 | 12/03/2009 COMFORT INN BAY OF ISLES | ACCOMMODATION FOR CR JOHN WALKER | -146.00 |
| EFT51012 | 12/03/2009 CORNERSTONE LEGAL PTY LTD | PROFESSIONAL FEES | -2376.00 |
| EFT51013 | 12/03/2009 COURIER AUSTRALIA | FREIGHT FEES | -362.17 |
| EFT51014 | 12/03/2009 COUNTRYWIDE SIGNS | ALUMINUM SIGNS | -220.00 |
| EFT51015 | 12/03/2009 COVENTRY | VEHICLE PARTS | -534.53 |
| EFT51016 | 12/03/2009 DOWNER EDI WORKS PTY LTD | TONNES COLDMIX | -903.34 |
| EFT51017 | 12/03/2009 CEMEX AUSTRALIA PTY LTD | concrete footing | -384.23 |
| EFT51018 | 12/03/2009 AL CURNOW HYDRAULICS | VEHICLE PARTS/MAINTENANCE | -137.73 |
| EFT51019 | 12/03/2009 CYNERGIC COMMUNICATIONS | 2 RU RACKSPACE RENTAL | -493.90 |

| | | | | |
|----------|------------|--|--|-----------|
| EFT51020 | 12/03/2009 | DIRECT NATIONAL BUSINESS MACHINES | PFE ENVELOPE SEALING FLUID 500ML | -100.65 |
| EFT51021 | 12/03/2009 | DORALANE PASTRIES | PASTRIES FOR TIMEOUT CAFE | -145.20 |
| EFT51022 | 12/03/2009 | EATCHA HEART OUT CAFE | CATERING | -1793.50 |
| EFT51023 | 12/03/2009 | P & W ELOY ELECTRICAL SERVICES | ELECTRICAL REPAIRS | -1552.21 |
| EFT51024 | 12/03/2009 | ALBANY ENGINEERING COMPANY | MAINTENANCE VEHICLES | -351.95 |
| EFT51025 | 12/03/2009 | EYERITE SIGNS | SIGN PURCHASES | -317.90 |
| EFT51026 | 12/03/2009 | FARM FRESH WHOLESALERS | CATERING SUPPLIES | -156.43 |
| EFT51027 | 12/03/2009 | FARMERS CENTRE (1978) PTY LTD | VEHICLE PARTS | -49.55 |
| EFT51028 | 12/03/2009 | FLIPS ELECTRICS | repair / replace contactor at Apex park pump | -605.00 |
| EFT51029 | 12/03/2009 | FOLKLORE SKATEBOARDS (AUSTRALIA) | T-SHIRTS AND PRINTS | -213.40 |
| EFT51030 | 12/03/2009 | FRANEY & THOMPSON | TIMBER SUPPLIES | -142.43 |
| EFT51031 | 12/03/2009 | BILL GIBBS EXCAVATIONS | Clearing of native vegetation on Millbrook Road | -10775.60 |
| EFT51032 | 12/03/2009 | GORDON WALMSLEY PTY LTD | kerbing to re-instate on Stirling Tce | -5220.00 |
| EFT51033 | 12/03/2009 | GRANDE FOOD SERVICE | ASSORTED CAKES | -183.96 |
| EFT51034 | 12/03/2009 | GREAT SOUTHERN BICYCLE COMPANY | Bike | -454.80 |
| EFT51035 | 12/03/2009 | GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES | cubic metres Unscreened Coarse Sand supplied & delivered | -6413.00 |
| EFT51036 | 12/03/2009 | GREAT SOUTHERN PACKAGING SUPPLIES | CLEANING GOODS | -491.54 |
| EFT51037 | 12/03/2009 | GROCOTT TRANSPORT | Hire of Semi Tipper | -5390.00 |
| EFT51038 | 12/03/2009 | HAEFELI-LYSNAR | only NIKON AE-7 AUTOLEVEL 30X MAGNIFICATION | -2317.67 |
| EFT51039 | 12/03/2009 | HARVEY WORLD TRAVEL (ALBANY) | Return ticket Perth/Brisbane - Sydney/Perth | -881.78 |
| EFT51040 | 12/03/2009 | PROTECTOR FIRE SERVICES PTY LTD | FIRE EQUIPMENT MAINTENANCE | -976.53 |
| EFT51041 | 12/03/2009 | HARLEY SURVEY GROUP PTY LTD | PROFESSIONAL FEES LOT 476 CLIFF STREET | -4008.13 |
| EFT51042 | 12/03/2009 | HART SPORT | SPORTS STORE PURCHASE | -334.70 |
| EFT51043 | 12/03/2009 | HARVEY NORMAN COMPUTERS ALBANY | MEMORY STICK AND CHARGER | -64.94 |
| EFT51044 | 12/03/2009 | HAYNES ROBINSON | LEGAL FEES | -660.00 |
| EFT51045 | 12/03/2009 | HELEN LEEDER-CARLSON | SENIORS ART CLASS | -122.50 |
| EFT51046 | 12/03/2009 | HOWARD MACHINERY | VEHICLE PARTS | -87.22 |
| EFT51047 | 12/03/2009 | HUDSON HENNING & GOODMAN | PREVIEW OF EXTENSION OF SUB-LEASE - EMU POINT CAFE | -606.65 |
| EFT51048 | 12/03/2009 | INSIDE AND OUT CAR CARE | WASH, POLISH AND INTERIOR CLEAN COMMODORE REG 9003A | -205.00 |
| EFT51049 | 12/03/2009 | JACKSONS DRAWING SUPPLIES PTY LTD | Windsor & Newton Student Oils | -452.56 |
| EFT51050 | 12/03/2009 | JOHN KINNEAR AND ASSOCIATES | LEVEL SURVEY MILLBROOK ROAD | -1309.00 |
| EFT51051 | 12/03/2009 | JUST SEW EMBROIDERY | UNIFORMS | -1984.40 |
| EFT51052 | 12/03/2009 | JUST A CALL DELIVERIES | INTERNAL MAIL DELIVERIES | -883.30 |
| EFT51053 | 12/03/2009 | JUST FIDDLING | MUSICAL ENTERTAINMENT FOR CULTURAL PLAN LUNCH | -300.00 |
| EFT51054 | 12/03/2009 | KLB SYSTEMS | LIEBERT NFINITY 12 BAY UPS - 4032 | -20905.50 |
| EFT51055 | 12/03/2009 | KNOTTS PLUMBING PTY LTD | PLUMBING REPAIRS/MAINTENANCE | -1765.79 |
| EFT51056 | 12/03/2009 | JS & TL KOSTER | Rates refund for assessment A199863 28 O'KEEFE PARADE MCKAIL WA 6330 | -842.32 |
| EFT51057 | 12/03/2009 | LAWRENCE AND HANSON | REFLECTIVE VESTS | -44.00 |
| EFT51058 | 12/03/2009 | LLOYD GEORGE ACOUSTICS PTY LTD | REPORT FOR SUBMISSION TO THE APPEALS CONVENOR ON THE ALBANY MOTORCROSS CLUB APPEAL | -3795.00 |
| EFT51059 | 12/03/2009 | LOADTEK AUST | VEHICLE REPAIRS | -562.72 |

| | | | | |
|----------|------------|--|--|-----------|
| EFTS1060 | 12/03/2009 | LOCK N STORE SELF STORAGE - ALBANY | 3 MONTHS RENTAL UNIT 041 | -360.00 |
| EFTS1061 | 12/03/2009 | LOGO APPOINTMENTS | ROBERT MOORE ENGINEERING TECHNICAL OFFICER HOURS TO 27/2/2009 | -3562.57 |
| EFTS1062 | 12/03/2009 | LORLAINE DISTRIBUTORS PTY LTD | CLEANING PRODUCTS | -151.10 |
| EFTS1063 | 12/03/2009 | ANTHONY ALAN LOVITT | ELECTION 29/2/2009 WORKING HOURS | -127.72 |
| EFTS1064 | 12/03/2009 | ALBANY PARTY HIRE | HIRE OF STAGING AND CHAIRS FOR VARIOUS EVENTS | -981.10 |
| EFTS1065 | 12/03/2009 | SALLY MALONE | LANDSCAPE, URBAN & STREETScape DESIGN ADVICE | -363.00 |
| EFTS1066 | 12/03/2009 | ALBANY CITY MOTORS | VEHICLES/VEHICLE PARTS/REPAIRS | -57.75 |
| EFTS1067 | 12/03/2009 | MANYPEAKS GENERAL STORE | MANYPEAKS BUSHFIRE BRIG - FUEL | -89.77 |
| EFTS1068 | 12/03/2009 | CHAD MARWICK | URBAN ART SERIES | -175.00 |
| EFTS1069 | 12/03/2009 | Ms JULIA MARSH | CASUAL ADMINISTRATION | -121.00 |
| EFTS1070 | 12/03/2009 | MATT GOODWIN PLUMBING & GAS | PLUMBING REPAIRS/MAINTENANCE | -2785.00 |
| EFTS1071 | 12/03/2009 | MIDALIA STEEL PTY LTD | POLE CAPS 60 O/D | -80.85 |
| EFTS1072 | 12/03/2009 | MIRA MAR VETERINARY SERVICES | DISPOSAL OF ANIMALS | -189.30 |
| EFTS1073 | 12/03/2009 | ATI-MIRAGE TRAINING SOLUTIONS | Visio Training 1 day course | -280.00 |
| EFTS1074 | 12/03/2009 | MODERN TEACHING AIDS PTY LTD | LITTLE TIKES SNUG AND SECURE SWING | -87.89 |
| EFTS1075 | 12/03/2009 | JOHN MOIR | RUBBISH REMOVAL FROM CAPE RICHE - | -960.00 |
| EFTS1076 | 12/03/2009 | MR MOO DAIRY DISTRIBUTORS | MILK DELIVERIES -ALAC CAFETERIA | -487.83 |
| EFTS1077 | 12/03/2009 | ALBANY NEAT AND TRIM LAWNS | MOW LAWN VANCOUVER ARTS CENTRE | -160.00 |
| EFTS1078 | 12/03/2009 | PN AND ER NEWMAN QUALITY CONCRETE PRODUCTS | Concrete cylinder 1050mm x 450mm | -181.50 |
| EFTS1079 | 12/03/2009 | ALBANY COMMUNITY PHARMACY | FIRST AID KIT AUDIT DEPOT | -517.00 |
| EFTS1080 | 12/03/2009 | OCS SERVICES PTY LTD | CLEANING SERVICES | -5405.40 |
| EFTS1081 | 12/03/2009 | OKEEFE'S PAINTS | PAINT & PAINTING SUPPLIES | -136.96 |
| EFTS1082 | 12/03/2009 | OTIS ELEVATOR COMPANY P/L | LIFT MAINTENANCE | -1268.95 |
| EFTS1083 | 12/03/2009 | PIPER ALDERMAN MANAGEMENT PTY LTD | PROFESSIONAL CHARGES | -2365.72 |
| EFTS1084 | 12/03/2009 | PARSONS BRINCKERHOFF AUSTRALIA | Professional fees & disbursements for CoA depot remediation groundwater monitoring | -6710.00 |
| EFTS1085 | 12/03/2009 | PROCIFIC CORPORATION PTY LTD | 15kgs bags of EZ STREET cold asphalt pothole patch for various road patching | -1980.00 |
| EFTS1086 | 12/03/2009 | WP REID | INSTALLATION OF FILTRATION PIPES TO POND AT PEACE PARK | -1322.20 |
| EFTS1087 | 12/03/2009 | REXEL AUSTRALIA | LIGHT GLOBE FOR TOWN HALL | -23.98 |
| EFTS1088 | 12/03/2009 | RICOH FINANCE PTY LTD | PHOTOCOPIER CHARGES | -77.00 |
| EFTS1089 | 12/03/2009 | ROSMECH SALES AND SERVICE PTY LTD | 4 x BOXES OF BROOM SEGMENTS | -671.00 |
| EFTS1090 | 12/03/2009 | SEATADVISOR AUSTRALIA | FEBRUARY TICKET SALES | -849.75 |
| EFTS1091 | 12/03/2009 | SHEILAH RYAN | GARDENING AT VAC | -360.00 |
| EFTS1092 | 12/03/2009 | SKILL HIRE | CASUAL STAFF | -25498.73 |
| EFTS1093 | 12/03/2009 | SKYWEST AIRLINES | RETURN SKYWEST FLIGHT FOR JON BERRY - ALBANY TO PERTH | -685.14 |
| EFTS1094 | 12/03/2009 | SOUTHERN ELECTRICS | ELECTRICAL REPAIRS/MAINTENANCE | -2035.77 |
| EFTS1095 | 12/03/2009 | SOUTHERN TOOL & FASTENER CO | HARDWARE/TOOL SUPPLIES | -569.83 |
| EFTS1096 | 12/03/2009 | SOUTHWAY DISTRIBUTORS (WA) PTY LTD | CATERING GOODS | -2086.69 |
| EFTS1097 | 12/03/2009 | SOUTHCOAST SECURITY SERVICE | SECURITY SERVICES | -8758.22 |
| EFTS1098 | 12/03/2009 | STIRLING CONFECTIONERY PLUS | ASSORTED CONFECTIONERY FOR ALAC CAFETERIA | -824.05 |
| EFTS1099 | 12/03/2009 | SUNNY BRUSHWARE SUPPLIES PTY LTD | HARDWARE/TOOL SUPPLIES | -1562.00 |

| | | | | |
|----------|------------|---------------------------------------|--|------------|
| EFT51100 | 12/03/2009 | SUNNY SIGN COMPANY | SIGNS | -550.00 |
| EFT51101 | 12/03/2009 | ALBANY LOCK SERVICE | LOCKSMITH SERVICES,REPAIRS ETC | -2210.90 |
| EFT51102 | 12/03/2009 | SYNERGY | ELECTRICITY SUPPLIES | -28186.05 |
| EFT51103 | 12/03/2009 | T & C SUPPLIES | HARDWARE/TOOL SUPPLIES | -669.81 |
| EFT51104 | 12/03/2009 | TELSTRA LICENSED SHOP ALBANY | CREDIT FOR PRE PAID TU500 MOBILE PHONE | -100.00 |
| EFT51105 | 12/03/2009 | THE NAKED BEAN COFFEE ROASTERS | COFFEE SUPPLIES FOR ALAC CAFE | -540.00 |
| EFT51106 | 12/03/2009 | THOMAS/CROWE | Rates refund for assessment A132457 115 MIDDLETON ROAD MIDDLETON BEACH | -330.25 |
| EFT51107 | 12/03/2009 | TOTAL EDEN | GARDEN SUPPLIES | -295.00 |
| EFT51108 | 12/03/2009 | TRAILBLAZERS | WORK BOOTS AND EQUIPMENT | -370.55 |
| EFT51109 | 12/03/2009 | THE TROPHY SHOP | SPORTS PERSON OF YEAR ADWARD TROPHIES AND ENGRAVINGS | -663.65 |
| EFT51110 | 12/03/2009 | TRU-BLU GROUP PTY LTD | Hire of 3 ton roller | -407.99 |
| EFT51111 | 12/03/2009 | TUDOR HOUSE | Banner for Banner in the Terrace | -99.00 |
| EFT51112 | 12/03/2009 | TYCO FLOW COMPANY | Supply parts as per quote number 200S6173 | -1096.70 |
| EFT51113 | 12/03/2009 | ALBANY TYREPOWER | TYRE PURCHASES/MAINTENANCE | -1714.75 |
| EFT51114 | 12/03/2009 | WALCON MARINE AUSTRALIA PTY LTD | Progress payment claim 1 - deposit of 25% - EMU POINT DISABILITY ACCESS JETTY | -11719.88 |
| EFT51115 | 12/03/2009 | FREDERIC WALLEFELD | TRAINING GEOMETRIC ROAD DESIGN REIMBURSEMENT OF EXPENSES | -838.95 |
| EFT51116 | 12/03/2009 | WESTRAC EQUIPMENT PTY LTD | VEHICLE PARTS | -873.06 |
| EFT51117 | 12/03/2009 | LANDMARK LIMITED | NUFA GLYPHOSATE | -405.74 |
| EFT51118 | 12/03/2009 | WESTERN WORK WEAR | UNIFORMS | -893.59 |
| EFT51119 | 12/03/2009 | AMANDA LORAIN WESTCOTT | GODDESS PROGRAM DELIVERY AND PLANNING | -625.00 |
| EFT51120 | 12/03/2009 | WURTH AUSTRALIA PTY LTD | CONSUMABLES - DEPOT | -396.21 |
| EFT51121 | 12/03/2009 | YAKKA PTY LTD | UNIFORMS | -300.46 |
| EFT51122 | 12/03/2009 | ZENITH LAUNDRY | LAUNDRY SERVICES/HIRE | -28.80 |
| EFT51123 | 19/03/2009 | ABA SECURITY | SUPPLY AND INSTALL UPGRADE TO CCTV SYSTEM | -5540.70 |
| EFT51124 | 19/03/2009 | ABBOTTS LIQUID SALVAGE PTY LTD | PUMP PUBLIC TOILETS | -1535.00 |
| EFT51125 | 19/03/2009 | ACTIV FOUNDATION INC. | INDUSTRIAL BROOM HEADS | -712.00 |
| EFT51126 | 19/03/2009 | AD CONTRACTORS PTY LTD | Hire of Plant Equipment | -145961.15 |
| EFT51127 | 19/03/2009 | ADVANCED PERSONNEL MANAGEMENT | ASSESSMENT - FUNCTIONAL CAPACITY | -198.00 |
| EFT51128 | 19/03/2009 | ADVERTISER PRINT | 250 business cards for Letitia Stone | -55.00 |
| EFT51129 | 19/03/2009 | EDENBORN PTY LTD | Contract Mowing for the month of February 2009 | -4061.50 |
| EFT51130 | 19/03/2009 | ALBANY SECURITY SUPPLIES | KEYS CUT | -27.00 |
| EFT51131 | 19/03/2009 | ALBANY HYDRAULICS | VEHICLE REPAIRS/PARTS | -1.85 |
| EFT51132 | 19/03/2009 | ALBANY INDUSTRIAL SERVICES PTY LTD | Hire of Semi Tipper | -11684.75 |
| EFT51133 | 19/03/2009 | ALBANY PRINTERS | PRINTING | -360.00 |
| EFT51134 | 19/03/2009 | ALBANY SPRING WORKS | MOWER SPARE PARTS | -363.00 |
| EFT51135 | 19/03/2009 | ALBANY TRAVEL TOWER | Verge Pruning on Millar Road | -5980.00 |
| EFT51136 | 19/03/2009 | ALBANY V-BELT AND RUBBER | FILTERS/VEHICLE PARTS | -427.37 |
| EFT51137 | 19/03/2009 | ALBANY SWEEP CLEAN | SWEEPING OF DRIVEWAYS AND ACCESS ROADS AT TERMINAL | -396.00 |
| EFT51138 | 19/03/2009 | ALBANY STATIONERS | STATIONERY SUPPLIES | -27.90 |
| EFT51139 | 19/03/2009 | ALBANY CHAMBER OF COMMERCE & INDUSTRY | GRAEME BRIDE AND IAN HUMPHREY - BUSINESS BREAKFAST WITH PROFESSOR PETER NEWMAN | -126.00 |
| EFT51140 | 19/03/2009 | ALBANY RETRAVISION | PANASONIC BASIC DVD PLAYER | -139.00 |

| | | | |
|----------|--|--|------------|
| EFT51141 | 19/03/2009 ALBANY POWDER COATERS | WHITE BRACKETS | -59.40 |
| EFT51142 | 19/03/2009 ALBANY REFRIGERATION | FIT BAFFLES AND ADJUST DIFFUSION TO AIRCONDITIONING UNIT | -242.00 |
| EFT51143 | 19/03/2009 ALBANY CARPET CHOICE | REPLACED WATER DAMAGED CARPET | -1651.00 |
| EFT51144 | 19/03/2009 ALBANY COMBINED CABS PTY LTD | TAXI - ALEX CANN PCYC - HOME ROAD | -18.50 |
| EFT51145 | 19/03/2009 ALINTA | GAS USAGE CHARGES | -295.65 |
| EFT51146 | 19/03/2009 ALLEASING PTY LTD | PHOTOCOPIER CHARGES | -1872.32 |
| EFT51147 | 19/03/2009 ALLCOMMERCIAL FINANCE AUSTRALIA | MONTHLY LEASE PAYMENT FOR COMMERCIAL VAC & AQUA POOL CLEANER | -471.31 |
| EFT51148 | 19/03/2009 ANGUS AND ROBERTSON BOOK WORLD | NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY | -44.46 |
| EFT51149 | 19/03/2009 ATC WORK SMART | CASUAL STAFF/APPRENTICE FEES | -3862.36 |
| EFT51150 | 19/03/2009 BANKSIA GARDENS RESORT MOTEL | Accommodation for one evening corporate rate including continental breakfast | -120.00 |
| EFT51151 | 19/03/2009 BARNESBY FORD | VEHICLES/VEHICLE PARTS/REPAIRS | -107.80 |
| EFT51152 | 19/03/2009 BAREFOOT CLOTHING MANUFACTURERS | UNIFORM | -101.45 |
| EFT51153 | 19/03/2009 BATTERY WORLD | BATTERY | -46.00 |
| EFT51154 | 19/03/2009 SOPHIE BEECH | TRAINING RATES & PROPERTY | -124.63 |
| EFT51155 | 19/03/2009 BENNETTS BATTERIES | 205 litre drums of Rubia 15W40 engine oil | -1540.00 |
| EFT51156 | 19/03/2009 ADVANCED TRAFFIC MANAGEMENT | Hire of Traffic Control | -29041.42 |
| EFT51157 | 19/03/2009 BEST OFFICE SYSTEMS | PHOTOCOPIER CHARGES | -490.00 |
| EFT51158 | 19/03/2009 ALBANY BOBCAT SERVICES | Hire of Bobcat & Truck | -3840.00 |
| EFT51159 | 19/03/2009 BOOKEASY AUSTRALIA PTY LTD | MONTHLY INVOICING FOR BOOKEASY PRODUCTS FEBRUARY 2009 | -4063.42 |
| EFT51160 | 19/03/2009 BOOLAH ART AND CRAFT SUPPLIES | GOODS - VANCOUVER ARTS CENTRE | -111.10 |
| EFT51161 | 19/03/2009 BUNNINGS BUILDING SUPPLIES PTY LTD | HARDWARE/TOOL SUPPLIES | -1937.21 |
| EFT51162 | 19/03/2009 CAMTRANS ALBANY PTY LTD | PACKS COMMON BRICKS | -538.56 |
| EFT51163 | 19/03/2009 J AND S CASTLEHOW ELECTRICAL SERVICES | ELECTRICAL REPAIRS/MAINTENANCE | -954.42 |
| EFT51164 | 19/03/2009 BIS CLEANAWAY LIMITED | RUBBISH REMOVAL CONTRACT | -203167.04 |
| EFT51165 | 19/03/2009 COCA-COLA AMATIL PTY LTD | SOFT DRINK FOR ALAC CAFE | -263.74 |
| EFT51166 | 19/03/2009 COFFEY ENVIRONMENTS PTY LTD | Services to monitor and audit soil stockpiles at Peace Park project. | -10201.02 |
| EFT51167 | 19/03/2009 COLES SUPERMARKETS AUSTRALIA | GROCERIES | -733.32 |
| EFT51168 | 19/03/2009 COURIER AUSTRALIA | FREIGHT FEES | -266.74 |
| EFT51169 | 19/03/2009 COVENTRYS | VEHICLE PARTS | -311.06 |
| EFT51170 | 19/03/2009 CREATIVE ALBANY INC | GROSS TICKET INCOME - ADAM HALL | -4138.97 |
| EFT51171 | 19/03/2009 CROWNE PLAZA PERTH | ACCOMMODATION FOR PAUL RICHARDS - 26 & 27TH FEBRUARY 2009 | -900.00 |
| EFT51172 | 19/03/2009 CEMEX AUSTRALIA PTY LTD | TONNES 7MM METAL | -1624.13 |
| EFT51173 | 19/03/2009 AL CURNOW HYDRAULICS | VEHICLE PARTS/MAINTENANCE | -220.63 |
| EFT51174 | 19/03/2009 DATACOM SYSTEMS WA PTY LTD | VMWARE MIDSIZE ACCELERATION KIT INCLUDING 3 YEARS SUPPDRT | -46270.41 |
| EFT51175 | 19/03/2009 35 DEGREES SOUTH | Survey for Susan Court pipe upgrade. DES118 | -1237.41 |
| EFT51176 | 19/03/2009 LANDGATE | TITLE SEARCHES | -701.51 |
| EFT51177 | 19/03/2009 HOUSING AUTHORITY | Rates refund | -2687.40 |
| EFT51178 | 19/03/2009 DON KYATT SPARE PARTS PTY LTD | PLANT MAINTENANCE/REPAIRS | -798.71 |
| EFT51179 | 19/03/2009 DORALANE PASTRIES | PASTRIES FOR TIMEOUT CAFE | -112.20 |
| EFT51180 | 19/03/2009 EATCHA HEART OUT CAFE | CATERING | -385.50 |
| EFT51181 | 19/03/2009 P & W ELOY ELECTRICAL SERVICES | ELECTRICAL REPAIRS | -9147.50 |

| | | | |
|----------|--|--|-----------|
| EFTS1182 | 19/03/2009 FARM FRESH WHOLESALERS | CATERING SUPPLIES | -216.43 |
| EFTS1183 | 19/03/2009 FARMERS CENTRE (1978) PTY LTD | VEHICLE PARTS | -353.40 |
| EFTS1184 | 19/03/2009 FRANNEY & THOMPSON | TIMBER SUPPLIES | -1148.26 |
| EFTS1185 | 19/03/2009 ESPLANADE HOTEL FREMANTLE | ACCOMODATION FOR KEVIN KETTERER - 11TH MARCH - 14TH MARCH 2009. | -468.50 |
| EFTS1186 | 19/03/2009 GALLERY 500 | PRINCESS ROYAL HARBOUR FRAMED PRINT | -150.00 |
| EFTS1187 | 19/03/2009 BILL GIBBS EXCAVATIONS | HIRE 20T EXCAVATOR 9/2/09 | -6593.40 |
| EFTS1188 | 19/03/2009 GLASS SUPPLIERS | REGLAZE WINDOWS/DOORS | -811.45 |
| EFTS1189 | 19/03/2009 GRANDE FOOD SERVICE | ASSORTED CAKES FOR ALAC CAFETERIA | -236.39 |
| EFTS1190 | 19/03/2009 GREAT SOUTHERN AVIATION | RADIO TELEPHONE OPERATORS CERTIFICATE OF PROFICIENCY X 3 | -198.00 |
| EFTS1191 | 19/03/2009 SOUTHERN BRAKE & SERVICES | VEHICLE PARTS/SERVICE | -89.00 |
| EFTS1192 | 19/03/2009 GREAT SOUTHERN SPRINGS | PURCHASE OF TWO SPRINGS FOR SPRING ROCKER (MIDDLETON BCH) | -792.00 |
| EFTS1193 | 19/03/2009 GREAT SOUTHERN GROUP TRAINING | APPRENTICES FEES | -9312.32 |
| EFTS1194 | 19/03/2009 GREAT SOUTHERN TAFE | TRAINING CERT 3 INFORMATION TECHNOLOGY | -1130.80 |
| EFTS1195 | 19/03/2009 GREAT SOUTHERN PACKAGING SUPPLIES | CLEANING GOODS | -1376.80 |
| EFTS1196 | 19/03/2009 GT BEARING AND ENGINEERING SUPPLIES | swivel lifts | -726.00 |
| EFTS1197 | 19/03/2009 PROTECTOR FIRE SERVICES PTY LTD | FIRE EQUIPMENT MAINTENANCE | -917.40 |
| EFTS1198 | 19/03/2009 HAVOC BUILDERS PTY LTD | LABOUR SUPPLIED | -1971.00 |
| EFTS1199 | 19/03/2009 HELEN LEEDER-CARLSON | ART CLASS | -122.50 |
| EFTS1200 | 19/03/2009 INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA | IPWEA Module 8 - Urban & Regional Planning on 05/06 March for Max Casey & Kenna Sutherland | -1540.00 |
| EFTS1201 | 19/03/2009 INSIDE AND OUT CAR CARE | CLEANING OF VEHICLE 9001A | -205.00 |
| EFTS1202 | 19/03/2009 ISIS CAPITAL LIMITED | GYM EQUIPMENT | -3494.82 |
| EFTS1203 | 19/03/2009 JACKSONS DRAWING SUPPLIES PTY LTD | OIL PAINT | -73.99 |
| EFTS1204 | 19/03/2009 JOHN KINNEAR AND ASSOCIATES | Volume Survey on South Coast Highway gravel pit (Pascoe's) | -2125.75 |
| EFTS1205 | 19/03/2009 JUST SEW EMBROIDERY | UNIFORMS | -52.80 |
| EFTS1206 | 19/03/2009 KALGAN BUSHFIRE BRIGADE | FIRE TRUCK FUEL PURCHASES FOR JANUARY AND FEBRUARY | -212.59 |
| EFTS1207 | 19/03/2009 KLB SYSTEMS | Hp laser jet p3005 printer | -3239.50 |
| EFTS1208 | 19/03/2009 KNOTTS PLUMBING PTY LTD | PLUMBING REPAIRS/MAINTENANCE | -8042.27 |
| EFTS1209 | 19/03/2009 LAWRENCE AND HANSON | ASSORTED DYMARK SPRAY PAINT & CANS BUSHMANS INSECT REPELLENT | -823.72 |
| EFTS1210 | 19/03/2009 LINK ENERGY PTY LTD | ltrs DIESEL FUEL | -70086.50 |
| EFTS1211 | 19/03/2009 LORLAINE DISTRIBUTORS PTY LTD | CLEANING GOODS | -266.40 |
| EFTS1212 | 19/03/2009 M AND B SALES PTY LTD | BUILDING MATERIALS | -158.10 |
| EFTS1213 | 19/03/2009 MAIN ROADS | GST COMPONENT SANFORD ROAD BLACKSPOT 2110-1044 | -3132.40 |
| EFTS1214 | 19/03/2009 CHAD MARWICK | URBAN WORKSHOP | -87.50 |
| EFTS1215 | 19/03/2009 Ms JULIA MARSH | CASUAL ADMINISTRATION | -88.00 |
| EFTS1216 | 19/03/2009 MCMULLEN NOLAN & PARTNERS | MOSAIC IMAGERY FOR THE CITY OF ALBANY | -429.00 |
| EFTS1217 | 19/03/2009 MIDALIA STEEL PTY LTD | Hot dipped gal angle for abutment walls | -530.64 |
| EFTS1218 | 19/03/2009 MJB INDUSTRIES PTY LTD | COMBINATION COVERS 1200mm X 1200mm, SIDE ENTRY SLAB PIT & 300MM PIPES | -21858.94 |
| EFTS1219 | 19/03/2009 NEVILLES HARDWARE & BUILDING SUPPLIES | HARDWARE SUPPLIES | -259.70 |
| EFTS1220 | 19/03/2009 NEWBYS AUTOMOTIVE ELECTRICIANS | VEHICLE PARTS/REPAIRS | -74.80 |
| EFTS1221 | 19/03/2009 EDWARD ORZEL & CAROLYN BENNETT | Rates refund for assessment A173394 21 MCWHAE DRIVE SPENCER PARK WA 6330 | -381.00 |

| | | | | |
|----------|------------|--|---|----------|
| EFTS1222 | 19/03/2009 | OTIS ELEVATOR COMPANY P/L | LIFT MAINTENANCE | -1362.30 |
| EFTS1223 | 19/03/2009 | PETER GRAHAM AND COMPANY LTD | hose fittings & clamps | -26.76 |
| EFTS1224 | 19/03/2009 | PLASTICS PLUS | WELDING REPAIR | -14.99 |
| EFTS1225 | 19/03/2009 | PLAYGROUND SOLUTIONS | PLAYGROUND EQUIPMENT | -400.49 |
| EFTS1226 | 19/03/2009 | RASPA NOMINEES PTY LTD | Rates refund for assessment A143898 194-208 YORK STREET ALBANY WA 5330 | -800.36 |
| EFTS1227 | 19/03/2009 | PAUL RICHARDS | REIMBURSEMENT OF MEAL, TAXIS AND PARKING COSTS FOR CEO AND EDWS WHILST IN PERTH 26 AND 27 FEBRUARY | -104.30 |
| EFTS1228 | 19/03/2009 | ROYAL LIFE SAVING SOCIETY AUSTRALIA | WATCH AROUND WATER WRISTBAND | -264.00 |
| EFTS1229 | 19/03/2009 | ALBANY SANDWICH BAR | MILK SUPPLIES - STAFF YORK ST | -33.60 |
| EFTS1230 | 19/03/2009 | SERVICE FINANCE CORPORATION LIMITED | MONTHLY PAYMENT FOR COFFEE MACHINE LEASE DUE 21/3/2009 | -321.76 |
| EFTS1231 | 19/03/2009 | SKILL HIRE | CASUAL STAFF | -2701.22 |
| EFTS1232 | 19/03/2009 | SKYWEST AIRLINES | FLIGHT COSTS | -1888.50 |
| EFTS1233 | 19/03/2009 | SOUTHERN ELECTRICS | ELECTRICAL REPAIRS/MAINTENANCE | -2310.44 |
| EFTS1234 | 19/03/2009 | SOUTHERN TOOL & FASTENER CO | HARDWARE SUPPLIES | -377.06 |
| EFTS1235 | 19/03/2009 | SOUTHWAY DISTRIBUTORS (WA) PTY LTD | CATERING GOODS | -2542.15 |
| EFTS1236 | 19/03/2009 | SOUTHCOAST SECURITY SERVICE | SECURITY SERVICES | -125.40 |
| EFTS1237 | 19/03/2009 | SOUTHERN WATER CARTS | WATER CART HIRE | -1815.00 |
| EFTS1238 | 19/03/2009 | STATEWIDE BEARINGS | VEHICLE PARTS | -117.02 |
| EFTS1239 | 19/03/2009 | SAI GLOBAL LTD | INTERNET DOWNLOAD | -209.23 |
| EFTS1240 | 19/03/2009 | STIRLING CONFECTIONERY PLUS | ASSORTED CONFECTIONERY | -586.92 |
| EFTS1241 | 19/03/2009 | STORM OFFICE NATIONAL | scale wheel - FOR MEASUREMENTS | -384.28 |
| EFTS1242 | 19/03/2009 | LETITIA STONE | REPAYMENT OF COSTS INCURRED WHEN PAYING BACK OVERPAYMENT | -10.00 |
| EFTS1243 | 19/03/2009 | ALBANY LOCK SERVICE | LOCKSMITH SERVICES, REPAIRS ETC | -221.25 |
| EFTS1244 | 19/03/2009 | ALBANY IGA | GROCERIES | -63.97 |
| EFTS1245 | 19/03/2009 | SYNERGY | ELECTRICITY SUPPLIES | -190.20 |
| EFTS1246 | 19/03/2009 | T & C SUPPLIES | HARDWARE/TOOL SUPPLIES | -2569.72 |
| EFTS1247 | 19/03/2009 | TELSTRA LICENSED SHOP ALBANY | PRE PAID PHONE SAMSUNG A411 | -121.95 |
| EFTS1248 | 19/03/2009 | THEYER AUTOMOTIVE | INSPECTION REPORT | -166.60 |
| EFTS1249 | 19/03/2009 | THE NAKED BEAN COFFEE ROASTERS | COFFEE SUPPLIES FOR ALAC CAFE | -239.00 |
| EFTS1250 | 19/03/2009 | TICKETS.COM | DATABOX SUPPORT | -104.10 |
| EFTS1251 | 19/03/2009 | TOLL PRIORITY | FREIGHT CHARGES VISITORS CENTRE | -667.69 |
| EFTS1252 | 19/03/2009 | TOPCON POSITIONING SYSTEMS (AUSTRALIA) PTY LTD | MAINTENANCE PLAN - 5RD 2009 | -1144.00 |
| EFTS1253 | 19/03/2009 | TOTAL EDEN | CHECK RETICULATION AT LOTTERIES HOUSE | -906.70 |
| EFTS1254 | 19/03/2009 | TRAILBLAZERS | SAFETY BOOTS | -253.80 |
| EFTS1255 | 19/03/2009 | TRU-BLU GROUP PTY LTD | DUMPY LEVEL STAFF & TRIPOD | -180.00 |
| EFTS1256 | 19/03/2009 | ALBANY TYREPOWER | 11R22.5 recap drive tyres | -1482.50 |
| EFTS1257 | 19/03/2009 | WALCON MARINE AUSTRALIA PTY LTD | 1 x 12.0m length x 12.7mm wall x 273od steel tubular pile, 1 x HDPE black sleeve to suit 273 diameter pile and 1 x HDPE white cap to suit 273 diameter pile | -8877.31 |
| EFTS1258 | 19/03/2009 | WALPOLE NORMALUP TOURISM ASSOCIATION | ANNUAL PAMPHLET FEE - DISPLAY PRINCESS ROYAL FORTRESS BROCHURE AT TOURIST CENTRE | -55.00 |
| EFTS1259 | 19/03/2009 | ALBANY AND GREAT SOUTHERN WEEKENDER | ADVERTISING | -75.60 |
| EFTS1260 | 19/03/2009 | THINKWATER ALBANY | reticulation fittings for additional grass area at Peace Park | -8191.49 |

| | | | |
|----------|---|---|------------|
| EFT51261 | 19/03/2009 LANDMARK LIMITED | 200ltr spray tank | -2711.13 |
| EFT51262 | 19/03/2009 WESTERN WORK WEAR | UNIFORMS | -210.00 |
| EFT51263 | 19/03/2009 WOOD AND GRIEVE ENGINEERS | Investigation of flood issues at cnr York St/Peels Pl | -8063.00 |
| EFT51264 | 19/03/2009 ZENITH LAUNDRY | LAUNDRY SERVICES/HIRE | -18.32 |
| EFT51265 | 24/03/2009 P AND F BOCCAMAZZO PTY LTD | M3 TOPSOIL DELIVERED TO DEPOT | -13200.00 |
| EFT51266 | 26/03/2009 3 D CATERING | CATERING | -52.00 |
| EFT51267 | 26/03/2009 A1 ROADLINES PTY LTD | ALUMINIUM STENCILS 500mm. LETTERS (F and B). NUMBERS (1,3,5,7,0) . | -421.18 |
| EFT51268 | 26/03/2009 ABDAT COMPUTER SYSTEMS PTY LTD | SMARTCOVER - 5 FEES RENEWAL | -695.00 |
| EFT51269 | 26/03/2009 AD CONTRACTORS PTY LTD | HIRE OF PLANT EQUIPMENT | -57532.12 |
| EFT51270 | 26/03/2009 AFM PLASTIC PRODUCTS PTY LTD | 10mm CLEAR ACRYLIC 1 X 1200 X 1800 WITH 120 DEGREE BEND (WITH POLISHED EDGES) 3 X SHEETS X 1880 X 2490 1 X SHEET 1880 X 1200 | -3199.90 |
| EFT51271 | 26/03/2009 AHERN GK/NJ | Rates refund for assessment A193483 60 SPENCER STREET ALBANY WA 6330 | -983.89 |
| EFT51272 | 26/03/2009 ALBANY INDUSTRIAL SERVICES PTY LTD | Hire of Six Wheeler Truck | -4235.00 |
| EFT51273 | 26/03/2009 ALBANY SWEEP CLEAN | Sweep carparks, cycleways & boardwalks | -4297.00 |
| EFT51274 | 26/03/2009 ALBANY STATIONERS | HP LaserJet 2300 Toner | -241.40 |
| EFT51275 | 26/03/2009 ALBANY INDOOR PLANT HIRE AND SALES | INDOOR PLANT HIRE | -1069.32 |
| EFT51276 | 26/03/2009 ALBANY GAS CENTRE PTY LTD | FORKLIFT GAS CYLINDER REFILL | -102.00 |
| EFT51277 | 26/03/2009 ALBANY STOCK FEEDS | X2 BAGS PAL MEATY BITE BISCUITS | -113.50 |
| EFT51278 | 26/03/2009 ALBANY CAR STEREO | MOBILE PHONE ANTENNA, BONNET BRACKET | -185.55 |
| EFT51279 | 26/03/2009 ALBANY SKIPS AND WASTE SERVICES | SKIP HIRE | -140.00 |
| EFT51280 | 26/03/2009 ALBANY OFFICE PRODUCTS DEPOT | STATIONERY SUPPLIES | -3673.00 |
| EFT51281 | 26/03/2009 ALBANY FUEL SERVICE | FUEL | -73.93 |
| EFT51282 | 26/03/2009 ALEC HENRY PTY LTD | CHIPPING FOR CITY HILLMAN/GEAKE / PARK RD INVOICE NO 00000407 | -1438.00 |
| EFT51283 | 26/03/2009 ALINTA | GAS USAGE CHARGES | -12167.00 |
| EFT51284 | 26/03/2009 ALLPACK SIGNS PTY LTD | SIGNS | -840.40 |
| EFT51285 | 26/03/2009 ANGUS AND ROBERTSON BOOK WORLD | NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY | -250.65 |
| EFT51286 | 26/03/2009 ANNETTE DAVIS | PLANNING AND CO-ORDINATION OF THE 2009 CoA ART PRIZE | -2000.00 |
| EFT51287 | 26/03/2009 APH CONTRACTORS PTY LTD | LOT 247 CULL ROAD SUBDIVISION PORTION STAGE 1A | -152437.45 |
| EFT51288 | 26/03/2009 AUSTRALIAN TAXATION OFFICE | Payroll deductions | -103822.46 |
| EFT51289 | 26/03/2009 BENNETTS BATTERIES | BATTERY PURCHASES | -264.00 |
| EFT51290 | 26/03/2009 ADVANCED TRAFFIC MANAGEMENT | Hire of Traffic Control | -7426.21 |
| EFT51291 | 26/03/2009 BERTOLA HIRE SERVICES ALBANY PTY LTD | hire of mini excavator | -471.90 |
| EFT51292 | 26/03/2009 BEVANS (WA) PTY LTD | BAGS ICE | -20.00 |
| EFT51293 | 26/03/2009 BGC ASPHALT | ASPHALT | -162938.37 |
| EFT51294 | 26/03/2009 J BLACKWOOD AND SON LIMITED | SAFETY GLASSES | -133.06 |
| EFT51295 | 26/03/2009 ALBANY BOBCAT SERVICES | Hire of Skidsteer & Truck | -4000.00 |
| EFT51296 | 26/03/2009 BOC GASES AUSTRALIA LIMITED | CONTAINER SERVICE RENTAL | -120.51 |
| EFT51297 | 26/03/2009 BOOLAH ART AND CRAFT SUPPLIES | GOODS - VANCOUVER ARTS CENTRE | -60.35 |
| EFT51298 | 26/03/2009 JILL BOSTOCK | COUNCILLOR ALLOWANCE - | -2350.00 |
| EFT51299 | 26/03/2009 ROBERT BJEGGE | COUNCILLOR ALLOWANCE - | -2350.00 |
| EFT51300 | 26/03/2009 C&C MACHINERY CENTRE | VEHICLE MAINTENANCE/PARTS | -994.69 |

| | | | | |
|----------|------------|--|---|-----------|
| EFT51301 | 26/03/2009 | CAMLIN SPRINGS WATER DISTRIBUTORS | WATER CONTAINER REFILLS | -696.00 |
| EFT51302 | 26/03/2009 | CARDIACTIVE PTY LTD T/A HEALTH ON THE MOVE | Skin Cancer Screening - Depot Staff | -2337.50 |
| EFT51303 | 26/03/2009 | J AND S CASTLEHOW ELECTRICAL SERVICES | ELECTRICAL REPAIRS/MAINTENANCE | -7246.03 |
| EFT51304 | 26/03/2009 | CHESTERPASS IRRIGATION | REPAIR PUMP | -135.20 |
| EFT51305 | 26/03/2009 | CJD EQUIPMENT PTY LTD | VEHICLE PARTS | -1202.85 |
| EFT51306 | 26/03/2009 | COCA-COLA AMATIL PTY LTD | SOFT DRINK FOR ALAC CAFE | -457.34 |
| EFT51307 | 26/03/2009 | COLES SUPERMARKETS AUSTRALIA | FOOD AND DRINK | -896.34 |
| EFT51308 | 26/03/2009 | COMPLETE LANDCARE SERVICES | MULCHING VEGETATION ON NEW FIRE FIGHTING ACCESS TRACK LITTLE GROVE | -3990.80 |
| EFT51309 | 26/03/2009 | CONSTRUCTION EQUIPMENT AUSTRALIA | VEHICLE PARTS | -467.76 |
| EFT51310 | 26/03/2009 | COVENTRYS | VEHICLE PARTS | -719.27 |
| EFT51311 | 26/03/2009 | CRUMPS CANVAS | Repair the Damage to the Australia Day Banner | -86.90 |
| EFT51312 | 26/03/2009 | CEMEX AUSTRALIA PTY LTD | METAL | -2088.98 |
| EFT51313 | 26/03/2009 | AL CURNOW HYDRAULICS | VEHICLE PARTS/MAINTENANCE | -133.62 |
| EFT51314 | 26/03/2009 | MICHELLE DAYMAN | AMAZING ALBANY PROMOTION AT ULYSSES AGM IN PENRITH REIMBURSEMENT OF COSTS | -249.59 |
| EFT51315 | 26/03/2009 | 35 DEGREES SOUTH | SET OUT DRAINS/ROADS AND KERBS FOR PEACE PARK | -4940.16 |
| EFT51316 | 26/03/2009 | LANDGATE | TITLE SEARCHES | -70.00 |
| EFT51317 | 26/03/2009 | DEPARTMENT OF ENVIRONMENT AND CONSERVATION | SECOND YEAR PAYMENT ALBANY REGIONAL VEGETATION SURVEY | -55000.00 |
| EFT51318 | 26/03/2009 | G & M DETERGENTS & HYGIENE SERVICES ALBANY | HYGIENE CONTRACT | -1575.86 |
| EFT51319 | 26/03/2009 | DORALANE PASTRIES | PASTRIES FOR TIMEOUT CAFE | -103.84 |
| EFT51320 | 26/03/2009 | ARCHIBALD DONALD DUFTY | COUNCILLOR ALLOWANCE - | -2910.00 |
| EFT51321 | 26/03/2009 | EATCHA HEART OUT CAFE | Catering | -110.00 |
| EFT51322 | 26/03/2009 | ECO HEALTH HOLDINGS | PROVIDE ENVIRONMENTAL HEALTH SERVICES FOR FEBRUARY/MARCH 2009 | -14404.50 |
| EFT51323 | 26/03/2009 | P & W ELOY ELECTRICAL SERVICES | ELECTRICAL REPAIRS/MAINTENANCE | -14332.80 |
| EFT51324 | 26/03/2009 | ALBANY ENGINEERING COMPANY | MAINTENANCE VEHICLES | -105.60 |
| EFT51325 | 26/03/2009 | MILTON EVANS | MAYORAL ALLOWANCE | -7753.35 |
| EFT51326 | 26/03/2009 | LAYTON TECHNOLOGY PTY LTD | HELPBOX & AUDITQIZARD ANNUAL SUPPORT | -595.00 |
| EFT51327 | 26/03/2009 | FARM FRESH WHOLESALERS | CATERING SUPPLIES | -172.72 |
| EFT51328 | 26/03/2009 | TAMMY FLETT | GIFT VOUCHERS FOR BMX COMPETITION PRIZES NYW - 2009 | -270.00 |
| EFT51329 | 26/03/2009 | DANNY FLYNN MANAGEMENT | TOTAL INCOME FROM BOX OFFICE - THE PLATTERS | -11136.66 |
| EFT51330 | 26/03/2009 | FOCUS NETWORKS | SonicWALL Complete Managed Firewall Services/IPS/GAV/GAS Mar 09 - Feb 10. | -3069.00 |
| EFT51331 | 26/03/2009 | GALLERY 500 | FOAMCORE PRINTS | -330.00 |
| EFT51332 | 26/03/2009 | MARGARET GIUNTOLI | SWIM SCHOOL VISITS | -344.24 |
| EFT51333 | 26/03/2009 | GLASS SUPPLIERS | Window seals 27m | -23.76 |
| EFT51334 | 26/03/2009 | GREAT SOUTHERN GROUP TRAINING | APPRENTICES FEES | -1111.89 |
| EFT51335 | 26/03/2009 | GREAT SOUTHERN TAFE | SPONSORSHIP FOR 2009 STUDENT ADWARD | -1165.00 |
| EFT51336 | 26/03/2009 | GREAT SHIN PEST & WEED CONTROL | PEST MANAGEMENT | -99.00 |
| EFT51337 | 26/03/2009 | SOUTHERN BLADE WORKS | SHARPENING SAW BLADES AUGERS & ASSORTED KNIFE BLADES | -146.30 |
| EFT51338 | 26/03/2009 | GREAT SOUTHERN PERSONNEL | GARDENING/GROUND SERVICES | -78.97 |

| | | | | |
|----------|------------|---|---|-----------|
| EFT51339 | 26/03/2009 | GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES | PLANT HIRE | -52165.53 |
| EFT51340 | 26/03/2009 | GREAT SOUTHERN PACKAGING SUPPLIES | two (2) expanding mobile barriers | -2029.50 |
| EFT51341 | 26/03/2009 | GWN GREAT SOUTHERN | ADVERTISING | -2550.90 |
| EFT51342 | 26/03/2009 | PROTECTOR FIRE SERVICES PTY LTD | FIRE EQUIPMENT MAINTENANCE | -363.00 |
| EFT51343 | 26/03/2009 | HARVEY NORMAN ELECTRICAL ALBANY | SUPPLY ELECTRIC KETTLE AS SELECTED | -44.95 |
| EFT51344 | 26/03/2009 | HARVEY NORMAN COMPUTERS ALBANY | Fujifilm Finepix 5100FD Digital Camera | -280.00 |
| EFT51345 | 26/03/2009 | HAVOC BUILDERS PTY LTD | Apex drive carpark desert corp memorial upgrade. | -33432.90 |
| EFT51346 | 26/03/2009 | HAYMARKET PTY LTD | ALBANY ART PRIZE INVITATIONS | -413.60 |
| EFT51347 | 26/03/2009 | HELEN LEEDER-CARLSON | OVER 50'S ART CLASS | -122.50 |
| EFT51348 | 26/03/2009 | KAREN MARIE IRELAND | FEES FOR CO-ORDINATION OF THE SPRUNG WRITERS FESTIVAL | -4240.00 |
| EFT51349 | 26/03/2009 | I W PROJECTS | Consultant to incorporate the CoA Strategic Waste Management Plan with that of Mt Barker, Denmark and Cranbrook | -2750.00 |
| EFT51350 | 26/03/2009 | KANGAROO TRADING (HOLDINGS) | 1 Set Handle Eggz Maracas - Chicken Shake KS21 | -27.28 |
| EFT51351 | 26/03/2009 | G AND J KELLY PTY LTD | 50% SEWER COST LOT 260 CULL ROAD | -7641.70 |
| EFT51352 | 26/03/2009 | KEY2DESIGN | WEBUPDATE/MAINTENANCE | -143.00 |
| EFT51353 | 26/03/2009 | GORDON KIDMAN | COUNCILLOR ALLOWANCE - | -2350.00 |
| EFT51354 | 26/03/2009 | KNOTTS PLUMBING PTY LTD | PLUMBING REPAIRS/MAINTENANCE | -3007.04 |
| EFT51355 | 26/03/2009 | LANDFILL GAS AND POWER PTY LTD | ELECTRICITY | -25741.34 |
| EFT51356 | 26/03/2009 | LAWRENCE AND HANSON | VARIOUS SPRAY PAINTS | -253.05 |
| EFT51357 | 26/03/2009 | LORLAINE DISTRIBUTORS PTY LTD | CLEANING GOODS | -46.70 |
| EFT51358 | 26/03/2009 | LOWER KING LIQUOR & GENERAL STORE | BEVERAGES | -187.89 |
| EFT51359 | 26/03/2009 | MADCOW ENTERTAINMENT COMPANY OF WA | Amusements for Australia Day Family Fun Day | -4055.00 |
| EFT51360 | 26/03/2009 | ALBANY PARTY HIRE | CHAIR HIRE | -1040.00 |
| EFT51361 | 26/03/2009 | ALBANY CITY MOTORS | VEHICLES/VEHICLE PARTS/REPAIRS | -244.56 |
| EFT51362 | 26/03/2009 | MARSHALL MOWERS | PLANT REPAIRS | -151.00 |
| EFT51363 | 26/03/2009 | CHAD MARWICK | URBAN ART WORKSHOPS | -175.00 |
| EFT51364 | 26/03/2009 | JOY MATLA | COUNCILLOR ALLOWANCE - | -2350.00 |
| EFT51365 | 26/03/2009 | MEGAN ANDERSON | Write the editorial content of the 2009 Albany Traveller Magazine | -3200.00 |
| EFT51366 | 26/03/2009 | MERLE ANNE FLORIST | FLOWERS | -175.00 |
| EFT51367 | 26/03/2009 | MICROELECTRONIC TECHNICAL SERVICES | Repairs to traffic control unit on traffic lights | -88.00 |
| EFT51368 | 26/03/2009 | MIDALIA STEEL PTY LTD | FRONT GATE REPAIR | -20.47 |
| EFT51369 | 26/03/2009 | MINTER ELLISON LAWYERS | LEGAL COSTS | -27421.53 |
| EFT51370 | 26/03/2009 | OCEAN BEACH REFRIGERATION AND AIRCONDITIONING | INSTALL AIR CONDITIONER | -2475.00 |
| EFT51371 | 26/03/2009 | OKEEFE'S PAINTS | PAINT & PAINTING SUPPLIES | -200.20 |
| EFT51372 | 26/03/2009 | OPUS INTERNATIONAL CONSULTANTS LTD | CARRY OUT ROAD SAFETY AUDITS AT 7 SITES AROUND ALBANY; IDENTIFY SUGGESTED IMPROVEMENTS; PROVIDE SKETCH AND ESTIMATE | -12441.00 |
| EFT51373 | 26/03/2009 | ORICA AUSTRALIA P/L | CHLORINE | -342.01 |
| EFT51374 | 26/03/2009 | ROLAND PAVER | COUNCILLOR ALLOWANCE | -2350.00 |
| EFT51375 | 26/03/2009 | PLASTICS PLUS | HEAVY DUTY CRATE | -19.80 |
| EFT51376 | 26/03/2009 | POWERHOUSE ARCHITECTURAL DRAFTING | PROFESSIONAL FEES | -924.00 |

| | | | |
|----------|--|--|-----------|
| EFT51377 | 26/03/2009 PPCA | COMMERCIAL PREMISES - VAC LICENCE | -199.87 |
| EFT51378 | 26/03/2009 DOT PRICE | COUNCILLOR ALLOWANCE - | -2350.00 |
| EFT51379 | 26/03/2009 R & L BITUMEN REPAIR SERVICES | Supply and lay Hotmix | -5430.00 |
| EFT51380 | 26/03/2009 REEVES AND COMPANY BUTCHERS | CATERING SUPPLIES | -50.98 |
| EFT51381 | 25/03/2009 REECE PTY LTD | WATER HOSE | -6.82 |
| EFT51382 | 26/03/2009 WP REID | SUPPLY AND INSTALL CONCRETE RAMP TOPPING | -5000.00 |
| EFT51383 | 26/03/2009 RICOH FINANCE PTY LTD | PHOTOCOPIER CHARGES | -11467.83 |
| EFT51384 | 26/03/2009 UNITED TOOLS ALBANY | HARDWARE/TOOL SUPPLIES | -569.00 |
| EFT51385 | 26/03/2009 SCHWEPPE AUSTRALIA | SOFT DRINKS | -869.00 |
| EFT51386 | 26/03/2009 SERENITY PARK | DISPOSAL OF DOGS | -210.00 |
| EFT51387 | 26/03/2009 G & L SHEETMETAL | STAINLESS STEEL SPEAKER BOX COVERS FOR BRIG AMITY | -440.00 |
| EFT51388 | 26/03/2009 SKYWEST AIRLINES | AIR FARE FOR MAYOR MILTON EVANS ALBANY/PERTH/ALBANY | -467.45 |
| EFT51389 | 26/03/2009 SONYA MAREE SMITH | STATIONERY COSTS FOR MRCAP - REIMBURSEMENT | -53.00 |
| EFT51390 | 26/03/2009 SOUTHERN ELECTRICS | ELECTRICAL REPAIRS/MAINTENANCE | -1084.60 |
| EFT51391 | 26/03/2009 SOUTHERN TOOL & FASTENER CO | HARDWARE SUPPLIES | -94.02 |
| EFT51392 | 26/03/2009 SOUTHWAY DISTRIBUTORS (WA) PTY LTD | CATERING GOODS | -2217.98 |
| EFT51393 | 26/03/2009 SOUTHERN WATER CARTS | Hire of Water Truck | -16170.00 |
| EFT51394 | 26/03/2009 STATEWIDE BEARINGS | VEHICLE PARTS | -5.93 |
| EFT51395 | 26/03/2009 KIM STANTON | COUNCILLOR ALLOWANCE - | -2350.00 |
| EFT51396 | 26/03/2009 STIRLING FREIGHT EXPRESS | FREIGHT CHARGES | -160.03 |
| EFT51397 | 26/03/2009 STIRLING CONFECTIONERY PLUS | ASSORTED CONFECTIONERY | -577.93 |
| EFT51398 | 26/03/2009 STORM OFFICE NATIONAL | STATIONERY SUPPLIES | -20.80 |
| EFT51399 | 26/03/2009 ALBANY IGA | GROCERIES | -31.92 |
| EFT51400 | 26/03/2009 SYNERGY | ELECTRICITY SUPPLIES | -21427.30 |
| EFT51401 | 26/03/2009 T & C SUPPLIES | HARDWARE/TOOL SUPPLIES | -302.24 |
| EFT51402 | 26/03/2009 C.Y. O'CONNOR COLLEGE OF TAFE | Ranger Training - Livestock Management & Control | -350.00 |
| EFT51403 | 26/03/2009 TELSTRA LICENSED SHOP ALBANY | CREDIT FOR PRE PAID MOBILE 0488199826 FOR KEN MILLER | -100.00 |
| EFT51404 | 26/03/2009 THE NAKED BEAN COFFEE ROASTERS | COFFEE SUPPLIES FOR ALAC CAFE | -216.00 |
| EFT51405 | 26/03/2009 VERA ANNE TORR | COUNCILLOR ALLOWANCE - | -2910.00 |
| EFT51406 | 26/03/2009 TOTAL EDEN | GARDEN SUPPLIES | -449.70 |
| EFT51407 | 26/03/2009 TOTALLY CONFIDENTIAL RECORDS MANAGEMENT | Ultimate Box 397mm long x 307mm wide x 257mm high with hinged lid and solid base | -198.00 |
| EFT51408 | 26/03/2009 TRU-BLU GROUP PTY LTD | EQUIPMENT HIRE | -1174.47 |
| EFT51409 | 26/03/2009 ARMOGEDIN PTY LTD T/AS VANCOUVER WASTE SERVICES | GREEN WASTE SERVICES | -13192.86 |
| EFT51410 | 26/03/2009 G.P. WALKER | DESIGN WORK | -119.00 |
| EFT51411 | 26/03/2009 JOHN WALKER | COUNCILLOR ALLOWANCE | -2350.00 |
| EFT51412 | 26/03/2009 ALBANY AND GREAT SOUTHERN WEEKENDER | Double column City of Albany notice under the heading Public Notices. | -214.72 |
| EFT51413 | 26/03/2009 THINKWATER ALBANY | IRRIGATION SUPPLIES | -2860.40 |
| EFT51415 | 26/03/2009 WESTSHRED DOCUMENT DISPOSAL | DOCUMENT DISPOSAL | -266.20 |
| EFT51416 | 26/03/2009 WESTERN WORK WEAR | UNIFORMS | -213.30 |
| EFT51417 | 26/03/2009 THE WIGGLES PTY LTD | TOTAL INCOME FROM BOX OFFICE - THE WIGGLES | -7107.13 |

| | | | |
|----------|--------------------------------------|---|--------------------|
| EFT51418 | 26/03/2009 WIZID PTY LTD | TUFF BANDS - ALAC EQUIPMENT | -279.40 |
| EFT51419 | 26/03/2009 DES WOLFE | DEPUTY MAYORAL ALLOWANCE | -3100.00 |
| EFT51420 | 26/03/2009 WOOD AND GRIEVE ENGINEERS | Design of Millbrook Rd - design of rural road/re-construction | -3850.00 |
| EFT51421 | 26/03/2009 YAKKA PTY LTD | UNIFORMS | -75.94 |
| EFT51422 | 26/03/2009 ZENITH LAUNDRY | LAUNDRY SERVICES/HIRE | -29.30 |
| EFT51423 | 26/03/2009 D W & E A BAILEY | REFUND OF OUTSTANDING WORKS BOND | -5739.11 |
| EFT51424 | 30/03/2009 OPERA DEBONAIR | TOTAL INCOME FROM BOX OFFICE - OPERA DEBONAIR | -3087.77 |
| | | | -2469034.40 |

FEBRUARY 2009 MASTERCARDS

| Date | Name | Description | Amount |
|---------------------|--------------------------|-------------------------------------|-----------------|
| 17/02/2009 | Skywest | Library Exchange | 485.05 |
| 17/02/2009 | Skywest | Library Exchange | 425.65 |
| 20/02/2009 | Skywest | Library Exchange | 485.05 |
| 5/02/2009 | Miss Maud | Library Exchange Accomodation | 296.85 |
| 26/02/2009 | Southern Edge Arts | Mayor Attendance - Café Shakespeare | 250.00 |
| 13/02/2009 | Fortune | Subscription | 153.40 |
| 19/02/2009 | Sebel - melbourne | IT Training | 723.69 |
| 23/02/2009 | Active Campaign | IT Software | 216.21 |
| 6/02/2009 | Selex Systems | ILS Antenna Repairs | 1,373.17 |
| 11/02/2009 | Skywest | Airport Training | 471.85 |
| 13/02/2009 | Chiffley Business School | CPP Course | 675.00 |
| 16/02/2009 | Qantas | PIA Congress flight | 853.69 |
| 18/02/2009 | EECW Pty Ltd | PIA Congress | 2,040.00 |
| | Sundry charges | | 683.97 |
| CREDIT CARDS | | | 9,133.58 |

SALARIES / WAGES - MARCH 2009**810,459.98**

MINUTES

SENIORS ADVISORY COMMITTEE HELD ON THE 19 MARCH 2009 AT THE MARGARET COATES BOARDROOM, 102 NORTH ROAD, ALBANY.

- 1. Meeting commenced at:** 10:07am
2. Chairman: Ray Crocker Over 50's Recreation Association

3. Attendance:

| | |
|----------------|---|
| Guy Martin | CoA Community Development Officer-Seniors |
| John Beamont | Albany Sub-Branch RSL |
| Michael Calton | National Seniors Australia |
| Celia Barnsby | Senior Citizens Centre/Meals on Wheels |
| Esme' Justins | Albany Breaksea Ladies Probus Club |
| Kim Buttfeld | WA Country Health Service (Injury Prevention) |
| Middy Dumper | Seniors Community Rep. |

- 4. Apologies:** Nil
5. Disclosure of Interest: Nil
6. Confirmation of Previous Minutes:

Motion: That the minutes of the previous meeting held on the 19th February 2009 are confirmed to be a true and accurate record of proceedings.

Moved: Esme' Justins
Seconded: John Beamont
Carried

7. Business Arising from the Previous Minutes:

7.1 Seniors Information Expo Update

- ALAC has been booked for 8/9/10th October
- Data collection on Booth Sites

| Powered Business | Unpowered Business | Powered NFP | Unpowered NFP | Free | Unaccounted |
|------------------|--------------------|-------------|---------------|------|-------------|
| 30 | 10 | 2 | 30 | 1 | |

- Guy to send out a letter to past booth holders seeking an expression of interest for this year's expo. to gauge numbers.
- Guy informed the committee that funding for the expo is difficult to acquire and to obtain Federal funding from the Department of Health and Ageing would require a rebranding of the expo to Albany Seniors Wellness Exhibition
- Senior Advisory Committee expressed concern with rebranding the Expo and queried the support from the City of Albany and what are the expectations of the City of Albany and their volunteers.

Motion:

Guy to organise a urgent special meeting between the Senior Advisory Committee, the City of Albany's Chief Executive Officer and a City of Albany councillor to clarify the role of the Senior Advisory Committee and to discuss the proposed Seniors Expo.

Moved: Kim Buttfeld
Seconded: Michael Calton
Carried

7.2 Weekender Seniors Page

- Due to lack of advertising sponsorship this page is shelved until further support is attained, however the Weekender will still take the news articles and keep them on hold.
- Guy to seek sponsorship for the Seniors page.
- Seniors Driving article tabled and will be forwarded to the Weekender.

8. Correspondence In:

- Letter and flyer from the Department of Veteran Affairs informing of their visit to Albany on Thursday 26th March 2009 to present The DVA Transport Scheme at the RSL Hall at 9:30-10:30am.
Telephone 1800 555 254.
- Email notifying the resignation of Maggie Whittle

9. Correspondence Out: Reply to Maggie Whittle's resignation

10. General Business:

10.1 Replacement of Community Senior Representative for the Senior Advisory Committee.

- The Committee sought direction from the Terms of Reference for replacement of a Community Seniors representative and decided to advertise for the position.

10.2 Terms of Reference.

- Copy of latest Terms of Reference to be posted to all members
- Committee to revise Terms of Reference
- The committee queried the Council's adherence to the Terms of Reference for attendance at SAC meetings.

10.2 Senior Service Directory

- Committee to revise directory

10.3 Seniors Transport

- Kim briefed the committee on a tertiary education student doing a survey on the transport needs of seniors in Albany.
- The concept of a community bus that serviced 5km links around Albany was discussed.
- Committee to explore what other similar sized communities are doing to overcome transport problems.

10.4 Celebration of Senior Advisory Committee 10th year

- Launch of Senior Advisory Committee occurred on the 1st September 1999 and the first meeting was held on 16th September 1999.

11. Apologies for next meeting:

- Celia Barnsbey
- John Beamon

12. Next Meeting Thursday 16th April in the Civic Room



Seniors Advisory Committee Terms of Reference

1. Name

The name of the Committee shall be the City of Albany Seniors Advisory Committee, hereafter referred to as “the Committee”.

Seniors are defined as being persons of 50 years of age and over.

2. Purpose

- To better inform Council on the needs of a significant and growing section of Council’s constituency.
- To provide an avenue of communication and consultation between Council and the seniors community.
- To avoid duplication and make maximal use of any resources to enhance the services and facilities provided by Council to seniors.

3. Terms of Reference

The Committee shall:

- Advise the Council on the needs of seniors within the City of Albany;
- Act as a consultation forum between Council, seniors and relevant seniors organisations;
- Advise the Council on the relevance of existing seniors services and facilities in the community and help to generate and promote ideas for the establishment of new services/ facilities;
- Deal with matters referred to it by the Council from time to time; and
- Deal with matters referred to it by seniors and other sections of the community.

4. Members

The Committee shall be established by the Council in accordance with Section 5.8 of the Local Government Act 1995. All members of the Committee will be appointed by Council in accordance with Section 5.10 of the Act.

The Committee shall comprise of 12 Committee members consisting of the following:

- 2 council representatives (Chairperson and one other) Including at least one elected member (Mayor or Councillor)
- 2 representatives from seniors service agencies
- 6 representatives from seniors community groups
- 2 representatives from the wider seniors community

5. Meetings

The Committee shall meet bi-monthly or more frequently as required.

6. Deputations

The Committee may invite any person or organisation to attend any meetings, but such persons shall not be entitled to vote on any decision arising at such meetings.

7. Sub-Committee

The Committee may appoint a sub-committee to carry out a particular task. A sub-committee shall not exercise a power or perform a duty without the prior approval of the Committee.

8. Quorum

The Quorum for a meeting of the Committee shall be six members present.

9. Voting

Each member, including the Chairperson, who is present at the meeting, shall be entitled to one vote. If the vote of members' present is equally divided, the Chairperson may cast a second vote.

10. Minutes

The Committee shall keep detailed minutes of all business transacted at its meetings. A copy of the Minutes shall be sent to Council and all Committee members within 14 days of the meeting.

11. Terms of Appointment

All terms of office shall be 24 months.
Members may be appointed for consecutive terms pending ratification by Council.
The next term of review and appointment shall be October 2007.

If a member fails to attend three consecutive meetings of the Committee his or her appointment shall be automatically terminated unless leave of absence has been granted.

12. Vacancies

In the event of the resignation of a committee member the Committee may nominate a replacement to fill the vacancy for the remainder of that member's term. Any such nomination is to be ratified by Council. New member must be stated in the minutes and a item sent to the next Council meeting for ratification.

13. Council Appointment of Committee

The Committee shall forward a list of names for appointment to the Council in accordance with Section 5.10 of the Local Government Act 1995.

14. Amendments to the Terms of Reference

The Terms of Reference may be amended in two ways:-

- a) On receipt of a request signed by no less than six (6) members the Terms of Reference may be amended at a Special Meeting called for that purpose; and
- b) By Council of its own initiative following consultation with the Committee.

Points to Note:

- *Recommendation for the City's elected representative to be the Mayor. This will ensure the advisory committee is given maximum possible credibility.*
- *11 other committee members provide a mix of community and professional representatives.*
- *The focus for the Committees should be a proactive approach and the promotion of healthy lifestyles initiatives, rather than being reactive to aging issues.*



MINUTES

COMMUNITY AND ECONOMIC DEVELOPMENT STRATEGY AND POLICY COMMITTEE

**Held on
Thursday, 19th March 2009
3.00pm**

Margaret Coates Boardroom

TABLE OF CONTENTS

| | | |
|------------|--|----------|
| 1.0 | Declaration of Opening | 2 |
| 2.0 | Record of Attendance/Apologies/Leave of Absence | 2 |
| 3.0 | Question / Briefing Time | 2 |
| 4.0 | Confirmation of Previous Meetings Minutes | 3 |
| 5.0 | Disclosure of Financial Interests | 3 |
| 6.0 | Items for Discussion | 3 |
| 6.1 | Contract C050256 – Request from Albany Inbound for amendment | 3 |
| 6.2 | Proposed naming of Albany Entertainment Centre / Performing Arts Centre & Venue Rooms | 4 |
| 6.3 | Minutes of the Albany Cultural Development Committee meeting of the 25 th February 2009 | 6 |
| 6.4 | Review of meeting arrangements | 6 |
| 7.0 | Time & Date of Next Meeting | 6 |
| 8.0 | Closure of Meeting | 6 |

1.0 DECLARATION OF OPENING

Chairperson, Councillor John Walker declared the meeting open at 3.00pm.

2.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Attendances:

Councillors

J Walker (Chairperson)
D Duffy
K Stanton (from 3.43pm)
J Matla
V Torr
P Madigan
M Weller
S Gartland

Executive Director Corporate & Community Services
Manager Community Development
Manager Albany Town Hall Theatre

Guests:

Managing Director, Albany Inbound

R Hammond

Apologies/Leave of Absence:

Mayor
Councillor

M Evans
D Price
G Kidman
R Paver

3.0 QUESTION / BRIEFING TIME

The Manager, Community Development briefed the Committee on activities within the Community Development team over the past three months, as follows:

- Youth Sound Studio
- Water Goddess Program
- Dinosaurs are not extinct!
- Albany Youth Advisory Council News
- 2009 Seniors Expo
- SMS Program Returns
- Farewell to Bruce Petterson

He raised the question as to whether the elected members would prefer this form of update into the future.

**MOVED COUNCILLOR MATLA
SECONDED COUNCILLOR TORR**

That future Community Development Elected Member updates be presented verbally to the Community and Economic Development Strategy and Policy Committee on a quarterly basis.

CARRIED 4-0

4.0 CONFIRMATION OF PREVIOUS MEETING MINUTES

**MOVED COUNCILLOR MATLA
SECONDED COUNCILLOR WALKER**

THAT the minutes of the Community and Economic Development Strategy and Policy Committee meeting of Tuesday 3 March 2009 were a true and accurate record of proceedings.

CARRIED 4-0

5.0 DISCLOSURE OF FINANCIAL INTEREST

Nil

6.0 ITEMS FOR DISCUSSION

6.1 Contract C050256 – Request from Albany Inbound for amendment

Request Detail

Ray Hammond, Managing Director of Albany Inbound has requested a change to the terms of contact C050256. Albany Inbound is contracted by the City of Albany to offer a bookings service at the Albany Visitor Centre.

The nature of the change is that Mr Hammond would like clause 8.8 a) x) changed by added the words printed in **bold** in the clause below (+ minor grammatical changes to facilitate the intent):

“8.8 Default and termination

(a) IF:

(x) there is a change in the contractor’s directors, shareholders or unit holders which leads to a **majority** change **of** ownership or **and** control of the Contractor; or

Then in such cases (but subject to the *Bankruptcy act 1966*) the City may, by notice in writing given to the Contractor, without prejudice given to any other powers, rights, authorities or remedies against the Contractor under this contract or otherwise, terminate this Contract, but without releasing the Contractor from liability for any previous breach or failure to observe or perform any term or condition of this Contract.”

The reason is stated by Mr Hammond is “... in the longer term to achieve a more sustainable business model I have a need to employ a business manager and this will in all probability require offsetting of equity” [officer note: this is explained as a performance based employment contract with business equity awarded over time to a maximum of 49%] Mr Hammond further states that “whilst I remain involved I have no intention of ceding control”.

Mr Hammond will brief the committee further and be present to respond to any questions raised. He will then leave the room to allow the committee to discuss the item.

Further information

The Bookings service currently takes bookings in person and via telephone at the AVC and via two online websites – amazingalbany.com and staynow.com. The commission on „Amazing Albany’ transactions is 15% and „Stay now’ transactions range between 15% - 20% dependant on the advertising intensity of individual special promotions through this site.

The City of Albany nets a percentage of total bookings received from both sites, being between 1.5% - 2.5% dependant on the location of the tourism business. The bookings service operates as an individual entity and also reimburses the City for outgoings such as telephone. The 08/09 budgeted revenue from Albany Inbound to the City is \$43,000 which is utilised to offset the costs of providing the free visitor information service at the visitor centre.

Following the initial 3 year term, Contract C050256 was extended by mutual agreement of Council and Albany Inbound from the 1st February 1009 for a further 3 years.

Mr Hammond attend the meeting at 3.12.pm outlined the reasons behind the proposal, and responded to questions from the Committee.

Mr Hammond retired by 3.26pm.

**MOVED COUNCILLOR TORR
SECONDED COUNCILLOR MATLA**

THAT Council support an amendment to the contract to permit a change in the contactor's directors, shareholders or unit holders which leads to a majority change of ownership or and control of the Contractor where the Contractors equity does not fall below 51%.

CARRIED 4-0

6.2 Proposed naming of Albany Entertainment Centre / Performing Arts Centre & Venue Rooms

The Albany Entertainment Centre houses two main venues, the 620 seat auditorium and a 200 seat room. While one is very definitely a theatre, the other is much more a flexible space useful for many different purposes. As a whole, the name Albany Entertainment Centre allows some inference that the venues within are suitable for a range of activities, not just plays.

The name Albany Performing Arts Centre has been raised as a suggestion and it could also fit the requirement to summarise the spaces within. In other regional parts of WA, there are The Bunbury Entertainment Centre, The Mandurah Performing Arts Centre, and the Goldfields Arts Centre, illustrating the range of naming options.

While there are no real conventions, it would be suitable to call the venue The Albany Entertainment Centre, not least because it has already been referred to as this for many months now.

Theatre

Within the Albany Entertainment Centre, there is a 620 seat theatre. It makes sense to refer to this room as a theatre because it has raked seating, a fly tower, a "spoken word" acoustic and comfortable seating on fixed plats (seat banks). Given the location on the shore of the spectacular Princess Royal Harbour, it would not be unthinkable to call the theatre the Princess Royal Theatre.

Studio

The other room within the Entertainment Centre is a powerful and highly flexible space. It has a high ceiling which houses both normal room lighting and also theatre lighting when required. Two of the walls can be either a bright concert acoustic or with drapes drawn, a soft acoustic. It can have almost complete darkness, or be very light and open to the harbour with views to Torndirrup. This room has an operable wall which can separate the room into two halves. We would like to refer to this room as something like the Melville Room or Hanover Studio or similar?

It also makes sense for this room to be named in a way to enable it to be referred to as Space A or Space B or Space A/B depending on how much room the user needs.

VIP Room

The other smaller space within the venue is the VIP (currently) room which is on the second floor at the end of the Southern Foyer. This elegant room is long and narrow (4m wide x 16m long), suitable for general conferences/meetings and VIP style functions. Naming of this room could reflect the external elements of the venue with perhaps a more nautical theme given its spectacular second story views of the harbour and marina precinct. It has one large glass wall on the south side and will have lots of light (unsuitable for projection). A potential name could also be the Vancouver room?

Themes

Given the wonderful harbour side location of the venue, it would be fitting to have a marine or harbour theme running through the naming of all the spaces. Therefore I recommend names like; Hanover (bay), Vancouver (peninsular), Shoal (bay), Lockyer (bay), Geake (point), Limeburners (point), Pagoda(point), Rushy (point), Stuarts (head), Melville (point) etc. These are all harbour landscape features visible from the foyers of the venue.

**COMMITTEE RECOMMENDATION
MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR MATLA**

THAT the theatre space be called the ‘Princess Royal Theatre’.

CARRIED 4-0

Cllr Stanton arrived (3.43pm)

**COMMITTEE RECOMMENDATION
MOVED COUNCILLOR MATLA
SECONDED COUNCILLOR DUFTY**

THAT the aboriginal community be invited to submit a panel of suggestions for the naming of the studio space.

CARRIED 5-0

**COMMITTEE RECOMMENDATION
MOVED COUNCILLOR MATLA
SECONDED COUNCILLOR STANTON**

THAT the VIP room be called the ‘Hanover Room’.

CARRIED 5-0

**COMMITTEE RECOMMENDATION
MOVED COUNCILLOR MATLA
SECONDED COUNCILLOR DUFTY**

THAT the centre be called the ‘Albany Entertainment Centre’.

CARRIED 4-1

6.3 Minutes of the Albany Cultural Development Committee meeting of the 25th February 2009.

**COMMITTEE RECOMMENDATION
MOVED COUNCILLOR MATLA
SECONDED COUNCILLOR STANTON**

THAT the minutes of the Albany Cultural Development Committee meeting of the 25th February 2009 be received.

CARRIED 5-0

6.4 Review of meeting arrangements

Changes to committee meetings dates are to be determined at Committee level; and Committees meeting times are to be scheduled between the hours of 8am to 5pm. Committee to discuss and agree to a suitable day, time and place of future meetings.

**COMMITTEE RECOMMENDATION
MOVED COUNCILLOR DUFTY
SECONDED COUNCILLOR STANTON**

THAT the Community and Economic Development Strategy and Policy Committee meet on the Tuesday following the Ordinary Council meeting at 1.00pm.

CARRIED 5-0

7.0 TIME AND DATE OF NEXT MEETING

Tuesday 28th April 2009 at 1.00pm

8.0 CLOSE OF MEETING

4.02pm.

- MINUTES-

ALBANY TOWN HALL THEATRE ADVISORY COMMITTEE

**10:00am on Wednesday 4th February 2009 at
The Albany Town Hall Theatre, Meeting Room**

Present:

| | | |
|-----------|---|--------------------------|
| D. Price | - | City Councillor |
| C. Lovitt | - | Community Representative |
| A. Grant | - | Community Representative |

ADVISORS

| | | |
|----------------|---|---------------------------|
| P. Madigan | - | EDC&CS |
| S. I. Gartland | - | Town Hall Theatre Manager |

1. **Apologies:** M. Flynn
2. **PUBLIC QUESTION TIME**
Nil
3. **DISCLOSURE OF INTEREST**
Nil
4. **CONFIRMATION OF PREVIOUS MINUTES**

RECOMMENDATION

THAT the minutes of the Town Hall Advisory Committee meeting held on Wednesday 12th November 2008 be confirmed as a true and accurate record of the meeting.

**MOVED: D. Price
SECONDED: A. Grant
CARRIED**

5. **MATTERS ARISING FROM PREVIOUS MINUTES**
 - 5.1 Nil
6. **BUSINESS ITEMS**
 - 6.1 Town Hall Manager's Report

RECOMMENDATION

THAT the Town Hall Manager's Report be received.

**MOVED: D. Price
SECONDED: C. Lovitt
CARRIED**

6.2 Forthcoming Productions Report.

City of Albany presentations in Italics.

| Name of Performance | Date | Touring Company/Promoter |
|---|--|---|
| Akmal Live and Uncensored | Fri 6 th February 2009 | A-List Entertainment |
| Unfinished Sky (film) | Sat 7 th February 2009 | Great Southern Factor Inc. |
| Camille O'Sullivan | Sat 14 th February 2009 | Perth International Arts Festival |
| DIG: Directions In Groove | Fri 20 th February 2009 | Perth International Arts Festival |
| Pacifica Quartet | Tues 24 th February 2009 | Perth International Arts Festival |
| Andrew McLelland – A Somewhat Accurate History of Pirates | Wed 25 th February 2009 | Perth International Arts Festival |
| Samuel Beckett: Fragments | Sat 28 th Feb & Sun 1 st March 2009 | Perth International Arts Festival |
| James Campbell's Comedy 4 Kids | Mon 2 nd March 2009 | Perth International Arts Festival |
| Meet the Author: Susan Duncan | Tues 3 rd March 2009 | Perth International Arts Festival |
| The Year of Magical Thinking | Wed 4 th & Thurs 5 th March 2009 | Black Swan Theatre Company |
| Opera Debonair | Sun 15 th March 2009 | Matthew Ward and Chris Lewis |
| Dorothy the Dinosaur | Thurs 19 th March 2009 | The Wiggles Inc |
| City of Albany Band | Sat 28 th March 2009 | City of Albany Band |
| Film Night (film TBA) | Sun 29 th March 2009 | Great Southern Factor Inc. |
| Jimeoin | Sat 4 th April 2009 | A-List Entertainment |
| Great Southern Grammar School Concert | Tues 7 th April 2009 | Great Southern Grammar |
| Dianne Wolfer Book Launch | Wed 8 th April 2009 | Dianne Wolfer |
| Beatle Mania | Fri 17 th & Sat 18 th April 2009 | Mellen Events |
| Harboursound Festival | Fri 24 th – Sat 25 April 2009 | Creative Albany Inc |
| <i>61 Circus Acts in 60 Minutes</i> | <i>Thurs 30th April 2009</i> | <i>Qld Arts Council</i> |
| Danny Bhoy | Tues 12 th & Wed 13 th May 2009 | A-List Entertainment |
| Eisteddfod 2009 | 19 th – 23 rd May 2009 | Albany Eisteddfod Inc |
| Starsearch | Sat 30 th May 2009 | Cystic Fibrosis Soc. |
| Film Night (film TBA) | Sat 6 th & Sun 7 th June 2009 | Great Southern Factor Inc. |
| ASHS Band Concert | Wed 24 th June 2009 | Albany Senior High School |
| <i>Needle and the Damage Done</i> | <i>Wed 1st July 2009</i> | <i>Regional Arts Victoria</i> |
| WA Youth Jazz Orchestra | Tues 4 th & Wed 5 th August 2009 | WA Youth Jazz Orchestra |
| <i>Letters' End</i> | <i>Thurs 6th August 2009</i> | <i>Country Arts WA and The Shneedles</i> |
| The Rhythms of Ireland | Sun 23 rd & Mon 24 th August 2009 | Retfar Entertainment |
| Doug Devries & Diana Clark Trio | Thur 27 August 2009 | Hank Van Leeuwen/Australia Northern Europe Liaisons |
| Production to be confirmed | 7 th – 12 th Sept 2009 | West Australian Academy of Performing Arts |
| The Glass Menagerie | Tues 15 th September 2009 | Black Swan Theatre Co |
| Sprung Writers Festival | Sat & Sun 19 th , 20 th September 2009 | City of Albany |
| <i>Thursday's Child</i> | <i>Mon 21 & Tues 22nd September 2009</i> | <i>Arts on Tour</i> |
| ASHS Dance Concert | Fri 25 th September 2009 | Albany Senior High School |
| <i>Dealer's Choice</i> | <i>Sat 10th October 2009</i> | <i>Critical Stages</i> |
| <i>Australian String Quartet</i> | <i>Sat 31st October 2009</i> | <i>Australian String Quartet</i> |
| Sahara Oriental Dance | Sat 21 st November 2009 | Sahara Oriental Dance |
| Albany Academy of Dance | Fri & Sat 28, 29 Nov 2009 | Albany Academy of Dance |

RECOMMENDATION

THAT the Forthcoming Productions Report be received.

**MOVED: A. Grant
SECONDED: D. Price
CARRIED**

6.3 Results of Previous Productions

- 6.3.1 Laughing Stock Productions. *Heath Franklin's Chopper*. Tuesday 28th October 2008. This was a successful if bawdy comic show.
- 6.3.2 City of Albany. *Dinosaurs on the Stage*. Wednesday 5th November 2008. This locally production, accompanied by an exhibition around the same theme, was very well received.
- 6.3.3 Great Southern Factor Inc. *I'm Not There (film)*. Saturday 8th November 2008. This was the first of a series of events this local group of film enthusiasts has organised and was very well attended.
- 6.3.4 Sahara Oriental Dance. *Egyptian Odyssey*. Saturday 15th November 2008. This was a successful dance concert event.
- 6.3.5 Crossroads Touring Company. *Adam Brand and Steve Forde*. Thursday 20th November 2008. This was the second time this well known singer had performed in Albany in 2008 and although sales were not quite as good as the first, he was happy with the outcome.
- 6.3.6 Albany Academy of Dance. *Welcome to our Cabaret*. Friday 28th to Sunday 30th November 2008. Once again this annual dance concert went very well with a huge cast and four public performances.
- 6.3.7 The Great Southern Factor. *The Counterfeiters (film)*. Friday 5th December 2008. The second of the GSFI film nights.
- 6.3.8 Albany Fine Music Society. *Kashtany Duo*. Saturday 6th December 2008. This event was well received.

RECOMMENDATION

THAT the Previous Productions Report be received.

**MOVED: C. Lovitt
SECONDED: D. Price
CARRIED**

6.4 Proposed Shows.

- 6.4.1 Nil

6.5 Other Business

- 6.5.1 A telephone booking fee was discussed by the committee.
- 6.5.2 Town Hall Operations in 2010. The Theatre Manager would like to discuss the Town Hall availability in 2010 given the opening dates for the Albany Entertainment Centre.

RECOMMENDATION

THAT subject to projected opening date of the AEC remaining the 1st July 2010, clients enquiring for the Albany Town Hall Theatre for bookings after the 1st of July 2010 be offered the spaces within the Albany Entertainment Centre as the alternate venue for their production.

**MOVED: A. Grant
SECONDED: D. Price
CARRIED**

7 NEXT MEETING

10:00am Wednesday 1st April 2009, Town Hall Meeting Room.

8 CLOSURE

11:05am

WORKS & SERVICES

Agenda Item Attachments



Council Strategy

Strategic Waste Management Plan

Draft

© City of Albany 2008

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

City of Albany
Asset Management Improvement Strategy

Revision Status

| Revision No. | Status | Distribution | Issue Date | Comment |
|--------------|-------------|--|------------|---------------------------------|
| 0 | Preliminary | Asset Management and City Services Strategy and Policy Committee | 2/12/08 | Draft |
| 1 | Preliminary | Asset Management and City Services Strategy and Policy Committee | 22/12/08 | Circulated for comments |
| 2 | Preliminary | Asset Management and City Services Strategy and Policy Committee | 11/2/08 | To be Tabled |
| 3 | Draft | Council agenda 17/02/09 | 17/02/09 | Feedback from DEC Incorporated. |

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

Table of Contents

| | | |
|-------|---|----|
| .0 | Executive Summary | 4 |
| .0 | Strategic Context | 5 |
| .1 | Strategic Focus Areas..... | 5 |
| .1.1 | Vision..... | 5 |
| .1.2 | Purpose and Objectives..... | 5 |
| .0 | Existing Waste Services and Infrastructure..... | 6 |
| .1 | Regional Profile | 6 |
| .2 | Municipal Waste Generation..... | 7 |
| 1: | Waste Collected and Waste to Landfill | 7 |
| 2: | Drop off Waste Collected and to Landfill by Type | 8 |
| .3 | Significant Waste Streams..... | 8 |
| .4 | Estimated Tonnage per Household..... | 8 |
| .5 | Estimated Percentage Composition of Waste (Household/ C&D/C&I)..... | 9 |
| .6 | Priority Waste | 9 |
| .7 | Government Policy and Regulatory Implications | 9 |
| .8 | Infrastructure and Services Provided | 10 |
| .9 | Infrastructure | 10 |
| .10 | Resource Recovery | 11 |
| .10.1 | Kerbside Recycling | 11 |
| .10.2 | Green waste processing | 11 |
| .10.3 | Recycling Composition Analysis | 11 |
| 3: | Recycling Composition Break Down for 2007-2008..... | 11 |
| .10.4 | Verge Side Bulk Collections..... | 12 |
| .10.5 | Construction and Demolition Recycling reuse..... | 12 |
| .10.6 | Commercial and Industrial recycling/reuse..... | 12 |
| .10.8 | Kerbside Waste Collection..... | 12 |
| .10.9 | Green and Organic Waste Management..... | 13 |
| .11 | Cost to Residents | 13 |
| .0 | Issues Identified by Department of Environment and Conservation | 13 |
| .1 | Commercial Recycling | 13 |
| .2 | Household Hazardous Waste | 14 |
| .3 | Collaboration with other Local Governments..... | 14 |
| .4 | Landfill management | 14 |
| .0 | Hanrahan Road | 15 |
| .0 | Bakers Junction | 16 |
| .0 | South Stirlings | 17 |
| .0 | Minimizing Direct and Indirect Environment Impacts..... | 17 |
| .1 | South Stirlings Landfill | 17 |
| .2 | Leachate Management - Hanrahan Road..... | 17 |
| .3 | Improving Existing Services..... | 17 |
| .4 | Organics processing | 18 |
| .5 | Public Place Recycling..... | 18 |
| .6 | Traffic Management to Improve Recycling..... | 18 |
| .0 | Raising Community Awareness of Waste Management Activities | 18 |
| .1 | Public Consultation | 18 |
| .2 | Education Centre..... | 19 |
| .3 | Improved Practices at the City of Albany | 19 |
| .3.1 | Office Waste recycling program | 19 |
| .3.2 | Electronic Waste Management | 19 |
| .3.3 | Data Management Systems..... | 19 |
| .3.4 | Sustainable Procurement Policy | 19 |
| .0 | Key Action Plan | 20 |
| .0 | Review..... | 22 |
| .0 | Associated Documents | 22 |

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

1.0 Executive Summary

The City of Albany adopted a Waste Management Strategy in July 2002. The adoption of this Strategy, and the implementation of its recommendations, has guided waste management activities towards significant improvements in waste minimization and recycling improvements.

After a significant review of its waste operations, the City of Albany implemented a Waste Strategy in May 2004 which saw the operations of waste management in the municipality undergo significant change.

The 2004 plan produced a significant reduction of waste to landfill and has had the following objectives achieved

- Closure of uncontrolled landfill sites,
- Introduction of a three bin domestic kerbside system,
- Processing of green waste and building rubble, and;
- An education program for schools and the construction of a waste education centre.

This Strategic Waste Management Plan has been developed in alignment with the Waste Management Board of Western Australia's Zero Waste Plan Development Scheme. The purpose of the plan is to provide strategies and actions to guide the City's waste management practices in a consistent way that aligns with the State Government's vision of Towards Zero Waste in order to protect human health and the environment.

This plan analyzes the current operations and develops action plans to improve the service and reduce waste to landfill over the next 5 years.

The actions identified by this plan can be summarized as follows.

- Increase commercial recycling;
- Develop and implement a suitable Household Hazardous Waste facility;
- Review operations at Hanrahan and Bakers Junction landfill to look at traffic flows, waste deposit systems staffing, technology and plant;
- Review operations of current green waste processing contract to assess ability to incorporate additional types of waste;
- Coordinate a regional approach with adjacent Local Governments;
- Develop a plan to implement public place recycling across municipality;
- Develop a closure plan, transfer station and recycling for South Stirlings landfill,
- Complete Stage two of the Hanrahan Road Education Centre with involvement of the community, and;
- Review data collection systems and pricing of landfill.

2.0 Strategic Context

This Strategy directly relates to the following elements from the Albany Insight – Beyond 2020 Corporate Plan.

Priority Goals and Objectives

Goal 4: Governance ...The City of Albany will be an industry leader in good governance and service delivery.

Objective 4.2 the City will manage our municipal assets to ensure they are capable of supporting our growing community

2.1 Strategic Focus Areas

2.1.1 Vision

The City of Albany will be a leading regional agency for efficient waste management practices, building on past performance and establishing new benchmarks for waste minimization and management.

2.1.2 Purpose and Objectives

- Be a regional leader in recycling activities;
- Minimize waste stream to landfill;
- Facilitate further education programmes across community groups;
- Encourage community involvement in rehabilitation and re vegetation of land fill sites.
- Acknowledge areas of improvement in specific waste streams;
- Target commercial and industrial recycling initiatives;
- Manage our waste management facilities to best environmental practice, and
- Map out our strategy for managing waste at a local and regional level

3.0 Existing Waste Services and Infrastructure

3.1 Regional Profile

The City of Albany is located 400 km by road south of Perth; its population currently stands at 34,000 which represent 65% of the population of the Great Southern Region. Albany is an established regional city with growing industries. Tourism ventures in accommodation, recreation, food and hospitality continue to grow in and around the City.

The staple agricultural industries of the region - wool, grain and livestock - continue to feed into the City. Aquaculture, wine, plantation timber, fishing, olive oil, organic produce, dairy, meat processing, essential oils and cosmetics are examples of existing industries serving local, tourist and export markets.

Plantation timbers have changed the local landscape and are the backbone of a growing woodchip export industry. Several new projects will stimulate employment and income growth in the next few years.

Waste management in the municipality is split into urban and rural areas, the urban area centred on the Albany Township have 12,900 households; the rural area has 1,600 households. A kerbside service is provided to the urban residents only; these residents get a three bin service and two verge collections per annum. Rural residents have free access to transfer stations and landfills.

The City also receives urban municipal waste from the Shire of Denmark. The current budget indicates revenue of \$ 50.00 per tonne for providing the service. Providing this service will have an impact on the City's landfill capacity at Hanrahan Road site. There is no agreement with the Shire of Denmark to formalize this arrangement. The costs charged are listed within the fee schedule of the 2008/2009 budget.

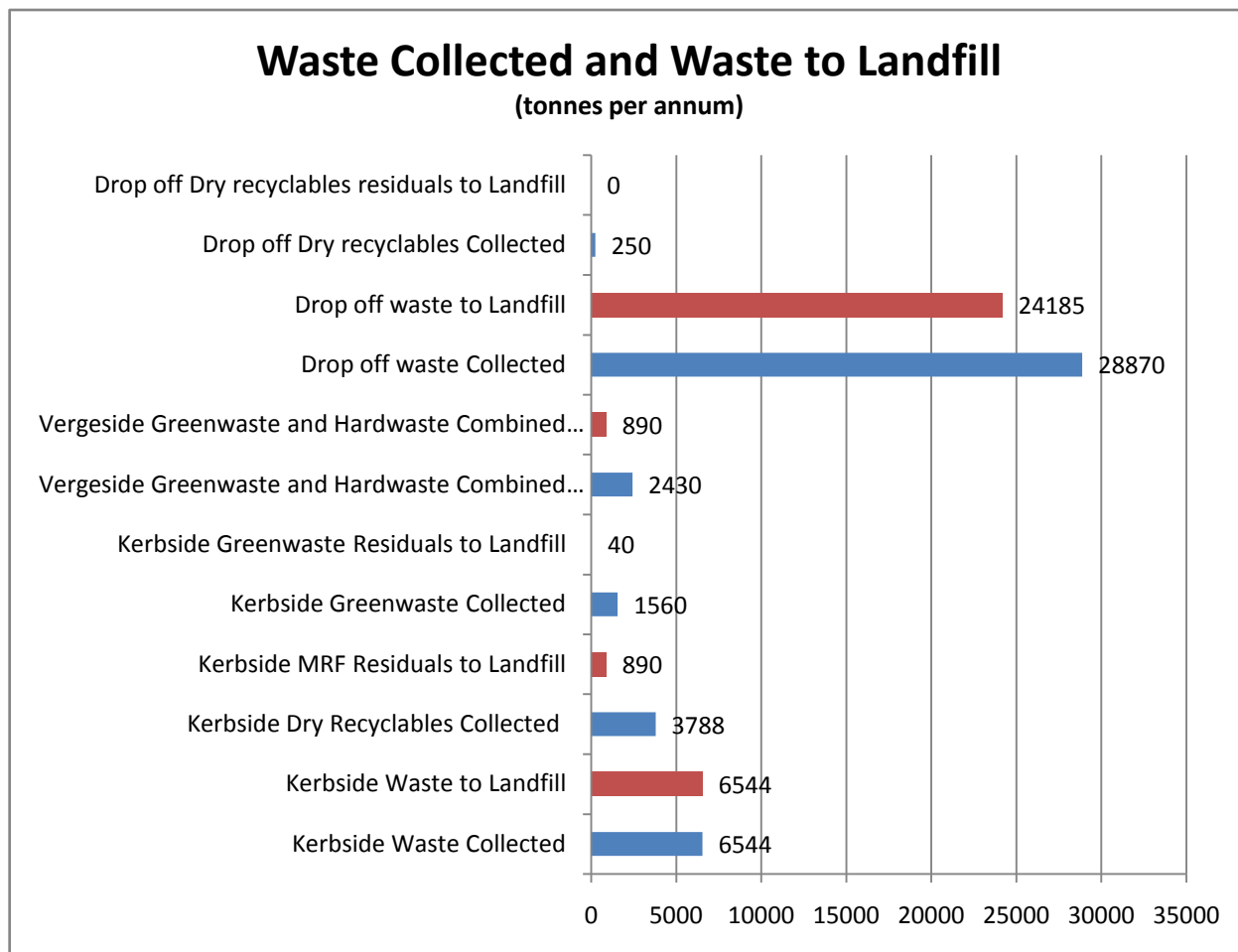
The City has a high aged demographic reflecting a retirement lifestyle that has been developed. The population growth is expected to be steady at 0.6% per annum with the population expected to reach 38,000 by 2030.

Appendix Two (2) indicates the location of waste management activities throughout the municipality.

3.2 Municipal Waste Generation

The following graph represents the waste collected in the municipality during the 2007-08 financial years, and the amount of that waste sent to landfill.

TABLE 1: Waste Collected and Waste to Landfill



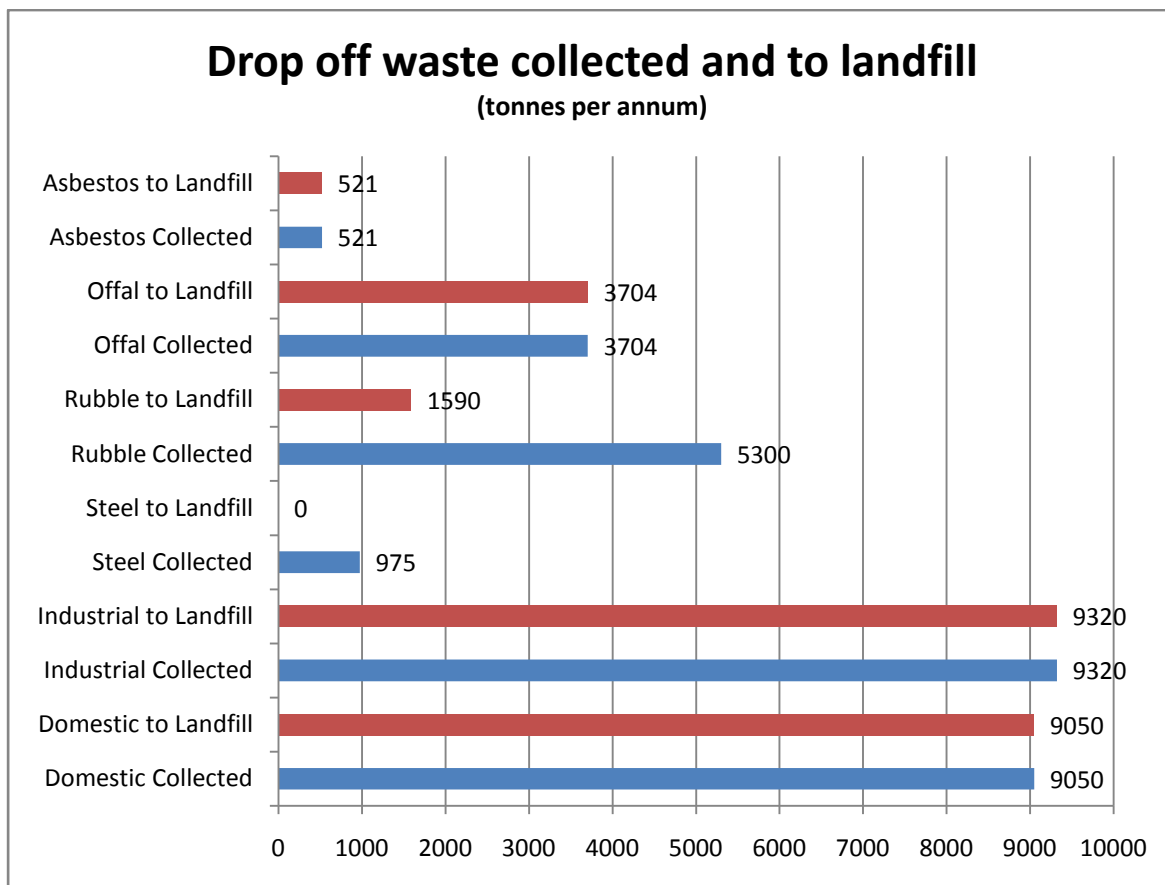
Total waste collected in 2007-08 was 43,442 tonnes of which 31,254 (72%) was deposited to landfill.

All kerbside waste is deposited to landfill as it has already been subject to at source separation into recyclable and green waste.

A significant amount of green waste still goes to landfill as it is contaminated from other sources.

The Materials Recovery Facility (MRF) residuals to landfill represent the contamination present in the recyclable collection and that material not suitable for recycling, e.g. small pieces of glass. The 890 tonnes is 23% of all MRF material.

TABLE 2: Drop off Waste Collected and to Landfill by Type



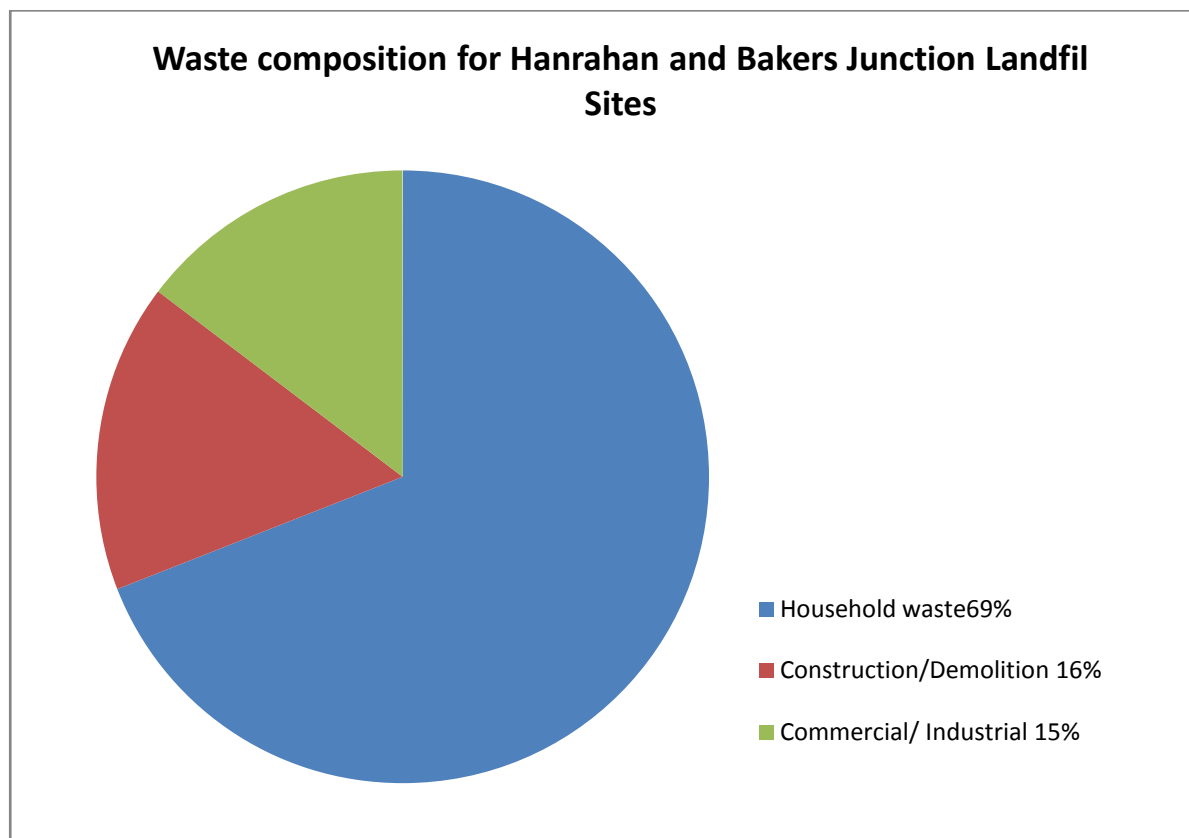
3.3 Significant Waste Streams

- Commercial and industrial waste represents major waste sources with 9,320 tonnes.
- Rubble has been identified at 5,300 tonne per year 1,600 tonnes enters the landfill stream.
- Offal represents 3,700 tonnes per year due to abattoir industries in the region.
- Asbestos represents 5,021 tonnes per year of asbestos.

3.4 Estimated Tonnage per Household

- 433 Kg per household per annum. This is significantly below the 692kg documented in the Zero Waste Plan Development Scheme published to the Department of Environment and Conservation in 2007.

3.5 Estimated Percentage Composition of Waste (Household/ C&D/C&I).



3.6 Priority Waste

Although the household waste contributes the greatest volume of waste, the areas of construction / demolition and commercial / industrial represent opportunities for significant improvement.

3.7 Government Policy and Regulatory Implications

- Environmental Protection Act 1986;
- Environmental Protection (Controlled Waste) Regulations 2001;
- Health Act 1911;
- Health (Asbestos) Regulations 1992;
- City of Albany – Asbestos Disposal Guidelines;
- Waste 2020 Vision to guide policy development;
- Western Australian Waste Avoidance and Resource Recovery Bill (WARR Act).
- Department of Environment and Conservation Licensing Regulations
- Annual Environmental Report and Licensing;
- Sighting, Design, Operation and Rehabilitation of Landfill (best practice);
- Landfill Waste Classification and Waste Definitions (as amended 1996), and;
- Transfer Station Best Practices Guidelines (DEC 2006).

3.8 Infrastructure and Services Provided

The services provided by the City of Albany are included in Appendix 1.

3.9 Infrastructure

A location map of waste sites in the municipality is attached as Appendix 2.

| Site | License No. | Address |
|--|--------------|--|
| Hanrahan Road Waste Management Facility (31ha) | 6925 L129/97 | Lot 1135 Cuming Road Albany |
| Bakers Junction (11 ha) | 7048 L239/97 | Reserve 31472 Chesterpass Road Albany |
| South Stirlings | Un licensed | Part of South Stirling Town site |
| Cape Riche (offal pit) (25ha) | Un licensed | |
| Transfer Stations | | Address |
| Redmond | Un licensed | Redmond Hay River Road |
| Kronkup (former Landfill) (9.5ha) | Un licensed | Reserve No. 38504 Lower Denmark Rd Kronkup |
| Wellstead (former landfill) (2ha) | Un licensed | Part of South Stirling Town Site |
| Cheynes Beach (116ha) | Un licensed | Reserve No. 878 Cheyne Road Cheynes |
| Manypeaks (former landfill) (7ha) | Un licensed | Reserve No. 38923 Lot 51 South Coast Highway |
| Recycling Drop Off Facilities | | Description |
| Hanrahan Road Waste Management Facility | | Tip Shop |
| Bakers Junction | | Hook lift bins on site |
| At all other transfer stations | | Hook lift bins on site and MGB's |
| Material Recovery Centre | | Description |
| Hanrahan Road Waste Management Facility | | Materials Recovery Facility |
| Vancouver Waste | | Green waste Processing Plant |

| Staff Levels | No. | Roster |
|---|-------------------------|--------------------------------------|
| Hanrahan Road Waste Management Facility | 3-4 FTE + 2 Contractors | 8.00am to 5.00pm (363 days per year) |
| Bakers Junction | 1 FTE | 8.00am to 5.00pm (363 days per year) |

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

3.10 Resource Recovery

3.10.1 Kerbside Recycling

The City provides kerbside recycling via a 240 litre mobile garbage bin (MGB) service to approximately 12,500 households in urban areas of the municipality which results in 3,788 tonnes per annum of recycled material being collected and sorted at Hanrahan Road Waste Management Facility.

The recovered materials are transported to recycling centres in Perth by the appointed contractor.

3.10.2 Green waste processing

The City provides a monthly kerbside green waste via a 240 litre mobile garbage bin (MGB) service to approximately 12,500 households. The processing of the waste occurs at Vancouver Waste on John Street Albany.

3.10.3 Recycling Composition Analysis

Kerbside and drop off recycling is processed at the Harahan Landfill Site at the Contractor operated Materials Recovery Facility (MRF). The composition of the recycled material is outlined in the following table.

TABLE 3: Recycling Composition Break Down for 2007-2008

The following table represents an overview of current the current recycling collections

| RECYCLING COMPOSITION BREAK DOWN FOR 2007-2008 | | | |
|---|-------------------|--------------------------|----------------|
| | Albany MRF | Transfer Stations | Total |
| Newspaper | 1310.76 | 131.65 | 1442.41 |
| Cardboard | 535.88 | 55.8 | 591.68 |
| Liquid Board | 4.73 | 0.84 | 5.57 |
| Glass | 576.68 | 63.34 | 640.02 |
| Steel Cans | 61.38 | 6.13 | 67.51 |
| Alu Cans | 26.95 | 2.68 | 29.63 |
| HDPE | 55.55 | 5.7 | 61.25 |
| PET | 38.86 | 3.95 | 42.81 |
| Mixed Plastic | 15.13 | 1.64 | 16.77 |
| Bulk Steel | 0 | 0 | 0 |
| Glass Fines | 0 | 0 | 0 |
| Waste | 810.04 | 80.5 | 890.54 |
| Total Tonnes | 3435.96 | 352.23 | 3788.19 |

3.10.4 Verge Side Bulk Collections

The City provides an annual green waste verge collection in March/April and an annual hard waste verge (furniture, white goods, bedding, timber and steel) collection in November to all urban residents.

All landfills and transfer stations accept dry recyclables; green waste is accepted at the green waste contractor's site and is not accepted at any landfills or transfer stations. Contaminated green waste is accepted at Bakers Junction.

3.10.5 Construction and Demolition Recycling reuse

Construction and demolition waste is accepted at the Hanrahan Refuse Site and is separated for later processing and reuse.

3.10.6 Commercial and Industrial recycling/reuse

There is only minor commercial and industrial recycling/reuse in the municipality, as discussed later in this plan the market has not responded well to separating at source to assist in commercial recycling. The City will review methods of influencing the behavior of commercial operators.

3.10.7 Energy Recovery

It is considered that Hanrahan Road Waste Management Facility is considered the best option for energy recovery. The City is proposing to undertake a feasibility study into the viability of methane gas extraction for power the facility and potentially provide power to the existing grid.

Funds will be allocated in the 2009/2010 financial year for this feasibility study to be undertaken.

3.10.8 Kerbside Waste Collection

Urban residents have a weekly kerbside household waste service through a 140 litre Mobile Garbage Bin (MGB). This municipal waste is sent to land fill at Hanrahan Road and the Bakers Junction Facility.

3.10.9 Green and Organic Waste Management

Urban residents are able to place a 240 litre green waste bin for collection every four weeks. This bin is a bio insert bin which allows air to circulate around the green waste to enhance composting and reduce odour.

The green waste collected is predominately garden waste from prunings and lawn clippings. The City is proposing the implementation of a home composting scheme to encourage greater composting at source.

3.11 Cost to Residents

The provision of kerbside waste services and associated services to residents in the urban area incurs an annual charge to each assessment of \$209.00.

The provision of transfer stations and associated services to rural residents incurs an annual charge to each assessment of \$37.00. The City is investigating a ticket system to ensure rural residents using the main waste management facilities are identified.

4.0 Issues Identified by Department of Environment and Conservation

4.1 Commercial Recycling

Waste identified as industrial is primarily comingled waste from small businesses which is picked up by local contractors, usually in a skip bin and deposited directly to landfill.

In developing the current waste management strategy in it was decided to leave the industrial waste service to the market place as there were a number of providers. The system has worked well with business able to source a competitive market for the disposal of waste.

Except for cardboard, there is little evidence of any separation of materials at source. Business has no incentive to separate materials and as a result the majority of small business waste goes directly to landfill. This waste represents over 9000 tonne of waste to landfill, if 30% of this waste was diverted (3000 tonnes) it would represent a 10% overall diversion from landfill.

The City will assess three options in relation to commercial recycling and implement in time for the 2009/2010 financial year a strategy for increasing the amount of commercial recycling, the three options are;

1. Increase the cost of industrial waste over the weighbridge to encourage commercial operators to recycle at source,
2. Tender out a commercial waste service for business and levy a waste fee similar to that charged to domestic premises, and
3. Develop an education program on the benefits of commercial recycling.

The analysis may result in a combination of the above or another alternative solution; the preferred model will be developed by December 2008 and put to public consultation in Feb 2009.

To assist the City to undertake the research and analysis a consultant will be engaged to investigate options available to the City. The consultant will be required to present a report to the City on a preferred option in January 2009.

4.2 Household Hazardous Waste

Household Hazardous Waste represents a small part of the waste stream however is problematic. The region does not currently have a secure facility to receive hazardous household wastes.

Negotiations have commenced with the Western Australian Local Government Association with a view to funding a facility in Albany which can service the Great Southern Region.

The City needs to develop a business plan for the establishment and operation of such a facility, the business plan will address the following:

- Funding options and revenue streams
- Whole of life costs
- Design
- Training

This plan will be developed with the assistance of a consultant by March 2009.

4.3 Collaboration with other Local Governments

Discussions have been held with neighbouring Councils to establish a regional group of municipalities with the following terms of reference:

- Joint use of regional facilities
- Coordinated approach to the establishment of new facilities and initiatives
- Joint funding applications
- Regional Tendering
- Network development

The Shires of Plantagenet, Cranbrook and Denmark have expressed an interest in participating in such a group, during the next calendar year the following issues will be addressed

- Establishment of a Household Chemical Waste Facility,
- Regional use of the Albany Waste and Resource Education (AWARE) Centre,
- Establishment of disposal options for tyres and E Waste

4.4 Landfill management

The City will undertake a review of all its landfill operations from March 2009 to September 2009; specifically the review will address the following issues at each landfill.

- Review of previous post closure management plans to determine site life;
- Review of fees and charges;
- Traffic management analysis to improve recycling activities

5.0 Hanrahan Road

Hanrahan Road landfill site is centrally located, approximately 2km west of the Albany Central Business District and is 1km from the shore line of Princess Royal Harbour. The physical address for the site is Lot 1135 Cuming Road, Albany. The facility is positioned on the western foot of Mount Melville and is surrounded by land currently owned by CSBP to the west. The site is leased from the Albany Agricultural Society Inc. and has been operated by the City as a waste disposal facility for over 35 years.

The primary activity of the site is land filling of putrescible waste and therefore it is licensed under the Environmental Protection Act 1986 (License Number 6925 – File number L129/97). It is classified under the Environmental Protection Regulations 1987 as a Schedule 1: Prescribed Premises Category 64 – Class II Putrescible landfill site with a production/design capacity of 20,000 tonnes or more per annum. The facility is licensed to accept waste materials for burial stipulated for Class II landfill in the Landfill Waste Classification and Waste Definitions 1996 (As amended) including:

- Clean fill (Sand, Rocks Soil)
- Type 1 Inert waste (Concrete, Building Rubble)
- Type 2 Inert waste (Tyres, Plastics)
- Putrescible wastes (Domestic, street sweeping, Litter)
- Contaminated solid waste meeting waste acceptance criteria specified for Class II landfills (some specific site clean ups)
- Type 1 and Type 2 Specialist waste (Asbestos, Medical, Quarantine)

Sustainable waste management activities are also carried out at the site including the operation of a salvage/reuse shop, the acceptance and short-term storage of recyclable materials including ferrous and non ferrous metals, plastics, glass, paper, cardboard and green waste. In addition, the site also accepts and operates as a short-term storage facility for specific hazardous waste materials including waste oils and used tyres.

In 2007 a report undertaken by BSD Cardno for Hanrahan Road concluded that it has a lifespan of over thirty (30) years; therefore the City views this facility as an integral part of its future waste management operations.

Issues to be addressed and highlighted for 2009/10 budget deliberations include;

- Review of weighbridge operations to ascertain a more accurate and relevant system for recording data, including a review of relevant software;
- Investigate the plant required to undertake activities at the landfill and plan for the acquisition of that plant;
- The City currently leases equipment which has become outdated and is in need of replacement.
- Develop a traffic management plan for vehicle use of the landfill including options for the safe and easy deposit of waste materials by the public and contractors to ensure maximum recycling, and
- Establish a plan for the ongoing disposal of waste into landfill which will address the future operational needs of the site and the proposed activities on that site

6.0 Bakers Junction

Baker's Junction Waste Management Facility is located on Reserve No. 31472, Chester Pass Road, Albany approximately 16km northwest of the City of Albany and has a total area of 11 hectares.

The site is licensed under the Environmental Protection Act 1986 (License Number 7048/ File Number L239/97). It is classified under the Environmental Protection Regulations 1987 as a Schedule 1: Prescribed Premises Category 64 – Class II Putrescible landfill site and is restricted to accepting a maximum of 50,000 tonnes of waste per annum. The facility is licensed to accept waste materials for burial stipulated for Class II Landfill in the Landfill Waste Classification and Waste Definitions 1996 (As amended) including:

- Clean fill (Sand, Rocks Soil)
- Type 1 Inert waste (Concrete, Building Rubble)
- Type 2 Inert waste (Tyres, Plastics)
- Putrescible wastes (Domestic, street sweeping, Litter)
- Contaminated solid waste meeting waste acceptance criteria specified for Class II landfills (some specific site clean ups)
- Type 1 and Type 2 Specialist waste (Asbestos, Medical, Quarantine)

The current operational cells include a putrescible cell which is located on the site's eastern boundary and an asbestos monocell located towards the southern end of the site. A new offall monocell is planned to be located towards for the northern boundary of the site. In addition, the facility also operates a waste transfer station for the acceptance and short-term storage of recyclable materials (including metallic, plastic, cardboard and paper products) and green waste.

The Cardno BSD report of 2007 for Bakers Junction concluded that it has a lifespan of approximately two years; therefore the City must review the operations of the site immediately to decide its future.

A report will be presented to the April 2009 meeting of Council which will address the following issues in relation to the operations of the Bakers Junction Landfill site.

- Review the handling of asbestos at the site and develop guidelines to improve safety and correct disposal;
- Assess the City's ability to close the site and accept asbestos and offall disposal only, and that disposal to be set hours or by appointment, and
- Prepare a future plan for the establishment of a transfer station at the site

7.0 South Stirlings

The South Stirlings site is an uncontrolled rural landfill which was not developed into a transfer station under the City's 2002 Waste Management Strategy due to the possibility of a new regional site being developed on Chillinup Road. This regional site never eventuated due to environmental and high water table concerns.

The City currently visits the site approximately every three months to cover waste and excavate a new trench. Current indications are that the level of use of the facility does not warrant the establishment of a transfer station at the site.

The City will review the options available to residents in the area if the site is closed down. Preliminary discussions have been held with the Shire of Plantagenet to allow Albany residents access to its landfill.

- Undertake community consultation.
- Instigate recycling
- Hook lift bin system for fortnightly pick up.

The future of landfill activities will be determined by mid 2009.

8.0 Minimizing Direct and Indirect Environment Impacts

The City has made significant improvement in waste management over the last 5 years including the closure of uncontrolled landfill sites and the construction of transfer stations. The closure of these sites included the conversion of sites to transfer and recycling stations. This conversion has improved the convenience for rural communities to participate in recycling activities and prevented uncontrolled and illegal dumping at the sites.

8.1 South Stirlings Landfill

As previously mentioned a review needs to be undertaken assess the future of this uncontrolled landfill. The City will develop a closure plan for the landfill and consult the South Stirlings community to establish an alternative waste disposal process.

8.2 Leachate Management - Hanrahan Road

Since operations commenced on this site there has been a concern that contaminates are entering the storm water system. The City completed the installation of a Leachate drain in 2008 which has now contained all contaminates on the site. However the internal site management of the leachate system needs to be reviewed as there is a concern that as the volume onsite increases the current Leachate system may not have the required capacity to cope.

The internal leachate system will be reviewed in the 2009/10 financial year to improve the function of the system.

8.3 Improving Existing Services

The City currently provides a waste service which has become a benchmark for regional waste management. There are some areas that the City will review to improve the level of service.

Issues identified;

- Staff training in waste management (Tafe Cert 2,3 and 4);
- Establish a regional focus on waste management;
- Improve recycling in the commercial and industrial waste stream

8.4 Organics processing

At present the City does not undertake any organics processing. The initial term of the current green waste processing contract expires in May 2009.

Prior to that time the City will look at options in relation to the incorporation of organic waste into green waste processing operations. This waste will include bio solids and offal which are already deposited to landfill; a trial will also be undertaken with a group of residents to assess the viability of incorporating household food scraps with kerbside green waste.

The City will engage a consultant to assist and this work will have to be completed by mid 2009.

8.5 Public Place Recycling

With the assistance of the Food and Grocery Council the City completed a successful public place recycling trial in 2008 at the Middleton Beach Foreshore. The City installed six waste recycling stations at this busy foreshore, each station had a recycling bin and a waste bin clearly marked and delineated. As a result over the 7 months of the trial 2.883 tonne of waste was diverted from landfill, based on this experience the City is hoping to implement the program across the municipality.

A business plan for this program is currently being developed and will be available for budget considerations for the 2009-10 financial years.

8.6 Traffic Management to Improve Recycling

The current arrangement of traffic movements at Hanrahan Site needs restructuring to encourage recycling.

9.0 Raising Community Awareness of Waste Management Activities

9.1 Public Consultation

The City has not undertaken coordinated public consultation at this stage to allow it to develop a range of options as discussed in this plan and then to assess community feedback on those options. Presentation and workshops for local businesses have been held and has partnered a professional survey of businesses through the Great Southern Area Consultative Committee. The results of this survey have not yet been forwarded to Council.

The public consultation process will actively encourage feedback on the plan and also facilitate a number of workshops to look at the key aspects of the plan. The public consultation findings and the final report will be submitted to Council in April 2009.

9.2 Education Centre

The City has completed Stage One (1) of the Albany Waste and Recycling Education Centre (AWARE) in November 2008.

The AWARE Centre is managed by the City's current waste collection contractor. The Centre's main objective is to raise awareness of recycling and waste minimization in the community. The Centre is open to the public between 10.00am – 2.00pm Tuesdays and Thursdays and other times by appointment. The target audience is school groups and appointed manager of the facility actively involves local regional schools in the project.

Stage two (2) of the Centre will involve the remediation, landscaping, interpretation and artworks to enhance to visitor's experience.

9.3 Improved Practices at the City of Albany

9.3.1 Office Waste recycling program

The City's main office currently has a "No Time to Waste" Committee which looks at ways of increasing recycling in the office and is now looking at ways to reduce the carbon emissions generated by the activities in the office.

It is hoped that the programs implemented by the committee will be taken up by other Council offices and in time the greater community.

9.3.2 Electronic Waste Management

The City currently does not provide an E waste recycling service, the demand for such a service is increasing and the City will research and develop a proposal for handling E-waste during the 2010-11 financial years.

Currently the tip shop does not accept electronic goods as it cannot vouch for the safety of the item. The City will assess a range of options for the processing of E waste in a way that products can be reused.

9.3.3 Data Management Systems

The City operates a weighbridge at its Hanrahan and Bakers Junction landfills; this infrastructure allows for the collection of meaningful data at the main landfill sites.

The transfer stations and green waste processing facility do not have meaningful data collection systems and the City will investigate better data collection systems for these facilities.

9.3.4 Sustainable Procurement Policy

The City's current purchasing policy and procedures allows a range of environmental factors to be used when evaluating tenders and quotes. The procedures currently do not have any factors relating to sustainable procurement, the City will discuss the matter with the WALGA purchasing network and develop guidelines relating to sustainable procurement.

10.0 Key Action Plan

This section identifies outcomes, actions and responsibilities that will indicate our performance for the Waste Management.

| 1. Target Commercial and Industrial Waste Reductions and Recycling Improvements. | |
|---|--|
| Timeframe | March 2010 |
| Outcome | Greater opportunities for the Albany business community to recycle and show annual reductions |
| Resources | Waste Supervisor |
| Finances | \$15,000 to engage consultancy to investigate and provide a suitable model for commercial recycling |
| Projected Revenue | Up to \$750,000 per year (1800 businesses at \$400 per year) if the option is adopted for commercial recycling |
| Officer | Manager City Services |

| 2. Establish and Operate a Household Hazardous Waste Facility. | |
|---|---|
| Timeframe | December 2009 |
| Outcome | A raised community awareness of hazardous waste disposal points and responsibilities |
| Resources | Waste Supervisor |
| Finances | \$10,000 for consultancy to investigate and model a suitable household hazardous waste facility |
| Estimated Cost | \$50,000 to construct appropriate facility and train personnel |
| Officer | Manager City Services |

| 3. Continually Reduce Domestic Waste to Landfill. | |
|--|--|
| Timeframe | December 2013 |
| Outcome | An accurately recorded data set showing reduced landfill percentages on an annual basis. |
| Resources | Waste Supervisor |
| Finances | \$10,000 for public awareness, advertising and education |
| Officer | Manager City Services |

| 4. Allocate budgets and implement Waste Management Facility Staff Training Programme | |
|---|---|
| Timeframe | July 2009 |
| Outcome | All staff connected with landfill operations will be trained through TAFE to Cert 2, 3 and 4. |
| Resources | Waste Supervisor |
| Finances | \$27,000 annually budgeted |
| Officer | Manager City Services |

| 5. Collaborate with Other Councils to Maintain a Coordinated Regional Approach. | |
|--|--|
| Timeframe | December 2013 |
| Outcome | The City acting as the regional leader for waste initiatives in partnership with DEC |
| Resources | Waste Supervisor |
| Finances | \$5,000 per annum |
| Officer | Manager City Services |

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

| 6. Review and Implement Post Closure Management Plans for Bakers Junction Site. | |
|--|---|
| Timeframe | September 2010 |
| Outcome | Well managed facilities that maximizes life without affecting the environment |
| Resources | Waste Supervisor / BSD Cardno Report (October 2007) |
| Finances | \$200,000 to close facility and convert to transfer station |
| Officer | Manager City Services |

| 7. Increase Public Place Recycling. | |
|--|---|
| Timeframe | September 2010 |
| Outcome | An extension of the Middleton Beach trial implemented throughout the City. |
| Resources | Waste Supervisor |
| Finances | \$75,000 to implement at prime tourist locations (Emu Point, Eyre Park and lower CBD) |
| Officer | Manager City Services |

| 8. Close the Remaining South Stirlings Uncontrolled Landfill Site. | |
|---|---|
| Timeframe | September 2009 |
| Outcome | The closure of the last uncontrolled site and conversion to transfer and recycling facility. |
| Resources | Waste Supervisor |
| Finances | Option 1 - \$200,000 to revegetate site and convert to a transfer station Option 2 - negotiate with Shire of Plantagenet to purchase vouchers in order to allow City of Albany rate payers access to Kambalup waste site |
| Officer | Manager City Services |

| 9. Continue Education Programmes for Waste Minimization | |
|--|---|
| Timeframe | December 2013 |
| Outcome | Using the AWARE Centre as a base, ensure the community is better educated about waste |
| Resources | Waste Supervisor |
| Finances | \$30,000 per annum |
| Officer | Manager City Services |

| 10. Review Traffic Flows at Waste Management Facility to Encourage Greater Recycling Participation. | |
|--|--|
| Timeframe | September 2009 |
| Outcome | An vehicle approach methodology that ensures maximum recycling opportunities |
| Resources | Waste Supervisor |
| Finances | \$20,000 for consultancy to advise preferred option |
| Estimated Cost | \$1.5 Million for vehicles, hook-lift bins, restructure transfer shed, rearranging traffic flow and increase staffing levels |
| Officer | Manager City Services |

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

| 11. Explore Options of E Waste Collection and Recycling. | |
|---|--|
| Timeframe | January 2010 |
| Outcome | A strategy developed for E Waste collection and recycling with implementation in 2010 |
| Resources | Waste Supervisor |
| Finances | \$10,000 to purchase transport shipping container Per annum ongoing costs - \$530 a tonne for e-waste plus freight cost to transport to Perth |
| Officer | Manager City Services |

| 12. Improve Bulk Waste Verge Side Pick Up Recycling | |
|--|---|
| Timeframe | November 2009 |
| Outcome | Bulk waste will be separated at source with community assistance. |
| Resources | Waste Supervisor |
| Finances | \$150,000 budgeted per annum |
| Officer | Manager City Services |

| 13. Analyse Opportunities for At Source Composting or Worm Farm Incentive Programmes. | |
|--|--|
| Timeframe | January 2010 |
| Outcome | A home composting programme that reduces putrescible waste by 15% by mid 2010. |
| Resources | Waste Supervisor |
| Finances | Subsidise purchase of worm farms, one per household at \$50 a unit (12,000 homes at \$50 = \$600,000) |
| Officer | Manager City Services |

| 14. Investigate and implement Improved Weighbridge Data Management System | |
|--|---|
| Timeframe | December 2009 |
| Outcome | A better system of recording data will be implemented across both sites by 2009 |
| Resources | Waste Supervisor |
| Finances | \$30,000 budgeted this financial year |
| Officer | Manager City Services |

| 15. Sign Memorandum of Understanding for Phase 2 of the Initiative. | |
|--|-----------------------|
| Timeframe | September 2009 |
| Outcome | Complete negotiations |
| Resources | Waste Supervisor |
| Finances | Nil cost |
| Officer | Manager City Services |

11.0 Review

Executive Director Works and Services by December 2009.

12.0 Associated Documents

Ordinary Council Meeting – July 2002.

This map has been produced by the City of Albany from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no responsibility for its use by other parties.

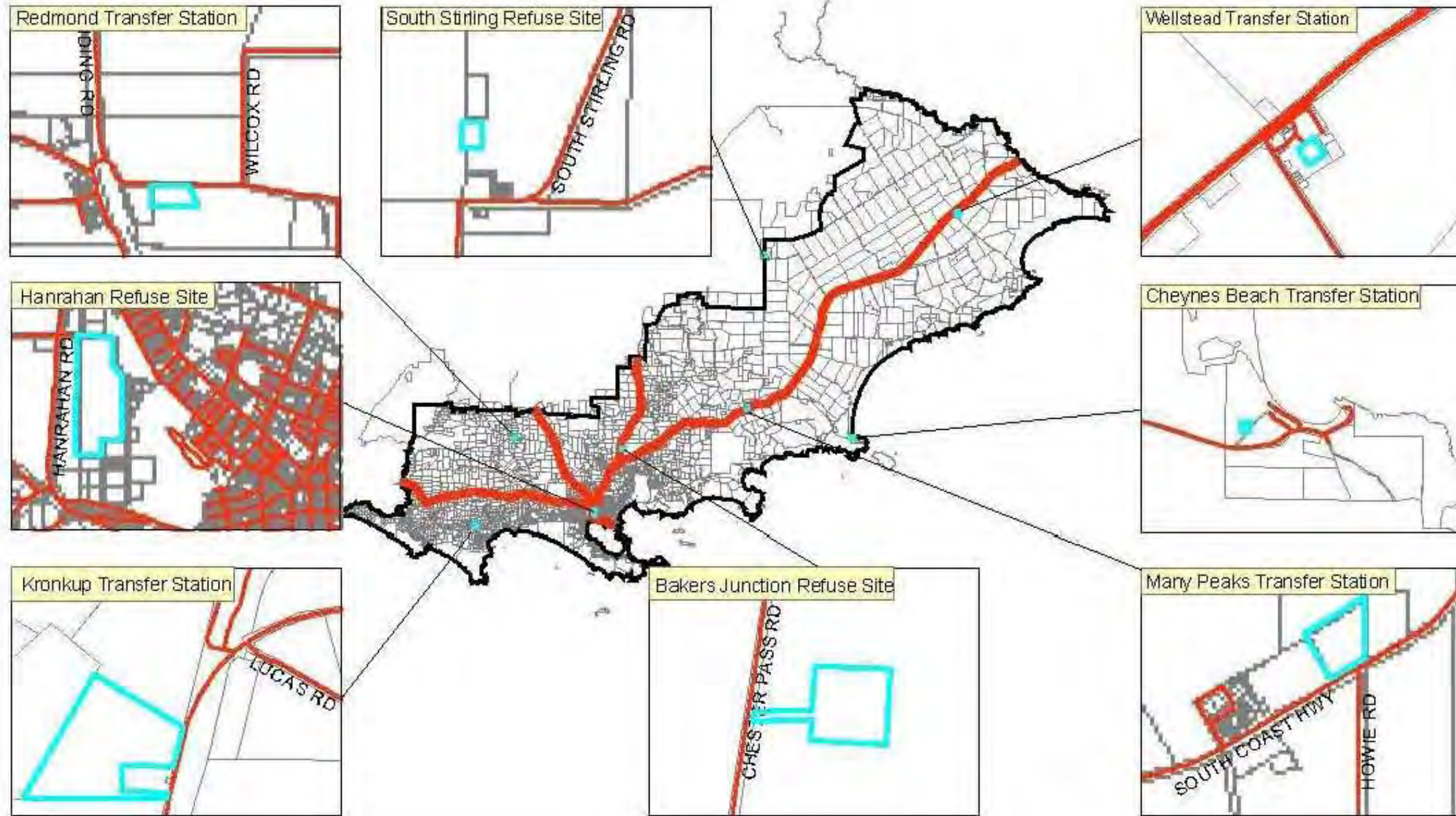


City of Albany Waste Collection Sites

Reproduced by permission of the Department of Land Information, Perth Western Australia, Copyright Licence PA140 2008

Legend

- Highways
- Local Roads
- Boundaries
- Waste Sites



| | Reference | | Albany |
|--|--------------|--|---|
| Collaboration | 1 | Are you a single Local Government or part of a Regional Council or a grouping of Local Governments | Partial collaboration e.g. taking some material from neighbouring areas |
| Kerbside | 2A | Container type and size (waste) | 120/140 MGB |
| | 2B | Container type and size (recycling) | 240 MGB |
| | 2C | Collection frequency (waste) | Weekly |
| | 2D | Collection frequency (recycling) | Fortnightly |
| | 2E | Participation rate (recycling) | 51-80% |
| | 2F | C&I services | Contractor |
| Verge side Collections | 3A | Green Waste (GW) | Yes |
| | 3B | Bulk waste | Yes |
| Public Place / Event Recycling | 4A | Waste Collection | Yes |
| | 4B | Public Place Recycling | Yes |
| Drop off centres | 5A | Waste Transfer Station | 2 x Waste Transfer Stations |
| | 5B | Paper/cardboard | No |
| | 5C | Glass container | No |
| | 5D | Plastics | Yes |
| | 5E | Metal (ferrous) | Yes |
| | 5F | Metal (non-ferrous) | Yes |
| | 5G | Aluminium | Yes |
| | 5H | E-waste | No |
| | 5I | Greenwaste | Yes |
| | 5J | Oil | Yes |
| | 5K | Batteries | Yes |
| 5L | HHW facility | Yes - limited | |
| Landfill management | 6A | Number/Status | More than one landfill with limited management |
| | 6B | Operational staff | Part time and full time staff depending on facility location |
| | 6C | Fenced | Yes |
| | 6D | Lined | No |
| | 6E | Data collection | Weighbridge at 2 sites |
| | 6F | Gas recovery | N/A |
| Separation/treatment/disposal strategies | 7A | Transfer Station(s) | Yes |
| | 7B | Access to MRF | Yes |
| | 7C | AWT facility for organics from MSW | No |
| | 7D | Green Waste facility | Some greenwaste mulched, other greenwaste burnt, depending on site |
| Communications / Education | 8A | Education centre (or have access to) | Yes |
| | 8B | Publications/Flyers | Regular, targeted information |
| | 8C | Waste Wise Schools | Yes |
| Local Government's own activities | 9A | C&D Waste | Yes |
| | 9B | Green Waste | Mulched and used on or off site |
| | 9C | Office Waste | Program in place |
| | 9D | Data Collection and Reporting | No |
| | 9E | Sustainable procurement Policy | No |
| Participation in waste management related programmes | 10A | DrumMUSTER | Yes |
| | 10B | ChemClear | No |
| | 10C | Mobile Muster | Yes |
| | 10D | Tidy Towns-sustainable communities | No |

Great Southern Group of Councils

Shires of Cranbrook, Plantagenet, Denmark and the City of Albany

Strategic Waste Minimisation Plan 2008-2013



Prepared for

Shires of Cranbrook, Plantagenet, Denmark and the City of Albany

IW Projects Pty Ltd

6 Anembo Close, DUNCRAIG, 6023, Western Australia
Mobile: 0402 909 291 email: iwatkins@iwprojects.com.au

Revision: Combined Draft
Date of Issue February 2009

Copyright and Disclaimer

This document has been prepared by IW Projects Pty Ltd solely for the benefit and use of the Shires of Cranbrook, Plantagenet, Denmark and the City and Albany (Great Southern Group of Councils).

IW Projects Pty Ltd shall assume no liability or responsibility to any third party arising out of the use of or reliance upon this document by any third party.

IW Projects Pty Ltd owns the copyright to this document and the commercial use of the document without the written permission of IW Projects Pty Ltd is strictly prohibited.

TABLE OF CONTENTS

| | |
|--|-----------|
| EXECUTIVE SUMMARY | V |
| FOREWORD | 6 |
| 1 INTRODUCTION | 7 |
| 2 VISION AND GUIDING PRINCIPLES | 7 |
| 2.1 THE VISION | 7 |
| 2.2 DEFINITION OF ZERO WASTE | 7 |
| 2.3 TARGETS | 7 |
| 2.4 GOALS | 7 |
| 2.5 PURPOSE AND OBJECTIVES | 8 |
| 2.6 GUIDING PRINCIPLES | 9 |
| 2.7 CRITERIA FOR PRIORITISING ACTION | 9 |
| 2.8 PRIORITY AREAS | 10 |
| 3 PART 1 – EXISTING WASTE SERVICES AND INFRASTRUCTURE | 10 |
| 3.1 REGIONAL PROFILE | 10 |
| 3.2 MUNICIPAL WASTE GENERATION – BY LOCAL GOVERNMENT AREA | 11 |
| 3.3 MATRICES OF INFRASTRUCTURE AND SERVICES PROVIDED | 12 |
| 3.4 INFRASTRUCTURE – BY LOCAL GOVERNMENT AREA | 13 |
| 3.5 DATA GAPS | 17 |
| 3.6 RESOURCE RECOVERY – BY LOCAL GOVERNMENT AREA | 17 |
| 3.7 RESIDUAL WASTE DISPOSAL – BY LOCAL GOVERNMENT AREA | 19 |
| 4 PART 2 – ISSUES AND RECOMMENDATIONS | 20 |
| 4.1 DATA GAPS | 20 |
| 4.2 MINIMISING DIRECT AND INDIRECT ENVIRONMENTAL IMPACTS | 21 |
| 4.3 IMPROVING EXISTING SERVICE EFFICIENCIES | 26 |
| 4.4 RAISING COMMUNITY AWARENESS OF WASTE MANAGEMENT ISSUES | 27 |
| 4.5 IMPROVING LOCAL GOVERNMENT WASTE MANAGEMENT PRACTICES | 28 |
| 5 ACTION PLANNING | 32 |
| 5.1 FUTURE ACTIONS | 32 |
| 6 IMPLEMENTATION SCHEDULE | 32 |

| | | |
|-----------|--|------------------|
| 7 | <u>BUDGET - FUNDING OPTIONS</u> | <u>33</u> |
| 8 | <u>REVIEW</u> | <u>35</u> |
| 9 | <u>WASTE MANAGEMENT WEB SITES</u> | <u>35</u> |
| 10 | <u>GLOSSARY</u> | <u>36</u> |
| | <u>APPENDICES:</u> | <u>42</u> |
| A. | MATRICES OF INFRASTRUCTURE AND SERVICES – SHIRE OF CRANBROOK | |
| B. | MATRICES OF INFRASTRUCTURE AND SERVICES – SHIRE OF PLANTAGENET | |
| C. | MATRICES OF INFRASTRUCTURE AND SERVICES – SHIRE OF DENMARK | |
| D. | MATRICES OF INFRASTRUCTURE AND SERVICES – CITY OF ALBANY | |
| E. | AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - SHIRE OF CRANBROOK | |
| F. | AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - SHIRE OF PLANTAGENET | |
| G. | AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - SHIRE OF DENMARK | |
| H. | AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - CITY OF ALBANY | |
| I. | BASE DATA – SHIRE OF CRANBROOK | |
| J. | BASE DATA – SHIRE OF PLANTAGENET | |
| K. | BASE DATA – SHIRE OF DENMARK | |
| L. | BASE DATA – CITY OF ALBANY | |
| M. | ISSUES, ACTIONS AND OUTCOMES 2008-2013 - REGION | |

EXECUTIVE SUMMARY

In response to the Waste Authority (previously the Waste Management Board) request for local governments to develop Strategic Waste Management Plans, the Shires of Cranbrook, Plantagenet and Denmark and the City of Albany have combined to form the Great Southern Group of Councils to jointly develop a regional waste minimisation plan to strive 'Towards Zero Waste'.

The Plan consists of the following suite of activities to be carried out during the period of this Plan:

| Activity | Timeframe |
|--|-----------|
| Financial Year 2008/2009 | |
| Where possible, apply local solutions to local problems. | Jan 2009 |
| Develop systems for the collection and recording of waste management data. | Jun 2009 |
| Improve the management of landfill facilities. | Jun 2009 |
| Implement a household hazardous waste collection system. | Jun 2009 |
| Financial Year 2009/2010 | |
| Implement regular community education/information communication. | Dec 2009 |
| Implement sustainable purchasing policies. | Dec 2009 |
| Improve internal communication and knowledge sharing. | Dec 2009 |
| Develop links with neighbouring local governments. | Dec 2009 |
| Investigate and implement additional recycling activities. | Dec 2009 |
| Investigate the development of organics/composting facilities. | Dec 2009 |
| Improve staff training in waste management activities. | Dec 2009 |
| Financial Year 2010/2011 | |
| Implement E-Waste collection systems. | Dec 2010 |
| Lead by example - improve internal recycling activities. | Dec 2010 |
| Encourage elected members support in waste minimisation. | Dec 2010 |
| Investigate and implement public place recycling. | Dec 2010 |
| Improve transport efficiencies in recycling management. | Dec 2010 |
| Financial Year 2011/2012 | |
| Improve materials handling of all existing recycling activities. | Dec 2011 |
| Implemented planning solutions to force the developers to manage waste appropriately. | Dec 2011 |
| Assess the need to employ a dedicated waste management officer. | Dec 2011 |
| Continuous improvement. | Dec 2011 |
| Financial Year 2012/2013 | |
| Investigate implementation of C&I waste processing. | Dec 2012 |
| Improve participation rate in existing recycling systems. | Dec 2012 |
| Investigate the potential for increasing the range of products included in kerbside recycling. | Dec 2012 |
| Investigate the potential for developing an 'Earth Carers' group in the region. | Dec 2012 |
| Financial Year 2013/2014 | |
| Nil | |

It is imperative that the Region obtain significant external funding for the proposed waste minimisation activities as without funding the Region will incur considerable additional expenditure over the next five years. The level of funding will be extremely difficult for the relatively small Local Governments. Without external funding, it is highly likely that the implementation of the Strategic Waste Minimisation Plan will be severely restricted.

FOREWORD

This Document represents Phase 2 of the development of a Strategic Waste Management Plan for the Great Southern Group of Councils (Shire of Cranbrook, Shire of Plantagenet, Shire of Denmark and the City of Albany).

This plan has been developed in response to an initiative of the Western Australian Waste Management Board (subsequently renamed the Waste Authority) in 2007.

It will assume a legal status in accordance with the provisions of Division 3, Section 40-44 of the Waste Avoidance and Resource Recovery Act 2007, proclaimed 1 July 2008.

While this version represents the first version of a plan for the five-year period 2008-2013, **readers and custodians of this plan are reminded that the management of waste is an essential feature of life in our (local and global) community and will transcend the life of:**

- ***The period of an elected member's tenure.***
- ***The period of any employee career.***
- ***The life of any person living within the region.***

Therefore the development and delivery of Zero Waste projects must reflect the needs and aspirations of future generations and not short-term goals.

To reflect the vision, the Great Southern Group of Councils has renamed this plan the 'Strategic Waste Minimisation Plan' 2008-2013.

NB. Any reference to the term 'Recycling' in this document can be interpreted to include the concepts of Reduce and Reuse as and when appropriate.

1 INTRODUCTION

In response to the Waste Authority's (previously the Waste Management Board) request for local governments to develop Strategic Waste Management Plans, the Shires of Cranbrook, Plantagenet, Denmark and the City of Albany have combined to form the Great Southern Group of Councils (Region) to jointly develop a regional waste minimisation plan to strive '*Towards Zero Waste*'.

The topics and structure of the Strategic Waste Minimisation Plan (SWMP) have been prescribed by the Department of Environment and Conservation (DEC). Part 1 deals with existing waste services and infrastructure while Part 2 deals with identified issues and recommendations for the future.

2 VISION AND GUIDING PRINCIPLES

2.1 THE VISION

Towards Zero Waste

To recognise that in a climate of '*Towards Zero Waste*' **all** waste is a target for reduction and recycling.

This implies that the Region will be a leading agency for efficient waste management practices, building on past performance and establishing new benchmarks for waste minimization and management.

2.2 DEFINITION OF ZERO WASTE

Zero Waste is a philosophy and a goal that will drive people to redesign resource-use systems to emulate natural processes where no waste exists.

2.3 TARGETS

The Great Southern Group of Councils is yet to identify waste reduction targets for individual waste streams, but has adopted an overall vision of '*Towards Zero Waste*'.

Following the recent completion of Phase 1 - Data Submission for the development of a Zero Waste Plan, the DEC has undertaken an assessment of the submitted data and provided guidance on those areas to concentrate on in order to achieve the vision of '*Towards Zero Waste*'. The DEC did not provide any specific targets with regards to recycling improvement.

In conjunction with the DEC recommendations and as more accurate data about individual waste streams is attained, the Group Members will consider setting specific targets.

2.4 GOALS

To ensure a rigorous and consistent approach to developing Strategic Waste Minimisation Plans, local governments have been requested by the DEC to use a common structure, all with common *Visions* and *Goals*.

With the financial and statutory support of Federal and State Government the Great Southern Group of the Councils will engage with its community to:

- Minimise the direct and indirect environmental impacts of waste and its management over the next five years.
- Minimise waste in a sustainable manner.
- Increase community awareness of the impact of waste issues on the environment.

The Groups overarching goals in achieving the vision of '*Towards Zero Waste*' are:

- To lower the health risks of waste management to society.
- To maximise efficiencies and hence reduce the overall cost of waste management to society.
- To create a '*Towards Zero Waste*' culture amongst the community.
- To reduce environmental damage and harm caused by waste generation and disposal.
- To increase economic benefit by using material resources more efficiently.
- Encourage the use of recycled materials, including leading by example.

The Group is acutely aware that the attainment of the stated goals can only be achieved by working closely with State Government agencies and identifying synergies amongst neighbouring local governments.

The Great Southern Group of Councils is committed to leading by example. To this end, the Group is committed to actively reduce waste generation, optimise recycling and maximise the use of recycled products within its day-to-day operations.

2.5 PURPOSE AND OBJECTIVES

The purpose and objectives of the Region include:

- To be a regional leader in recycling activities.
- The minimise waste to landfill.
- Facilitate further education programs across community groups.
- Acknowledged areas of improvement in specific waste streams.
- Manage waste management facilities to best environmental practice.
- Map out a strategy for managing waste at a local and regional level.

The purpose and objectives of this plan include:

- To confirm current waste infrastructure and levels of service.
- To identify, through the development of this Strategic Waste Minimisation Plan, priority actions and associated costs and timelines to incrementally improve waste management in the local government areas covered by this Plan.
- To form partnerships with other local governments, businesses and industry to achieve economies of scale where feasible.
- To increase community awareness, appreciation and responsiveness to waste related issues.
- To assign actions, costs and timelines.
- To define a performance monitoring and review schedule.

2.6 GUIDING PRINCIPLES

The Strategic Waste Minimisation Plan draws on several key principles to guide future actions:

- The Plan is based on the waste management hierarchy and strategic direction as determined by the Waste Authority.
- The Group supports the view of sustainability which recognises the integrated view of the environment and the relationship between human activity, the resultant consumption of resources and generation of wastes. It represents the obligation of current generations to sustain the capacity of the environment and support life for present and future generations.
- Within the guiding principles of sustainability, the Plan gives consideration to social, environmental and economic impacts of its decisions with respect to waste management.
- The Plan is integrated, meaning that it addresses legislative requirements, State Government direction and is aligned with the Group Member's policies and community outcomes.
- The Group strives to be a leader in the implementation and delivery of the vision of '*Towards Zero Waste*'.
- Wherever possible, the generator of waste should be responsible for paying the cost of managing the waste in such a way that discourages waste production.
- The Group places a strong emphasis on promoting waste reduction behaviour by engaging the community through direct engagement, education and social marketing programs.
- Future actions must be adequately resourced with respect to funding and staffing in order to implement the actions outlined with in the Plan.
- The Group will continue to work cooperatively with neighbouring local governments and seek partnerships that increase the efficiency and effectiveness of achieving the vision of '*Towards Zero Waste*'.
- The Plan will be subject to ongoing monitoring and evaluation, and will be reviewed on a regular basis.

2.7 CRITERIA FOR PRIORITISING ACTION

The criteria for prioritising actions, as adapted from the Waste Authority Strategic Direction are:

- Environmental harm.
- Volume reduction.
- Achievability.
- Public concern.
- Cost effectiveness.

2.8 PRIORITY AREAS

Priority areas have been established by the Waste Authority in its Strategic Direction and confirmed in its Annual Business Plans.

The priority areas (in order of priority) are:

- Organic products.
- Building products.
- Chemical products.
- Packaging products.
- Electrical products.
- Synthetic products.

3 PART 1 – EXISTING WASTE SERVICES AND INFRASTRUCTURE

3.1 REGIONAL PROFILE

3.1.1 GROUP MEMBERSHIP

The Great Southern Group of Councils consists of the Local Governments of:

1. Shire of Cranbrook
2. Shire of Plantagenet
3. Shire of Denmark
4. City of Albany.

The Great Southern Group of Councils occupies an area of approximately 14,245km² in the southern portion of the Great Southern Region of Western Australia.

3.1.2 DEMOGRAPHICS

Table 3.1.2.1 Group Population, Growth and Development Nodes

| Local Government | Population | Annual Population Growth | Development Nodes |
|----------------------|---------------|--------------------------|--|
| Shire of Cranbrook | 1,170 | 0.2% | Cranbrook; Frankland; Tenterden; Tunny |
| Shire of Plantagenet | 4,775 | 1.5% | Mount Barker; Kendenup; Narrikup; Rocky Gully; Porongurup; Kamballup. |
| Shire of Denmark | 5,540 | 3.6% | Denmark; Peaceful Bay; Nornalup. |
| City of Albany | 34,000 | 0.6% | Albany Townsite; Bakers Junction; South Stirlings; Cape Riche; Redmond; Kronkup; Wellsted; Cheynes Beach; Manypeaks. |
| Total | 45,485 | | |

3.2 MUNICIPAL WASTE GENERATION – BY LOCAL GOVERNMENT AREA

3.2.1 MAJOR WASTE SOURCES AND GENERATORS

Table 3.2.1.1 Major Waste Sources and Generators

| Shire of Cranbrook | Shire of Plantagenet | Shire of Denmark | City of Albany |
|--------------------|----------------------|------------------|------------------|
| Local Government | Local Government | Local Government | Local Government |
| Residential | Residential | Residential | Residential |
| Industrial | Industrial | Industrial | Industrial |
| Commercial | Commercial | Commercial | Commercial |
| Agricultural | Agricultural | Agricultural | Agricultural |

3.2.2 ESTIMATED ANNUAL TONNAGE OF WASTE AND RECYCLABLES GENERATED

Table 3.2.2.1 Annual Tonnage of Waste and Recyclables Generated

| Material Type | Shire of Cranbrook | Shire of Plantagenet | Shire of Denmark | City of Albany |
|---------------|--------------------|----------------------|------------------|-----------------|
| Recyclables | X t | 3,047 t | X t | 10,893 t |
| Waste | Y t | 7124 t | Y t | 32,549 t |
| Total | z t | 10,171 t | z t | 43,442 t |

3.2.3 TONNAGE PER CAPITA - WASTE AND RECYCLABLES

Table 3.2.3.1 Tonnage per Capita of Waste and Recyclables

| Material Type | Shire of Cranbrook | Shire of Plantagenet | Shire of Denmark | City of Albany |
|---------------|--------------------|----------------------|------------------|----------------|
| Recyclables | X t | 0,64 t | X t | 0.32 t |
| Waste | Y t | 1,49 t | Y t | 0.96 t |
| Total | z t | 2.13 t | z t | 1.28 t |

3.2.4 ESTIMATED PERCENTAGE COMPOSITION OF WASTE TO LANDFILL

Table 4.2.4.1 Estimated Percentage Composition of Waste

| Waste Type | Shire of Cranbrook | Shire of Plantagenet | Shire of Denmark | City of Albany |
|-----------------------------|--------------------|----------------------|------------------|----------------|
| Residential | X % | 69.5% | X % | 55.1% |
| Construction and Demolition | Y % | 2.5% | Y % | 4.9% |
| Commercial and Industrial | z % | 28% | z % | 40.0% |

3.2.5 PRIORITY WASTES

The Group has identified the following priority waste streams (in order of priority):

1. Packaging Waste (not currently being collected by existing recycling activities).
2. Organic Waste and Green Waste.
3. Household Hazardous Waste.
4. Electronic Waste.
5. Construction and Demolition Waste.

3.2.6 GOVERNMENT POLICY/REGULATORY IMPLICATIONS

The following Government policies and regulations have direct implications on waste management activities within the Group:

- Environmental Protection Act 1986 - governing environmental performance.
- Environmental Protection (Controlled Waste) Regulations 2001.
- Health Act 1911.
- Health (Asbestos) Regulations 1992.
- Waste Avoidance and Resource Recovery Act 2007 - requirement for increased recycling activities.
- Landfill Waste Classification and Waste Definitions (as amended 1996).
- Transfer Station Best Practices Guidelines (DEC 2006).
- Environmental Protection (Rural Landfill) Regulations 2002 - management of landfill facilities.
- Code of Practice Rural Landfill Management November 2000 - management of landfill facilities.
- Best Practice Environmental Management, Siting, Design, Operation and Rehabilitation of Landfills November 2005 - location, design and management of landfill facilities.
- Contaminated Sites Act 2003 - management of contaminated sites (old landfill sites).

3.3 MATRICES OF INFRASTRUCTURE AND SERVICES PROVIDED

As part of the Zero Waste Plan, Phase 1, each Group Member was required to complete an online waste and recycling survey.

The DEC subsequently assessed the online survey and produced a matrix of infrastructure and services in each Local Government area.

The matrices of infrastructure and services for the individual Group Members are at:

- **Appendix A – Matrix of Infrastructure and Services Shire of Cranbrook**
- **Appendix B - Matrix of Infrastructure and Services Shire of Plantagenet**
- **Appendix C - Matrix of Infrastructure and Services Shire of Denmark**
- **Appendix D - Matrix of Infrastructure and Services City of Albany**

3.4 INFRASTRUCTURE – BY LOCAL GOVERNMENT AREA

3.4.1 AREA MAPS

An area map for each Group Member showing population centres, waste management facilities and major transport routes is provided at:

- **Appendix E – Area Map Shire of Cranbrook**
- **Appendix F - Area Map Shire of Plantagenet**
- **Appendix G - Area Map Shire of Denmark**
- **Appendix H - Area Map City of Albany**

3.4.2 SUMMARY OF WASTE MANAGEMENT INFRASTRUCTURE

Class I Landfills

- McIntosh Road Waste Management Facility (WMF) (Shire of Denmark)
 - Fenced and manned facility
 - Limited airspace available, approximately 2 - 3 years

Class II Landfills

- Cranbrook Residential WMF (Shire of Cranbrook)
 - Unfenced and unmanned facility
 - In excess of 5 years' airspace
 - Potential for site expansion
- Cranbrook Industrial WMF (Shire of Cranbrook)
 - Unfenced and unmanned facility
 - Limited airspace available, approximately 2 - 3 years
 - Potentially due to be closed soon
- Frankland WMF (Shire of Cranbrook)
 - Unfenced and unmanned facility
 - In excess of 5 years' airspace
 - Potential for site expansion
- Mount Barker, O'Neill Road WMF (Shire of Plantagenet)
 - Fenced and manned facility
 - In excess of 5 years' airspace
 - Potential for site expansion
- Kamballup WMF (Shire of Plantagenet)
 - Fenced and manned facility
 - In excess of 5 years' airspace
 - Small site < 500t/yr

- Peaceful Bay WMF (Shire of Denmark)
 - Fenced and manned facility
 - In excess of 5 years' airspace
 - Small site < 500t/yr
- Albany Townsite, Hanrahan Road WMF (City of Albany)
 - Fenced and Manned facility
 - In excess of 30 years' airspace
- Bakers Junction (City of Albany)
 - Less than 2 years' airspace
 - City considering landfill closure
- South Stirlings (City of Albany)
 - Approximately 5 years airspace available
 - City considering landfill closure
- Cape Riche (City of Albany)
 - Approximately 5 years airspace available
 - Offal pit only

Class III Landfills

- Nil

Transfer Stations

- Porongurup (Shire of Plantagenet)
 - Fenced and manned facility
 - 1 x 40m³ hook lift bin
- Kendenup (Shire of Plantagenet)
 - Fenced and manned facility
 - 2 x 40m³ hook lift bins
- Rocky Gully (Shire of Plantagenet)
 - Unfenced and unmanned facility
 - 1 x 40m³ hook lift bin
- McIntosh Road WMF (Shire of Denmark)
 - Fenced and manned facility
 - 4 x 30m³ hook lift bins
 - 1 x compactor bin
- Redmond (City of Albany)
 - Fenced and manned
 - 1 x 30 m³ Hook lift bin
- Kronkup (City of Albany)
 - Fenced and manned
 - 1 x 30 m³ Hook lift bin

- Wellstead (City of Albany)
 - Fenced and manned
 - 1 x 30 m³ Hook lift bin
- Cheynes Beach (City of Albany)
 - Fenced and manned
 - 1 x 30 m³ Hook lift bin
- Manypeaks (City of Albany)
 - Fenced and manned
 - 1 x 30 m³ Hook lift bin

Recycling Drop-Off Facilities

- Cranbrook Residential WMF (Shire of Cranbrook)
 - Unfenced and unmanned facility
 - Mixed recycling
- Frankland WMF (Shire of Cranbrook)
 - Unfenced and unmanned facility
 - Limited mixed recycling
- Porongurup (Shire of Plantagenet)
 - Fenced and manned facility
 - Limited mixed recycling
- Kendenup (Shire of Plantagenet)
 - Fenced and manned facility
 - Limited mixed recycling
- Rocky Gully (Shire of Plantagenet)
 - Unfenced and unmanned facility
 - Limited mixed recycling
- McIntosh Road WMF (Shire of Denmark)
 - Fenced and manned facility
 - Extensive mixed recycling
- Peaceful Bay WMF (Shire of Denmark)
 - Fenced and manned facility
 - Limited mixed recycling
- Hanrahan Road WMF (City of Albany)
 - Fenced and manned
 - 3 x 30 m³ Hook lift bins
- Bakers Junction (City of Albany)
 - Fenced and manned
 - 3 x 30 m³ Hook lift bins

- Redmond (City of Albany)
 - Fenced and manned
 - 3 x 30 m³ Hook lift bins
- Kronkup (City of Albany)
 - Fenced and manned
 - 3 x 30 m³ Hook lift bins
- Wellstead (City of Albany)
 - Fenced and manned
 - 3 x 30 m³ Hook lift bins
- Cheynes Beach (City of Albany)
 - Fenced and manned
 - 3 x 30 m³ Hook lift bins
- Manypeaks (City of Albany)
 - Fenced and manned
 - 3 x 30 m³ Hook lift bins

Materials Recycling Facilities

- Hanrahan Road WMF (City of Albany)
 - Contractor operated general materials recycling facility
- St John Street (City of Albany)
 - Contractor operated green waste processing facility

Alternative Waste Treatment

- Nil

Reuse Facilities/Tip Shops

- McIntosh Road WMF (Shire of Denmark)
 - Fenced and manned facility
 - Managed by community group (Green Skills)
 - Extensive mixed reuse
- Hanrahan Road WMF (City of Albany)
 - Fenced and manned facility
 - Managed by contractor (Cleanaway)

Refer to the following Appendices for additional information of the types of recycling activities occurring at the various sites:

- **Appendix I - Base Data Shire of Cranbrook**
- **Appendix J - Base Data Shire of Plantagenet**
- **Appendix K - Base Data Shire of Denmark**
- **Appendix L - Base Data City of Albany**

3.5 DATA GAPS

Nil.

3.6 RESOURCE RECOVERY – BY LOCAL GOVERNMENT AREA

3.6.1 RESOURCE RECOVERY ACTIVITIES

Table 3.6.1.1 Provides Detail on Resource Recovery in the Region

| Activity | Shire of Cranbrook | | Shire of Plantagenet | | Shire of Denmark | | City of Albany | |
|----------------------------|--------------------|-------------------|----------------------|-----------------------------------|------------------|----------------------|----------------|------------------------------------|
| | Y/N | Comment | Y/N | Comment | Y/N | Comment | Y/N | Comment |
| Kerbside Recycling | Y | 240L Fortnightly | Y | 240L Fortnightly | Y | 240L Fortnightly | Y | 240L Fortnightly |
| Green Waste | Y | Burnt at Landfill | Y | Burnt at Landfill | Y | Burnt at Landfill | Y | 240L Monthly Processed |
| Vergeside Recycling | N | Nil | N | Nil | N | Nil | N | Nil |
| Drop-Off Recycling | Y | At Landfill | Y | At Landfill and Transfer Stations | Y | At Transfer Stations | Y | At Landfills and Transfer Stations |
| Tip Shop Reuse | N | Nil | N | Nil | Y | At McIntosh Road WMF | Y | At Hanrahan Road WMF |
| C&D Recycling | N | Nil | N | Nil | N | Nil | Y | At Hanrahan Road WMF |
| C&I Recycling | N | Nil | N | Nil | N | Nil | Y | Minimal |
| Energy Recovery | N | Nil | N | Nil | N | Nil | N | Under consideration |

3.6.2 RESOURCE RECOVERY COMPOSITION

For an analysis of the composition of the recyclable materials collected refer to the following:

- **Appendix I - Base Data Shire of Cranbrook**
- **Appendix J - Base Data Shire of Plantagenet**
- **Appendix K - Base Data Shire of Denmark**
- **Appendix L - Base Data City of Albany**

3.6.3 CURRENT MARKETS

The philosophy used in the Region is that it is not the intention to simply collect as much recyclable material as possible. Recyclable materials will only be collected if there is a reliable and financially viable system in place for the removal, transport and delivery of the material to the appropriate processing facility or application.

Currently the majority of recycling is achieved via the following activities:

- Kerbside recycling.
- Green waste processing (from Albany Kerbside collection only).
- Construction and Demolition (C&D) waste processing (limited quantities in Albany).

Once processed, the kerbside recycling materials are sent to Perth to downstream markets and the recycled green waste and C&D is consumed locally.

There is limited recycling occurring at drop-off facilities. The material is either collected by an appropriate contractor and removed for processing or the 'recycling' activity occurs as a result of re-use through a Tip Shop.

3.6.4 GOVERNMENT POLICY/REGULATOR IMPACTS

The lack of Federal and State Government action with regards to the implementation of Extended Producer Responsibility (EPR) and Container Deposit Legislation (CDL) and other product stewardship initiatives results in the Local Governments having to bear the financial impact of recycling activities or the consequences of landfilling unnecessary quantities of waste.

State Government does not encourage/enforce the use of recyclable materials in place of the virgin materials. Consequently there is no significant demand for recyclable materials.

Increased Federal and State Government action to impose EPR and CDL systems will transfer the cost of recycling to the consumer and not ratepayers as well as increase the demand for recyclable materials.

Local Government is seen as an easy target for covering the cost of waste management. Ratepayers are ultimately the ones that have to cover the costs associated with recycling activities.

The 'consumer pays' principle should apply. Not all ratepayers consume at the same level. Hence it is not equitable that ratepayers should contribute to the costs of recycling at equal levels.

3.6.5 DATA GAPS

Data gaps occur with regards to the accurate measurement of the quantity of recyclable materials extracted from the waste stream. This is more prevalent for drop-off recycling and tip shop re-use.

The City of Albany is able to collect accurate waste and recycling data from the two weighbridges located at the Hanrahan Road and Bakers Junction sites

Although it is important to know how much material is recycled, it is more important to have accurate information about the residual waste stream in order to concentrate on diverting this portion away from landfill. The more that is known about the residual waste stream, the more chance there is of striving '*Towards Zero Waste*'.

3.7 RESIDUAL WASTE DISPOSAL – BY LOCAL GOVERNMENT AREA

3.7.1 RESIDUAL WASTE DISPOSAL ACTIVITIES

Table 3.7.1.1 Provides Detail on Residual Waste Management in the Region

| Activity | Shire of Cranbrook | | Shire of Plantagenet | | Shire of Denmark | | City of Albany | |
|------------------------|--------------------|-------------------------------|----------------------|-----------------------------------|------------------|------------------------------|----------------|--|
| | Y/N | Comment | Y/N | Comment | Y/N | Comment | Y/N | Comment |
| Kerbside Waste | Y | 240L Weekly | Y | 240L Weekly | Y | 240L Weekly | Y | 140L Weekly |
| Green Waste | Y | Drop off & burnt at Landfills | Y | Drop off & burnt at Landfills | Y | Drop off & burnt at Landfill | Y | Drop off at Transfer Station and Landfills |
| Vergeside Waste | N | Nil | N | Nil | N | Nil | Y | Landfilled |
| Drop-Off Waste | Y | At Landfills | Y | At Landfill sand Transfer Station | Y | At Transfer Station | Y | At Transfer Station and Landfills |
| C&D Waste | Y | At Landfills | Y | At Landfills and Transfer Station | Y | At Transfer Station | Y | At Transfer Station and Landfills |
| C&I Waste | Y | At Landfills | Y | At Landfills and Transfer Station | Y | At Transfer Station | Y | At Transfer Station and Landfills |

3.7.2 RESIDUAL WASTE COMPOSITION

For data on residual waste refer to the following:

- **Appendix I - Base Data Shire of Cranbrook**
- **Appendix J - Base Data Shire of Plantagenet**
- **Appendix K - Base Data Shire of Denmark**
- **Appendix L - Base Data City of Albany**

3.7.3 GOVERNMENT POLICY/REGULATOR IMPACTS

The following Government policies and regulations have direct implications on residual waste management activities within the Group:

- Environmental Protection Act 1986 - governing environmental performance.
- Environmental Protection (Controlled Waste) Regulations 2001.
- Health Act 1911.
- Health (Asbestos) Regulations 1992.
- Waste Avoidance and Resource Recovery Act 2007 - requirement for increased recycling activities.
- Landfill Waste Classification and Waste Definitions (as amended 1996).

- Transfer Station Best Practices Guidelines (DEC 2006).
- Environmental Protection (Rural Landfill) Regulations 2002 - management of landfill facilities.
- Code of Practice Rural Landfill Management November 2000 - management of landfill facilities.
- Best Practice Environmental Management, Siting, Design, Operation and Rehabilitation of Landfills November 2005 - location, design and management of landfill facilities.
- Contaminated Sites Act 2003 - management of contaminated sites (old landfill sites).

3.7.4 DATA GAPS

Within the Shires of Cranbrook, Plantagenet and Denmark there are data gaps with regards to the accurate measurement of the quantity and type of residual waste sent to landfill. In order to strive 'Towards Zero Waste' it is imperative that as much information as possible can be gathered on the quantity and quality of residual waste. This will assist in determining the most appropriate recycling activities undertaken in order to reduce the quantity of residual waste ending up in landfill.

Within the City of Albany there are weighbridges at the Hanrahan Road and Bakers Junction landfills which provide accurate data on material quantities received at these facilities.

It is more important to gather accurate data on residual waste than on recyclable material. Recyclable material is already diverted from landfill; the greatest effort should be concentrated on that portion of waste that is still going to landfill.

4 PART 2 – ISSUES AND RECOMMENDATIONS

4.1 DATA GAPS

4.1.1 ISSUES IDENTIFIED

The issues identified related to:

- The collection of accurate data on recyclable quantities.
- The collection of accurate data on residue waste quantities and quality.

It is important to more accurately define the quantity and quality of the various material types. This enables success to be measured in striving 'Towards Zero Waste'.

The ultimate success is in significantly reducing the quantity of residual waste ending up in landfill; hence, it is more important to concentrate on the quantity and quality of this product.

A review of the type and quantity of waste ending up in landfill should be undertaken on a regular basis. The object of the reviews is to identify those material types that are either harmful to the environment or are easily recyclable. Effort can then be directed towards removing these identified materials from landfill.

| Future Action |
|--|
| <ol style="list-style-type: none">1. Improve existing systems for the collection and recording of waste management data2. Where existing systems do not exist, develop systems for the collection and recording of waste management data.3. Emphasis to be on residual waste data, such as volume of airspace consumed and type of materials landfilled. |

4.1.2 DEC RECOMMENDATIONS – PROPOSED ACTIONS

DEC Recommendations

Conduct a waste audit of Local Government activities. An audit can then lead to the establishment of a suitable waste and recycling data management system. Contact your DEC Regional Coordinator for advice on waste audits.

Regular waste audits can track, progress and promote the efficient allocation of resources and actions for diverting waste from landfill and enhance general waste management.

DEC is developing a set of waste and recycling audit protocols to ensure a consistent methodology is used for waste data collection across the State. Consider developing and implementing a schedule of periodic waste audits. Contact your DEC Regional Coordinator for advice regarding waste audits.

Proposed Actions

Waste audits will form an important part of compiling accurate data on residual waste and recycled materials.

4.2 MINIMISING DIRECT AND INDIRECT ENVIRONMENTAL IMPACTS

4.2.1 ISSUES IDENTIFIED

Landfill Management

The vast majority of the Region's waste stream ends up in landfills; hence, the priority should be to improve the management of landfill facilities. This will have an immediate and direct environmental improvement. Improvements include:

- Landfill future planning, including securing future landfill sites.
- Landfill management.
 - Site operations.
 - Staff training.
 - Traffic management.
- Site monitoring.
- Progressive closure.
- Post closure management, planning and implementation.

Local Solutions for Local Problems

To minimise the direct and indirect environmental impact of driving waste and/or recyclable material extended distances the Group has adopted the concept of 'local solutions for local problems'. Where possible waste and recyclables are to be managed and consumed locally, the concept being:

- Develop local recycling activities (organics and green waste composting, C&D crushing).
- Consumption of locally recycled products (glass, compost, mulch, C&D rubble).
- Localised landfill solutions (not one large regional landfill).
- Asset sharing.

Organics Processing

Investigate the potential for further developing organics processing/composting facilities. Activities to include:

- Assess the quantity of green waste available within the Region.
- Assess the quantity of source separated organics available (including biosolids and septage waste).
- Assess the suitability of extending the existing City of Albany green waste processing facility to cater for more of the Region's green waste.
- Assess the suitability for developing additional green waste processing facilities similar to the City of Albany model.
- Liaise with industry to determine organics processing capabilities/knowledge sharing.
- Identify additional potential facility locations.
- Encourage community involvement including worm farms, home composters and source separation.

Public Place Recycling

Implement a public place recycling system. The system to include:

- Static bins in public places.
- Mobile recycling bins at public events.
- Community education and participation.

Household Hazardous Waste

Implement a hazardous household waste collection system. The focus is to be on products that have the potential to cause the most environmental harm if disposed of to landfill. Activities to include:

- Liaise with DEC about household hazardous waste program.
- Identify the type of products.
- Identify suitable drop-off locations.
- Develop appropriate facilities for the storage of the products.
- Undertake appropriate staff training.
- Develop appropriate community communication and education methodologies.
- Disposal of collected products in conjunction with State Government assistance.

Materials Handling

Concentrate on improving transport efficiencies of collected recyclable materials. Activities to include:

- Utilisation of maximum capacity bins.
- Increased material density (compaction, consolidation).
- Back-loading where possible.

Electronic Waste

Implement a collection system for electronic waste (E-Waste). Activities to include:

- Investigate disposal options for collected material.
- Determine suitable collection points.
- Community education and marketing.

Construction and Demolition Waste

Investigate the implementation of additional construction and demolition (C&D) waste processing. Activities to include:

- Assess the quantity of C&D waste available.
- Assess the suitability of extending the existing City of Albany C&D recycling facility to cater for more of the Region's C&D waste.
- Assess the suitability for developing additional C&D recycling facilities similar to the City of Albany model.
- Liaise with industry to determine C&D processing capabilities/knowledge sharing.
- Identify additional potential facility locations.
- Encourage industry and community involvement in source separation.
- Utilise council planning process to enforce industry participation if necessary.

Increased Recycling Activities

Investigate and implement additional recycling activities to increase the range of materials being recycled. The target materials should be identified through audits of the residual waste ending up at landfill and also those materials that have the greatest potential of causing environmental harm (eg. long life globes and neon tubes, mobile phones).

Commercial and Industrial Waste

In developing the current waste management strategy it is the Region's decision to leave commercial and industrial waste services to the commercial waste management companies as there are a sufficient number of service providers currently available.

| Future Action |
|---|
| <ol style="list-style-type: none"> 1. Improve the management of landfill facilities. 2. Where possible, apply local solutions to local problems. 3. Investigate the further development of organics/composting facilities. 4. Implement a public place recycling system. 5. Implement a household hazardous waste collection system. 6. Improve transport efficiencies in recycling management. 7. Implement E-Waste collection systems. 8. Investigate implementation of additional C&D waste processing. 9. Investigate and implement additional recycling activities. |

4.2.2 DEC RECOMMENDATIONS – PROPOSED ACTIONS

As part of the assessment of the Phase 1 survey data, the DEC proposed the following recommended actions:

Landfill Management

DEC Recommendation

DEC has a strong preference for fewer well run landfills that are serviced, where necessary, by transfer stations rather than multiple loosely-managed landfills. Working with other local governments may assist in identifying options for rationalising the number of landfills in the region. Where rationalising the number of landfills is not possible in the short-term, consider requesting an inspection of landfill operations by a DEC licensing officer or suitable consultant to help identify areas for immediate improvement and to ensure the basic regulatory requirements are appropriate for the site and are being met.

Proposed Action

Although the Region has a preference for 'local solutions for local problems', which includes the concept of a landfill in each Group Member area (and not a single regional landfill), the Region has identified improving landfill management as a major activity. This is consistent with the intent of the DEC recommendation.

Local Solutions for Local Problems

Nil

Organics Processing

DEC Recommendation

Look at options to produce mulch or compost from green waste to enable the products to be used by Local Government or the community. The collected green waste might also be marketed to industry for processing.

Proposed Action

This has been identified in 4.2.1 above as a priority action.

The City of Albany has an existing green waste processing operation at its Hanrahan Road WMF. The knowledge gained at this facility could be used to assist the other group members in establishing similar processes.

Public Place Recycling

DEC Recommendation

Consider providing signs and bins that encourage the on-site separation of recyclables and waste at public places and events.

Encourage organisers of public events to include a budget item for recycling/reuse strategies.

Consider pooling regional resources (recycling bins) for event recycling programs (agricultural shows, demonstration days).

Canvass the view of local community/interest groups to determine their willingness to participate and assist with local event recycling programs.

Proposed Action

The DEC only recommended that the Shire of Denmark consider the waste related programs.

The Region believes that all Group Members should encourage public event recycling no matter the size of the event. The necessary equipment, signs and bins to undertake these activities could be shared amongst the various Group Members.

Household Hazardous Waste

DEC Recommendation

Local governments are encouraged to participate in the joint DEC/MWAC household hazardous waste collection program proposed to commence in 2008.

Proposed Action

This has been identified in 4.2.1 above as a priority action.

The DEC only recommended that the Shire of Cranbrook participate in the joint DEC/MWAC Hazardous Household Waste collection program.

The Region believes that all Group Members should be involved in the collection of Hazardous Household Waste; however extended storage of these products should ideally only occur at one (1) site within this Group of Councils.

Materials Handling

Nil

Electronic Waste

Nil

Construction and Demolition Waste

DEC Recommendation

DEC has a preference for the re-use or recycling of construction and demolition (C&D) wastes where possible, rather than direct disposal to landfill. Consider separating and reprocessing materials resulting from the activities of the commercial sectors and of Local Government's own public works activities, such as bricks, brick rubble, concrete and glass for local use in pavements, road base, fillings and bedding material, foot and cycle paths and drainage. For guidance on opportunities for the re-use of this material contact your DEC Regional Coordinator.

Proposed Action

This has been identified in 4.2.1 above as a priority action.

The DEC only recommended that the Shire of Denmark implement C&D recycling.

The Region believes that all Group Members should at least investigate opportunities for possible recycling/re-use of C&D materials for re-use within their respective areas.

The City of Albany has an existing C&D recycling process at its Hanrahan Road WMF. The knowledge gained at this facility could be used to assist the other group members in establishing similar processes.

Increased Recycling Activities

DEC Recommendation

DEC would like to take this opportunity to alert local government to a number of waste related programs that you may like to participate in:

- *MobileMuster - is a national recycling program of the mobile phone industry in Australia. The program collects and recycles mobile phone handsets, batteries and accessories. Contact 1800 249 113. www.mobilemuster.com.au*
- *Waste Wise Schools - helps schools reduce the waste they send to landfill through encouraging attitudinal and behavioural change with respect to waste and the impact of waste on the environment. The program includes resources and support for teachers. Contact Vanessa Dow on (08) 6467 5141. The participation of school students in this program has broader positive implications for the education of student households.*
- *Tidy Towns - is a national program run by Keep Australia Beautiful. The program is designed to encourage the Australian community to protect and conserve the natural environment through individual actions. Contact Deborah Cork (08) 6476 5131 (WA contact).*
- *Recycle@Work - A Western Australian program provided by Amcor Recycling WA with the support of the State Government's Strategic Waste Initiative Scheme. Contact 1800 819 000. www.recycleatwork.com.au*
- *Cartridges for Planet Ark - is a national multi-vendor used ink cartridge recycling campaign with collection boxes in participating corporate and government organisations Australia wide. Register on-line at www.closestheoop.com.au*
- *GreenStamp - is an industry based program that assists small-to-medium-sized businesses to incorporate processes that avoid, reduce, reuse, recycle and dispose of waste in an environmentally friendly manner. The program is an initiative of the Motor Trade Association of Australia (MTA), the Printing Industries Association of Australia*

(PIAA) and Building Service Contractors Association of Australia (BSCAA) - WA Divisions respectively. Contact (08) 9361 4625 for more information.

- *Swan Catchment Council (SCC) - SCC is developing a national model to improve sustainable performance in small to medium enterprises (SME) including waste management and recycling. Contact (08) 9374 3314.*
- *There are a number of web sites which provide details on companies which provide recycled/recyclable products. Visit - www.zerowastewa.com.au www.brba.com.au www.ecobuy.org.au.*

Proposed Action

The DEC only recommended that the Shire of Plantagenet consider the waste related programs to support the development and implementation of recycling programs.

The Region believes that all Group Members should consider the programs and recognises that some of the members are already involved in a number of these programs; however, there is an opportunity to increase activity within the various programs.

4.3 IMPROVING EXISTING SERVICE EFFICIENCIES

4.3.1 ISSUES IDENTIFIED

Participation Rates

Improving participation rates of all existing recycling activities is seen as the simplest way of increasing recycling in the region. With the recycling activities already in place, it is a matter of increasing participation in these various activities. Actions to include:

- Expansion of existing operations into new areas (kerbside recycling, additional drop-off points).
- Increased community participation through additional communication and education.

Materials Handling

Improve materials handling of all existing recycling activities. Actions to include:

- Size bins and equipment appropriately to reduce the amount of manpower needed to run the system.
- Where possible mechanise recycling activities.
- Improve materials throughput through existing systems.

Diversify Kerbside Recycling

Investigate increasing the range of products that can be placed into the existing kerbside recycling bin. In conjunction with the bin collection companies and the Materials Recovery Facility (MRF) operators, assess the potential for including additional types of recyclable materials into the existing kerbside recycling bin. Activities to include:

- From audits of the residual waste stream, identify the range of materials that are not being recycled.
- Discuss with the MRF operators what additional materials could be added to the recycling bin.
- Discuss with the collection companies the potential impact of including additional materials.
- Should there be agreement as to an increased range of materials that can be placed in the recycling bin; an extensive community education process will be required to ensure participation.

Staff Training

Develop and/or participate in available waste management specific training courses for Group staff members.

| Future Action |
|--|
| <ol style="list-style-type: none">1. Improve participation rate of existing recycling systems.2. Improve materials handling of all existing recycling activities.3. Investigate the potential for increasing the range of products included in kerbside recycling.4. Improve staff waste management related training. |

4.3.2 DEC RECOMMENDATIONS – PROPOSED ACTIONS

As part of the assessment of the Phase 1 survey data, the DEC proposed the following recommended actions:

Participation Rates

DEC Recommendation

Where no kerbside recycling service is provided within the local government area (specific to the Shire of Plantagenet) consider investigating the feasibility and value of providing such service.

Proposed Action

Identified in 4.3.1 above as a priority action.

There are different levels of kerbside recycling available in the Region. The Shires of Cranbrook and Denmark and the City of Albany should look into increasing coverage/participation in the existing kerbside recycling program and the Shire of Plantagenet, which does not currently have a kerbside recycling program, should implement a program.

Materials Handling

Nil

Diversify Kerbside Recycling

Nil

Staff Training

Nil

4.4 RAISING COMMUNITY AWARENESS OF WASTE MANAGEMENT ISSUES

4.4.1 ISSUES IDENTIFIED

Regular Community Communication

Implement regular community education/information communication on the benefits of recycling and methods for improved recycling. Regular communication with the community is essential in order to ensure that the appropriate message is conveyed and the appropriate actions undertaken. As the Region strives 'Towards Zero Waste' there will be an increased need to convey messages to the community on the various recycling activities and improvements that will be occurring from time to time. Community communication will be far more effective if regular communication channels have been set

up well in advance of community behavioural changes needing to be implemented. Activities to include:

- Improve Group Member web sites to include a dedicated page dealing with waste management and recycling activities including links to other appropriate web sites.
- Dedicate a portion of the Group Member's regular community newsletters to waste management and recycling activities.
- Develop handouts dedicated to waste management and recycling activities.
- Have a regular column in local papers (if applicable).
- Utilise the City of the Albany Education Centre for the dissemination of appropriate community information.

Earth Carers

Investigate the potential for developing an 'Earth Carers' community group in the Region.

Earth Carers is a mechanism by which interested members (volunteers) of the community are trained on specific waste management and recycling activities. These 'Earth Carers' then go out into the community and educate neighbours and friends.

| Future Action |
|--|
| 1. Implement regular community education/information communication. |
| 2. Investigate the potential for developing an 'Earth Carers' group in the region. |

4.4.2 DEC RECOMMENDATIONS – PROPOSED ACTIONS

As part of the assessment of the Phase 1 survey data, the DEC proposed the following recommended actions:

Regular Community Communication

DEC Recommendations

A range of educational resources is available from www.zerowastewa.com.au. Local Governments are encouraged to access these.

Proposed Actions

These resources can be used as part of improving community communication and education.

Earth Carers

Nil

4.5 IMPROVING LOCAL GOVERNMENT WASTE MANAGEMENT PRACTICES

4.5.1 ISSUES IDENTIFIED

Lead by Example

The Region is to improve and/or implement comprehensive recycling activities within all Group Member operations. Activities to include:

- Office recycling.
- Workshop recycling.
- Civil works and green waste recycling.

Purchasing Policies

Implement sustainable purchasing policies to encourage waste minimisation and reuse of recyclable materials. This concept of sustainable purchasing should be included in all tender documents to encourage tender is to actively participate in waste minimisation activities. Selection criteria within the tender evaluation process should include waste minimisation considerations.

Planning Solutions

As part of the Region's planning approval processes ensure that developers are required to submit waste management plans. Include fees and charges in the application process to ensure developers comply with agreed waste management plans. Activities to include:

- Minor modification of planning approval processes.
- Implement fees and charges to cover waste management costs.
- Community education as to the reasons behind the change in planning approval process (concept of user pays).

Improved Communication/Knowledge Sharing

Improve internal communication and knowledge sharing through regular waste management meetings amongst the Region's officers. Activities to include:

- Joint use of Regional facilities.
- Coordinated approach to the establishment of new facilities and initiatives.
- Joint funding applications.
- Regional tendering.
- Network development.

Links with Neighbouring Local Governments

Develop links with other neighbouring local governments to share knowledge and identify potential synergies such as resource and skills sharing. Activities to include:

- Joint use of neighbouring local government facilities.
- Coordinated approach to the establishment of new facilities and initiatives.
- Joint funding applications.
- Regional tendering.
- Network development.

Elected Members Support

Elected members need to actively support improved waste management and recycling activities within the Region. Elected members should also canvas the State Government for increased support with regards to the following:

- Implementation of an Extended Producer Responsibility (EPR) scheme.
- Implementation of a Container Deposit Legislation (CDL) scheme.
- Development of large-scale waste processing/recycling facilities in the Perth metropolitan area and/or in larger regional centres (possibly in the City of Albany) to be able to receive the separated recyclable products.
- Increased support for waste management activities in regional areas.
- Encourage/enforce the use of recycled products.
- Lead by example (waste minimisation, reuse and recycling).

Dedicated Waste Management Officer

In time, once waste management and recycling activities gain increased momentum within the Region, there may be a need to employ a dedicated waste management officer for the Region. The need for this position will depend upon the ability of other council officers (EHO's) to undertake the necessary activities aligned with continuous improvement in waste management and recycling activities.

Continuous Improvement

The Region should strive for continuous improvement with regards to waste minimisation activities. Activities include:

- Improving existing facilities and processes.
- Increasing the quantity of material recycled.
- Decreasing quantity of residual waste ending up in landfill.
- Continuously communicating with the community.
- Staying abreast of the latest recycling trends and activities.
- Continuous knowledge sharing within the region and with neighbouring local governments.

Future Action

1. Lead by example - improve internal recycling activities.
2. Implement sustainable purchasing policies.
3. Implement planning solutions to force developers to manage waste appropriately.
4. Improve internal communication and knowledge sharing.
5. Develop links with neighbouring local governments.
6. Encourage elected members support in waste minimisation.
7. Assess the need to employ a dedicated waste management officer.
8. Continuous improvement.

4.5.2 DEC RECOMMENDATIONS – PROPOSED ACTIONS

As part of the assessment of the Phase 1 survey data, the DEC proposed the following recommended actions:

Lead by Example

DEC Recommendations

Look at options to produce mulch or compost from green waste to enable the products to be used by Local Government or the community. The collected green waste might also be marketed to industry for processing.

Proposed Actions

This has been identified in 4.5.1 above as a priority action.

The recycling of green waste includes the re-use of the processed/composted product.

The City of Albany operates a green waste processing facility at St John Street. The knowledge and experience from this activity will be shared with the other Group Members to assess the feasibility of establish similar operations elsewhere within the Region and/or to expand the St John Street facility to process green waste from other Group Members. Due to the low value products produced, it is unlikely that it would be economically viable to transport green waste large distances across the Region; hence, the need to establish additional green waste processing facilities closer to the source of green waste generation.

Purchasing Policies

Nil

Planning Solutions

Nil

Improved Communication/Knowledge Sharing

DEC Recommendation

- *Investigate opportunities to jointly tender contracts for the provision of waste services. Enabling joint contracting of waste management services can increase market power and enable resource sharing across the region. This could promote economies of scale and could lead to greater efficiencies in purchasing, resourcing and better waste management practices.*
- *Where external contractors are used to handle wastes and recyclables, consider aligning the timing of waste contracts as existing contracts expire.*
- *Consider sharing infrastructure and plant between local governments, including;*
 - *mulchers/chippers*
 - *crushers for glass and construction and demolition waste*
 - *compactors/balers*
- *Where possible, share human resource skills on a regional basis through professional forums, site visits, formal training or the implementation of waste management programs etc.*
- *Consider working with other local governments and DEC to promote and invigorate recycling. Contact your DEC Regional Coordinator who can assist in the development and delivery of consistent waste education and promotion material for Western Australia.*

Proposed Actions

This has been identified in 4.5.1 above as priority action.

The improvement of internal communication and knowledge sharing amongst the Region's Officers is aimed at identifying synergies between the Group Members.

Links with Neighbouring Local Governments

Nil

Elected Members Support

Nil

Dedicated Waste Management Officer

DEC Recommendations

Consider introducing a staff training program to increase the awareness and skills of Local Government personnel in respect to all aspects of waste management and recycling.

Proposed Actions

The dedicated waste management officer would be appropriately trained and part of his/her activities would be to educate and train Group Member's staff in appropriate waste management and recycling skills.

Continuous Improvement

Nil, but consistent with the direction recommended by the DEC.

5 ACTION PLANNING

5.1 FUTURE ACTIONS

For information on the Issues, Actions and Outcomes refer to the following:

- **Appendix M - Issues, Actions and Outcomes 2008-2013 - Region**

6 IMPLEMENTATION SCHEDULE

This Strategic Waste Minimisation Plan covers a vast range of waste management improvements to be undertaken within the Region. Not all of these activities can be undertaken immediately.

Although the Plan is for the period 2008 – 2013, all activities have been scheduled for completion between January 2009 and December 2012. This allows the final year (2013) for ongoing improvement of existing waste minimisation activities or, if there are some activities that are lagging behind the schedule, there is an opportunity to catch up prior to the end of the Plan period.

The following implementation schedule sets out an appropriate timeline by which the Region and individual Group Members can manage the implementation of future waste management activities:

| Activity | Timeframe |
|---|-----------|
| Financial Year 2008/2009 | |
| Where possible, apply local solutions to local problems. | Jan 2009 |
| Develop systems for the collection and recording of waste management data. | Jun 2009 |
| Improve the management of landfill facilities. | Jun 2009 |
| Implement a household hazardous waste collection system. | Jun 2009 |
| Financial Year 2009/2010 | |
| Implement regular community education/information communication. | Dec 2009 |
| Implement sustainable purchasing policies. | Dec 2009 |
| Improve internal communication and knowledge sharing. | Dec 2009 |
| Develop links with neighbouring local governments. | Dec 2009 |
| Investigate and implement additional recycling activities. | Dec 2009 |
| Investigate the development of organics/composting facilities. | Dec 2009 |
| Improve staff training in waste management activities. | Dec 2009 |
| Financial Year 2010/2011 | |
| Implement E-Waste collection systems. | Dec 2010 |
| Lead by example - improve internal recycling activities. | Dec 2010 |
| Encourage elected members support in waste minimisation. | Dec 2010 |
| Investigate and implement public place recycling. | Dec 2010 |
| Improve transport efficiencies in recycling management. | Dec 2010 |
| Financial Year 2011/2012 | |
| Improve materials handling of all existing recycling activities. | Dec 2011 |
| Implemented planning solutions to force the developers to manage waste appropriately. | Dec 2011 |
| Assess the need to employ a dedicated waste management officer. | Dec 2011 |
| Continuous improvement. | Dec 2011 |

| Activity | Timeframe |
|--|-----------|
| Financial Year 2012/2013 | |
| Investigate implementation of C&I waste processing. | Dec 2012 |
| Improve participation rate in existing recycling systems. | Dec 2012 |
| Investigate the potential for increasing the range of products included in kerbside recycling. | Dec 2012 |
| Investigate the potential for developing an 'Earth Carers' group in the region. | Dec 2012 |
| Financial Year 2013/2014 | |
| Nil | |

7 BUDGET - FUNDING OPTIONS

Striving 'Towards Zero Waste' is fundamentally undertaken for environmental and social reasons; there are very limited financial benefits. What financial benefits are achieved out of recycling a particular waste stream (for example metal recycling) is quickly consumed by the other wide range of costly waste reduction activities. Recycling within the Region is not undertaken for financial gain.

The Region has been and continues to be committed to spending a significant portion of its annual budget on appropriate waste management activities.

Costs would be allocated to any Group Member depending on the activity being undertaken and typically in proportion to the population ratio within each Member. Based on the current population of each Member, the Shire of Cranbrook would cover approximately 3% of the costs, with the Shire of Plantagenet paying for 10%, the Shire of Denmark 12% and the City of Albany 75%. For activities that only impact some of the Group Members, the respective Member(s) would cover those associated costs (eg. 'Improve the management of landfill facilities' – predominantly the Shire of Plantagenet and the City of Albany and possibly some Shire of Cranbrook costs).

| Item | Estimated Cost | Potential Funding |
|--|------------------|-------------------|
| Financial Year 2008/2009 | | |
| Where possible, apply local solutions to local problems. | \$0 | \$0 |
| Develop systems for the collection and recording of waste management data. | \$35,000 | \$5,000 |
| Improve the management of landfill facilities. | \$415,000 | \$0 |
| Implement a household hazardous waste collection system. | \$75,000 | \$25,000 |
| Sub-Total | \$525,000 | \$30,000 |
| Financial Year 2009/2010 | | |
| Implement regular community education/information communication. | \$40,000 | \$2,000 |
| Implement sustainable purchasing policies. | \$0 | \$0 |
| Improve internal communication and knowledge sharing. | \$0 | \$0 |
| Develop links with neighbouring local governments. | \$0 | \$0 |
| Investigate and implement additional recycling activities. | \$20,000 | \$5,000 |
| Investigate the development of organics/composting facilities. | \$615,000 | \$25,000 |
| Improve staff training in waste management activities. | \$35,000 | \$5,000 |
| Sub-Total | \$710,000 | \$37,000 |

| Item | Estimated Cost | Potential Funding |
|--|--------------------|-------------------|
| Financial Year 2010/2011 | | |
| Implement E-Waste collection systems. | \$15,000 | \$5,000 |
| Lead by example - improve internal recycling activities. | \$10,000 | \$0 |
| Encourage elected members support in waste minimisation. | \$0 | \$0 |
| Investigate and implement public place recycling. | \$75,000 | \$30,000 |
| Improve transport efficiencies in recycling management. | \$20,000 | \$20,000 |
| Sub-Total | \$120,000 | \$55,000 |
| Financial Year 2011/2012 | | |
| Improve materials handling of all existing recycling activities. | \$30,000 | \$30,000 |
| Implemented planning solutions to force the developers to manage waste appropriately. | \$0 | \$0 |
| Assess the need to employ a dedicated waste management officer. | \$0 | \$0 |
| Continuous improvement. | \$0 | \$0 |
| Sub-Total | \$30,000 | \$30,000 |
| Financial Year 2012/2013 | | |
| Investigate implementation of C&I waste processing. | \$10,000 | \$10,000 |
| Improve participation rate in existing recycling systems. | \$195,000 | \$15,000 |
| Investigate the potential for increasing the range of products included in kerbside recycling. | \$5,000 | \$5,000 |
| Investigate the potential for developing an 'Earth Carers' group in the region. | \$5,000 | \$5,000 |
| Sub-Total | \$215,000 | \$35,000 |
| Financial Year 2013/2014 | | |
| Nil | \$0 | \$0 |
| Sub-Total | \$0 | \$0 |
| TOTAL | \$1,600,000 | \$187,000 |

Note: all cost estimates are in 2008 dollars

It is imperative that the Region obtain significant external funding for the proposed waste minimisation activities as without funding the Region will incur considerable additional expenditure over the next five years. This level of funding will be extremely difficult for the relatively small Local Governments. Without external funding, it is highly likely that the implementation of the Strategic Waste Minimisation Plan will be severely restricted.

In addition to capital expenditure, there will be a requirement for increased non-capital expenditure. These activities would primarily relate to:

- Increased staffing requirements to manage increased waste management activities.
- Community education and awareness activities.
- Funding joint operations between neighbouring local governments.
- Increased maintenance of waste management equipment.

In conjunction with the funding provided directly by the Region, there are various additional external funding sources available from which the Region could be able to obtain funds to further its waste reduction initiatives.

Potential external funding sources include:

- Waste Authority – Regional Develop Fund (RDF) (fund specifically set up to fund SWMP activities)
- Waste Authority - Strategic Waste Initiatives Scheme (SWIS)

- Waste Authority - Community Grants Scheme
- Waste Wise Schools Grants Program
- Waste Wise Youth Grants Program
- National Packaging Covenant (reducing packaging to landfill)
- Rural Recycling Cost Offset Scheme (subsidy for long-distance recycling haulage)
- Keep Australia Beautiful WA - Litter Prevention Grants
- Packaging Stewardship Forum.

8 REVIEW

In order for the Region to remain up-to-date with regards to current waste management initiatives and direction, it is necessary that this Strategic Waste Minimisation Plan be reviewed and updated on a regular basis.

This Plan covers the way forward for the Region based on current waste management direction, practices and the waste streams that are being generated within the Region. It is envisaged that over time, as the waste management industry and the Region's waste management practices evolve, that this Plan will need to be reviewed and updated.

This Strategic Waste Minimisation Plan is to be reviewed and updated in accordance with the following schedule:

| Timeline | Action |
|-----------------|--|
| Year 1 (Dec 09) | Nil |
| Year 2 (Dec 10) | Nil |
| Year 3 (Dec 11) | Review/confirm relevance and update as appropriate |
| Year 4 (Dec 12) | Nil |
| Year 5 (Dec 13) | Use as a basis for a complete rewrite for the next five-year period. |

9 WASTE MANAGEMENT WEB SITES

There is a significant quantity of information on waste management and recycling available on the internet. The following is a list of relevant waste management web sites that could be used to obtain additional information on various aspects of waste management and recycling:

www.zerowastewa.com.au (Waste Management Board website)

www.dec.wa.gov.au (Department of Environment and Conservation website)

www.wastewise.wa.gov.au (Waste Management Board related website)

www.wastenet.net.au (Municipal Waste Advisory Council)

www.RecyclingNearYou.com.au (Local Government Recycling Hotline)

<http://awd.csiro.au> (Australian Waste Database)

www.mobilemuster.com.au

www.recycleatwork.com.au

www.closestheoop.com.au

www.brba.com.au (Buy Recycled Business Alliance)

The waste management industry is an ever-changing environment; consequently, there are increasing numbers of relevant web sites that should be progressively added to the above list.

10 GLOSSARY

Terminology / acronyms and abbreviations

| | |
|---|---|
| Alternative Waste Treatment (AWT) | System for treatment of waste that involves mechanical, biological or thermal processes. |
| Biosolids | Nutrient-rich, organic material generated from household sewage and liquid waste, removed during the treatment process. Once digested and de-watered, the material, called Biosolids, can be beneficially recycled. |
| Class of landfill | Class of landfill by the type of waste accepted according to Landfill Waste Classification and Waste Definitions 1996. |
| Co-mingled collection | Collection of recyclables separated from general household waste but containing different types of materials (ie plastics, glass paper etc). |
| Composting | Composting is the controlled breakdown or decomposition of organic materials under aerobic (i.e. with air) or anaerobic (i.e. without air) conditions. |
| Commercial and Industrial (C&I) waste | Solid waste arising from the activities within commercial and industrial sites including but not limited to offices, retail outlets, restaurants, factories, and institutions. It does not include construction and demolition waste. Generally, businesses are expected to make their own arrangements for the collection, treatment and disposal of their wastes. Waste from smaller businesses where local government waste collection agreements are in place is treated as municipal solid waste. |
| Commercial waste | All material from business/commercial premises. |
| Construction and Demolition (C&D) waste | Solid waste that is created through activities associated with the construction, repair and demolition of buildings, structures and pavements or highways. Including, but not limited to sand, aggregates, plasterboard, asphalt, timber, bricks, concrete, tiles, roofing materials, electrical wiring and the packaging for these materials. This term does not include green waste arising from land clearance or material that is separated and can be used as clean fill. |
| Container Deposit Legislation (CDL) | Legislation principally designed to reduce littering and encourage recycling by imposing specific container deposit fees to artificially create value for packaging materials. |
| Department of Environment and Conservation (DEC) | State Government Department responsible for leadership on key environmental and conservation issues in Western Australia, including protection, conservation, sustainable use and enjoyment of our natural environment. |
| Domestic Waste (household waste) | All material from households collected by local government or local government contractors. |

| | |
|---|---|
| Drop-off point | Place where residents can bring waste from their household for disposal. This could include bulky products, garden trimmings, small scale demolition waste, and or dry recyclables. |
| Dry recyclables | Household recyclable products and materials, e.g. glass, paper, steel, aluminium, cardboard, liquid paperboard and plastic. It does not include the 'wet organic' material such as kitchen or garden waste, or bulky wastes such as white-goods or furniture. |
| E waste | Used electrical equipment suitable for re-processing or resource recovery and include: <ul style="list-style-type: none">• Computers;• screens;• printers;• photocopiers;• microwave ovens;• scanners;• keyboards;• mobile phones etc. |
| Extended Producer Responsibility (EPR) | <p>Is a suite of policy tools for reducing the generation of wastes by promoting greater recycling and resource recovery and encouraging more sustainable product design.</p> <p>EPR schemes shift the responsibility for waste products to the producers or suppliers of those products to a '<i>Polluter Pays Principle</i>' including:</p> <ul style="list-style-type: none">• product return policies;• container deposit schemes; and• refund schemes. |
| Green waste | Organic green and woody material from both public and private parks or garden areas. Green waste often includes grass clippings, tree limbs, vegetation trimmings and whole vegetation cleared for the purpose of residential development. It does not include processed wooden products such as furniture or pallets. |
| Hard waste | Bulky waste items, such as white-goods and furniture, generated by households but not able to be collected via a kerbside collection. It does not include green waste. |
| Household Hazardous Wastes (HHW) | Common domestic type chemicals or products that contain harmful substances. These include: <ul style="list-style-type: none">• Insect sprays;• batteries;• medicines;• fuels;• solvents glues;• pesticides;• paints, cleaning agents etc. |
| Household waste | The portion of 'Municipal Solid Waste' (MSW) that is collected directly from households. The majority of household waste will be the waste arising in kerbside collection but will also include material from bulky or verge side waste collection. |
| Kerbside recycling collection | Separated recyclables collected from the householder in a specific collection for recyclable |

materials. In WA, this is often a co-mingled collection. Recyclables may be stored in a specific MGB, crate or sack.

Kerbside waste collection Regular containerised collection service provided to households that collects waste from outside of the dwelling.

Landfill site A licensed or registered facility for disposal of solid waste by burial.

Litter Material that is intentionally or unintentionally and inappropriately discarded.

Local Government waste All material from a local government source (council owned or managed property) such as parks and gardens.

Material recovery facility (MRF) A materials recovery facility (MRF) is a transfer station for recyclables. Recyclable materials are sorted into different market products (eg. steel cans, green glass, plastics, paper etc).

MGB Mobile garbage bin. Also known as a 'wheelie bin'. A wheeled bin that may come in a range of sizes for temporary storage of waste before collection.

Municipal solid waste (MSW) (a) all kinds of rubbish, refuse, junk, garbage or scrap that originate from residential, commercial or institutional sources;
(b) discarded or abandoned materials, solid substances or objects that originate from residential, commercial or institutional sources; and
(c) any other solid waste of a kind prescribed by the regulations for the purposes of this paragraph, but does not include sewage, problematic waste or waste of a kind prescribed by the regulations as excluded for the purposes of this definition.

Municipal Waste Advisory Council (MWAC) The Municipal Waste Advisory Council is a standing committee of the Western Australian Local Government Association with delegated authority to represent the Association in all matters relating to waste management. The resulting body effectively represents the views of all Local Government bodies responsible for waste management in Western Australia.

National Packaging Covenant (NPC) The National Packaging Covenant (the Covenant) was launched in 1999 with the aim of uniting the efforts of government and industry to optimise the recovery and recycling of packaging waste.

Signatories to the Covenant (from industry and government) recognise the importance of reducing the environmental impacts of packaging waste and developed an Action Plan for their organisation to contribute to this process and other Covenant objectives.

The *Environmental Protection (NEPM-UPM) Regulations 2007* are derived from a National Environment Protection Measure on Used Packaging Materials (NEPM-UPM), which was developed alongside the Covenant.

National Environmental Protection Measure(NEPM-UPM) National Environment Protection Measure – (Used Packaging Materials) is a national initiative supported by state regulations and the National Packaging Covenant (NPC) to reduce the level of

packaging materials, and implement / increase industry recycling.

The NEPM-UPM is designed to minimise competitive disadvantage for signatories to the NPC and ensure that meaningful information on the recycling of household packaging waste can be collected in order to measure the impact of the Covenant.

| | |
|---|---|
| Non-metropolitan LG's | Local Governments that are located outside of the metropolitan area. |
| Office Recycling | Any form of recycling that occurs in the work place, including paper recycling, beverage container recycling or organics recycling by way of compost bins or worm farms. |
| Organic Waste | Waste material which comes mainly from animal or plant sources. Organic waste generally can be consumed by bacteria and other small organisms. |
| Product Stewardship | Product stewardship commits organisations (predominantly across a manufacturing network) to develop or reengineer sustainable life-cycle approaches to product development and disposal. |
| Public Place Recycling | Permanent or temporary bins located in a public place or a special event (often co-located with public litter bins) provided for the purpose of collecting dry recyclables for recycling. This includes, but is not limited to places such as parks, zoos, train stations, beachfronts, sporting and cultural venues, festivals. This differs from a drop-off point in that it is often used for single items normally consumed away from the home. |
| Public Place Waste Collection | Permanent or temporary collection systems installed in places such as parks, shopping-centres, beaches etc. |
| Putrescible | Wastes that will decompose readily under microbial attack and include green waste, food waste, paper, biosolids, manures and sludges. |
| Recyclable | Materials that is reasonably able to be recovered through collection or drop off points and able to be reprocessed and used as a raw material for the manufacture of a new product. |
| Recycling | Where material undergoes a physical or mechanical process to create a new product. This does not include 're-use'. |
| Recycled Content | The percentage by weight or volume of post-industrial and or post-consumer recycled material in the raw material used for the manufacture of a product. |
| Regional Groupings | Groupings of LGs, not formally constituted under the LG Act, specifically formed for the purposes of the Zero Waste Planning process and optimising waste management service provision. |
| Regional Local Governments | Regional groupings of LGs formally constituted under the LG Act, whether metropolitan or non-metropolitan. |
| Residual Waste | Residual Waste is the material in people's rubbish bins after they 'do the right thing' through reducing, re-using and recycling that is ultimately disposed at a landfill site. |
| Resource Recovery (often referred to as Secondary Resource Recovery (SRR)) | Changing waste into potentially useful products or utilities such |

as fuel for energy production through thermal, biological or mechanical means.

This process minimises the amount of material for a mixed waste stream that is sent to landfill.

Re-use

To use a product again (whether for its original use or otherwise) without any physical 'reprocessing' rather than disposing to landfill. For example, this term applies to trading of second hand goods.

Source Separation

Separation of recyclable materials achieved 'at the source' of consumption or use (usually at work or home) rather than at recycling depots. Source separation achieves cost efficiencies and less product contamination.

Strategic Waste Initiative Scheme (SWIS) The Strategic Waste Initiatives Scheme is a program to provide funding to support strategic waste initiatives. Only those local governments who have developed Strategic Waste Management Plans are eligible for SWIS funding.

Strategic Waste Management Plan (SWMP) A plan intended to assist LG's in aligning activities to the State's vision of 'Towards Zero Waste'. The plan will clearly identify goals/targets and set out strategies and actions that will be undertaken in order to achieve them. It is essential that the plan includes procedures for recording and reporting waste management data as a means of measuring the progress of the plan.

Sustainable Purchasing Policy A Sustainable Purchasing Policy (or sustainable procurement policy) aids in minimising an organisations environmental impacts as well as benefiting society, the natural environment, and reducing overall operating costs.

An organisation should consider procurements that will deliver the best value for money outcome through reduced greenhouse emissions, improved energy efficiency and support for the use of recycled and recyclable goods.

Purchasing decisions are made in the context of the waste hierarchy of reduce, reuse and recycle.

Towards Zero Waste

Strategic direction and mission statement of the Department of Environment, through the Waste Management Board to implement and support strategies and procedures to reduce waste materials to landfill by waste reduction, re-use, recycling and re-processing methods.

The Boards vision is to achieve zero waste to landfill by 2020.

Transfer Station

Location where waste is collected and stored temporarily before transport to a final destination. Sometimes a level of sorting of recyclable material may occur at this site. Transfer stations can be located either at a landfill premises or at an independent site.

Verge Side Collections

Periodic non-containerised collection of waste material from households that is too large to fit in the normal kerbside bin. This may be unwanted junk items such as old fridges and washing machines (hard waste) or green/garden waste (green waste).

- Waste Authority** Created in 2008 under the recently enacted Waste Avoidance and Resource Recovery Act 2007. The Waste Authority replaces the Waste Management Board.
- One of the key tasks is to develop a State-wide long-term strategy for the continuous improvement of waste services, waste avoidance and resource recovery.
- The Waste Authority is also charged with working with local governments to co-ordinate local efforts to prevent and reduce waste by moving towards zero waste in WA.
- Waste Audit** Controlled waste stream sampling and analysis system designed to obtain data and details of particular waste products being deposited for disposal to landfill.
- This data is important to determine strategies and education programs to implement methods for waste diversion / recycling.
- Waste Management Board** The Waste Management Board was an advisory body, established by Cabinet to provide advice to the Minister for the Environment on strategic direction and priorities for waste in Western Australia, and the administration of the Waste Management and Recycling Fund.
- Waste Management Fund** The Waste Management and Recycling Fund (WMRF) is a trust fund established for the landfill levy. The money in the fund is used for programs related to the management, reduction, reuse, recycling, monitoring or measurement of waste.
- Zero Waste** The vision and direction of the Department of Environment and Conservation through the Waste Management Board to progress towards a healthy environment and sustainable use of natural resources for the benefit of present and future generations.
- This will be achieved by preventing waste production and developing re-use, recycling and reprocessing strategies to achieve a 'Towards Zero Waste' philosophy.
- Zero Waste Development Scheme** Developed by the previous Waste Management Board, together with Department of Environment and Conservation (DEC) and the Western Australian Local Government Association (WALGA), the purpose of the Zero Waste Plan Development Scheme (the Scheme) is to encourage and assist local governments to work collaboratively to deal with waste management in their individual and collective jurisdictions.
- The Scheme involved local government's participation in Phase 1 - Waste Surveys and Phase 2 – Strategic Waste Management Plan development.

APPENDICES:

- A. MATRICES OF INFRASTRUCTURE AND SERVICES – SHIRE OF CRANBROOK**
- B. MATRICES OF INFRASTRUCTURE AND SERVICES – SHIRE OF PLANTAGENET**
- C. MATRICES OF INFRASTRUCTURE AND SERVICES – SHIRE OF DENMARK**
- D. MATRICES OF INFRASTRUCTURE AND SERVICES – CITY OF ALBANY**
- E. AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - SHIRE OF CRANBROOK**
- F. AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - SHIRE OF PLANTAGENET**
- G. AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - SHIRE OF DENMARK**
- H. AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - CITY OF ALBANY**
- I. BASE DATA – SHIRE OF CRANBROOK**
- J. BASE DATA – SHIRE OF PLANTAGENET**
- K. BASE DATA – SHIRE OF DENMARK**
- L. BASE DATA – CITY OF ALBANY**
- M. ISSUES, ACTIONS AND OUTCOMES 2008-2013 - REGION**

A. MATRICES OF INFRASTRUCTURE AND SERVICES – SHIRE OF CRANBROOK

Existing Services Delivered by Shire of Cranbrook in a Matrix of Services Currently Practiced in W/A as at 19 November 2007*

| Reference | | Are you a single local government or part of a regional council for a pooling of local governments | No Data | Region of service (using the material only) | Partial collaboration, e.g. taking some material from neighbouring areas, Exporting material to another local government area. | Full collaboration with other local government in a formal or informal arrangement, including collection, processing, education, joint contracts etc. | Priority | Comments |
|--|--|--|---|--|--|---|----------|----------|
| Collaboration | | 1 | No Data | no kerbside service | Partial collaboration, e.g. taking some material from neighbouring areas, Exporting material to another local government area. | 120/140 MGB 240 MGB | 1 | |
| Herbicide | | 2A | Information not provided to DEC/Unavailable | no kerbside service | Partial collaboration, e.g. taking some material from neighbouring areas, Exporting material to another local government area. | 240 MGB | 5 | |
| | | 2B | Information not provided to DEC/Unavailable | no kerbside service at the time of scheduled implementation on 1 July 2008 | Partial collaboration, e.g. taking some material from neighbouring areas, Exporting material to another local government area. | 120/140 MGB 240 MGB | | |
| | | 2C | Information not provided to DEC/Unavailable | N/A | Exporting material to another local government area. | weekly | | |
| | | 2D | Information not provided to DEC/Unavailable | N/A | Exporting material to another local government area. | weekly/biweekly | | |
| | | 2E | N/A | none-10% | Exporting material to another local government area. | greater than 90% | | |
| | | 2F | Information not provided to DEC/Unavailable | No service available | Exporting material to another local government area. | Industry service by contractor | | |
| Vergesid e Collections | | 3A | No service | Collected and landfilled | Annual collection. Materials processed. | Biannual or more frequent collection | 7 | |
| | | 3B | No service | Collected and landfilled | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| Public Place / Event Recycling | | 4A | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | 10 | |
| | | 4B | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| Drop off centres | | 5A | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | 4 | |
| | | 5B | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| | | 5C | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| | | 5D | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| | | 5E | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| | | 5F | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| | | 5G | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| | | 5H | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| | | 5I | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| | | 5J | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| | | 5K | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| | | 5L | Information not provided to DEC/Unavailable | no | Annual collection. Materials processed. | Biannual or more frequent collection | | |
| Landfill management | | 6A | Information not provided to DEC/Unavailable | More than one linked management | Single linked managed or multiple linked local government areas with linked management | Single or multiple well managed | 3 | 402 |
| | | 6B | Information not provided to DEC/Unavailable or non-applicable | no | Partial time | Full time | | |
| | | 6C | Information not provided to DEC/Unavailable or non-applicable | no | Partial time | Full time | | |
| | | 6D | Information not provided to DEC/Unavailable or non-applicable | no | Partial time | Full time | | |
| | | 6E | Information not provided to DEC/Unavailable or non-applicable | no | Partial time | Full time | | |
| | | 6F | Information not provided to DEC/Unavailable or non-applicable | no | Partial time | Full time | | |
| Separation/ Treatment/ disposal strategies | | 7A | Information not provided to DEC/Unavailable | no | Partial time | Full time | 8 | |
| | | 7B | Information not provided to DEC/Unavailable | no | Partial time | Full time | | |
| | | 7C | Information not provided to DEC/Unavailable | no | Partial time | Full time | | |
| | | 7D | Information not provided to DEC/Unavailable | no | Partial time | Full time | | |
| Communications / education | | 8A | Information not provided to DEC/Unavailable | no | Partial time | Full time | 5 | |
| | | 8B | Information not provided to DEC/Unavailable | no | Partial time | Full time | | |
| | | 8C | Information not provided to DEC/Unavailable | no | Partial time | Full time | | |
| Local Government's own activities | | 9A | Information not provided to DEC/Unavailable | no reuse | Greenwaste separated and reused | Greenwaste composted and marketed | 2 | |
| | | 9B | Information not provided to DEC/Unavailable | no reuse | Greenwaste separated and reused on or offsite | Greenwaste composted and marketed | | |
| | | 9C | Information not provided to DEC/Unavailable | no reuse | Greenwaste separated and reused on or offsite | Greenwaste composted and marketed | | |
| | | 9D | Information not provided to DEC/Unavailable | no reuse | Greenwaste separated and reused on or offsite | Greenwaste composted and marketed | | |
| | | 9E | Information not provided to DEC/Unavailable | no reuse | Greenwaste separated and reused on or offsite | Greenwaste composted and marketed | | |
| Participation in waste management related programmes | | 10A | Information not provided to DEC/Unavailable | no reuse | Greenwaste separated and reused on or offsite | Greenwaste composted and marketed | 9 | |
| | | 10B | Information not provided to DEC/Unavailable | no reuse | Greenwaste separated and reused on or offsite | Greenwaste composted and marketed | | |
| | | 10C | Information not provided to DEC/Unavailable | no reuse | Greenwaste separated and reused on or offsite | Greenwaste composted and marketed | | |
| | | 10D | Information not provided to DEC/Unavailable | no reuse | Greenwaste separated and reused on or offsite | Greenwaste composted and marketed | | |
| | | 10E | Information not provided to DEC/Unavailable | no reuse | Greenwaste separated and reused on or offsite | Greenwaste composted and marketed | | |

*The position in the matrix is based on the DEC's interpretation of the information provided in your response to Phase 1 of the zero waste plan. The DEC acknowledges that individual local governments might, by virtue of their population and geography, be capable of providing different levels of service. As such, the position in the matrix of your local government does not necessarily mean you are performing exceptionally well or poorly. The matrix should be used to stimulate thought on service delivery options that may result in improved resource recovery levels.

B. MATRICES OF INFRASTRUCTURE AND SERVICES – SHIRE OF PLANTAGENET

Existing Services Delivered by Shire of Plantagenet in a Matrix of Services Currently Practiced in WA as at 16 November 2007*

| Reference | Are you a single Local Government or part of a Regional Council for a grouping of local Governments | No D As | Relative to kerbside collection only | Partial collaboration, e.g. taking some material from neighbouring areas. Exporting materials to another local government area | 240 MGB | re-cycling bagged 120-140 MGB | weekly | 120/140 MGB | 240 MGB | Priority | Comments |
|-----------|---|---|---------------------------------------|--|---------|-------------------------------|-------------|-------------|--|----------|----------|
| 1 | Are you a single Local Government or part of a Regional Council for a grouping of local Governments | No D As | Relative to kerbside collection only | Partial collaboration, e.g. taking some material from neighbouring areas. Exporting materials to another local government area | 240 MGB | re-cycling bagged 120-140 MGB | weekly | 120/140 MGB | 240 MGB | 1 | |
| 2A | Container type and size | Information not provided to DEC/Unavailable | no kerbside service | | | | | | | | |
| 2B | Container type and size | Information not provided to DEC/Unavailable | no kerbside service | | | | | | | | |
| 2C | Recycling frequency | Information not provided to DEC/Unavailable | N/A | | | | fortnightly | | | | |
| 2D | Collection frequency | Information not provided to DEC/Unavailable | N/A | | | | fortnightly | | | | |
| 2E | Participation rate | N/A | none -10% | | | | 51-80% | | 81-90% | | |
| 2F | C&I services | Information not provided to DEC/Unavailable | | No service available | | | | | Industry serviced by local government | | |
| 3A | Green Waste (GW) | No service | | Collected and landfilled | | | | | Annual collection. Materials processed. | | |
| 3B | Bulk waste | No service | | Collected and landfilled | | | | | Annual collection. Materials processed. | | |
| 4A | Waste Collection | Information not provided to DEC/Unavailable | | | | | | | Annual collection. Materials processed. | | |
| 4B | Public Rate Recycling | Information not provided to DEC/Unavailable | | | | | | | Annual collection. Materials processed. | | |
| 5A | Waste Transfer Station | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 5B | Paper/t cardboard | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 5C | Gas container | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 5D | Plastics | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 5E | Metal (ferrous) | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 5F | Metal (non-ferrous) | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 5G | Aluminium | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 5H | E-waste | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 5I | Greenwaste | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 5J | Oil | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 5K | Batteries | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 5L | HHW facility | Information not provided to DEC/Unavailable | no | yes limited | | | | | yes | | |
| 6A | Number/Status | Information not provided to DEC/Unavailable | More than one linked management sites | Single linked managed or sent to landfill in other local government area with limited management | | | | | Single well expressed either within area or located in another local government area | | |
| 6B | Operational staff | Information not provided to DEC/Unavailable or non-applicable | no | Full time | | | | | Full time | | |
| 6C | Fenced | Information not provided to DEC/Unavailable or non-applicable | | no | | | | | yes | | |
| 6D | Lined | Information not provided to DEC/Unavailable or non-applicable | no | Log book/visible equity/volumetric audits | | | | | Operational weightbridge | | |
| 6E | Data collection | Information not provided to DEC/Unavailable or non-applicable | no | Fieldbooked | | | | | Energy recovery | | |
| 6F | Gas recovery | Information not provided to DEC/Unavailable or non-applicable | no | | | | | | yes | | |
| 7A | Transfer Station(s) | Information not provided to DEC/Unavailable | | no | | | | | yes | | |
| 7B | Access to MRF | Information not provided to DEC/Unavailable | | no | | | | | yes | | |
| 7C | AVT facility for organics from MSW | Information not provided to DEC/Unavailable | no | Organic composted/abled prior to landfilling | | | | | Organic composted and applied to land | | |
| 7D | Green Waste facility | Information not provided to DEC/Unavailable | no | Greenwaste segregated and burnt or disposed of to landfill | | | | | Greenwaste composted and provided to market | | |
| 8A | Education centre for house access | Information not provided to DEC/Unavailable | | no | | | | | Yes: Either within local government area or located within adjoining local government area | | |
| 8B | Publications/flyers | Information not provided to DEC/Unavailable | no - but plans to do so | 2-3 new publications | | | | | Regular, targeted information | | |
| 8C | Waste Wise Schools | Information not provided to DEC/Unavailable | | | | | | | yes | | |
| 9A | C&I Waste | Information not provided to DEC/Unavailable | no reuse | Greenwaste segregated and burnt or disposed of to landfill | | | | | Policy in place/ material processed and used in other wastes | | |
| 9B | Green Waste | Information not provided to DEC/Unavailable | no reuse | Greenwaste segregated and burnt or disposed of to landfill | | | | | Green Waste composted and marketed | | |
| 9C | Office Waste | Information not provided to DEC/Unavailable | no reuse | Greenwaste segregated and burnt or disposed of to landfill | | | | | Program in place | | |
| 9D | Data Collection and Reporting | Information not provided to DEC/Unavailable | no reuse | Greenwaste segregated and burnt or disposed of to landfill | | | | | Good data collection and management | | |
| 9E | Sustainable procurement | Information not provided to DEC/Unavailable | no reuse | Greenwaste segregated and burnt or disposed of to landfill | | | | | Follow in place | | |
| 10A | Drum/Muster | Information not provided to DEC/Unavailable | no reuse | Greenwaste segregated and burnt or disposed of to landfill | | | | | yes | | |
| 10B | Chemclean | Information not provided to DEC/Unavailable | no reuse | Greenwaste segregated and burnt or disposed of to landfill | | | | | yes | | |
| 10C | Mobile Muster | Information not provided to DEC/Unavailable | no reuse | Greenwaste segregated and burnt or disposed of to landfill | | | | | yes | | |
| 10D | TTY Towns/sustainable communities | Information not provided to DEC/Unavailable | no reuse | Greenwaste segregated and burnt or disposed of to landfill | | | | | yes | | |

*The position in the matrix is based on the DEC's interpretation of the information provided in your response to Phase 1 of the zero waste plan. The DEC acknowledges that individual local governments might, by virtue of their population and geography, be capable of providing different levels of service. As such, the position in the matrix of your local government does not necessarily mean you are performing exceptionally well or poorly. The matrix should be used to stimulate thought on service delivery options that may result in improved resource recovery levels.

C. MATRICES OF INFRASTRUCTURE AND SERVICES – SHIRE OF DENMARK

Existing Services Delivered by Shire of Denmark in a Matrix of Services Currently Practiced in WA as at 10 January 2008*

| Reference | | | | | | | |
|--|-----|--|---|---|--|--|--|
| Collaboration | 1 | Are you a single Local Government or part of a Regional Council or a grouping of Local Governments | No Data | Regional centre dealing with its material only. | Partial collaboration, e.g. taking some material from neighbouring areas, Exporting materials to another local government area | | Fully collaborating with other local government in a formal or informal arrangement, including collection, processing, education, joint contracts etc. |
| Kerbside | 2A | Container type and size (waste) | Information not provided to DEC/Unavailable | no kerbside service | 240 MGB | | 120/140 MGB |
| | 2B | Container type and size (recycling) | Information not provided to DEC/Unavailable | no kerbside service | recycling bag/crate/120-140 MGB | | 240 MGB |
| | 2C | Collection frequency (waste) | Information not provided to DEC/Unavailable | N/A | fortnightly | | weekly |
| | 2D | Collection frequency (recycling) | Information not provided to DEC/Unavailable | N/A | fortnightly | | weekly/fortnightly |
| | 2E | Participation rate (recycling) | N/A | none -10% | 11-50% | 51-80% | 81-90% Greater than 90% |
| | 2F | C&I services | Information not provided to DEC/Unavailable | No service available | | | Industry serviced by contractor |
| Veragesid e Collections | 3A | Green Waste (GW) | No service | Collected and landfilled | | Annual collection. Materials processed. | Biannual or more frequent collection |
| | 3B | Bulk waste | No service | Collected and landfilled | | Annual collection. Materials processed. | Biannual or more frequent collection |
| Public Place/Event Recycling | 4A | Waste Collection | Information not provided to DEC/Unavailable | no | | yes | |
| | 4B | Public Place Recycling | Information not provided to DEC/Unavailable | no | | yes | |
| Dump off centres | 5A | Waste Transfer Station | Information not provided to DEC/Unavailable | no | | yes | |
| | 5B | Paper/cardboard | Information not provided to DEC/Unavailable | no | | yes | |
| | 5C | Glass container | Information not provided to DEC/Unavailable | no | | yes | |
| | 5D | Plastics | Information not provided to DEC/Unavailable | no | | yes | |
| | 5E | Metal (ferrous) | Information not provided to DEC/Unavailable | no | | yes | |
| | 5F | Metal (non-ferrous) | Information not provided to DEC/Unavailable | no | | yes | |
| | 5G | Aluminium | Information not provided to DEC/Unavailable | no | | yes | |
| | 5H | E-waste | Information not provided to DEC/Unavailable | no | | yes - limited (tip shop) | |
| | 5I | Greenwaste | Information not provided to DEC/Unavailable | no | | yes | |
| | 5J | Oil | Information not provided to DEC/Unavailable | no | | yes | |
| | 5K | Batteries | Information not provided to DEC/Unavailable | no | | yes | |
| | 5L | HHW facility | Information not provided to DEC/Unavailable | no | yes-limited | | yes |
| Landfill management | 6A | Number/Status | Information not provided to DEC/Unavailable | More than one-limited management | Single limited managed or sent to landfill in other local government area with limited management | Single or multiple well managed | Single well engineered either within area or located in another local government area |
| | 6B | Operational staff | Information not provided to DEC/Unavailable or non-applicable | no | Part-time | | Full-time |
| | 6C | Fenced | Information not provided to DEC/Unavailable or non-applicable | no | | yes | |
| | 6D | Lined | Information not provided to DEC/Unavailable or non-applicable | no | | yes | |
| | 6E | Data collection | Information not provided to DEC/Unavailable or non-applicable | no | Tip passes/files | | Operational weighbridge |
| | 6F | Gas recovery | Information not provided to DEC/Unavailable or non-applicable | no | Flare/dioxidised | | Energy recovery |
| Separation/treatment/ disposal strategies | 7A | Transfer Station(s) | Information not provided to DEC/Unavailable | no | | yes | |
| | 7B | Access to MRF | Information not provided to DEC/Unavailable | no | | yes | |
| | 7C | AWT facility for organics from MSW | Information not provided to DEC/Unavailable | no | Organics composted/stabilised prior to sale/landfilling | | Organics composted and applied to land |
| | 7D | Green Waste facility | Information not provided to DEC/Unavailable | no | Greenwaste separated and burnt or disposed of to landfill | Green waste mulched and reused on or off site | Greenwaste composted and provided to market |
| Communication/ education | 8A | Education centre (or have access to) | Information not provided to DEC/Unavailable | no | | Yes. Either within local government area or located within collaborating local government area | |
| | 8B | Publications/Flyers | Information not provided to DEC/Unavailable | no | Ad-hoc publications | | Regular, targeted information |
| | 8C | Waste Wise Schools | no | | | yes | |
| Local Government's own activities | 9A | C&I Waste | Information not provided to DEC/Unavailable | No reuse | Limited processing and reuse | | Policy in place/ material processed and used in civil works |
| | 9B | Green Waste | Information not provided to DEC/Unavailable | No reuse | Greenwaste separated and burnt or disposed of to landfill | Greenwaste mulched and used on or off site | Green Waste composted and marketed |
| | 9C | Office Waste | Information not provided to DEC/Unavailable | No program in place | | | Program in place |
| | 9D | Data Collection and Reporting | Level Unknown | No data collection systems in place | Limited data collection | | Good data collection and management |
| | 9E | Sustainable procurement Policy | Information not provided to DEC/Unavailable | No policy in place | | | Policy in place |
| Participation in waste management related programmes | 10A | Drum/Muster | Information not provided to DEC/Unavailable | no | | yes | |
| | 10B | Chemclear | Information not provided to DEC/Unavailable | no | | yes | |
| | 10C | Mobile Muster | Information not provided to DEC/Unavailable | no | | yes | |
| | 10D | Tidy Towns-sustainable communities | no | | | yes | |

*The position in the matrix is based on the DEC's interpretation of the information provided in your response to Phase 1 of the zero waste plan. The DEC acknowledges that individual local governments might, by virtue of their population and geography, be capable of providing different levels of service. As such, the position in the matrix of your local government does not necessarily mean you are performing exceptionally well or poorly. The matrix should be used to stimulate thought on service delivery options that may result in improved resource recovery levels.

D. MATRICES OF INFRASTRUCTURE AND SERVICES – CITY OF ALBANY

Existing Services Delivered by CITY OF ALBANY in a Matrix of Services Currently Practiced in WA as at 24 January 2008*

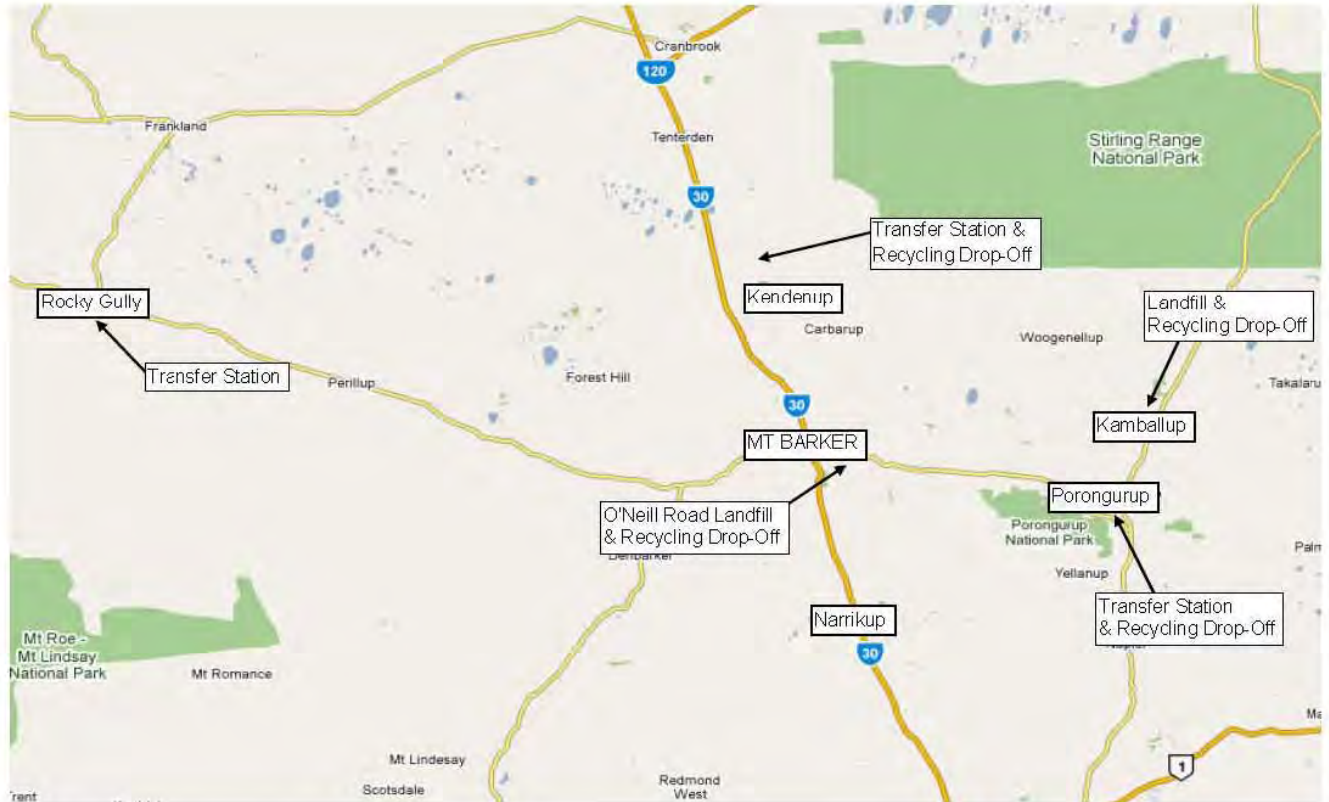
| Reference | | | | | | | | |
|---|--------------|--|---|---|--|--|--|------------------|
| Collaboration | 1 | Are you part of a Single or multiple Council | No Data | Regional centre dealing with its material only. | Partial collaboration, e.g. taking some material from neighbouring areas. Exporting materials to another council area. | | Fully collaborating with other councils in a formal or informal arrangement, including collection, processing, education, joint contracts etc. | |
| Kerbside | 2A | Bin type and size (waste) | Information not provided | no kerbside service | 240 MGB | | 120/140 MGB | |
| | 2B | Bin type and size (recycling) | Information not provided | no kerbside service | recycling bag/120-140 MGB | | 240 MGB | |
| | 2C | Collection frequency (waste) | Information not provided | N/A | fortnightly | | weekly | |
| | 2D | Collection frequency (recycling) | Information not provided | N/A | fortnightly | | weekly/fortnightly | |
| | 2E | participation rate (recycling) | Information not provided | none - 10% | 11-50% | 51-80% | 81-90% | Greater than 90% |
| | 2F | C&I services | Information not provided | No service available | | | Industry serviced contractor | |
| Vergeside Collections | 3A | Green Waste (GW) | No service / Information not provided/Unavailable | Collected and taken to landfill | | Collected and Materials processed. | Biannual collection. Materials processed | |
| | 3B | Bulk waste | No service / Information not provided/Unavailable | Collected and taken to landfill | | Collected and Materials processed. | Biannual collection. Materials processed | |
| Public Place / Event Recycling | 4A | Waste Collection | Information not provided | no | | yes 140 MGB | | |
| | 4B | Public Place Recycling | Information not provided | no | | yes 240 MGB | | |
| Drop off centres | 5A | Waste Transfer Station | Information not provided | no | | yes | | |
| | 5B | Paper/cardboard | Information not provided | no | | yes | | |
| | 5C | glass | Information not provided | no | | yes | | |
| | 5D | Plastics | Information not provided | no | | yes | | |
| | 5E | Metal (ferrous) | Information not provided | no | | yes | | |
| | 5F | Metal (non-ferrous) | Information not provided | no | | yes | | |
| | 5G | Aluminium | Information not provided | no | | yes | | |
| | 5H | E-waste | Information not provided | no | | yes | | |
| | 5I | Greenwaste | Information not provided | no | | yes | | |
| | 5J | Oil | Information not provided | no | | yes | | |
| | 5K | Batteries | Information not provided | no | | yes | | |
| 5L | HHW facility | Information not provided | no | | yes/limited | | | |
| landfill management | 6A | Number/Status | Information not provided. | More than one-limited management | Single limited managed or sent to landfill in other council with limited management | Single well managed | | |
| | 6B | Operational staff | Information not provided or non-applicable | no | Part-time (5 x sites) | | Full-time (2 x sites) | |
| | 6C | Fenced | Information not provided or non-applicable | no | | yes | | |
| | 6D | Lined | Information not provided or non-applicable | no | | yes | | |
| | 6E | Data collection | Information not provided or non-applicable | no (5 x sites) | Log book/vehicle count/Volumetric audits | | Operational weighbridge (2 x sites) | |
| | 6F | Gas recovery | Information not provided or non-applicable | no | Flared/oxidised | | Energy recovery | |
| Separation/ treatment / disposal strategies | 7A | Transfer Station(s) | Information not provided | no | | yes | | |
| | 7B | Access to MRF | Information not provided | no | | yes | | |
| | 7C | AWT facility for organics from MSW | Information not provided | no | Organics composted/stabilised prior to sale/landfilling | | Organics composted and applied to land | |
| | 7D | Green Waste facility | Information not provided | no | Greenwaste separated and burnt or disposed of to landfill (dependent upon landfill site) | Greenwaste mulched and reused on or off site (dependent upon landfill site) | Greenwaste composted and provided to market | |
| Communications / education | 8A | Education centre (or have access to) | Information not provided | no | | Yes. Either within council area or located within collaborating council area | | |
| | 8B | Publications/Flyers | Information not provided | no | ad-hoc publications | | Regular, targeted information | |
| | 8C | Waste Wise Schools | | No | | yes | | |
| Council's own activities | 9A | C&D Waste | Information not provided | No reuse | Limited processing and reuse | | Policy in place/ material processed and used in civil works | |
| | 9B | Green Waste | Information not provided | No reuse | Greenwaste separated and burnt or disposed of to landfill | Greenwaste mulched and used on or off site | Green Waste composted and marketed | |
| | 9C | Office Waste | Information not provided | No program in place | | Program in place | | |
| | 9D | Data Collection and Reporting | Level Unknown | no data collection systems in place | limited data collection | | Good data collection and management | |
| | 9E | Sustainable procurement Policy | Information not provided | No policy in place | | Policy in place | | |
| Participation in Govt. Programs | 10A | Drum Muster | Not known | no | | yes | | |
| | 10B | Chemolear | Not known | no | | yes | | |
| | 10C | Mobile Muster | Not known | no | | yes | | |
| | 10D | Tidy Towns-sustainable communities | | no | | yes | | |

*The position in the matrix is based on the DEC's interpretation of the information provided in your response to Phase 1 of the zero waste plan. The DEC acknowledges that individual councils might, by virtue of their population and geography, be capable of providing different levels of service. As such, the position in the matrix of your council does not necessarily mean you are performing exceptionally well or poorly. The matrix should be used to stimulate thought on service delivery options that may result in improved resource recovery levels.

E. AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - SHIRE OF CRANBROOK



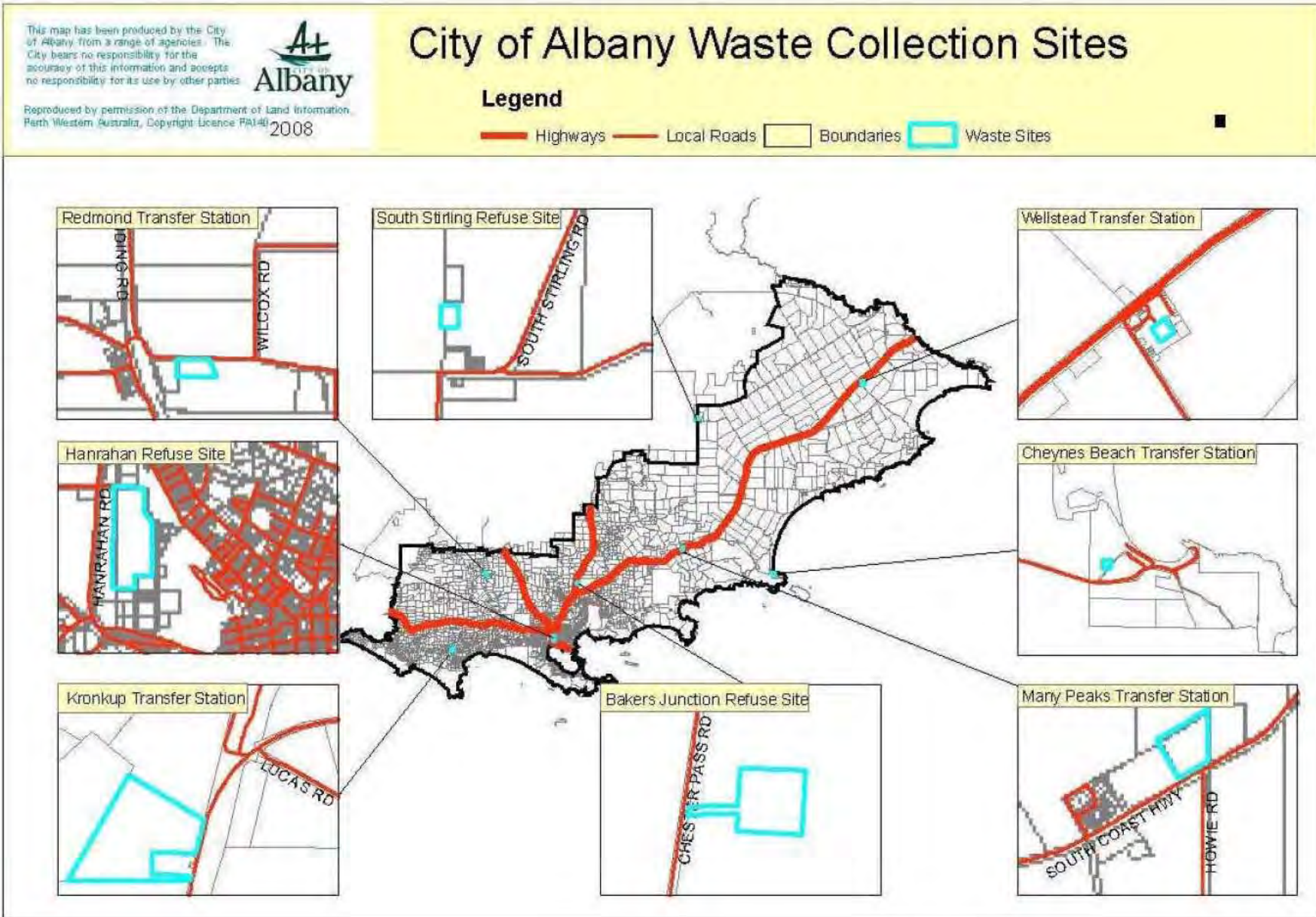
F. AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - SHIRE OF PLANTAGENET



G. AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - SHIRE OF DENMARK



H. AREA MAP OF POPULATION CENTRES, WASTE MANAGEMENT INFRASTRUCTURE AND MAJOR TRANSPORT ROUTES - CITY OF ALBANY



I. BASE DATA – SHIRE OF CRANBROOK

**Shire of Cranbrook
Waste Management Related Data**

| Total Shire Population | | 1,170 | | | | | | | | | | | |
|--|-----------------------|---------------------------------|--------------------------|----------------------------|---|-------------------------------------|----------------------|--|-------------------------------------|------------------------------|---|-------------|-------------|
| Projected Annual Population Growth | | 0.2% | | | | | | | | | | | |
| Development Nodes | | | | | | | | | | | | | |
| Cranbrook | 600 | Y | Y | | | | | | | | | | |
| Frankland | 275 | Y | Y | | | | | | | | | | |
| Ferliege n | 125 | Y | Y | | | | | | | | | | |
| Tanney | 20 | N | N | | | | | | | | | | |
| Julying Area | 150 | N | N | | | | | | | | | | |
| Waste Management Facilities (WMP) | | | | | | | | | | | | | |
| Manned Facility (Y/N) | Fenced Facility (Y/N) | Kerbside Waste Collection (Y/N) | Kerbside Recycling (Y/N) | Kerbside Green Waste (Y/N) | Hand Waste Vergie Collection (Y/N) | Green Waste Vergie Collection (Y/N) | Waste Drop Off (Y/N) | Recycling Drop Off (Y/N) | Public Place Waste Collection (Y/N) | Public Place Recycling (Y/N) | Council Operations Recycling Activities (Y/N) | Other (Y/N) | Other (Y/N) |
| Cranbrook Residential WMP | N | Y | Y | N | N | N | Y | Y | Y | N | Y | N | N |
| Cranbrook Individual WMP | N | Y | Y | N | N | Y | Y | N | N | N | N | N | N |
| Frankland WMP | N | Y | Y | N | N | Y | Y | N | N | N | Y | N | N |
| <i>(Note: Provide Details)</i> | | | | | | | | | | | | | |
| Waste Collection Data | | | | | | | | | | | | | |
| 2005/2006 | | 2006/2007 | | 2007/2008 | | Measured or Estimated | | Comments | | | | | |
| General Waste (tonnes) | 3 | 3 | 3 | 800 | E | 3 | 3 | Based on 1 waste trench = 100m ³ , Cranbrook Road & Indus = 3 trenches each, Frankland = 2 trenches (extremely rough estimate). | | | | | |
| Green Waste (tonnes) | 3 | 3 | 3 | 2,115 | M | 3 | 3 | Includes domestic and commercial collection. | | | | | |
| Kerbside Waste Collection (tonnes) | - | - | - | - | - | - | - | Kerbside recycling introduced July 2008 | | | | | |
| Public Place Waste Collection (tonnes) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | No Second Hand Goods Shops | | | | | |
| Commercial Waste Collection (tonnes) | - | - | - | - | - | - | - | Minor glass recycling introduced in 2008 | | | | | |
| Second Hand Goods Shop (tonnes) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | | | | | | |
| Metals (tonnes) | - | - | - | - | - | - | - | | | | | | |
| Steel (tonnes) | - | - | - | - | - | - | - | | | | | | |
| Aluminum (tonnes) | - | - | - | - | - | - | - | | | | | | |
| Plastic (tonnes) | - | - | - | - | - | - | - | | | | | | |
| Oil (tonnes) | 3 | 3 | 3 | 4,000 | M | 3 | 3 | | | | | | |
| Car Batteries (tonnes) | - | - | - | - | - | - | - | | | | | | |
| Refr. Waste (tonnes) | - | - | - | - | - | - | - | | | | | | |
| Drum Waste (tonnes) | - | - | - | - | - | - | - | | | | | | |
| Chemical (tonnes) | - | - | - | - | - | - | - | | | | | | |
| Liquid Waste (tonnes) | - | - | - | - | - | - | - | | | | | | |
| Asbestos (tonnes) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | | | | | | |
| Wagon/Timber (tonnes) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | | | | | | |
| Solvent/Ruin Is (tonnes) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | | | | | | |
| <i>(Note: Provide Details)</i> | | | | | | | | | | | | | |
| Waste Management Budget/Actual | | | | | | | | | | | | | |
| 2005/2006 | | 2006/2007 | | 2007/2008 | | 2008/2009 | | Comments | | | | | |
| Actual | \$ 75,159 | Actual | \$ 80,001 | Actual | \$ 85,836 | Budget | \$ 96,092 | | | | | | |
| Cost Per Capita | \$ 64 | \$ 69 | \$ 71 | \$ 84 | Waste recycling collection commenced 2008/2009 FY, no expenditure on Chipping Hill, values include asset depreciation | | | | | | | | |

J. BASE DATA – SHIRE OF PLANTAGENET

**Shire of Plantagenet
Waste Management Related Data**

| Total Shire Population | | 4,775 |
|---|--------------------------------------|--------------------------------------|
| Projected Annual Population Growth | | 1.5% |
| Development Nodes | Population | |
| Mount Barker | 2,975 | |
| Kendrup | 1,000 | |
| Narrilup | 300 | |
| Rocky Gully | 200 | |
| Poronopup | 300 | |
| Kamballup | included above | |
| Outlying Area | included above | |
| Waste Management Facilities (WMF) | Manned Facility (Y/N) | |
| Mount Barker | Y | |
| Kendrup | Y | |
| Narrilup | N/A | |
| Rocky Gully | N | |
| Poronopup | Y | |
| Kamballup | Y | |
| Waste Collection Data | 2005/2006 Measured or Estimate (M/E) | 2006/2007 Measured or Estimate (M/E) |
| General Waste (metres) | ? | ? |
| Green Waste (tonnes) | ? | 4,775 E |
| Kerbside Waste Collection (tonnes) | ? | 600 E |
| Kerbside Recycling Collection (tonnes) | ? | 1,500 E |
| Public Place Waste (tonnes) | ? | 100 E |
| Commercial Collection (tonnes) | ? | 2,041 E |
| Second Hand Goods Shop (metres) | ? | 182 E |
| Glass (tonnes) | ? | 300 E |
| Paper & Cardboard (tonnes) | ? | 750 E |
| Plastic (tonnes) | ? | 6,000 E |
| Oil (litres) | ? | 1 E |
| Car Batteries (tonnes) | ? | 5 E |
| Tyres (tonnes) | ? | 175 E |
| Inert Waste (metres) | ? | Nil |
| ChemClear (litres) | ? | 350 M |
| DrumMuster (containers) | ? | 1,500 M |
| Liquid Waste (litres) | ? | 225,000 M |
| Asbestos (tonnes) | ? | ? |
| Wood/Timber (tonnes) | ? | ? |
| Solvents/Paints (tonnes) | ? | ? |
| Waste Management Budget/Actual Expenditure | 2005/2006 Actual | 2006/2007 Actual |
| Total Expenditure | \$ 294,559 | \$ 467,430 |
| Cost per Capita | \$ 62 | \$ 98 |
| | | \$ 118 |
| Waste Management Budget/Actual Expenditure | 2007/2008 Actual | 2008/2009 Budget |
| Total Expenditure | \$ 563,962 | \$ 563,962 |
| Cost per Capita | \$ 118 | \$ 118 |

| Waste Management Related Data | Green Waste (Y/N) | Waste Drop Off (Y/N) | Recycling Drop Off (Y/N) | Public Place Waste Collection (Y/N) | Public Place Recycling Collection (Y/N) | Council Operations Recycling Activities (Y/N) | Green Waste (Y/N) | Metals (Y/N) | Glass (Y/N) | Paper & Cardboard (Y/N) | Plastic (Y/N) | Oil (Y/N) | Wet Cell Batteries (Y/N) | ChemClear (Y/N) | DrumMuster (Y/N) | E Waste (Y/N) | Haz House/H Waste (Y/N) |
|---|-------------------|----------------------|--------------------------|-------------------------------------|---|---|-------------------|--------------|-------------|-------------------------|---------------|-----------|--------------------------|-----------------|------------------|---------------|-------------------------|
| Drop off at landfills and transfer stations (Estimated at 1 tonne/person/annum) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | ? | ? | ? | ? |
| No kerbside recycling | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | ? | ? | ? | ? |
| No Second Hand Goods shops (includes AI & steel cans, ferrous & non ferrous metals) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | ? | ? | ? | ? |
| Commingled with paper and plastics | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | ? | ? | ? | ? |
| Mainly commercial cardboard | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | ? | ? | ? | ? |
| Commingled with paper and glass | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | ? | ? | ? | ? |
| refused acceptance during 07/08 - (2008/09 will receive with fee) | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | ? | ? | ? | ? |
| Not accepted | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | ? | ? | ? | ? |

K. BASE DATA – SHIRE OF DENMARK

**Shire of Denmark
Waste Management Related Data**

| Total Shire Population | | 5,540 | | | | | | | | | | | | | | |
|--|---|--------------------------------------|--------------------------------------|--------------------------------------|---|----------------------------------|------------------------------------|----------------------|--------------------------|-------------------------------------|---|---|-------------------|---------------|-----------------|-----|
| Projected Annual Population Growth | | 3.6% | | | | | | | | | | | | | | |
| Development Nodes | | Population | Kerbside Waste Collection (Y/N) | Kerbside Recycling (Y/N) | Kerbside Green Waste (Y/N) | Handwaste Verge Collection (Y/N) | Green Waste Verge Collection (Y/N) | Waste Drop Off (Y/N) | Recycling Drop Off (Y/N) | Public Place Waste Collection (Y/N) | Public Place Recycling Collection (Y/N) | Council Operations Recycling Activities (Y/N) | Other (Y/N) | Other (Y/N) | | |
| Waste Management Facilities (WMPF) | | Manned Facility (Y/N) | Fenced Facility (Y/N) | Landfill (Y/N) | Transfer Station (Y/N) | Liquid Waste (Y/N) | Green Waste (Y/N) | Metals (Y/N) | Glass (Y/N) | Paper & Cardboard (Y/N) | Plastic (Y/N) | Chemicals (Y/N) | Drum/Hustle (Y/N) | E Waste (Y/N) | Haz Waste (Y/N) | |
| Denmark | > | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Denmark Bay | > | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Manalup | > | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Bulky Area | > | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Waste Collection Data | | | | | | | | | | | | | | | | |
| | | 2005/2006 Measured or Estimate (M/E) | 2006/2007 Measured or Estimate (M/E) | 2007/2008 Measured or Estimate (M/E) | Comments | | | | | | | | | | | |
| General Waste (metres) | | 1,562 | 1,461 | 1,577 | | | | | | | | | | | | |
| Green Waste (tonnes) | | 1,104 | 538 | 782 | | | | | | | | | | | | |
| Kerbside Waste Collection (tonnes) | | | | | | | | | | | | | | | | |
| Kerbside Recycling Collection (tonnes) | | 318 | 240 | 268 | | | | | | | | | | | | |
| Public Place Waste (tonnes) | | > | 372 | > | | | | | | | | | | | | |
| Commercial Collection (tonnes) | | 522 | > | > | | | | | | | | | | | | |
| Second Hand Goods Shop (metres) | | 191 | 214 | > | Includes only Al & steel cans, no ferrous & non ferrous metals | | | | | | | | | | | |
| Glass (tonnes) | | > | > | > | | | | | | | | | | | | |
| Paper & Cardboard (tonnes) | | 3 | 14 | > | | | | | | | | | | | | |
| Plastic (tonnes) | | 5 | 3 | > | | | | | | | | | | | | |
| Chi (tonnes) | | 9 | 5 | > | | | | | | | | | | | | |
| Car Batteries (tonnes) | | 1 | > | > | | | | | | | | | | | | |
| Iron Waste (metres) | | 678 | 1,409 | 817 | | | | | | | | | | | | |
| Chemicals (tonnes) | | > | > | > | | | | | | | | | | | | |
| Drum/Hustle (tonnes) | | 640,000 | 505,000 | 100,000 | | | | | | | | | | | | |
| Liquid Waste (tonnes) | | 21 | 17 | 12 | | | | | | | | | | | | |
| Waste Oil (tonnes) | | 132 | 61 | > | | | | | | | | | | | | |
| Spent Oil (tonnes) | | 611 | 611 | 218 | Mixed recycling from McIllosh Road and Peaseful Bay | | | | | | | | | | | |
| Mixed Recycling (tonnes) | | | | | | | | | | | | | | | | |
| Waste Management Budget/Actual | | | | | | | | | | | | | | | | |
| | | 2005/2006 Actual | 2007/2008 Actual | 2008/2009 Budget | Comments | | | | | | | | | | | |
| Expenditure | | \$ 522,706 | \$ 570,510 | \$ 729,851 | Up to \$40k per yr spent on waste disposal fees (Albany LF), no expenditure on Chillin-up site, values include asset depreciation | | | | | | | | | | | |
| Total Expenditure | | \$ 28 | \$ 101 | \$ 113 | | | | | | | | | | | | |
| Cost Per Tonnes | | | | | | | | | | | | | | | | |

L. BASE DATA – CITY OF ALBANY

City of Albany
Waste Management Related Data

| Total Shire Population | | 34,000 | | | | | | | | | | | | | | |
|--|-----------------------|---------------------------------|-------------------------------------|----------------------------|----------------------------------|--|--|--------------------------|-------------------------------------|---|---|--------------------------|-----------------|------------------|---------------|-------------------------|
| Projected Annual Population Growth | | 0.6% | | | | | | | | | | | | | | |
| Development Nodes | Population | Kerbside Waste Collection (Y/N) | Kerbside Recycling Collection (Y/N) | Kerbside Green Waste (Y/N) | Hardwaste Verge Collection (Y/N) | Green Waste Verge Collection (Y/N) | Waste Drop Off (Y/N) | Recycling Drop Off (Y/N) | Public Place Waste Collection (Y/N) | Public Place Recycling Collection (Y/N) | Council Operations Recycling Activities (Y/N) | | | | | |
| Albany Townsite | | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | | | | | |
| Bakers Junction | | N | N | N | N | N | N | N | N | N | N | | | | | |
| South Stirlings | | N | N | N | N | N | N | N | N | N | N | | | | | |
| Cape Riche | | N | N | N | N | N | N | N | N | N | N | | | | | |
| Redmond | | N | N | N | N | N | Y | Y | N | N | N | | | | | |
| Kronkup | | N | N | N | N | N | Y | Y | N | N | N | | | | | |
| Wellstead | | N | N | N | N | N | Y | Y | N | N | N | | | | | |
| Cheyne Beach | | N | N | N | N | N | Y | Y | N | N | N | | | | | |
| Manypeaks | | N | N | N | N | N | Y | Y | N | N | N | | | | | |
| Waste Management Facilities (WMF) | Manned Facility (Y/N) | Fenced Facility (Y/N) | Landfill (Y/N) | Transfer Station (Y/N) | Liquid Waste (Y/N) | Waste Diversion and Recycling Activities | | | | | | | | | | |
| | | | | | | Green Waste (Y/N) | Metals (Y/N) | Glass (Y/N) | Paper & Cardboard (Y/N) | Plastic (Y/N) | Oil (Y/N) | Wet Cell Batteries (Y/N) | ChemClear (Y/N) | DrumMuster (Y/N) | E Waste (Y/N) | Haz House/H Waste (Y/N) |
| Albany Townsite | Y | Y | Y | N | N | N | Y | Y | Y | Y | Y | Y | N | N | N | N |
| Bakers Junction | Y | Y | Y | N | N | N | Y | Y | Y | Y | Y | Y | N | N | N | N |
| South Stirlings | N | N | N | N | N | N | N | N | N | N | N | N | N | Y | N | N |
| Cape Riche | N | N | offal pit | N | N | N | N | N | N | N | N | N | N | N | N | N |
| Redmond | Y | Y | N | Y | N | N | N | Y | Y | Y | N | N | N | N | N | N |
| Kronkup | Y | Y | N | Y | N | N | Y | Y | Y | Y | Y | N | N | Y | N | N |
| Wellstead | Y | Y | N | Y | N | N | Y | Y | Y | Y | Y | N | N | Y | N | N |
| Cheyne Beach | Y | Y | N | Y | N | N | N | Y | Y | Y | N | N | N | N | N | N |
| Manypeaks | Y | Y | N | Y | N | N | N | Y | Y | Y | N | N | N | N | N | N |
| Waste Collection Data | 2005/2006 | Measured or Estimate (M/E) | 2006/2007 | Measured or Estimate (M/E) | 2007/2008 | Measured or Estimate (M/E) | Comments | | | | | | | | | |
| General Waste (tonnes) | | | 14,258 | M | 14,741 | M | Landfilled (includes Domestic Dropoff & MRF Residue) | | | | | | | | | |
| Green Waste - Recycled (tonnes) | 23,945m3 | M | 15,245m3 | M | 1,540 t | M | Recycled | | | | | | | | | |
| Green Waste - Landfilled (tonnes) | | | 520 | M | 890 | M | Landfilled (contaminated burned) | | | | | | | | | |
| Kerbside Green Waste - Recyc (tonnes) | 9589 m3 | M | 17645 m3 | M | 1,520 | M | Recycled | | | | | | | | | |
| Kerbside Green Waste - L/Filled (tonnes) | | | 520 | M | 40 | M | Landfilled | | | | | | | | | |
| Kerbside Waste Collection (tonnes) | | | 5,787 | M | 6,544 | M | Landfilled | | | | | | | | | |
| Kerbside Recycling Collection (tonnes) | 1,770 | M | 2,582 | M | 2,898 | M | Recycled (excludes residue) | | | | | | | | | |
| Public Place Waste (tonnes) | | | | | - | M | Included in Kerbside Waste Collection) | | | | | | | | | |
| Commercial Collection (tonnes) | | | 11,626 | M | 9,320 | M | Landfill | | | | | | | | | |
| Second Hand Goods Shop (metres) | | | | | | | Cleanaway Control | | | | | | | | | |
| Dropoff Recyclables Collected | 123 | M | 201 | M | 250 | M | Recycled | | | | | | | | | |
| Metals (tonnes) | 962 | M | 1,062 | M | 975 | M | Recycled | | | | | | | | | |
| Glass (tonnes) | 363 | M | 541 | M | 640 | M | Recycled | | | | | | | | | |
| Paper & Cardboard (tonnes) | 1,265 | M | 1,749 | M | 2,033 | M | Recycled | | | | | | | | | |
| Plastic (tonnes) | 78 | M | 100 | M | 119 | M | Recycled | | | | | | | | | |
| Oil (litres) | | | 21 tonne | M | 36 tonne | M | Recycled | | | | | | | | | |
| Car Batteries (tonnes) | | | 14 | M | 22 | M | Recycled | | | | | | | | | |
| Tyres (tonnes) | | | | | - | | Vancouver Waste Control | | | | | | | | | |
| Inert Waste (metres) | | | 36,234 | M | 44,401 | M | Clean Fill, Clay | | | | | | | | | |
| ChemClear (litres) | | | | | | | | | | | | | | | | |
| DrumMuster (containers) | | | | | | | | | | | | | | | | |
| Liquid Waste (litres) | | | | | | | | | | | | | | | | |
| Asbestos (tonnes) | | | 431 | M | 521 | M | Landfilled | | | | | | | | | |
| Wood/Timber (tonnes) | | | 26 | M | 13 | M | Recycled | | | | | | | | | |
| Solvents/Paints (tonnes) | | | | | | | | | | | | | | | | |
| Offal (tonnes) | | | 2,091 | M | 3,704 | M | Landfilled | | | | | | | | | |
| Rubble - Recycled (tonnes) | | | 11,588 | M | 3,710 | M | Recycled | | | | | | | | | |
| Rubble - Landfilled (tonnes) | | | | | 1,590 | M | Landfilled | | | | | | | | | |
| Waste Management Budget/Actual Expenditure | 2005/2006 Actual | 2006/2007 Actual | 2007/2008 Actual | 2008/2009 Budget | Comments | | | | | | | | | | | |
| Total Expenditure | \$ 1,613,460 | \$ 2,427,000 | \$ 2,691,019 | \$ 2,765,017 | | | | | | | | | | | | |
| Cost Per Capita | \$ 47 | \$ 71 | \$ 79 | \$ 81 | | | | | | | | | | | | |

M. ISSUES, ACTIONS AND OUTCOMES 2008-2013 – REGION**ISSUES, ACTIONS and OUTCOMES 2008 – 2013**

| ISSUES | ACTION/RESPONSE | OUTCOMES | | RESPONSIBILITY | ESTIMATED COST | POTENTIAL FUNDING | Comment |
|--|--|---|--------|---------------------------------|----------------|-------------------|--|
| | | EVENT | DATE | | | | |
| Data Management Systems | Develop improved systems for the collection and recording of waste management data. | On implementation of an effective data collection system. | Jun-09 | LG CEO All | \$ 35,000 | \$ 5,000 | \$5k - General improvement \$30k - Albany weigh/b system |
| Minimising Direct and Indirect Environmental Impacts | Improve the management of landfill facilities. | Finalisation of a facility management plan for each landfill and commence implementation of the plans. | Jun-09 | LG CEO Plantagenet & Albany | \$ 415,000 | \$ - | \$15k - Plantagenet \$200k - Bakers Junction \$200k - South Stirling |
| | Where possible, apply local solutions to local problems. | On formal adoption of this SWMP by all Councils. | Jan-09 | LG CEO All | \$ - | \$ - | |
| | Investigate the improved development of organics/composting facilities. | On presentation of organics management plans to all Councils. | Dec-09 | LG CEO All | \$ 615,000 | \$ 25,000 | \$15k - General improvement \$600k - Albany worm farms |
| | Investigate and implement public place recycling. | On presentation of organics management plans to all Councils. | Jun-10 | LG CEO All | \$ 75,000 | \$ 30,000 | Investigation and implementation |
| | Implement a household hazardous waste collection system. | On establishing household hazardous waste collection points within the Region as part of the DEC/MWAC program. | Jun-09 | LG CEO All | \$ 75,000 | \$ 25,000 | \$10k - Investigation \$65 - Implementation |
| | Improve transport efficiencies in recycling management. | Noted increase in the recyclable materials density during transport (>10%) - continuous improvement. | Dec-10 | LG CEO All | \$ 20,000 | \$ 20,000 | Investigation and implementation |
| | Implement E-Waste collection systems. | On establishing E-Waste collection points within the Region and securing disposal locations for the collected products. | Dec-10 | LG CEO All | \$ 15,000 | \$ 5,000 | Investigation and implementation |
| | Investigate improvement of C&I waste processing. | On presentation of C&I management plans to all Councils. | Dec-12 | LG CEO Cranbrook /Plant/Denmark | \$ 10,000 | \$ 10,000 | Investigation (Cran/Plant/Denmark) |
| | Investigate and implement additional recycling activities | On implementation of a minimum of 3 new recycling activities in each Member area. | Dec-09 | LG CEO All | \$ 20,000 | \$ 5,000 | Investigation and implementation |
| Improving Existing Service Efficiencies | Improve participation rate in existing recycling systems. | Noted decrease in recyclable materials within the residue waste (>20%) - continuous improvement. | Dec-12 | LG CEO All | \$ 195,000 | \$ 15,000 | Investigation and implementation |
| | Improve materials handling of all existing recycling activities. | Noted increase in the quantity of recyclable materials processed without changing existing systems. | Dec-11 | LG CEO All | \$ 30,000 | \$ 30,000 | Investigation and implementation |
| | Investigate the potential for increasing the range of products included in kerbside recycling. | On finalisation of a report documenting products that can be included in the kerbside recycling bin. | Dec-12 | LG CEO All | \$ 5,000 | \$ 5,000 | Investigation |
| | Improve staff training in waste management related activities | On implementation of a staff training program. | Dec-09 | LG CEO All | \$ 35,000 | \$ 5,000 | Investigation and implementation |

J. ISSUES, ACTIONS AND OUTCOMES 2008-2013 – REGION (CONT.)

ISSUES, ACTIONS and OUTCOMES 2008 – 2013

| ISSUES | ACTION/RESPONSE | OUTCOMES | | RESPONSIBILITY | ESTIMATED COST | POTENTIAL FUNDING | Comment |
|--|---|---|--------|----------------|----------------|-------------------|----------------------------------|
| | | EVENT | DATE | | | | |
| Raising Community Awareness of Waste Management Issues | Implement regular community education/information communication. | On publication of regular (minimum monthly) waste management brochures to the broader community. | Dec-09 | LG CEO All | \$ 40,000 | \$ 2,000 | Investigation and implementation |
| | Investigate the potential for developing an "Earth Carers" group in the region. | On finalisation of a report documenting the potential of developing an Earth Carers program in the Region - including appropriate community consultation. | Dec-12 | LG CEO All | \$ 5,000 | \$ 5,000 | Investigation |
| Improving Local Government Waste Management Practices | Lead by example - improve internal recycling activities. | On implementation of a comprehensive internal recycling collection program within at least 50% of all the individual Group Member's activities within the Region. | Dec-10 | LG CEO All | \$ 10,000 | \$ - | Investigation and implementation |
| | Implement sustainable purchasing policies. | On presentation of sustainable purchasing policies to all Councils. | Dec-09 | LG CEO All | \$ - | \$ - | Investigation and implementation |
| | Implemented planning solutions to force the developers to manage waste appropriately. | On presentation of sustainable planning solutions policy to all Councils. | Dec-11 | LG CEO All | \$ - | \$ - | Investigation and implementation |
| | Improve internal communication and knowledge sharing. | On the establishment of a joint waste management committee between all Group Members. | Dec-09 | LG CEO All | \$ - | \$ - | Investigation and implementation |
| | Develop links with neighbouring Local Governments. | On the establishment of a broader waste management committee amongst neighbouring Local Governments. | Dec-09 | LG CEO All | \$ - | \$ - | Investigation and implementation |
| | Encourage elected members support in waste minimisation. | On presentation of a State Government waste management communication policy to all Councils. | Dec-10 | LG CEO All | \$ - | \$ - | Investigation and implementation |
| | Assess the need to employ a dedicated waste management officer. | On presentation of a waste management staffing report to all Councils. | Dec-11 | LG CEO All | \$ - | \$ - | Investigation and implementation |
| | Continuous improvement. | Year-on-year comparison of per capita residual waste quantities indicating a continuous decrease - ongoing. | Dec-11 | LG CEO All | \$ - | \$ - | Investigation and implementation |



Albany Agricultural Society Incorporated (1934)
Formed 1st August 1889 ABN 64 107 957 047

Secretary
Post Office Box 392
Albany WA 6331

E-mail: albanysa@dominnet.net.au
Website: www.albanysa.org.au

Telephone: (08) 9841 4003
Facsimile: (08) 9841 6548

Wednesday, 18th March 2009

Mr P Richards
Chief Executive Officer
City of Albany
Post Office 484
Albany WA 6331

Dear Paul

The Society hereby offers this Initial response to your invitation to comment on the proposed Strategic Waste Management and Minimisation Plans as advertised in the Albany Advertiser on 27th February 2009 and reserves its right to further consultation.

The Society is concerned that Hanrahan Road site is mentioned no less than 19 times in the Management Plan and no less than 11 times in the Minimisation Plan without reference to the tenure arrangements of the land.

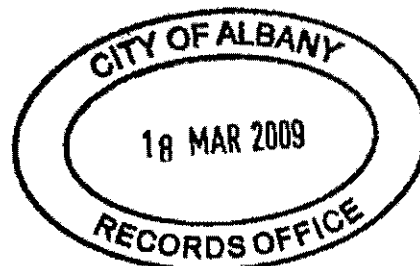
The Plans do not consider Lease arrangements of the Lot 1135 beyond 2012.

The Plans refer to sale of Gas recovered from the site. To what extent will the Society benefit from any such sales.

In summary the Society might or might not be averse to any plans for the site but wishes to advise that it needs to be consulted on all matters pertaining to the future of the Hanrahan Road site. Along with the community it recognises the need for best practise in waste management.

There might be many other issues at this time unknown to the Society but which might need to be discussed prior to adoption of the proposed plans.

Yours faithfully
Paul Higginson
Secretary



AYTON BAESJOU
PLANNING



Doc No: City of Albany Records
File: ICR8078112
REL046

Date: 20 MAR 2009
Officer: MCS4

Attach

Our Ref:07-22

20 March 2009

Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6331

Dear Sir

Re: City of Albany Strategic Waste Management Plan

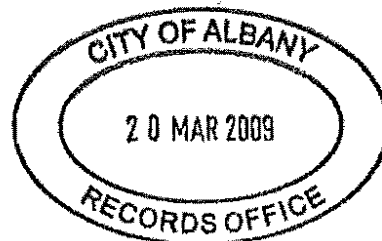
Following advertising of the above plan for public comment, the owners of nearby property Lot Pt 236, The Department of Housing, have requested Ayton Baesjou Planning lodge a submission of their behalf.

A copy of the submission is attached and it would be appreciated if it could be taken into account when finalising the plan.

Please do not hesitate to call me should you wish to discuss this matter further.

Yours sincerely

Nick Ayton
AYTON BAESJOU PLANNING



DEPARTMENT OF HOUSING

SUBMISSION

TO

CITY OF ALBANY

STRATEGIC WASTE MANAGEMENT PLAN

AYTON BAESJOU
PLANNING

ABN: 15 061 140 172

11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

March 2009

SUBMISSION TO CITY OF ALBANY

DRAFT STRATEGIC WASTE MANAGEMENT PLAN

Comments have been sought by the City of Albany on its Draft Strategic Waste Management Plan (SWMP). A public notice displayed in the local press advised that submissions may be lodged with the Chief Executive Officer by Friday 20 March 2009. It indicated that the plan provides strategic directions for waste, in line with the WA Department of Conservation's "Zero Waste by 2020" initiative.

This submission is prepared by Ayton Baesjou Planning on behalf of the WA Department of Housing (DoH).

We understand that the draft SWMP has been prepared partly to guide the future development of waste sites at Hanrahan Road and Baker's Junction. The Hanrahan Road site is of particular relevance to the Department of Housing interests and it is on this topic that our submission is made.

Nature of Department of Housing Interest

The Hanrahan Road waste site is located in South Lockyer at a distance of around 2.5 km from the Albany central area. This is Lot 1135 Cuming Road Albany, which is leased by the City from the Albany Agricultural Society Inc. It is indicated on Figure 1 and is zoned 'Future Urban' in the City of Albany Town Planning Scheme (TPS) No 1A and reserved for 'Local Parks' in the Albany Local Planning Strategy (ALPS, 2008).

The land is bordered on the west and north by a DoH-owned site, Lot Pt 236 which covers 21.285 hectares and is zoned 'Residential' and 'Future Urban' in TPS 1A and 'Future Urban' in ALPS. In accordance with this designation, the DoH has been preparing since 2007 a subdivision and development concept for the site, so that it can be developed as a mixed density and socially diverse residential community which complements the established suburb of Lockyer.

While formulating this development concept, we were advised by environmental consultants Connell Wagner that a major constraint on the intended use of this land was a buffer requirement likely to be imposed under DEC/EPA policies which indicate that a 500m setback of development is required. The aim of this standard buffer is to separate sensitive land uses from activities at the tip that might generate dust or odours.

Effect of DEC Buffer Requirements on Lot Pt 236

Three policy documents from DEC/EPA and DPI have a potential impact on the ability of DoH to deliver its responsibilities for the supply of housing and residential land to the Western Australian community. These are:

1. EPA Guidance Statement No 3 ('Separation Distances between Industrial and Sensitive Land Uses', 2005).

Section 4.1 of this document states that a "generic separation distance" set out in Appendix 1 should be set aside from the boundary of the area which is defined in Section 7 as the area (ie. lot) that "may potentially be used by an industrial land use unless a site-specific technical analysis has indicated that a different buffer is required".

"Where a site-specific study is carried out, it should generally include a technical analysis and report on the nature and level of the possible emissions from the industry, the site context, predicted impacts, acceptable criteria, and proposed management."

Appendix 1 identifies this buffer distance for a site accepting "Inert, putrescible solid waste" as 500 metres from a sensitive use such as residential development/ subdivision. This buffer is indicated on Figure 2. It would have a major effect on the development of Lot Pt 236 for residential purposes.

However responsibility for the City to minimize emissions is stressed in Section 4.1 where it states that:

"The separation distances are not intended to replace the need for relevant authorities to take all reasonable and practical measures to minimise emissions and off-site impacts."

"(The EPA) expects that other impacts such as potential health impacts from emissions ... will also be considered and managed as appropriate."

If the buffer is to be reduced, Section 4.4.2 is pertinent. It states that a report will be needed to "demonstrate that the separation distance will meet acceptability criteria and that enforceable management techniques will be applied to ensure an appropriate environmental outcome."

The implication of this Guidance Statement No 3 for DoH is that a requirement is needed within the final SWMP for the report described above to be prepared.

2. DEC's 'Best Practice Environmental Management Guideline: Siting, Design, Operation and Rehabilitation of Landfills (2006).

This document was issued a year after Guidance Statement No 3. It determines a buffer distance from the source of emissions rather than the boundary of the lot on which emissions are sited. Hence this makes essential a commitment by the City on the location of future landfill activity. We have been advised by Connell Wagner that by application of this criterion to existing City of Albany operational plans, the DoH land should be clear or almost clear of the 500 metre buffer by September 2009 once the current waste cells have been completed and proposed new waste cells further south come into operation. (See Figure 2) However this information has not to our knowledge been conveyed formally by the City in a commitment to the Department of Housing. Moreover we have been informed by City staff of a reluctance to make such a commitment on the grounds that full flexibility for landfill operations within the entire Hanrahan Road site (Lot 1135) will in the future be advantageous to Council.

3. WAPC SPP No 4 (State Industrial Buffer Policy, 1997)

State Planning Policy No 4 makes provision for the City of Albany to receive State resources, if necessary, to reduce impacts of landfill operations on certain proposed adjoining residential areas. It states in para 6.3 that "Where land-use conflicts (or potential conflicts) arise in defined off-site buffer areas around established ...infrastructure as a result of ...a proposal for a sensitive use"...."the State Government may investigate the extent or likely extent of the conflicts and if it decides, after careful consideration of the costs/benefits to the community that it is in the interests of the State for that incursion to occur, to provide that industry or infrastructure with the resources to meet established emission standards at the boundary of the encroaching sensitive use."

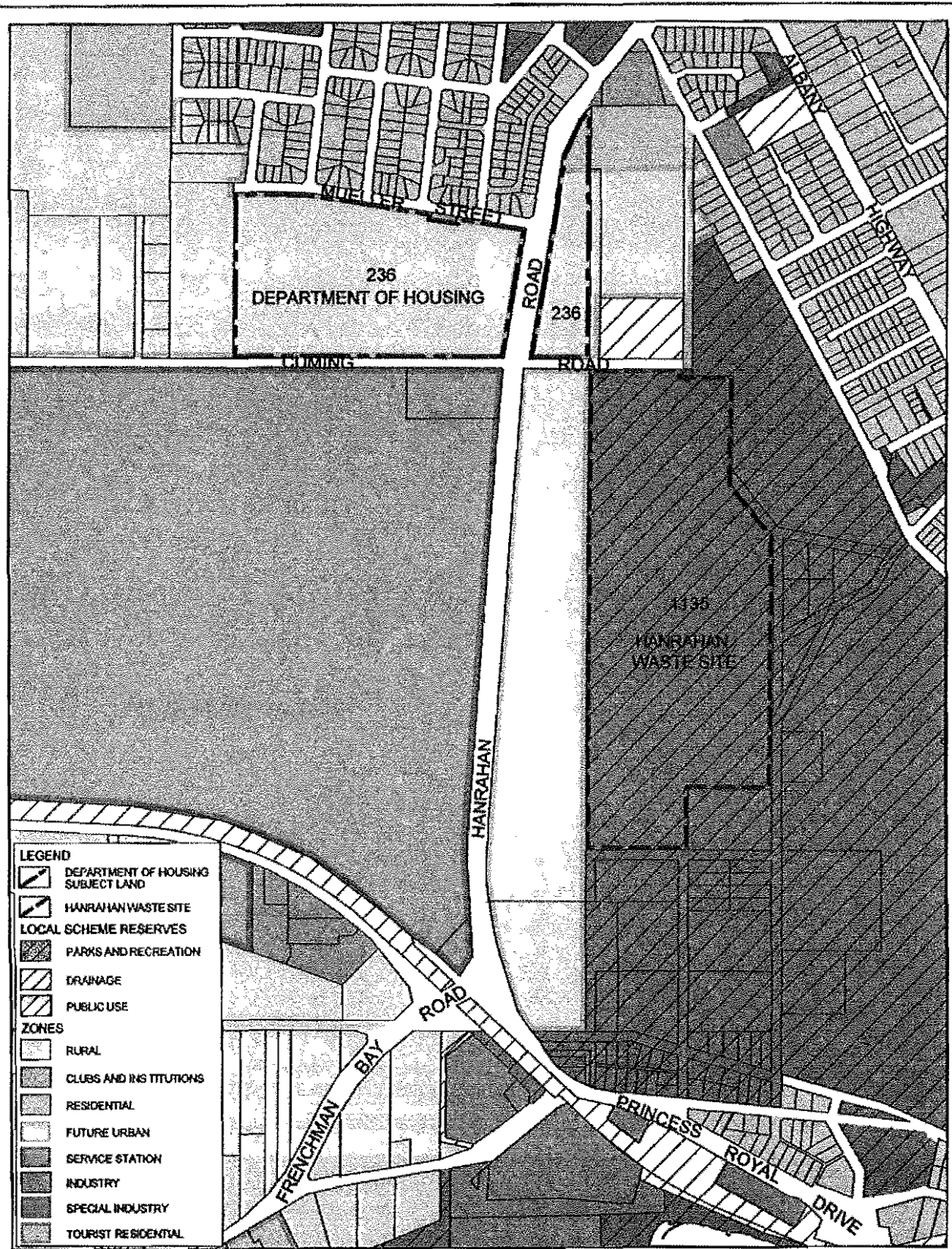
This provision could apply in South Lockyer where the TPS 1A and ALPS has indicated (after consideration of the costs/benefits to the community) that DoH land is an appropriate location for residential development. If the City is not required to commit in this Waste Management Strategy to the future location of landfill sites at Hanrahan Road there may be a call on State resources for the City of Albany to upgrade its landfill practices. It may be considered more appropriate for the City to commit to an operational plan that reflects DoH interests.

Request for Modification of Strategy

Taking into account the above considerations, we note that the draft SWMP states in p15 that a plan will be established "for the ongoing disposal of waste into landfill that will address the future operational needs of the site and the proposed activities on that site". We request that this objective be expanded to address the impacts of future operations on the potential for residential development on Lot Pt 236. Also we note that this plan does not yet feature in the Key Action Plan in Section 10 which is intended to indicate performance in implementing the strategy.

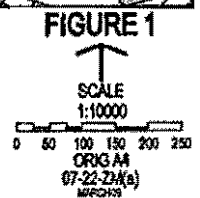
In order to enable DoH to fulfil its mandate for the WA Government, we request that the Waste Management Strategy is amended to include a firm commitment from the City of Albany (for subsequent endorsement by the DEC/EPA) that an operational plan will be identified and programmed in the Key Action Plan (Section 10.0) in the final SWMP and will incorporate the following DoH requirements:

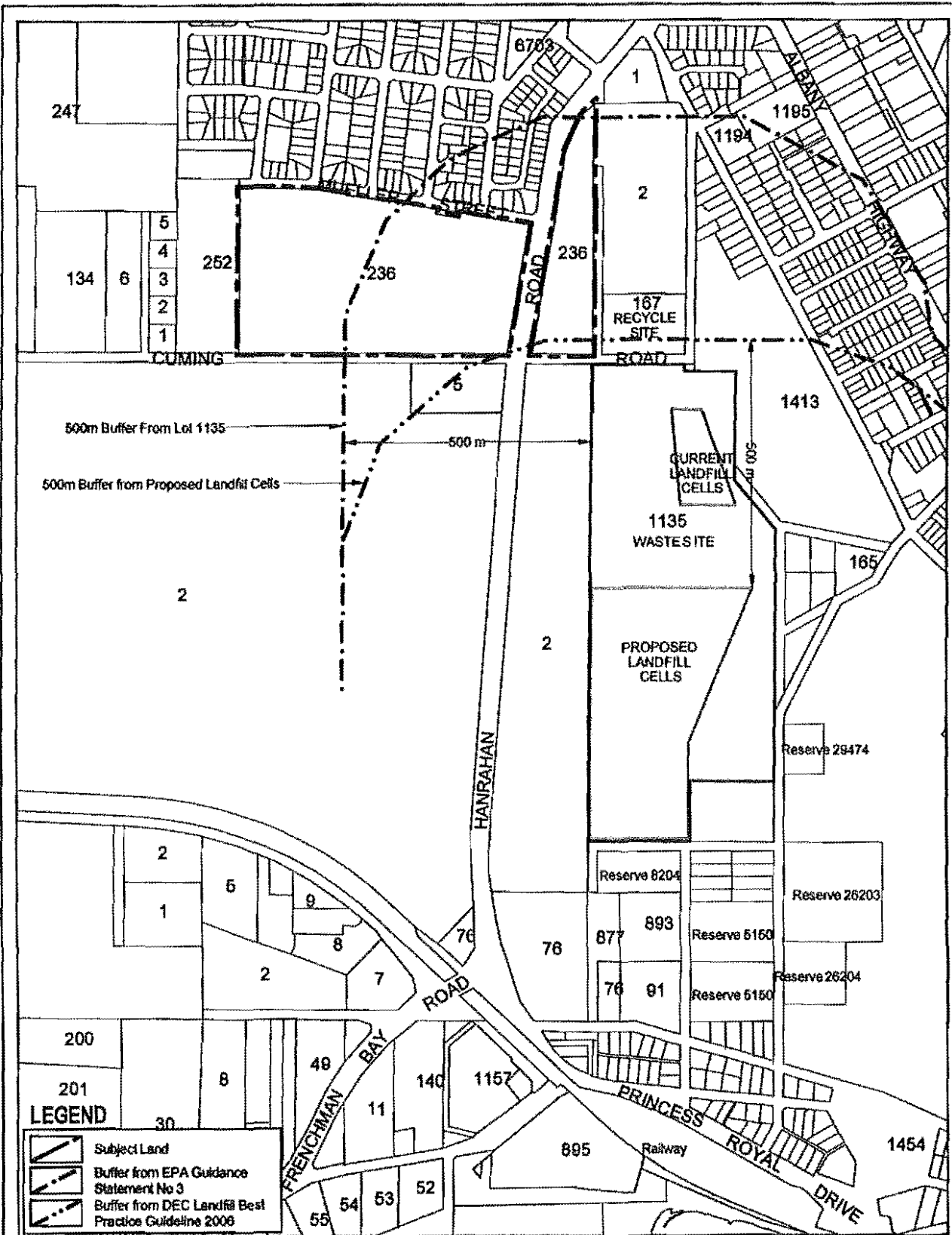
- the area to be used for putrescible landfill within the notional 30 year life span of the site will be more than 500 metres clear of the DoH site at Lot Pt 236;
- this buffer of 500 metres will be put in place by September 2009 once the current waste cells have been completed and the proposed new waste cells further south come into operation; and
- during operations at the new waste cells the City will take effective measures to manage emissions to avoid adverse impacts on land within Lot Pt 236 identified for residential purposes.



LOCATION AND ZONING PLAN
 Lot 236 Cumming Road
 Lockyer, City of Albany

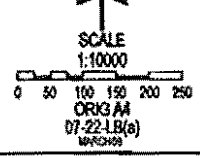
AYTON BAESJOU
PLANNING
 11 Duke St
 Albany WA 6330
 Phone 6642 2304 Fax 6642 6494



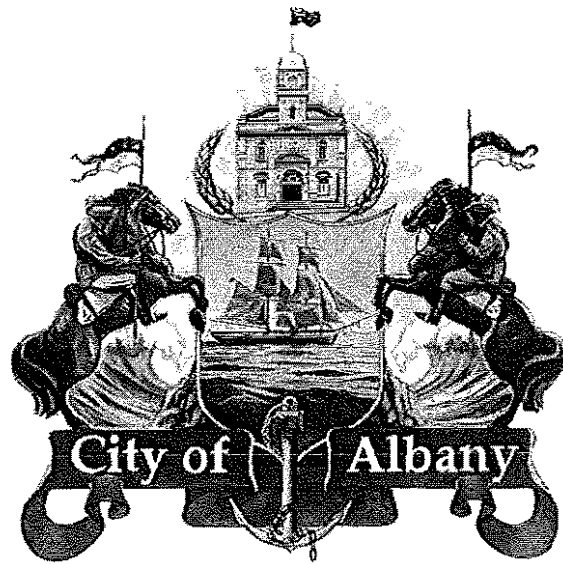


LANDFILL OPERATIONS AND BUFFER REQUIREMENTS
 236 Cuming Road
 Lockyer, City of Albany

FIGURE 2



AYTON BAESJOU PLANNING
 11 Duke St
 Albany WA 6330
 Phone: 0842 2304 Fax: 0842 8494



MINUTES

ASSET MANAGEMENT AND CITY SERVICES STRATEGY AND POLICY COMMITTEE MAN236/AM807584

**Held on
Tuesday 3rd March 2009
6.00pm**

Margaret Coates Board Room

TABLE OF CONTENTS

| | | |
|-----|---|---|
| 1.0 | Declaration of Opening | 1 |
| 2.0 | Record of Attendance/Apologies/Leave of Absence | 1 |
| 3.0 | Confirmation of Previous Meeting Minutes | 1 |
| 4.0 | Disclosure of Interest | 1 |
| 5.0 | Brief Elected Members on Current Issues | 1 |
| 6.0 | Items for Discussion | 2 |
| 7.0 | Agenda Items for next meeting | 2 |
| 8.0 | Time and Date of Next Meeting | 2 |
| 9.0 | Closure of Meeting | 2 |

1.0 DECLARATION OF OPENING

The Chairperson Councillor Des Wolfe declared the meeting open at 6.10pm

2.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Attendances:

Chairperson
Mayor
Councillors

D. Wolfe
M. Evans JP
D. Price
J. Walker
J. Matla
J. Bostock

Executive Director of Works & Services
PA to Acting EDWS (minutes)

K. Ketterer
F. Buswell

Apologies/Leave of Absence:

Councillors

K. Stanton
G. Kidman

3.0 CONFIRMATION OF PREVIOUS MEETING MINUTES

**MOVED: COUNCILLOR PRICE
SECONDED: COUNCILLOR MATLA**

THAT the Minutes of the Asset Management and City Services Strategy and Policy Committee Meeting of 6th January 2009 as previously distributed be confirmed as a true and accurate record of proceedings.

MOTION CARRIED 6-0

4.0 DISCLOSURE OF INTEREST

Nil.

5.0 BRIEF ELECTED MEMBERS ON CURRENT ISSUES

The EDWS reported on the Strategic Waste Minimisation Plan 2008-2013 between the City of Albany, Shires of Cranbrook, Plantagenet and Denmark. The local authorities had combined to form the Great Southern Group of Councils (Region) to jointly develop a regional waste minimisation plan to strive towards "zero" waste. The topics and structure of the plan have been prescribed by the Department of Environment and Conservation (DEC). The EDWS requested support for the two documents being advertised jointly so as to obtain one set of comments from industry and public.

**COMMITTEE RECOMMENDATION
MOVED: COUNCILLOR PRICE
SECONDED: COUNCILLOR BOSTOCK**

THAT the Committee support advertising both documents to the public concurrently and report back to Council after the advertising period has expired.

MOTION CARRIED 6-0

6.0 ITEMS FOR DISCUSSION

6.1 Subdivision and Development Guidelines.

The EDWS explained the guidelines which were for land developers and a checklist for officers. The document was noted by Councillors and it will be submitted to Council in April for approval.

6.2 Report on attendance at 4th Australian Road Engineering & Maintenance Conference.

A two page report was tabled by the EDWS from the Officer that attended the above conference. The conference consisted of presentations from various council officers on projects with a view to efficiencies, reuse, recycling, negotiating legislative requirements and meeting contemporary community desires.

6.3 Asset Management Plans – Roads & Drainage

Roads - A report should be finalised by next March 2010 with a view to revise the programme every 5 years not 8 years. The EDWS reported that the Department of Planning and Infrastructure statewide is doing a traffic model on Albany in regards to the growth projection in the next 20 years to accommodate development within the City.

Drainage – After the bad storms in November 2008 Officers were busy finalising a brief which should be finished by June/July/August 2009. Masterplan will show areas of concern and guide the City of where to spend funding. There were 5 major local flooding areas with Bayonet Head being the worst. The City was looking at the design philosophy regarding under or over roads. Main Roads had approved 95% of the claim to the Fire and Emergency Services Authority.

6.4 Asset Management Plan – Pathway funding

The EDWS stated that the City had applied to the Royalties for Regions for money for the completion of the pathways and various toilet blocks as approved by Council at its February OCM.

6.5 Invitation to Kim Buttfeld and Murray Gomm

The EDWS reported that he had spoken to Murray Gomm and has suggested to Murray that the report be forwarded to him before submitting to the Committee. Where applicable, ideas will be incorporated into the Masterplan.

7.0 AGENDA ITEMS FOR NEXT MEETING

7.1 Vehicle Fleet

8.0 TIME AND DATE OF NEXT MEETING

The next meeting of the Committee will be held on **Wednesday 8th April at 2pm** in the Margaret Coates Boardroom and thereafter meetings will be held on the first Wednesday of the month commencing at **4pm**.

8.0 CLOSURE OF MEETING

The meeting closed at 7.15pm.

GENERAL MANAGEMENT SERVICES

Agenda Item Attachments

**CENTRAL ALBANY BUSINESS OWNERS ALLIANCE (CABOA)
PO BOX 5248 ALBANY WA 6332**

Mr Paul Richards
Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6331

Dear Mr Richards

**REQUEST TO COUNCIL TO CONSIDER APPLYING A SPECIAL AREA RATE
TO CBD BUSINESSES TO ESTABLISH A BUSINESS IMPROVEMENT
DISTRICT**

A group of property and business owners and managers have been working over the past 18 months on planning the concept of establishing a Business Improvement District (BID) to improve the appearance, safety, commercial viability and vibrancy of Albany's CBD. The Central Albany Business Owners Alliance (CABOA) is an unincorporated body established to steer the concept of a BID forward and aims to create a legal structure upon consideration of this matter by Council.

The revitalization concept for Albany was first investigated in 2006 when representatives from the City of Albany attended an International Towns and Cities Conference in Newcastle. The delegates from Albany were impressed by the BID concept, which provides strategies for improving standards for customers and conditions for retailers, in an increasingly competitive retail market. A subsequent survey of businesses in the Albany CBD revealed strong support (85%) for establishing a BID to deal with many pertinent issues such as street management, collective marketing, security, business training and events.

The CABOA steering committee consisting of representatives from central Albany businesses has recently been expanded to include an increased number of retailers. A business plan has been prepared to facilitate the creation and operation of the BID in Albany and is attached to this correspondence for perusal by Council. The plan was prepared with assistance from BIDS expert Mr David West of Premier Retail Marketing PL who has vast experience in managing shopping centres, mall projects and studied the concept of street management by BIDS in the UK, Australia, New Zealand and North America.

Mr West has delivered two presentations to the CBD business community and to the Albany City Council in February 2008. Strong support for the concept was demonstrated at these presentations.

CENTRAL ALBANY BUSINESS OWNERS ALLIANCE (CABOA)
PO BOX 5248 ALBANY WA 6332

A Business Improvement District model as proposed for the Albany centre needs to have a sustainable funding source if it is to make a real difference to the CBD. The proposed budget for the first five years is set out in the attached Business Plan. CABOA wishes to achieve an annual operating budget in the order of \$300,000 which we understand will require the imposition of a special area rate levy of approximately 15% on affected businesses identified in the specified operating boundary. CABOA requests Council consider imposing this levy on all businesses zoned 'Central' in the City's Community Planning Scheme which will include properties located in York Street, Peels Place, Stirling Terrace, west side of Aberdeen Street, Lockyer Avenue and a section of Albany Highway to McDonald's. The recommended boundary is shown in the Appendix to the Business Plan attached.

Should Council support this request during its 09/10 budget deliberations, CABOA would establish itself as a legal entity under the Incorporated Association Act 1997 to enable receipt and administration of funds for operations and program delivery. It is proposed the new program be in place for five years with a review of progress after three years. The new incorporated body would enter into a baseline services agreement with Council, which would aim to define and retain the level of services already provided by Council. The new levy on businesses would be applied to implementing a range of new initiatives identified in the business plan.

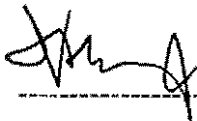
The benefits that are expected to accrue from the activities promoted within the BID will also support the goals that have been set out in the Albany Community Vision for a vibrant town centre and in the Council's own corporate strategy document Albany Insight.

We believe this project will bring benefits not only to the CBD but to the whole of Albany as we work with Council to make the CBD a smarter more vibrant hub. The project will be driven by private enterprise in a spirit of partnership with Council. The funding collected through a special rates levy will provide an administrative platform from which additional funding will be leveraged from all available sources, including State and Australian Government grants for regional development. By working together with Council, businesses in the CBD will have the combined strength to attract additional resources and to achieve agreed targets.

CENTRAL ALBANY BUSINESS OWNERS ALLIANCE (CABOA)
PO BOX 5248 ALBANY WA 6332

Should yourself and the elected members of Council require further information, I would be pleased to meet at an appropriate time. I can be contacted on 98416395 or email davyd@myboulevarde.com.au

Yours sincerely



Davyd Hooper
Chairman

GENERAL REPORTS

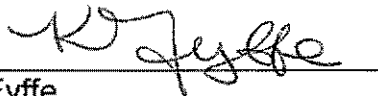
General Report Items

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Building
Subject : Building Activity – March 2009
Date : 1 April 2009

1. In March 2009 one hundred and six (106) building licences were issued for building activity worth \$8,829,914.00. This included five (5) demolition licences and two (2) sign licences.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for March 2009, the ninth month of activity in the City of Albany for the financial year 2008/2009.



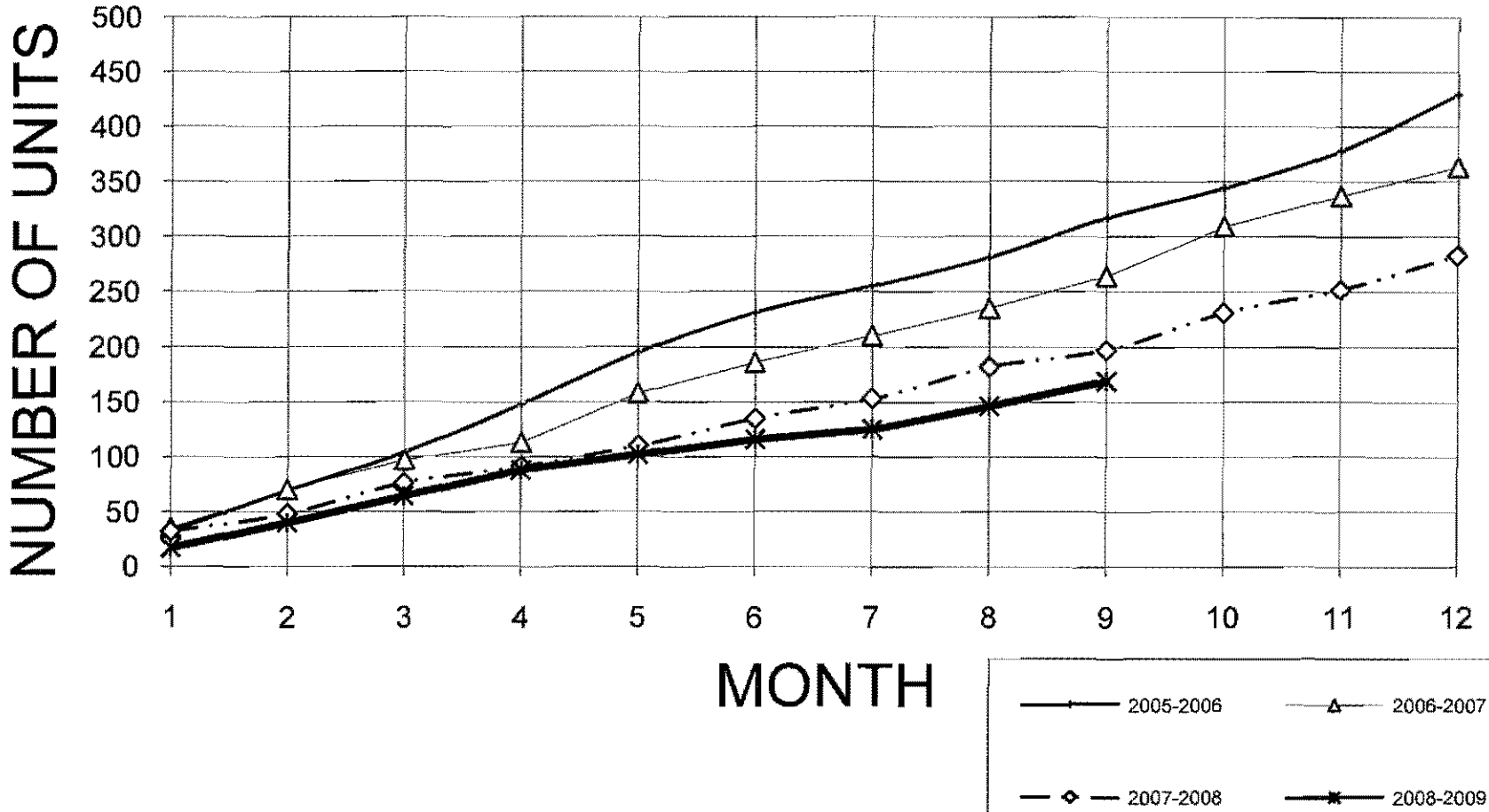
Kerry Fyffe
Administration Officer – Building

CITY OF ALBANY

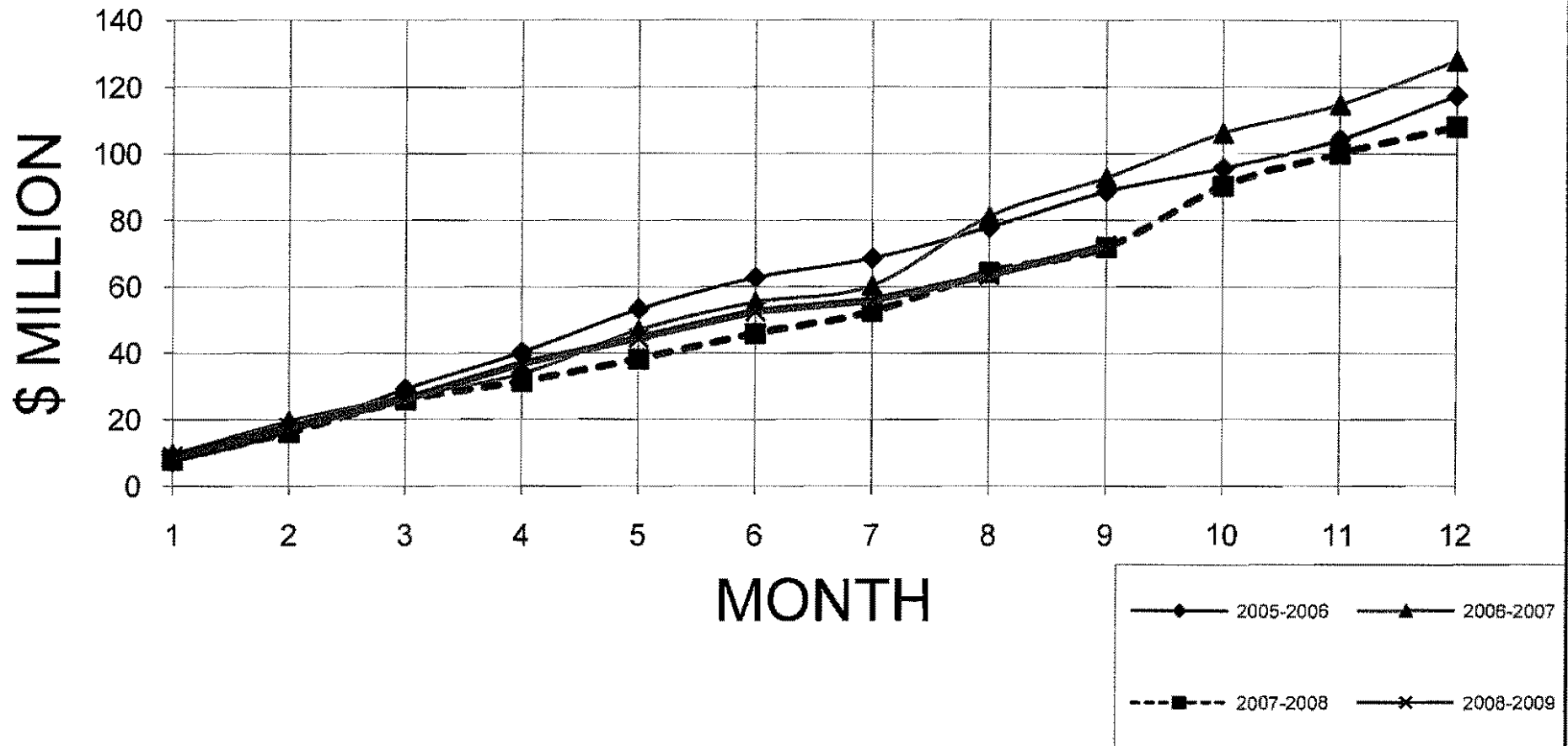
BUILDING CONSTRUCTION STATISTICS FOR 2008-2009

| 2008/2009 | SINGLE DWELLING | | GROUP DWELLING | | Total | DOMESTIC/ OUTBUILDINGS | | ADDITIONS/ DWELLINGS | | HOTEL/ MOTEL | | NEW COMMERCIAL | | ADDITIONS/ COMMERCIAL | | OTHER | | TOTAL \$ VALUE |
|----------------|-----------------|------------|----------------|-----------|-------|------------------------|-----------|----------------------|-----------|--------------|----------|----------------|-----------|-----------------------|-----------|-------|-----------|----------------|
| | No | \$ Value | No | \$ Value | | No | \$ Value | No | \$ Value | No | \$ Value | No | \$ Value | No | \$ Value | No | \$ Value | |
| JULY | 14 | 3,754,653 | 3 | 741,775 | 17 | 14 | 199,139 | 28 | 643,957 | 0 | 0 | 2 | 2,450,000 | 1 | 200,000 | 7 | 900,133 | 8,889,657 |
| AUGUST | 18 | 6,219,416 | 5 | 829,556 | 23 | 15 | 202,083 | 30 | 1,114,679 | 0 | 0 | 1 | 113,025 | 1 | 7,000 | 12 | 274,989 | 8,760,748 |
| SEPTEMBER | 22 | 5,746,795 | 2 | 374,761 | 24 | 16 | 286,393 | 27 | 583,231 | 0 | 0 | 2 | 553,000 | 5 | 551,000 | 13 | 293,000 | 8,388,180 |
| OCTOBER | 18 | 4,370,773 | 6 | 1,130,954 | 24 | 11 | 160,761 | 24 | 479,552 | 0 | 0 | 0 | 0 | 6 | 4,566,686 | 10 | 110,991 | 10,819,717 |
| NOVEMBER | 14 | 4,150,453 | 0 | 0 | 14 | 20 | 394,682 | 39 | 2,534,451 | 0 | 0 | 4 | 377,000 | 5 | 164,000 | 6 | 34,500 | 7,655,086 |
| DECEMBER | 13 | 5,447,687 | 1 | 357,000 | 14 | 14 | 207,929 | 33 | 944,047 | 0 | 0 | 1 | 324,786 | 8 | 608,934 | 8 | 60,000 | 7,950,383 |
| 2009 | | | | | | | | | | | | | | | | | | |
| JANUARY | 5 | 947,178 | 4 | 881,244 | 9 | 5 | 109,252 | 20 | 845,911 | 0 | 0 | 2 | 138,000 | 2 | 142,000 | 8 | 233,200 | 3,296,785 |
| FEBRUARY | 18 | 4,278,430 | 3 | 654,237 | 21 | 18 | 424,207 | 24 | 445,059 | 0 | 0 | 2 | 317,875 | 7 | 789,592 | 17 | 736,217 | 7,645,617 |
| MARCH | 22 | 5,207,922 | 1 | 150,000 | 23 | 19 | 211,527 | 45 | 1,203,913 | 0 | 0 | 2 | 1,563,800 | 2 | 181,552 | 15 | 311,200 | 8,829,914 |
| APRIL | | | | | 0 | | | | | | | | | | | | | 0 |
| MAY | | | | | 0 | | | | | | | | | | | | | 0 |
| JUNE | | | | | 0 | | | | | | | | | | | | | 0 |
| TOTALS TO DATE | 144 | 40,123,307 | 25 | 5,119,527 | 169 | 132 | 2,195,973 | 270 | 8,794,800 | 0 | 0 | 16 | 5,837,486 | 37 | 7,210,764 | 98 | 2,954,230 | 72,236,087 |

DWELLING UNITS



BUILDING ACTIVITY \$M Value



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for March 2009

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|-----------------------------|--|----------------------------|----------|----------------------|----------------------------|--------------|
| 290014 | GP WALKER | G P & K F I WALKER | | 14 | BRIDGES TOWN Lot 2 | PATIO AND DECK | ALBANY |
| 281150 | S HIRST | R L & C B HIRST | | 49 | BAYONET HEAD ROAD 28 | PATIO AND DECK | BAYONET HEAD |
| 290101 | WA COUNTRY BUILDERS PTY LTD | Owner's Name & Address not shown at their request | | 18 | PAUL TERRY DRIVE 467 | DWELLING GARAGE & ALFRESCO | BAYONET HEAD |
| 290126 | LITTLE GROVE BRICKLAYING | J F & J M BUNGEY | | 31 | JEEEDA CLOSE 600 | RETAINING WALL & FENCE | BAYONET HEAD |
| 290145 | SCOTT PARK HOMES PTY LTD | Owner's Name & Address not shown at their request | | 17 | FLYNN WAY 692 | DWELLING & GARAGE | BAYONET HEAD |
| 290152 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 11 | PRICE STREET 462 | SHED | BAYONET HEAD |
| 290193 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 5 | YATANA ROAD 200 | PATIOS X 2 | BAYONET HEAD |
| 290204 | SCOTT PARK HOMES PTY LTD | Owner's Name & Address not shown at their request | | 5 | PRICE STREET 465 | DWELLING & GARAGE | BAYONET HEAD |
| 290205 | SCOTT PARK HOMES PTY LTD | Owner's Name & Address not shown at their request | | 10 | ELIZABETH STREET 604 | DWELLING & CARPORT | BAYONET HEAD |
| 290206 | SCOTT PARK HOMES PTY LTD | Owner's Name & Address not shown at their request | | 12 | ELIZABETH STREET 605 | DWELLING & CARPORT | BAYONET HEAD |
| 290209 | OWNER BUILDER | A T PROCTOR & JA NOAKES | | 37 | YATANA ROAD 185 | PATIO | BAYONET HEAD |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|--------------------------------------|--|----------------------------|----------|----------------------|--|---------------------|
| 290220 | K DOWDELL | K G DOWDELL | | 24 | ALISON PARADE | Location 359 Lot 4 DWELLING | BAYONET HEAD |
| 290253 | WA COUNTRY BUILDERS PTY LTD | Owner's Name & Address not shown at their request | | 26 | WATERS ROAD | Location 4790 Lot 614 DWELLING & GARAGE | BAYONET HEAD |
| 290107 | KENT CORPORATION PTY LTD | KNIGHTS PARKS AND PROPERTIES PTY LTD | | 40 | WELLINGTON STREET | Location ALB TOWN Lot 733 PARK HOME - SITE 21 | CENTENNIAL PARK |
| 290151 | PROJECT MANAGEMENT AUSTRALIA PTY LTD | Owner's Name & Address not shown at their request | | 302-324 | MIDDLETON ROAD | Location ASL 65/66 Lot 90 PART DEMO TO SHOPPING CENTRE | CENTENNIAL PARK |
| 290159 | PMA DEMOLITION | COCKLES PTY LTD | | 302-324 | MIDDLETON ROAD | Location ASL 65/66 Lot 90 INTERNAL WALLS | CENTENNIAL PARK |
| 290236 | MAJOR MEDIA SIGNAGE SOLUTIONS | STEAD ROAD PTY LTD | | 160 | ALBANY HIGHWAY | Location SL24 Lot 300 FASCIA SIGN X 2 | CENTENNIAL PARK |
| 290026 | D R CHAPMAN | Owner's Name & Address not shown at their request | | 9 | BREAKSEA CRESCENT | Location 43 Lot 64 DWELLING ADDITIONS | COLLINGWOOD HEIGHTS |
| 290034 | N & M BADGER | Owner's Name & Address not shown at their request | | 16 | ECLIPSE DRIVE | Location 43 Lot 83 COVERED BALCONY | COLLINGWOOD HEIGHTS |
| 290176 | D R CHAPMAN | Owner's Name & Address not shown at their request | | 9 | BREAKSEA CRESCENT | Location 43 Lot 64 RETAINING WALL | COLLINGWOOD HEIGHTS |
| 290196 | OWNER BUILDER | Owner's Name & Address not shown at their request | | 11 | BREAKSEA CRESCENT | Location 43 Lot 65 RETAINING WALL | COLLINGWOOD HEIGHTS |
| 280262 | PH3 PROPERTY GROUP PTY LTD | ALBANY PLANTATION EXPORT COMPANY PTY LTD | | LOT 94 | DOWN ROAD | Location 5779 Lot 94 FORTH & FINAL STAGE - PELLET PLANT NO.1 | DROME |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|--|--|----------------------------|----------|----------------------|--------------------------------|---|
| 290161 | TECTONICS CONTRUCTIONS GROUP PTY LTD | Owner's Name & Address not shown at their request | | 6 | DOWN ROAD | Location 5772 Lot 6 | BUNKER & BOILER SHEDS DROME |
| 290162 | | MT ROMANCE AUSTRALIA PTY LTD | | 6 | DOWN ROAD | Location 5772 Lot 6 | UNAPPROVED BUNKER & BOILER SHEDS DROME |
| 290081 | B A TURNER | L D & R C GUEST | | 34 | BEDWELL STREET | Location ALB TOWN Lot 1067 | DWELLING GARAGE & ALFRESCO EMU POINT |
| 281074 | M & A STEEL FABRICATION | G R COUCHMAN & J M MCCARTNEY | | 32-34 | MOORTO WN ROAD | Location GLEDHOW Lot 304 | SHED GLEDHOW |
| 290087 | G BRADLEY & L TURTON | G B & L K TURTON | | 41 | BALSTON ROAD | Location 366 Lot 38 | SECOND STORY COVERED DECK EXTENSION GLEDHOW |
| 290149 | P WEADON | Owner's Name & Address not shown at their request | | 32 | OXFORD STREET | Location 366 Lot 28 | CHANGE OF CLASS FROM 10A TO 1A GLEDHOW |
| 290224 | OWNER BUILDER | J G TAYLOR | | 130 | FREDERIC K STREET | Location GLEDHOW 23 | GARAGE GLEDHOW |
| 290212 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 16 | ROSSITER ROAD | Location 2471 Lot 110 | PATIO GOODE BEACH |
| 290148 | N BOWDEN | Owner's Name & Address not shown at their request | | 275 | GULL ROCK ROAD | Location 1569 Lot 513 | PATIO KALGAN |
| 290175 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 8 | RIDLEY ROAD | Location 1569 Lot 303 | SHED KALGAN |
| 290199 | PULS PATIOS | Owner's Name & Address not shown at their request | | 36 | RIDLEY ROAD | Location 497 Lot 305 | PATIO KALGAN |
| 290242 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 22 | HUNTON ROAD | Location KALGAN Lot 22 | PATIO & FREESTANDING CARPORT KALGAN |
| 290247 | D & A HOLLAND | Owner's Name & Address not shown at their request | | 1527 | MILLBROO K ROAD | Location 1461 Lot 111 | DWELLING ADDITIONS KING RIVER |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|------------------------------------|---|----------------------------|----------|----------------------|--|--------------|
| 290003 | RH ESKETT | HORTIN GRAZING CO PTY LTD | | 2458 | LOWER DENMARK ROAD | Location TAA Lot 254 ROTARY DAIRY (EXCLUDES STAGE NO.1) | KRONKUP |
| 290177 | WA COUNTRY BUILDERS PTY LTD | Owner's Name & Address not shown at their request | | 256 | COSY CORNER | Location TAA 33 Lot 15 DWELLING CARPORT & VERANDAH | KRONKUP |
| 290237 | WA COUNTRY BUILDERS PTY LTD | Owner's Name & Address not shown at their request | | 21 | BROOKS GARDEN | Location 293 Lot 1000 PYLON SIGN | LANGE |
| 281023 | OWNER BUILDER | K E & S L GLEAVE | | 68 | DIAMOND STREET | Location 24 Lot 128 DECK & PATIO EXTENSION | LITTLE GROVE |
| 281123 | OWNER BUILDER | H J & D E SMITH | | 32 | MARINE TERRACE | Location 24 Lot 2 COVERED DECK & CARPORT | LITTLE GROVE |
| 290194 | M A BOCCAMAZZO | Owner's Name & Address not shown at their request | | 130 | SPRING STREET | Location 24 Lot 82 DWELLING INTERNAL ALTERATIONS | LITTLE GROVE |
| 290201 | PULS PATIOS | Owner's Name & Address not shown at their request | | 92 | CHIPANA DRIVE | Location 25 Lot 43 PATIOS X 2 | LITTLE GROVE |
| 290203 | KOSTERS STEEL CONSTRUCTION PTY LTD | P C BUTLER & AJ BUTLER | | 9 | CONNELLY STREET | Location 24 Lot 16 PATIO & CARPORT | LITTLE GROVE |
| 290228 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 6 | BUNDARA CLOSE | Location 24 Lot 34 PATIO | LITTLE GROVE |
| 290229 | KOSTERS STEEL CONSTRUCTION PTY LTD | C WESTERBERG | | 136 | BAY VIEW DRIVE | Location 24 Lot 102 SHED | LITTLE GROVE |
| 290053 | PULS PATIOS | Owner's Name & Address not shown at their request | | 288 | SIMS STREET | Location 226 Lot 522 PATIO | LOCKYER |
| 290230 | OWNER BUILDER | L M & T J LOUGHTON | | 42 | PARKER STREET | Location 226 Lot 43 DEMOLITION OF DWELLING | LOCKYER |
| 290143 | NORDIC HOMES PTY LTD | J M YEUNG | | | BUSHBY ROAD | Location 50 Lot 90 TRANSPORTABLE DWELLING & DECK | LOWER KING |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|---------------------------------------|--|----------------------------|----------|----------------------|----------------------|---|
| 290156 | KOSTERS STEEL CONSTRUCTION PTY LTD | K RICHARDS | | 58 | KING RIVER DRIVE | Location 520 Lot 35 | SHED LOWER KING |
| 290158 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 548 | LOWER KING ROAD | Location 7 Lot 256 | PATIO LOWER KING |
| 290170 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 26 | SHEPHERD STREET | Location 520 Lot 131 | SHED LOWER KING |
| 290223 | J LEE | J V LEE | | 23 | NORWOOD ROAD | Location 520 Lot 501 | DWELLING LOWER KING |
| 290231 | OWNER BUILDER | K L & Q R BLUNSDON | | 31 | BAKER STREET NORTH | Location 520 Lot 211 | SHED LOWER KING |
| 290181 | SCOTT PARK HOMES PTY LTD | Owner's Name & Address not shown at their request | | Lot 23 | LAITHWOOD CIRCUIT | Location 401 Lot 23 | DWELLING & GARAGE MARBELUP |
| 290233 | KOSTERS STEEL CONSTRUCTION PTY LTD | G D & E D WOODS | | 48062 | SOUTH COAST HIGHWAY | Location 401 Lot 2 | PATIO MARBELUP |
| 290035 | KELEMEN PTY LTD | HOUSING AUTHORITY | | 242 | SOUTH COAST HIGHWAY | Location 2174 Lot 21 | VIEWING DECKS X 7 & SUN SHELTERS X 2 MCKAIL |
| 290046 | RYDE BUILDING COMPANY PTY LTD | C HARVEY-GIMM | | 21 | CENTAURUS TERRACE | Location 492 Lot 119 | DWELLING GARAGE & ALFRESCO MCKAIL |
| 290131 | WA COUNTRY BUILDERS PTY LTD | Owner's Name & Address not shown at their request | | 9B | MCGONNELL ROAD | Location 381 Lot 681 | DWELLING AND GARAGE MCKAIL |
| 290169 | M WILLOCK | M & D M WILLOCK | | 94 | GREGORY DRIVE | Location 399 Lot 460 | SHED MCKAIL |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|-------------------------------|--|----------------------------|----------|------------------------|---|--------|
| 290183 | JAXON PTY LTD | B & O F RICHARDSON | | 24 | CENTAUR US TERRACE 250 | Location 492 Lot DWELLING GARAGE & ALFRESCO | MCKAIL |
| 290186 | OWNER BUILDER | Owner's Name & Address not shown at their request | | 41 | GLADVILL E ROAD 106 | Location 390 Lot PATIO | MCKAIL |
| 290192 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 97 | GREGORY DRIVE 470 | Location 399 Lot PATIO | MCKAIL |
| 290195 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 12 | CRISPE WAY 646 | Location 80 Lot SHED | MCKAIL |
| 290200 | PULS PATIOS | G D & K J CLARKE | | 10 | O'KEEFE PARADE 592 | Location 80 Lot PATIOS X 2 | MCKAIL |
| 290202 | PULS PATIOS | Owner's Name & Address not shown at their request | | 22 | PLUTO RISE 116 | Location 492 Lot SHED | MCKAIL |
| 290208 | METROOF ALBANY | Owner's Name & Address not shown at their request | | 75 | MCGONN ELL ROAD 465 | Location 399 Lot SHED | MCKAIL |
| 290210 | RYDE BUILDING COMPANY PTY LTD | N M CASTIEAU & JJ WALLIS | | 69 | SCORPIO DRIVE 196 | Location 492 Lot DWELLING GARAGE & ALFRESCO | MCKAIL |
| 290217 | SCOTT PARK HOMES PTY LTD | Owner's Name & Address not shown at their request | | 56 | CLYDESDA LE ROAD 607 | Location 399 Lot DWELLING & GARAGE | MCKAIL |
| 290219 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 5 | O'KEEFE PARADE 600 | Location 80 Lot SHED AND CARPORT | MCKAIL |
| 290225 | J & TW DEKKER PTY LTD | REZELICO PTY LTD | | 24 | GERDES WAY 712 | Location 381 Lot DWELLING GARAGE & ALFRESCO | MCKAIL |
| 290226 | J & TW DEKKER PTY LTD | REZELICO PTY LTD | | 23 | O'KEEFE PARADE 699 | Location 381 Lot DWELLING GARAGE & ALFRESCO | MCKAIL |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|---------------------------------------|--|----------------------------|------------------------|---------------------------|---|--------------------|
| 290234 | KOSTERS STEEL CONSTRUCTION PTY LTD | J S & T L KOSTER | | 28 O'KEEFE PARADE | Location 381 Lot 693 | SHED | MCKAIL |
| 290241 | SCOTT PARK HOMES PTY LTD | Owner's Name & Address not shown at their request | | 63 SCORPIO DRIVE | Location 492 Lot 193 | DWELLING & GARAGE | MCKAIL |
| 290272 | C BRIDGER | Owner's Name & Address not shown at their request | | 8 ETHEREAL DRIVE | Location 492 Lot 75 | SHED | MCKAIL |
| 280487 | D & A HOLLAND | Owner's Name & Address not shown at their request | | 9 MORLEY PLACE | Location SA13 Lot 96 | DWELLING ALTERATIONS & ADDITIONS | MIDDLETON BEACH |
| 290188 | M POOLEY | Owner's Name & Address not shown at their request | | 22 GARDEN STREET | Location SA14 Lot 99 | GROUPED DWELLING x 1 | MIDDLETON BEACH |
| 290066 | A MILLS | Owner's Name & Address not shown at their request | | 32 DOUGLAS DRIVE | Location 4661 Lot 297 | DWELLING ADDITIONS | MILLBROOK |
| 281091 | OWNER BUILDER | C & P A NOSTRINI | | 105 RUFUS STREET | Location 368 Lot 119 | ADDITIONS TO ANCILLARY ACCOMM | MILPARA |
| 290083 | FORMATION HOMES PTY LTD | Owner's Name & Address not shown at their request | | 19A COOGEE STREET | Location 135 Lot 102 | DWELLING GARAGE & VERANDAH | MILPARA |
| 290135 | OWNER BUILDER | D A STUCKEY | | 5 JOHN STREET | Location 368 Lot 152 | PATIO | MILPARA |
| 290238 | HAVOC BUILDERS PTY LTD | S J FRANEY | | 49-59 JOHN STREET | Lot 876 | PATIO | MILPARA |
| 290244 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 19 JOHN STREET | Location 368 Lot 159 | CARPORT | MILPARA |
| 290084 | OWNER BUILDER | N & B J BATY | | 22 ANDERSON N PLACE | Location PL44 Lot 149 | DECK & BALUSTRADE | MIRA MAR |
| 290246 | OWNER BUILDER | C & E J SHIEL | | 198 MIDDLET ON ROAD | Location ATL 291 Lot 2 | DEMOLITION OF SINGLE STOREY BUILDING | MIRA MAR |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|-----------------------------------|--|----------------------------|---------------------|----------------------------|----------------------------------|--------------|
| 281113 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | 40 | BURT STREET | Location ASL A21 Lot 1 | PATIO | MT CLARENCE |
| 290116 | OWNER BUILDER | JC SWAIN | 15 | SUSSEX STREET | Location SL141 Lot 33 | PATIO & GAZEBO | MT CLARENCE |
| 290174 | CHESTERS CONSTRUCTIONS | J M IMBACH | 24 | LION STREET | Location SL113 Lot 78 | SHED | MT MELVILLE |
| 281089 | CHESTERS CONSTRUCTIONS | F C & B E DANGER | 20 | LORENZO WAY | Location 222 Lot 146 | GAMES ROOM | ORANA |
| 290150 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | 73A | MINOR ROAD | Location 229 Lot 51 | SHED | ORANA |
| 290138 | PLANTAGANET SHEDS & STEEL PTY LTD | W & E M HOLLINGWORTH | 35068 | ALBANY HIGHWAY | Location 239/266 Lot 15 | PUMP SHED | REDMOND |
| 290160 | EXPRESS WAY PTY LTD | J J & J R HETHERINGTON | 35010 | ALBANY HIGHWAY | Location 49 Lot 1 | SHED | REDMOND |
| 280775 | OWNER BUILDER | K J FITZPATRICK & P BINSIRAWANIT | 7 | STIRLING STREET | Location GLEDHOW Lot 3 | RETAINING WALL | ROBINSON |
| 280712 | J P & M A WHEELER | Owner's Name & Address not shown at their request | 41 | RANDELL CRESCENT | Location 4419 Lot 132 | SHED | WARRENUP |
| 290115 | G VAN BRAKEL | J F PATERSON | 20 | LINDFIELD | Location PL42 Lot | PATIO & DECK | SPENCER PARK |
| 290178 | J KINNEAR | MEGASPAN PTY LTD | 106 | DAVID STREET | Location PL42 Lot 14 | RETAINING WALL | SPENCER PARK |
| 290180 | TURPS STEEL FABRICATIONS | J T & J E LIDDIARD | 5 | TOMLINS ON CRESCENT | Location PL43 Lot 19 | PATIO | SPENCER PARK |
| 290207 | OWNER BUILDER | Owner's Name & Address not shown at their request | 46 | DAVID STREET | Location 42 Lot 30 | VERANDAH TO EXISTING DWELLING | SPENCER PARK |

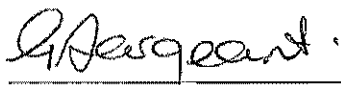
| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|---------------------------------------|--|----------------------------|----------|------------------------------------|-------------------------------------|--------------|
| 290222 | D & K LANDSCAPE CONSTRUCTION | Owner's Name & Address not shown at their request | | 59 | DISCOVER Y DRIVE 351 | Location PL42 Lot RETAINING WALL | SPENCER PARK |
| 290243 | OUTDOOR WORLD | Owner's Name & Address not shown at their request | | 39 | GEAKE STREET 87 | Location PL42 Lot PATIOS X 2 | SPENCER PARK |
| 290164 | OWNER BUILDER | S A & J L CARMAN | | 60 | KELTY VIEW 421 | Location 618 Lot PATIO | WILLYUNG |
| 290216 | RF BELFIELD | R F BELFIELD & KD TASKER | | 27 | GREENWO OD DRIVE 412 | Location 618 Lot PATIO | WILLYUNG |
| 290140 | EXPRESS WAY PTY LTD | IJH INVESTMENTS PTY LTD | | 88 | CHESTER PASS ROAD Lot 314 | Location AT356 DEMOLITION | YAKAMIA |
| 290190 | TURPS STEEL FABRICATIONS | T I & I B MOKRZYCKI | | 41 | HOFRAD COURT 130 | Location 176 Lot PATIO | YAKAMIA |
| 290191 | TURPS STEEL FABRICATIONS | AUSTRALIAN FLYING CORPS AND RAAFA | | 1-25 | ULSTER ROAD 800 | Location 42 Lot PATIO | YAKAMIA |
| 290235 | OWNER BUILDER | R J RYAN | | 15 | BETHEL WAY Lot 200 | Location ATL 221 RETAINING WALL | YAKAMIA |
| 290254 | KOSTERS STEEL CONSTRUCTION PTY LTD | G R & J J SCHOOF | | 32 | TARGET ROAD 423 | Location 474 Lot PATIO | YAKAMIA |

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – March 2009
Date : 3 April 2009

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of March 2009.
2. Within the period there was a total of thirty three (33) decisions made on active Planning Scheme Consents ;
 - Twenty six (26) Planning Scheme Consents approved under delegated authority;
 - Four (4) Planning Scheme Consents were approved;
 - Three (3) Planning Scheme Consents were refused.



Gayle Sargeant
Administration Officer (Planning)

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for March 2009

| Application Number | Application Date | Applicant | Street Address | Locality | Description of Application | Decision | Decision Date | Assessing Officer |
|--------------------|------------------|-------------------------------------|----------------|--------------|---|-------------------|---------------|-------------------|
| 295022 | 6/02/2009 | R Fitzpatrick | Frederick St | Albany | Home Business (Counselling Services) | Delegate Approved | 30/03/2009 | Taylor Gunn |
| 295055 | 12/03/2009 | Lawley Park Tennis Club | Brunswick Rd | Albany | Outbuilding (storage shed for sport equipment) for Tennis Club | Delegate Approved | 24/03/2009 | Jessica Anderson |
| 295056 | 12/03/2009 | Larry Boston | Aberdeen St | Albany | Aged Persons dwellings - additional units (x6) | Delegate Approved | 26/03/2009 | Jessica Anderson |
| 295021 | 5/02/2009 | RL Hirst | Bayonet Head | Bayonet Head | Single House - Additions (Front Deck) - Design Codes Relaxation - Overlooking | Delegate Approved | 17/03/2009 | Taylor Gunn |
| 295047 | 4/03/2009 | Scott Park Homes Great Southern P/L | Flynn Way | Bayonet Head | Single House - Design Codes Relaxation - side setback relaxation | Delegate Approved | 13/03/2009 | Jessica Anderson |
| 295029 | 11/02/2009 | Dykstra Planning | Old Elleker Rd | Gledhow | Warehouse (Relocatable storage units) | Delegate Approved | 4/03/2009 | Jessica Anderson |
| 265431 | 6/09/2006 | Larry Boston | Kitson St | Gledhow | Warehouse - Storage Units | Refused | 13/03/2009 | Ian Humphrey |
| 265473 | 3/10/2006 | Larry Boston | Kitson St | Gledhow | Development - Earthworks in excess of 600mm | Refused | 13/03/2009 | Ian Humphrey |
| 265474 | 3/10/2006 | Larry Boston | Roundhay | Gledhow | Development - Earthworks in excess of 600mm | Refused | 13/03/2009 | Ian Humphrey |
| 285342 | 6/11/2008 | M & A Steel Fabrication | Moortown Rd | Gledhow | Single House - outbuilding (located outside building envelope) | Delegate Approved | 3/03/2009 | Tom Wenbourne |
| 295044 | 3/03/2009 | W Watson | Karrakatta Rd | Goode Beach | Single House - Outbuilding - (new outbuilding proposed to be located forward of existing dwelling within front setback) | Delegate Approved | 30/03/2009 | Taylor Gunn |
| 295066 | 20/03/2009 | ITC Pty Ltd | Hunwick Rd | Hunwick | Silviculture | Delegate Approved | 31/03/2009 | Jessica Anderson |
| 295053 | 12/03/2009 | Hobbs Smith & Holmes P/L | Nanarup Rd | Kalgan | Educational Establishment (Additions) | Approved | 12/03/2009 | Tom Wenbourne |
| 285410 | 18/12/2008 | Bradán Enterprises | Deep Creek Rd | Kalgan | Industry - Extractive (Gravel) | Delegate Approved | 9/03/2009 | Taylor Gunn |

| Application Number | Application Date | Applicant | Street Address | Locality | Description of Application | Decision | Decision Date | Assessing Officer |
|--------------------|------------------|--|-----------------|--------------|--|-------------------|---------------|-------------------|
| 295000 | 7/01/2009 | H & D Smith | Marine Tce | Little Grove | Single House - design code relaxation - overlooking (deck on upper level) | Delegate Approved | 4/03/2009 | Tom Wenbourne |
| 295064 | 17/03/2009 | City of Albany | Cull Road | Lockyer | Development - cut and fill greater than 600mm (retaining walls). | Delegate Approved | 31/03/2009 | Jessica Anderson |
| 295028 | 9/02/2009 | BR Ireland | Rivervale Chase | Lower King | Single House and Outbuilding (Side Setback Relaxation) | Delegate Approved | 11/03/2009 | Taylor Gunn |
| 295031 | 10/02/2009 | Palmer Earthmoving (Australia) P/L | South Coast Hwy | Marbelup | Industry - Extractive (Sand and Gravel) | Delegate Approved | 26/03/2009 | Jessica Anderson |
| 295019 | 28/01/2009 | City of Albany | Millbrook Rd | Millbrook | Industry - Extractive (Gravel) | Delegate Approved | 13/03/2009 | Jessica Anderson |
| 295030 | 11/02/2009 | Hub WA Pty Ltd & Castlemaine Enterprises P/L | Middleton Rd | Mira Mar | Grouped Dwelling (x7) | Delegate Approved | 18/03/2009 | Taylor Gunn |
| 285394 | 23/09/2008 | Concept Building Design & Drafting | Munster Ave | Mt Clarence | Grouped Dwelling (x3) | Approved | 27/03/2009 | Tom Wenbourne |
| 285404 | 15/12/2008 | Concept Building Design & Drafting | Crossman St | Mt Melville | Grouped Dwelling (x2) (new dwelling to rear of existing) | Delegate Approved | 5/03/2009 | Tom Wenbourne |
| 295024 | 6/02/2009 | RD & RA White | Locke St | Orana | Office (Office and Reception addition to existing Warehouse - Storage Units) | Delegate Approved | 11/03/2009 | Taylor Gunn |
| 295034 | 20/02/2009 | ITC Pty Ltd | Norton Rd | Redmond | Silviculture | Delegate Approved | 31/03/2009 | Tom Wenbourne |
| 285399 | 11/12/2008 | City of Albany | Wilcox Rd | Redmond | Industry - Extractive (Gravel) | Delegate Approved | 9/03/2009 | Taylor Gunn |
| 295057 | 12/03/2009 | Terry Brooks | Frenchman Bay | Robinson | Single house - outbuilding (side setback for garage) | Delegate Approved | 27/03/2009 | Taylor Gunn |
| 295009 | 20/01/2009 | R McCallum | David St | Spencer Park | Grouped Dwelling (5 x Aged Persons Units) | Delegate Approved | 10/03/2009 | Jessica Anderson |
| 295015 | 23/01/2009 | C Tomblason | Hardie Rd | Spencer Park | Institutional Home (Community Respite Facility) | Approved | 19/03/2009 | Graeme Bride |
| 295013 | 21/01/2009 | Connell Wagner Pty Ltd | Mercer Rd | Walmsley | Telecommunications Infrastructure (Mobile Phone Tower and Compound) | Delegate Approved | 30/03/2009 | Taylor Gunn |
| 285287 | 22/09/2008 | Forest Products Commission | Old Boundary | Wellstead | Silviculture | Delegate Approved | 31/03/2009 | Tom Wenbourne |

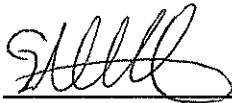
| Application Number | Application Date | Applicant | Street Address | Locality | Description of Application | Decision | Decision Date | Assessing Officer |
|--------------------|------------------|-----------------------------------|----------------|---------------|---|-------------------|---------------|-------------------|
| 295043 | 27/02/2009 | P Jongen | Pendeen Rd | Willyung | Industry - Service (Truck Service/Sales) | Approved | 30/03/2009 | Tom Wenbourne |
| 295040 | 26/02/2009 | Powerhouse Architectural Drafting | Hall Rise | Yakamia | Single House - design code relaxation - side setback relaxation/overlooking | Delegate Approved | 17/03/2009 | Jessica Anderson |
| 295005 | 15/01/2009 | AD Contractors Pty Ltd | Morley Rd | Youngs Siding | Industry - Extractive (Sand) | Delegate Approved | 9/03/2009 | Taylor Gunn |

CITY OF ALBANY

REPORT

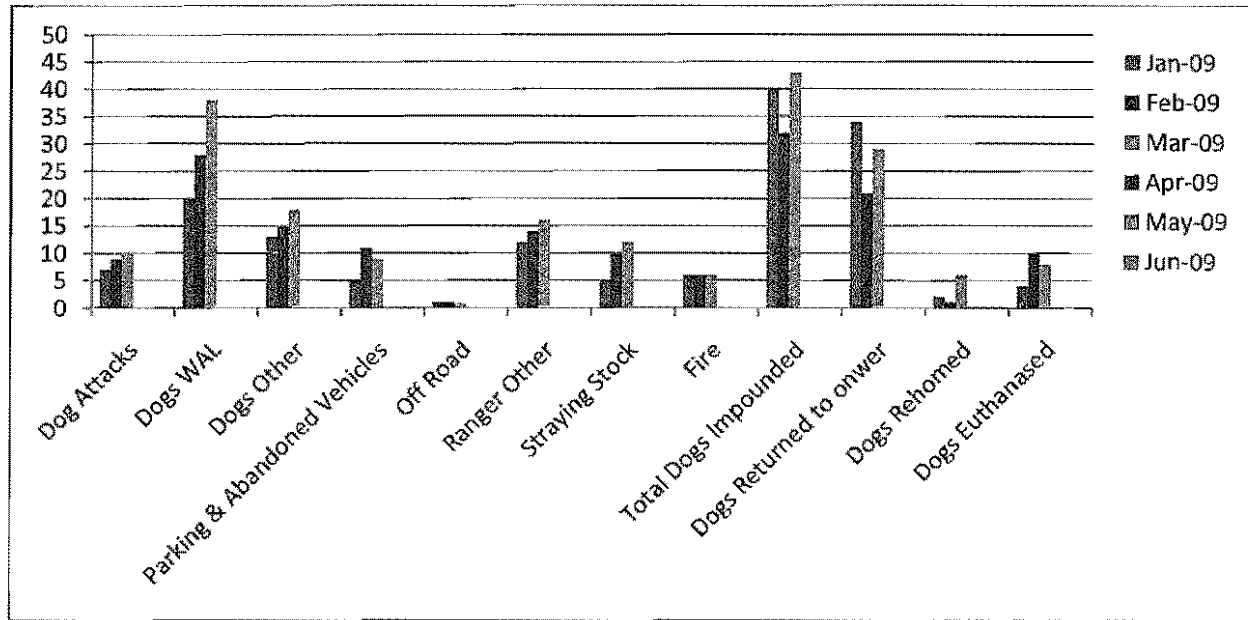
To : His Worship the Mayor and Councillors
From : Administration Officer – Ranger
Subject : Ranger Activity – July 2008 to December 2008 plus 2009 to date
Date : 2nd April 2009

1. The attached graphs shows the Customer Service Requests and Infringements issued during the months of July 2008 to December 2008. A separate graph shows Customer Service Requests and Infringements issued to date for 2009
2. Within the month of March 2009 a total of 110 jobs were attended to and a total of 43 dogs impounded, with 29 of them returned to their owners and 1 rehomed
3. Also within the month of March there were a total of 44 infringements issued.

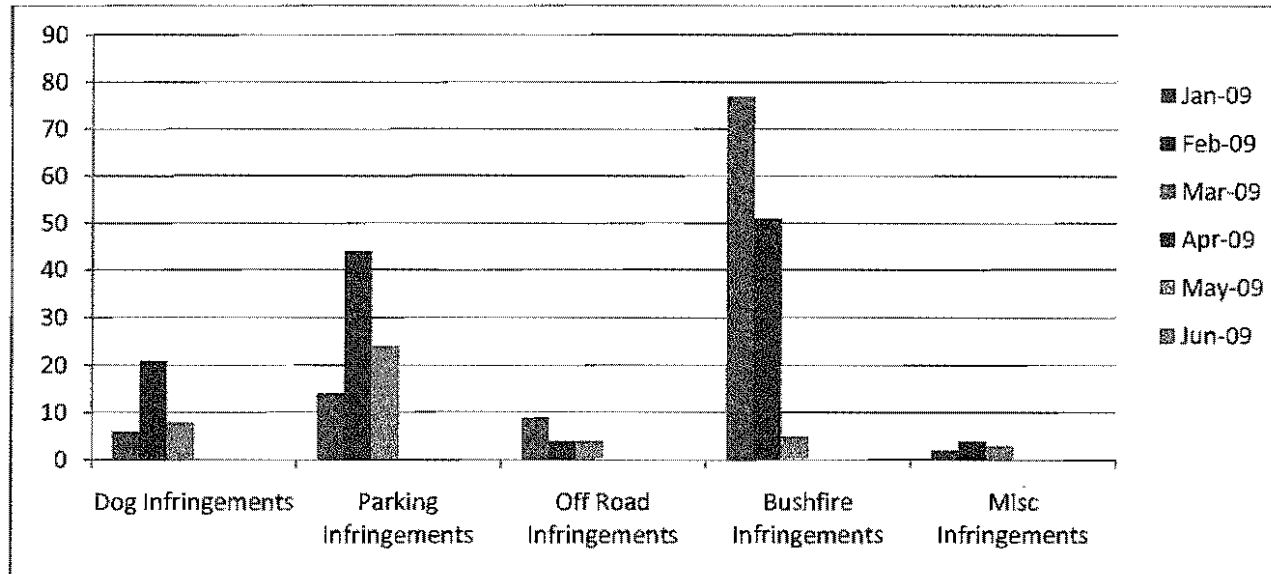


Sarah Abbott
Administration Officer - Rangers

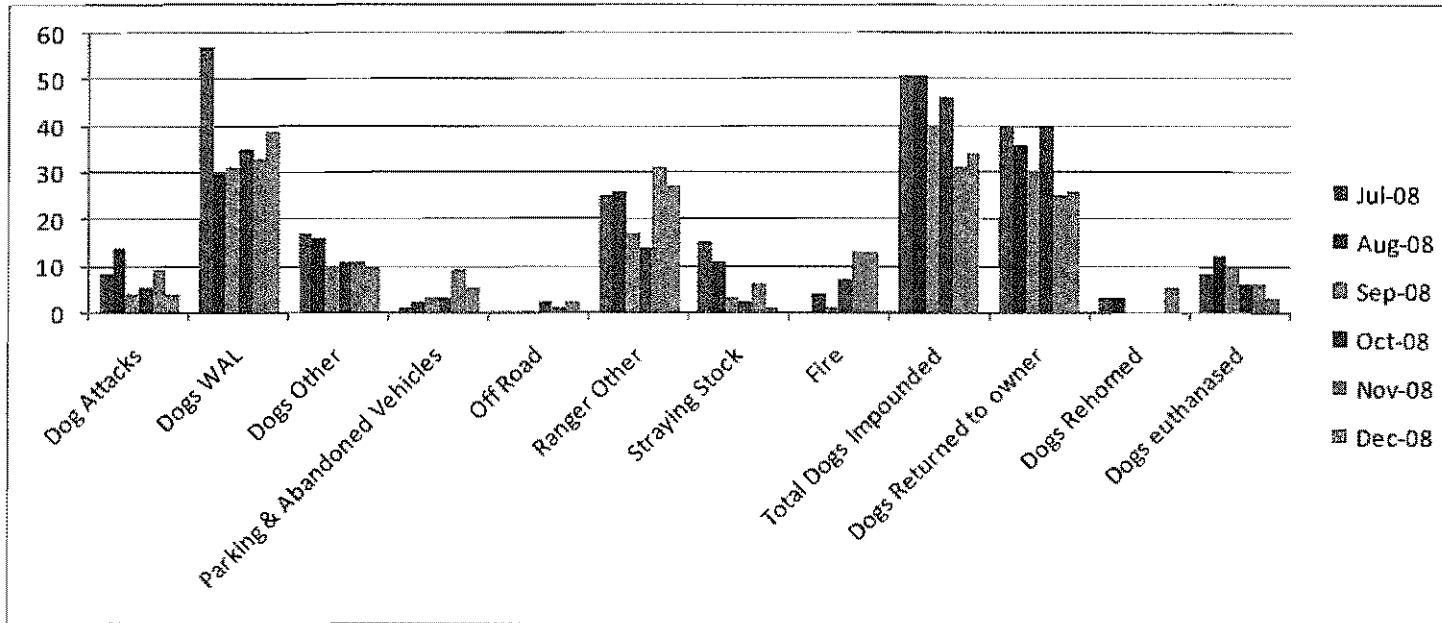
Customer Service Requests 2009



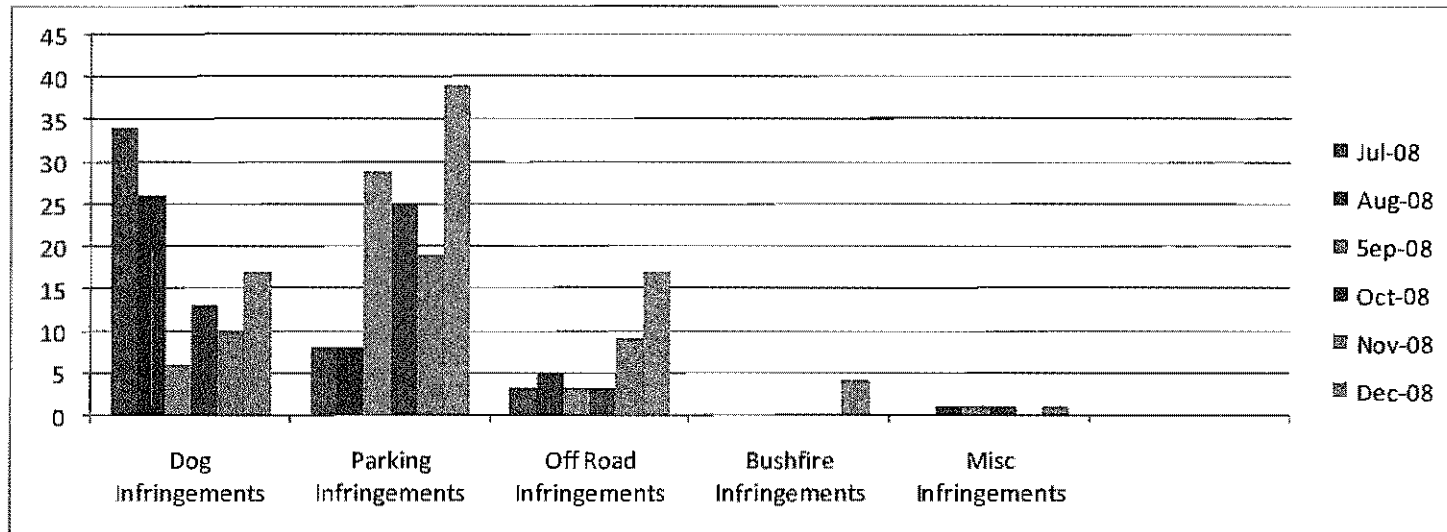
Enforcements 2009



Customer Service Requests 2008



Enforcements 2008





DELEGATED AUTHORITY

Write-Offs

In accordance with the provisions of section 5.42 of the Local Government Act, the Chief Executive Officer sub-delegates to Stan Goodman the power to exercise the following powers or duties:-

- (a) **To approve the writing off of penalty interest relating to rates payments to the value of \$202.89.**

Delegation Adopted: OCM 18.04.06 Item 12.2.3

Local Government Act, Section 3.58

Report Requirement: to Elected Members Report/Information Bulletin

In accordance with the above delegation I now wish to exercise this right by writing off the following small balances:

| Assess | Property Address | Amount |
|---------|--|--------|
| A100123 | 31-33 VANCOUVER STREET ALBANY WA 6330 | 1.19 |
| A100579 | 86 VANCOUVER STREET ALBANY WA 6330 | 0.03 |
| A100745 | 74 VANCOUVER STREET ALBANY WA 6330 | 0.74 |
| A100939 | 54 VANCOUVER STREET ALBANY WA 6330 | 0.11 |
| A102979 | 12 COOMA COURT YAKAMIA WA 6330 | 1.51 |
| A103593 | 11 ANGOVE ROAD SPENCER PARK WA 6330 | 0.01 |
| A103624 | 15 ANGOVE ROAD SPENCER PARK WA 6330 | 0.85 |
| A104509 | 5 VIEW STREET ALBANY WA 6330 | 0.34 |
| A104559 | 81 ANGOVE ROAD SPENCER PARK WA 6330 | 1.21 |
| A104888 | 50 BARNESBY DRIVE YAKAMIA WA 6330 | 0.20 |
| A104919 | 34 VIEW STREET ALBANY WA 6330 | 0.10 |
| A105105 | 119 ANGOVE ROAD SPENCER PARK WA 6330 | 0.19 |
| A10520 | 79 ELLEKER-GRASMERE ROAD ELLEKER WA 6330 | 1.55 |
| A106373 | 24 MUIR STREET SPENCER PARK WA 6330 | 0.03 |
| A106391 | 86 SOUTH COAST HIGHWAY ORANA WA 6330 | 0.06 |
| A106832 | 13 MOKARE ROAD SPENCER PARK WA 6330 | 0.61 |
| A106977 | 23 MOKARE ROAD SPENCER PARK WA 6330 | 0.51 |
| A107389 | 4 BURVILLE STREET SPENCER PARK WA 6330 | 1.04 |
| A107573 | 32 CANNING STREET ORANA WA 6330 | 0.36 |
| A107915 | 44 BURVILLE STREET SPENCER PARK WA 6330 | 0.28 |
| A108052 | 69 PARADE STREET ALBANY WA 6330 | 1.25 |
| A108129 | 21 MCKAIL STREET ORANA WA 6330 | 1.01 |
| A108624 | 80 MCKAIL STREET ORANA WA 6330 | 0.08 |
| A108737 | 35 HARDIE ROAD SPENCER PARK WA 6330 | 1.03 |

| | | |
|---------|--|------|
| A108999 | 42 MCKAIL STREET ORANA WA 6330 | 0.03 |
| A109248 | 20 MCKAIL STREET ORANA WA 6330 | 0.15 |
| A109333 | 24 LINDFIELD CRESCENT SPENCER PARK WA 6330 | 0.43 |
| A111609 | 7 NESBITT ROAD SPENCER PARK WA 6330 | 0.62 |
| A111794 | 19 NESBITT ROAD SPENCER PARK WA 6330 | 0.09 |
| A112138 | 76 KATOOMBA STREET ORANA WA 6330 | 1.13 |
| A112160 | 23 REIDY DRIVE SPENCER PARK WA 6330 | 0.88 |
| A112304 | 7 WARE ROAD MT ELPHINSTONE WA 6330 | 0.01 |
| A112647 | 141 SERPENTINE ROAD ALBANY WA 6330 | 0.17 |
| A113289 | 13 CARBINE STREET ORANA WA 6330 | 1.35 |
| A116041 | 9 ABERCORN STREET ORANA WA 6330 | 0.03 |
| A116695 | 29 DRUMMOND STREET LOCKYER WA 6330 | 1.36 |
| A117485 | 15 PREISS STREET LOCKYER WA 6330 | 0.07 |
| A117601 | 4 LE GRANDE AVENUE ORANA WA 6330 | 0.14 |
| A117877 | 399 ALBANY HIGHWAY ORANA WA 6330 | 1.71 |
| A118310 | 13 SIMS STREET LOCKYER WA 6330 | 0.59 |
| A118419 | 441 ALBANY HIGHWAY ORANA WA 6330 | 1.53 |
| A118964 | 400-412 ALBANY HIGHWAY ORANA WA 6330 | 1.72 |
| A119281 | 57 PREMIER CIRCLE SPENCER PARK WA 6330 | 0.09 |
| A119506 | 11 ADMIRAL STREET LOCKYER WA 6330 | 0.48 |
| A119524 | 15 ADMIRAL STREET LOCKYER WA 6330 | 0.07 |
| A120668 | 63 CHESTER PASS ROAD ORANA WA 6330 | 0.50 |
| A120672 | 65 CHESTER PASS ROAD ORANA WA 6330 | 0.88 |
| A120690 | 51 KAMPONG ROAD YAKAMIA WA 6330 | 0.61 |
| A121052 | 89 CHESTER PASS ROAD ORANA WA 6330 | 0.37 |
| A121228 | 18 SUSAN COURT YAKAMIA WA 6330 | 1.37 |
| A121412 | 18 BROUGHTON STREET ORANA WA 6330 | 0.60 |
| A121480 | 24 BROUGHTON STREET ORANA WA 6330 | 0.29 |
| A122725 | 17 GAMBLE GREEN SPENCER PARK WA 6330 | 0.60 |
| A123529 | 26 TURNER STREET ORANA WA 6330 | 0.39 |
| A123745 | 19 HEWETT RISE SPENCER PARK WA 6330 | 0.35 |
| A126840 | 55 SOUTH COAST HIGHWAY LOCKYER WA 6330 | 0.29 |
| A128501 | 16 LORENZO WAY ORANA WA 6330 | 0.08 |
| A129161 | 13 SEVILLE WAY ORANA WA 6330 | 0.11 |
| A129585 | 24 SEVILLE WAY ORANA WA 6330 | 0.16 |
| A131798 | 1 MUDGE RETREAT SPENCER PARK WA 6330 | 0.23 |
| A132330 | 106 HARDIE ROAD SPENCER PARK WA 6330 | 0.87 |
| A132722 | 39 LION STREET CENTENNIAL PARK WA 6330 | 0.14 |
| A13283 | 5 KARRAKATTA ROAD GOODE BEACH WA 6330 | 0.39 |
| A134221 | 2 BETHEL WAY YAKAMIA WA 6330 | 0.21 |
| A134302 | 164 NORTH ROAD YAKAMIA WA 6330 | 0.23 |
| A134631 | 72 BRUNSWICK ROAD PORT ALBANY WA 6330 | 0.02 |
| A135566 | 122 MIDDLETON ROAD MIRA MAR WA 6330 | 0.13 |
| A135633 | 54 MCGONNELL ROAD ORANA WA 6330 | 1.06 |
| A135700 | 126 MIDDLETON ROAD MIRA MAR WA 6330 | 1.74 |
| A137132 | 190 MIDDLETON ROAD MIRA MAR WA 6330 | 0.08 |
| A138936 | 26 VIVIAN CRESCENT LOCKYER WA 6330 | 0.59 |
| A139055 | 10 DRUMMOND STREET LOCKYER WA 6330 | 0.09 |
| A139352 | 15 VIVIAN CRESCENT LOCKYER WA 6330 | 0.51 |
| A140775 | 61-65 EARL STREET ALBANY WA 6330 | 0.73 |
| A140937 | 35 EARL STREET ALBANY WA 6330 | 0.31 |
| A141420 | 9 CHALLENGE CLOSE MIDDLETON BEACH WA 6330 | 0.11 |
| A141501 | 53 NELSON STREET MIRA MAR WA 6330 | 0.10 |
| A142012 | 3 BATELIER CLOSE SPENCER PARK WA 6330 | 0.19 |

| | | |
|---------|--|------|
| A142486 | 20 SEYMOUR STREET MIRA MAR WA 6330 | 1.44 |
| A14267 | 49 MORILLA ROAD LOWER KING WA 6330 | 0.11 |
| A143032 | 62 SEYMOUR STREET MIRA MAR WA 6330 | 0.02 |
| A143852 | 47 SEYMOUR STREET MIRA MAR WA 6330 | 0.88 |
| A144741 | 130-138 LOCKYER AVENUE CENTENNIAL PARK WA 6330 | 0.01 |
| A145563 | 10 TAYLOR STREET MIRA MAR WA 6330 | 0.53 |
| A145842 | 6 STEWART STREET MIRA MAR WA 6330 | 0.03 |
| A145905 | 8 STEWART STREET MIRA MAR WA 6330 | 0.10 |
| A146191 | 185-193 GOLF LINKS ROAD COLLINGWOOD PARK WA 6330 | 0.03 |
| A146957 | UNIT 3 36 VIEW STREET ALBANY WA 6330 | 0.10 |
| A14811 | 9 MIDDLE STREET GLEDHOW WA 6330 | 0.09 |
| A14861 | 68 ALISON PARADE BAYONET HEAD WA 6330 | 0.09 |
| A149296 | 15-21 ABERDEEN STREET ALBANY WA 6330 | 0.59 |
| A149511 | 4 ARDROSS CRESCENT COLLINGWOOD PARK WA 6330 | 0.01 |
| A150475 | 61 SPENCER STREET ALBANY WA 6330 | 0.18 |
| A150619 | UNIT 3 68 FREDERICK STREET ALBANY WA 6330 | 0.02 |
| A150687 | 3 BEDWELL STREET EMU POINT WA 6330 | 0.58 |
| A151841 | 9 JULIA LANE YAKAMIA WA 6330 | 0.89 |
| A152352 | 153 ULSTER ROAD YAKAMIA WA 6330 | 0.47 |
| A15291 | 53 ADELAIDE STREET MILPARA WA 6330 | 0.54 |
| A155231 | 22 ANDERSON PLACE MIRA MAR WA 6330 | 0.53 |
| A155475 | 18 ANDERSON PLACE MIRA MAR WA 6330 | 0.42 |
| A155885 | 68 HILL STREET ALBANY WA 6330 | 0.40 |
| A15629 | 31 QUEEN STREET LITTLE GROVE WA 6330 | 1.07 |
| A15665 | 649 LOWER KING ROAD LOWER KING WA 6330 | 0.01 |
| A156837 | 31-33 WRIGHT STREET SEPPINGS WA 6330 | 0.01 |
| A157253 | 5 BRIDGES STREET ALBANY WA 6330 | 0.54 |
| A15746 | 99 THE ESPLANADE LOWER KING WA 6330 | 0.04 |
| A157465 | 5 SHORTS PLACE MIRA MAR WA 6330 | 1.34 |
| A157596 | 9A SHORTS PLACE MIRA MAR WA 6330 | 0.53 |
| A158192 | 24 SHORTS PLACE MIRA MAR WA 6330 | 0.90 |
| A158863 | 27 WAKEFIELD CRESCENT MIRA MAR WA 6330 | 0.11 |
| A159883 | 6 SIBBALD ROAD BAYONET HEAD WA 6330 | 0.15 |
| A162953 | 198 LINK ROAD MARBELUP WA 6330 | 0.38 |
| A163090 | 25 INNES ROAD ALBANY WA 6330 | 0.22 |
| A163630 | 11A WELLINGTON STREET MT MELVILLE WA 6330 | 1.42 |
| A164254 | 22 YOKANUP ROAD BAYONET HEAD WA 6330 | 0.03 |
| A165503 | 14 LAKESIDE DRIVE MCKAIL WA 6330 | 0.37 |
| A16748 | 4 FRANKLIN COURT BAYONET HEAD WA 6330 | 0.11 |
| A167606 | 19/89 PROUDLOVE PARADE ALBANY WA 6330 | 1.56 |
| A168103 | 8 KOOYONG AVENUE WARRENUP WA 6330 | 0.70 |
| A168987 | 92 CHURCHLANE ROAD KALGAN WA 6330 | 0.55 |
| A170154 | 48 GLADVILLE ROAD MCKAIL WA 6330 | 1.40 |
| A170433 | LOT 140 EDEN ROAD NULLAKI WA 6330 | 0.29 |
| A170992 | 10 LURLINE STREET ORANA WA 6330 | 0.97 |
| A173326 | 1A SLEEMAN AVENUE MIRA MAR WA 6330 | 1.27 |
| A173489 | 126 CHESTER PASS ROAD LANGE WA 6330 | 0.40 |
| A176124 | 94 ULSTER ROAD SPENCER PARK WA 6330 | 1.42 |
| A176746 | 85 GREGORY DRIVE MCKAIL WA 6330 | 0.19 |
| A176930 | 14 PYRUS GARDENS YAKAMIA WA 6330 | 0.65 |
| A177801 | UNIT 7 256 COSY CORNER ROAD KRONKUP WA 6330 | 1.88 |
| A17835 | 71 FRANCIS STREET LOWER KING WA 6330 | 0.09 |
| A178506 | 13 HYDE COURT LOWER KING WA 6330 | 1.85 |
| A178768 | 1 ALBATROSS DRIVE BAYONET HEAD WA 6330 | 0.11 |

| | | |
|---------|---|------|
| A178948 | 10 ALBATROSS DRIVE BAYONET HEAD WA 6330 | 1.23 |
| A179049 | 232 WILLYUNG ROAD WILLYUNG WA 6330 | 0.16 |
| A17916 | 179 LOWER DENMARK ROAD ROBINSON WA 6330 | 0.27 |
| A179508 | 25 CHAUNCY WAY SPENCER PARK WA 6330 | 0.87 |
| A179738 | 16 STOKES TERRACE SPENCER PARK WA 6330 | 1.24 |
| A179788 | 7 CLINT TERRACE SPENCER PARK WA 6330 | 0.11 |
| A180200 | 23 MCWHAE DRIVE SPENCER PARK WA 6330 | 0.04 |
| A181036 | 65 FRENCHMAN BAY ROAD MT ELPHINSTONE WA 6330 | 0.01 |
| A181400 | 1-25 ULSTER ROAD YAKAMIA WA 6330 | 0.04 |
| A181414 | 104-110 STIRLING TERRACE ALBANY WA 6330 | 0.02 |
| A182010 | UNIT 5 45 PREMIER CIRCLE SPENCER PARK WA 6330 | 0.59 |
| A18346 | 6 BRAMWELL ROAD ROBINSON WA 6330 | 0.42 |
| A183468 | 22 BARRY COURT COLLINGWOOD PARK WA 6330 | 1.55 |
| A183850 | 1 KING RIVER DRIVE LOWER KING WA 6330 | 1.81 |
| A18409 | 11 WOLFE ROAD GLEDHOW WA 6330 | 0.15 |
| A184177 | 2A ANZAC ROAD MIRA MAR WA 6330 | 0.87 |
| A184424 | 40 MCKENZIE DRIVE LOWER KING WA 6330 | 1.47 |
| A185561 | 10 MALLARD ROAD WILLYUNG WA 6330 | 0.09 |
| A185890 | 23 BARRY COURT COLLINGWOOD PARK WA 6330 | 1.56 |
| A186153 | 40 ELIZABETH STREET BAYONET HEAD WA 6330 | 1.90 |
| A186383 | 65 LANCASTER ROAD MCKAIL WA 6330 | 0.12 |
| A186563 | 52 KELTY VIEW WILLYUNG WA 6330 | 1.03 |
| A186838 | 113 RIVERSIDE ROAD KALGAN WA 6330 | 1.58 |
| A187597 | 685 EDEN ROAD YOUNGS SIDING WA 6330 | 1.90 |
| A187907 | UNIT 2 19 FLINDERS PARADE MIDDLETON BEACH WA 6330 | 0.39 |
| A187993 | 8 DANIELS CLOSE LOWER KING WA 6330 | 0.10 |
| A188143 | LOT 147 ROCK CLIFF CIRCLE NULLAKI WA 6330 | 0.75 |
| A188292 | 20 SHORTS PLACE MIRA MAR WA 6330 | 0.26 |
| A18837 | LOT 44 PARKES STREET COLLINGWOOD HEIGHTS WA 6330 | 1.85 |
| A188468 | UNIT 8 3 DILLON CLOSE COLLINGWOOD PARK WA 6330 | 0.10 |
| A188684 | 827 FRENCHMAN BAY ROAD BIG GROVE WA 6330 | 1.17 |
| A188981 | 7 AURORA RISE MCKAIL WA 6330 | 0.11 |
| A189983 | 2 TIMEWELL ROAD MCKAIL WA 6330 | 1.33 |
| A190419 | 16A REGENT STREET GLEDHOW WA 6330 | 0.59 |
| A190770 | 4 MCWHAE DRIVE SPENCER PARK WA 6330 | 0.02 |
| A190914 | UNIT 2 47 BEDWELL STREET EMU POINT WA 6330 | 0.24 |
| A191146 | 21A CANNING STREET ORANA WA 6330 | 0.47 |
| A191506 | 3 AGONIS GARDENS YAKAMIA WA 6330 | 0.23 |
| A19154 | 22 LANCASTER ROAD MCKAIL WA 6330 | 0.27 |
| A191574 | 61 TARGET ROAD YAKAMIA WA 6330 | 0.05 |
| A192328 | 37 WARRENUP PLACE WARRENUP WA 6330 | 0.12 |
| A192409 | 58 WARRENUP PLACE WARRENUP WA 6330 | 0.07 |
| A192477 | 14 MENEGOLA DRIVE WARRENUP WA 6330 | 0.27 |
| A192891 | 21 SILVER STREET MCKAIL WA 6330 | 1.43 |
| A193433 | LOT 6648 HUNWICK ROAD YOUNGS SIDING WA 6330 | 0.68 |
| A193910 | LOT 57 HUNWICK SOUTH ROAD TORBAY WA 6330 | 1.19 |
| A194142 | 20 ETHEREAL DRIVE MCKAIL WA 6330 | 1.88 |
| A194403 | 28 ETHEREAL DRIVE MCKAIL WA 6330 | 1.27 |
| A194683 | 87 CULL ROAD GLEDHOW WA 6330 | 0.55 |
| A195077 | 13 PRICE STREET BAYONET HEAD WA 6330 | 0.35 |
| A195081 | 9 PRICE STREET BAYONET HEAD WA 6330 | 0.58 |
| A196853 | 6 VELA COURT MIRA MAR WA 6330 | 1.46 |
| A196916 | 84 HENTY ROAD KALGAN WA 6330 | 0.18 |
| A197350 | 9 HOGARTH ROAD MCKAIL WA 6330 | 0.06 |

| | | |
|---------|---|------|
| A197396 | 6 STODDART CORNER MCKAIL WA 6330 | 1.82 |
| A197477 | 22 STODDART CORNER MCKAIL WA 6330 | 0.01 |
| A197576 | 176B ULSTER ROAD SPENCER PARK WA 6330 | 0.82 |
| A197922 | Unit 3 48 KATOOMBA STREET ORANA WA 6330 | 0.63 |
| A197954 | 92 DISCOVERY DRIVE SPENCER PARK WA 6330 | 0.66 |
| A198348 | 38 CENTAURUS TERRACE MCKAIL WA 6330 | 0.07 |
| A198433 | 252 FRENCHMAN BAY ROAD ROBINSON WA 6330 | 0.05 |
| A199138 | 73 MINOR ROAD ORANA WA 6330 | 0.17 |
| A199386 | Lot 1 NORWOOD ROAD LOWER KING WA 6330 | 0.74 |
| A199421 | Lot 5 HILLVIEW RISE LOWER KING WA 6330 | 0.88 |
| A199453 | Lot 8 HILLVIEW RISE LOWER KING WA 6330 | 0.88 |
| A199467 | Lot 13 RIVERVALE CHASE LOWER KING WA 6330 | 0.81 |
| A199471 | Lot 15 HILLVIEW RISE LOWER KING WA 6330 | 0.28 |
| A199601 | 2 DEBORAH COURT COLLINGWOOD HEIGHTS WA 6330 | 0.39 |
| A200476 | 19 HUME CORNER YAKAMIA WA 6330 | 0.18 |
| A200705 | 18A LURLINE STREET ORANA WA 6330 | 0.13 |
| A202254 | 39 KATOOMBA STREET ORANA WA 6330 | 0.68 |
| A203143 | 43 WATERS ROAD BAYONET HEAD WA 6330 | 0.11 |
| A203977 | 35 THE OUTLOOK BAYONET HEAD WA 6330 | 0.15 |
| A204569 | 19 PIONEER ROAD CENTENNIAL PARK WA 6330 | 1.75 |
| A204852 | LOT 32 LAITHWOOD CIRCUIT MARBELUP WA 6330 | 0.12 |
| A205115 | Unit 1 5-9 SEYMOUR STREET MIRA MAR WA 6330 | 0.27 |
| A205476 | LOT 222 MANTON WAY WILLYUNG WA 6330 | 0.37 |
| A205606 | LOT 229 RIVERWOOD ROAD WILLYUNG WA 6330 | 0.01 |
| A205769 | 17 FOREST COURT KRONKUP WA 6330 | 0.81 |
| A206397 | 2 ELEANOR STREET MT MELVILLE WA 6330 | 0.09 |
| A206707 | 41 HILLMAN STREET SPENCER PARK WA 6330 | 0.03 |
| A206711 | 41A HILLMAN STREET SPENCER PARK WA 6330 | 0.01 |
| A206842 | Unit 1 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.55 |
| A206856 | Unit 2 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.43 |
| A206860 | Unit 3 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.43 |
| A206874 | Unit 4 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.44 |
| A206892 | Unit 6 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.38 |
| A206905 | Unit 7 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.38 |
| A206919 | Unit 8 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.50 |
| A206923 | Unit 9 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.50 |
| A206941 | Unit 11 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.49 |
| A206955 | Unit 12 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.49 |
| A206987 | Unit 15 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.43 |
| A206991 | Unit 16 11-15 HERCULES CRES CENTENNIAL PARK WA 6330 | 0.43 |
| A20707 | 29 BORONIA AVENUE COLLINGWOOD HEIGHTS WA 6330 | 0.09 |
| A207155 | 54 CLYDESDALE ROAD MCKAIL WA 6330 | 1.16 |
| A207925 | 19A THE ESPLANADE LOWER KING WA 6330 | 0.15 |
| A208030 | 29 MEANANGER CRESCENT BAYONET HEAD WA 6330 | 0.02 |
| A208210 | UNIT 2 182-184 MIDDLETON ROAD MIRA MAR WA 6330 | 0.90 |
| A208238 | UNIT 7 182-184 MIDDLETON ROAD MIRA MAR WA 6330 | 0.90 |
| A208242 | UNIT 8 182-184 MIDDLETON ROAD MIRA MAR WA 6330 | 0.90 |
| A208256 | UNIT 9 182-184 MIDDLETON ROAD MIRA MAR WA 6330 | 0.90 |
| A208260 | UNIT 4 182-184 MIDDLETON ROAD MIRA MAR WA 6330 | 0.90 |
| A208274 | UNIT 5 182-184 MIDDLETON ROAD MIRA MAR WA 6330 | 0.90 |
| A208288 | UNIT 6 182-184 MIDDLETON ROAD MIRA MAR WA 6330 | 0.90 |
| A208341 | 17 CENTAURUS TERRACE MCKAIL WA 6330 | 0.92 |
| A208701 | 28 GERDES WAY MCKAIL WA 6330 | 0.59 |
| A208733 | 33 GERDES WAY MCKAIL WA 6330 | 1.04 |

| | | |
|---------|---|------|
| A209145 | 33A HILLMAN STREET SPENCER PARK WA 6330 | 1.15 |
| A209820 | MINING TENEMENT METTLER WA 6328 | 0.47 |
| A210423 | 76 SEYMOUR STREET MIRA MAR WA 6330 | 1.56 |
| A21812 | 27 ECLIPSE DRIVE COLLINGWOOD HEIGHTS WA 6330 | 1.42 |
| A24525 | 15 CLIVE STREET BAYONET HEAD WA 6330 | 0.68 |
| A25383 | 59 FEDERAL STREET MCKAIL WA 6330 | 0.08 |
| A25414 | 594 LOWER KING ROAD LOWER KING WA 6330 | 0.07 |
| A25482 | 105 BAY VIEW DRIVE LITTLE GROVE WA 6330 | 0.01 |
| A26286 | 32 MORRIS ROAD MILPARA WA 6330 | 1.26 |
| A26579 | 13 CHARLES STREET MILPARA WA 6330 | 0.26 |
| A26632 | 29 GROVE ST EAST LITTLE GROVE WA 6330 | 0.02 |
| A26727 | 605 FRENCHMAN BAY ROAD LITTLE GROVE WA 6330 | 1.92 |
| A26745 | 611 FRENCHMAN BAY ROAD LITTLE GROVE WA 6330 | 0.01 |
| A27139 | 226 SOUTH COAST HIGHWAY MCKAIL WA 6330 | 0.04 |
| A27765 | 43 BORONIA AVENUE COLLINGWOOD HEIGHTS WA 6330 | 0.17 |
| A28244 | 83 BAY VIEW DRIVE LITTLE GROVE WA 6330 | 1.67 |
| A28424 | 13 PURDIE ROAD BAYONET HEAD WA 6330 | 1.25 |
| A28717 | 468 LOWER KING ROAD LOWER KING WA 6330 | 0.15 |
| A28820 | 43 JOHN STREET MILPARA WA 6330 | 0.06 |
| A29606 | 9 BAKER STREET SOUTH LOWER KING WA 6330 | 0.07 |
| A29674 | 23 SLATER STREET LOWER KING WA 6330 | 1.33 |
| A30150 | 26 FEDERAL STREET MCKAIL WA 6330 | 0.10 |
| A31085 | 456 LOWER KING ROAD LOWER KING WA 6330 | 0.07 |
| A31742 | 68 MEANANGER CRESCENT BAYONET HEAD WA 6330 | 0.10 |
| A31986 | 101 HENRY STREET MILPARA WA 6330 | 0.03 |
| A32550 | 10 BRONTE STREET MILPARA WA 6330 | 0.03 |
| A33417 | 3 MICHAELMAS WAY COLLINGWOOD HEIGHTS WA 6330 | 0.08 |
| A33778 | 622 LOWER KING RD LOWER KING WA 6330 | 1.51 |
| A33809 | 86 ELIZABETH STREET BAYONET HEAD WA 6330 | 0.01 |
| A34225 | 57 ALLWOOD PARADE BAYONET HEAD WA 6330 | 0.81 |
| A34342 | 3 YATANA ROAD BAYONET HEAD WA 6330 | 0.10 |
| A34798 | 506 LOWER KING ROAD LOWER KING WA 6330 | 0.14 |
| A35182 | 180 MASON ROAD LANGE WA 6330 | 0.26 |
| A35902 | 23 BORONIA AVENUE COLLINGWOOD HEIGHTS WA 6330 | 0.33 |
| A36675 | 68 GROVE STREET WEST LITTLE GROVE WA 6330 | 0.79 |
| A37712 | 2 JASON ROAD BAYONET HEAD WA 6330 | 1.18 |
| A4058 | 45593 SOUTH COAST HIGHWAY KALGAN WA 6330 | 0.03 |
| A41050 | 318 ULSTER ROAD COLLINGWOOD HEIGHTS WA 6330 | 0.95 |
| A41276 | 23 MARINE TERRACE LITTLE GROVE WA 6330 | 0.17 |
| A42575 | 58 RUFUS STREET MILPARA WA 6330 | 0.33 |
| A43496 | 20 GROVE ST EAST LITTLE GROVE WA 6330 | 0.43 |
| A43527 | 15 MARINE TERRACE LITTLE GROVE WA 6330 | 1.21 |
| A43559 | 16 GOSS STREET LITTLE GROVE WA 6330 | 0.10 |
| A43969 | 81 HENRY STREET MILPARA WA 6330 | 1.14 |
| A44038 | 645 LOWER KING ROAD LOWER KING WA 6330 | 0.36 |
| A44713 | 61 OPAL STREET LITTLE GROVE WA 6330 | 1.22 |
| A4882 | 537 CHESTER PASS ROAD WILLYUNG WA 6330 | 1.47 |
| A50073 | 267 LANCASTER ROAD MCKAIL WA 6330 | 0.03 |
| A50352 | 8 GREEN STREET MANYPEAKS WA 6328 | 0.75 |
| A50514 | 27 KOONWARRA CLOSE LOWER KING WA 6330 | 1.07 |
| A50528 | 31 KOONWARRA CLOSE LOWER KING WA 6330 | 0.04 |
| A50659 | 803 LOWER DENMARK ROAD CUTHBERT WA 6330 | 1.00 |
| A51372 | 26 LEVARDIA ROAD KRONKUP WA 6330 | 0.08 |
| A52441 | CHEYNE ROAD CHEYNES WA 6328 | 0.08 |

| | | |
|--------|---|------|
| A53263 | 16 SWAN POINT ROAD KALGAN WA 6330 | 1.29 |
| A53948 | 103 EDEN ROAD YOUNGS SIDING WA 6330 | 0.81 |
| A54297 | 81 WOLFES PUMP ROAD YOUNGS SIDING WA 6330 | 0.13 |
| A55465 | DOUGLAS ROAD KALGAN WA 6330 | 0.52 |
| A55550 | LOT 102 BATTLE ROAD BAYONET HEAD WA 6330 | 1.83 |
| A5605 | CHEYNE ROAD CHEYNES WA 6328 | 0.88 |
| A5672 | 779 MILLBROOK ROAD GREEN VALLEY WA 6330 | 0.04 |
| A5758 | 6 GREEN STREET MANYPEAKS WA 6328 | 0.74 |
| A5774 | 24 BARAMEDA ROAD LOWER KING WA 6330 | 0.13 |
| A62826 | 20 KILLINI ROAD KRONKUP WA 6330 | 0.21 |
| A63076 | 1 HENRY STREET LITTLE GROVE WA 6330 | 1.24 |
| A63139 | 108 GILGE ROAD LOWLANDS WA 6330 | 1.33 |
| A63729 | 11 REDMOND WEST ROAD REDMOND WA 6327 | 0.63 |
| A65115 | 442 OLD ELLEKER ROAD CUTHBERT WA 6330 | 0.76 |
| A6575 | 178 NORWOOD ROAD KING RIVER WA 6330 | 1.17 |
| A66220 | 35 GORDON STREET LITTLE GROVE WA 6330 | 1.44 |
| A66838 | 521 LOWER KING ROAD LOWER KING WA 6330 | 0.52 |
| A67808 | 40 MELALEUCA LANE CUTHBERT WA 6330 | 0.12 |
| A68779 | LOT 6 BOOLGANA COURT TORNDIRRUP WA 6330 | 0.84 |
| A68959 | 2 SEA VIEW BAYONET HEAD WA 6330 | 0.12 |
| A68995 | 90 ALLWOOD PARADE BAYONET HEAD WA 6330 | 0.59 |
| A69195 | 19 ANCHORAGE VISTA BAYONET HEAD WA 6330 | 0.01 |
| A70784 | 3 SEA VIEW BAYONET HEAD WA 6330 | 0.99 |
| A71407 | 639 FRENCHMAN BAY ROAD LITTLE GROVE WA 6330 | 0.45 |
| A71849 | 143 ROBINSON ROAD ROBINSON WA 6330 | 0.16 |
| A71948 | 2 HIGHCLERE COURT BAYONET HEAD WA 6330 | 1.22 |
| A71998 | 7 WARTHUYKE COURT BAYONET HEAD WA 6330 | 1.48 |
| A72495 | 56 GORDON STREET LITTLE GROVE WA 6330 | 0.10 |
| A73960 | 529 ALBANY HIGHWAY MCKAIL WA 6330 | 0.02 |
| A74304 | 78-80 SANFORD ROAD CENTENNIAL PARK WA 6330 | 0.28 |
| A75590 | 24-26 BRUNSWICK ROAD PORT ALBANY WA 6330 | 0.17 |
| A75702 | 24 MUNSTER AVENUE MT CLARENCE WA 6330 | 0.19 |
| A76619 | 31 LEONORA STREET YAKAMIA WA 6330 | 0.16 |
| A76948 | 6 DREW LANE MIRA MAR WA 6330 | 0.85 |
| A77940 | 26 TUNNEY WAY SPENCER PARK WA 6330 | 0.03 |
| A81779 | UNIT 1 149 HARE STREET MT CLARENCE WA 6330 | 0.09 |
| A81977 | 6 MIDDLETON ROAD MIDDLETON BEACH WA 6330 | 0.71 |
| A82082 | 130 SERPENTINE ROAD ALBANY WA 6330 | 0.79 |
| A83660 | 38 GARDEN STREET MIDDLETON BEACH WA 6330 | 0.17 |
| A84464 | 17 LION STREET MT MELVILLE WA 6330 | 0.14 |
| A84806 | 2 NARANG STREET YAKAMIA WA 6330 | 0.03 |
| A86733 | 19-21 GRAHAM STREET CENTENNIAL PARK WA 6330 | 0.36 |
| A86850 | 91 WYLIE CRESCENT MIDDLETON BEACH WA 6330 | 1.74 |
| A87442 | 283 ALBANY HIGHWAY MT MELVILLE WA 6330 | 0.02 |
| A87979 | 8 MONCK WAY CENTENNIAL PARK WA 6330 | 0.68 |
| A88070 | 37 WYLIE CRESCENT MIDDLETON BEACH WA 6330 | 0.35 |
| A88511 | 11 ALICIA STREET MT MELVILLE WA 6330 | 0.29 |
| A88890 | 7 CAMFIELD STREET MT MELVILLE WA 6330 | 0.03 |
| A89022 | 64 STEAD ROAD CENTENNIAL PARK WA 6330 | 0.04 |
| A89397 | 92 STEAD ROAD CENTENNIAL PARK WA 6330 | 0.08 |
| A89432 | 23 CROSSMAN STREET MT MELVILLE WA 6330 | 1.65 |
| A89923 | 14 ALEXANDER STREET CENTENNIAL PARK WA 6330 | 1.04 |
| A89991 | 10 ALEXANDER STREET CENTENNIAL PARK WA 6330 | 0.45 |
| A90530 | 14 JEFFRIES STREET MT MELVILLE WA 6330 | 0.11 |

| | | |
|--------|--|----------|
| A90805 | 3 CHEVALIER STREET CENTENNIAL PARK WA 6330 | 1.22 |
| A91956 | 8 NORTH ROAD SPENCER PARK WA 6330 | 0.13 |
| A92813 | 78-82 LOCKYER AVENUE CENTENNIAL PARK WA 6330 | 0.01 |
| A93063 | 8-10 ASHWELL STREET MT MELVILLE WA 6330 | 0.09 |
| A93590 | 36-38 VINE STREET CENTENNIAL PARK WA 6330 | 0.09 |
| A93851 | 14 STANLEY STREET MT MELVILLE WA 6330 | 0.25 |
| A9387 | 45 NEWBOLD ROAD TORBAY WA 6330 | 0.01 |
| A9436 | 1253 LOWER DENMARK ROAD ELLEKER WA 6330 | 0.96 |
| A95021 | 20 LION STREET MT MELVILLE WA 6330 | 0.82 |
| A95364 | 19 GEAKE STREET SPENCER PARK WA 6330 | 0.74 |
| A95792 | 39 GEAKE STREET SPENCER PARK WA 6330 | 1.58 |
| A95986 | 47 GEAKE STREET SPENCER PARK WA 6330 | 0.14 |
| A96348 | 269-279 YORK STREET ALBANY WA 6330 | 0.56 |
| A97061 | 222-226 STIRLING TERRACE ALBANY WA 6330 | 0.11 |
| A97728 | 35 FESTING STREET ALBANY WA 6330 | 0.72 |
| A99899 | 59 DUKE STREET ALBANY WA 6330 | 0.01 |
| | TOTAL | \$202.89 |

Signed



Stan Goodman
Manager of Finance

24th March 2009

EF 8077615.

Customer Services

From: City of Albany mailer [root@localhost.albany.wa.gov.au]
Sent: Wednesday, 18 March 2009 8:09 AM
To: Records
Subject: Feedback form

Mayor & Councillors.
BULLETIN - APRIL.

This e-mail was sent from the feedback form on the City of Albany website and is to be directed to staff@albany.wa.gov.au.

Full name: colin starke
Phone: 0403078254
E-mail Address: colindastar@westnet.com.au

Residential Address:
2/139 keymer street
belmont, 6104
wa, Australia

25 MAR '09 12:30

Postal Address:
as above

, Australia

I would just like to pass on my thanks to the people of Albany for the wonder time I had will visting there on the Rapsody of the seas. I was very greatfully for what the town did for us while there and I was on the top deck and seeing all the cars lined up on the hill was such a great thrill again thank you you hospitaliy will never be forgotten Regards Colin Starke

IP Address: 216.7.151.109
Referer: <http://www.albany.wa.gov.au/website/page.php?main=feedback&receiver=10&folder=21a>

CONSULATE-GENERAL OF JAPAN
PERTH, WESTERN AUSTRALIA

P.O. Box 7347, Cloisters Square
Perth, W.A. 6850

Tel (08) 9480 1800
Fax (08) 9321 2030

Bulletin April

March 25th, 2009.

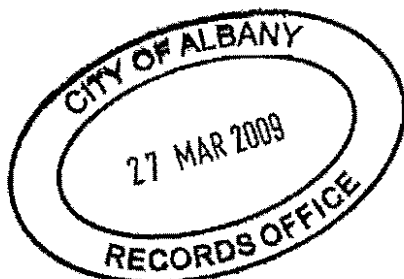
Cr. Milton Evans JP
The Mayor of the City of Albany
102 North Road
Yakamia, W.A. 6330
Albany, W.A. 6331

Dear Mayor,

It was so great to meet with you when my wife and I recently visited the city of Albany on my first official mission to gain more knowledge about the Southern part of Western Australia.

I was very much impressed not only with the beauty of the city but also with the close business connection between Albany and Japan as well as the economic potentials of the city. Therefore, I would like to continue to work closely with you to further promote the sister city relationship.

My wife and I would like to express our special gratitude to you for your kind hospitality to host a welcoming reception followed by a dinner in honour of us during our visit to your city.



Yours sincerely,

A handwritten signature in black ink, appearing to be "Torao Sato".

Torao Sato
Consul-General



City of Albany Records

Doc No: ICR8078842
File: REL122

Date: 03 APR 2009
Officer: MAYOR1

Attach:

31 March 2009

Mayor Milton Evans
City of Albany
PO Box 484
ALBANY WA 6331

Dear Milton

HAWAIIAN RIDE FOR YOUTH 2009

On behalf of Youth Focus and all the young people and families who access our services, I would like to thank you very much for your support of Hawaiian Ride for Youth 2009. Thank you especially for speaking at the Official Start of the Ride at North Albany Senior High School. I know that the riders and support crew who trained and worked so hard really appreciated your best wishes together with NASHS enthusiastic students who rode out with the peloton as they set off on their long journey.

Together, we have all achieved an amazing result. To date we have received over \$400,000 in donations, and there are still more pledges coming in, with cut off being 30 June 2009. Thanks to our sponsors and support from organisations such as yours, the actual expenses of the ride were minimal which means that almost all of these funds can be applied directly to our youth and family counselling services and the mentor and peer support programs over the next 12 months.

As you are aware, Youth Focus is a West Australian, non profit community based organisation working with young people between 12-18 years of age who are showing early signs associated with suicide, depression and self harm. Youth Focus offers community based individual youth counselling, family therapy and peer support services, designed for youth whom have been difficult to engage, or have had difficulty accessing support from other services and work to prevent the devastating tragedy a suicide cause's family and friends for what is a totally senseless and avoidable loss of a young life. Due to the awareness Ride for Youth has created we now have offices in the South-West in Mandurah, Collie and Bunbury and plans to operate in Albany in the next 12 months.

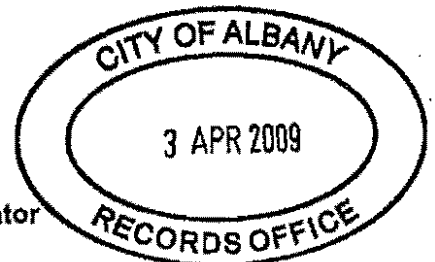
Thank you again for supporting this event which is so important to us, the young people and the families who are in desperate need of our help. We do hope you will join us again next year in our quest to prevent youth suicide, depression and self-harm, by supporting Ride for Youth 2010 as it continues to go from strength to strength.

Kind regards

Jenny Allen
Chief Executive Officer

Kind regards

Cara Gibbs
Senior Event Coordinator





MINUTES

CORPORATE STRATEGY AND GOVERNANCE STRATEGY AND POLICY COMMITTEE (MAN234/ AM807746)

**Held on
Thursday, 26th March 2009
6pm**

City of Albany Margaret Coates Boardroom

TABLE OF CONTENTS

| | | |
|-----|---|---|
| 1.0 | DECLARATION OF OPENING | 2 |
| 2.0 | RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED) | 2 |
| 3.0 | CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING | 2 |
| 4.0 | DISCLOSURE OF FINANCIAL INTEREST | 2 |
| 5.0 | MINOR POLICY AMENDMENTS..... | 3 |
| 6.0 | ITEMS FOR DISCUSSION..... | 3 |
| 6.1 | FINANCES. | 3 |
| 6.2 | REVIEW OF COUNCIL COMMITTEES AND NON PLANNING DELEGATIONS. | 4 |
| 6.3 | PERFORMANCE FRAMEWORK..... | 4 |
| 7.0 | NEXT MEETING | 5 |
| 8.0 | ITEMS TO BE DISCUSSED AT NEXT MEETING | 5 |
| 9.0 | CLOSURE OF MEETING..... | 5 |

1.0 DECLARATION OF OPENING

The Chair, Councillor Price, declared the meeting open at 6.15pm.

2.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Attendance:

Elected Members

His Worship The Mayor
Frederickstown Ward
West Ward
West Ward
Yakamia Ward
Vancouver Ward
Kalgan Ward
Frederickstown Ward

Mayor M. Evans, JP
Councillor D Price (Chair)
Councillor D Wolfe
Councillor D Dufty (Observer)
Councillor J Matla
Councillor K Stanton
Councillor J Walker
Councillor V Torr

Staff

Chief Executive Officer
Manager Executive Services
Public Relations Officer
Executive Director Works & Services
Executive Director Development Services
Executive Directors Corporate & Community Services

Mr P Richards
Mr S Jamieson
Mr S Pontin
Mr K Ketterer
Mr R Fenn
Mr Peter Madigan

Apologies/Leave of Absence/Absent:

Yakamia Ward
Kalgan Ward
Vancouver Ward
Breaksea Ward
Breaksea Ward

Councillor G Kidman
Councillor R Buegge
Councillor R Paver
Councillor J Bostock
Vacant

In accordance with the Governance and Meeting Framework Policy adopted by Council on the 19 Feb 08, ward seniority determined the alternate deputy for the Breaksea Ward; being Councillor Torr (Frederickstown Ward).

3.0 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

COMMITTEE RECOMMENDATION 1

**MOVED COUNCILLOR MATLA
SECONDED COUNCILLOR WOLFE**

THAT the minutes of the Corporate Strategy and Governance Strategy and Policy Committee meeting held on 18 FEB 09, as previously distributed, be confirmed as a true and accurate record of proceedings.

MOTION CARRIED 7-0

4.0 DISCLOSURE OF FINANCIAL INTEREST

Nil

5.0 MINOR POLICY AMENDMENTS

5.1 Draft Elected Member Communications Protocol Policy. The committee received the draft policy. The Manager Executive Services asked for feedback and that the Policy would be presented to the next full Council meeting once comments have been received from Councillors by Wednesday 1st April, 2009. A copy of the Draft Policy is detailed at appendix A.

6.0 ITEMS FOR DISCUSSION

6.1 Finances. The Chief Executive Officer presented a confidential brief to the Committee. A copy of the brief was distributed under separate cover in accordance with section 5.23 of the Local Government Act 1995. (Synergy Reference: MM8024670).

Cull Road Subdivision.

The CEO presented an analysis of the Cull Road Subdivision development being undertaken by the City of Albany. The Committee resolved to endorse the following Officers Recommendation:

THAT the Committee resolved to:

- a. Rescind the previous Council resolution directing staff to complete Stage 1A & 1B of Cull Road, based on the reassessment of the development and the current financial challenges being faced by the City.
- b. The Council complete only Stage 1A of the Cull Road Subdivision.

In accordance with section 5.25(1) (e) of the Local Government Act 1995; the committee recommends:

COMMITTEE RECOMMENDATION 2

MOVED COUNCILLOR WALKER SECONDED COUNCILLOR WOLFE

- i) **THAT Council staff prepare a Notice of Motion to revoke the Council decision resolved at the Ordinary Council meeting held on the 21 Oct 08.**
- ii) **THAT the following resolution:**
“THAT Council award the Tender for the Cull Road Subdivision to APH Contracting at a cost of \$4,309,618.67”,
be RESCINDED.
- iii) **THAT Council award the Tender for the Cull Road Subdivision to APH Contracting to complete Stage 1A only and not proceed with Stage 1B.**
- iv) **THAT Council complete all tasks associated with completing Stage 1A of the Cull Road Subdivision.**

MOTION CARRIED 6-1

Item 6.1 continued

Record of Vote: For: Mayor Evans, Councillors Price, Wolfe, Matla, Stanton, and Walker
Against: Councillor Torr

Finance Brief and Legal Advice. The Committee received the Finance brief and legal advice presented by the CEO under separated confidential cover in accordance with Section 5.23 of the Local Government Act 1995.

*At 5.45pm, The Chair handed over the meeting to Councillor Walker and left the meeting.
At 5.48pm, Councillor Walker handed back the meeting to the Chair, Councillor Price.*

Media Release. The committee directed staff to prepare a media release outlining the challenges faced by the City of Albany and the work being implemented to mitigate effects of the worldwide economic down turn.

COMMITTEE RECOMMENDATION 3

**MOVED COUNCILLOR STANTON
SECONDED COUNCILLOR WALKER**

- i) **THAT Council STAFF prepare a MEDIA RELEASE outlining the challenges faced by the City of Albany and detail the work being implemented by OFFICERS to mitigate the effects of the worldwide economic down turn.**

MOTION CARRIED 7-0

6.2 Review of council committees and non planning delegations. The committee received the latest update on the updated committee recommendation and comments; a copy is detailed at appendix B.

The Committee agreed to receive the updated delegations. The Manager Executive Services to prepare a report for adoption at the April 09 Ordinary Council meeting.

The Committee received the updated Council Committee listing. Comments would be received by the Manager Executive Services and would be presented at the next committee meeting.

6.3 Performance Framework

The committee received the draft organisational Performance Framework, presented by the CEO. A copy of the draft organisational Performance Framework was distributed under separate cover in accordance with section 5.23 of the Local Government Act 1995.

The CEO stated that the working document was based on Albany Insight 2020 Corporate Plan and it is planned that in the future this framework would be used as a performance reporting tool for Council and Strategic Executive Management Briefing Forums. The CEO advised that it would take some weeks before it was ready for use and was being completed in-house.

The performance framework reporting methodology has already identified that the City has numerous Master plans that have been adopted by Council; however have no identified funding stream or relate to the Corporate Plan (Insight 2020).

Item 6.3 continued.

The CEO stated that all activity in the future should be linked to Insight 2020 Corporate Plan priorities and the authorised budget using the Performance framework.

7.0 TIME AND DATE OF NEXT MEETING

Thursday 23 Apr 09 at 4.00pm, or as resolved at the April 09 Ordinary Council meeting.

8.0 ITEMS TO BE DISCUSSED AT NEXT MEETING

8.1 Council Committees.

9.0 CLOSURE OF MEETING

There being no further business, The Chair, Councillor Price, declared the meeting closed at 6.45pm.

Appendices:

- A. Draft Elected Member Communications Protocol Policy.
- B. Review of council committees and non planning delegations.



Council Policy

Elected Member Communication Protocols Policy

© City of Albany, 2009

Adoption Date: DRAFT
Adoption Reference:
Review Date:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333

VERSION CONTROL

| Version | Resolution Number | Meeting Date | Remarks |
|---------|-------------------|--------------|---------|
| 1 | | | |
| 2 | | | |
| 3 | | | |

DRAFT

Adoption Date: DRAFT
Adoption Reference:
Review Date:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333

Objective

1. This policy seeks to clarify and establish communication protocols related to the functions of elected members and staff.

Scope

2. This policy applies to elected members and all staff at the City of Albany. The policy has been prepared to clearly define the role and function of the Mayor and Councillors and to help members perform their duties.
3. The content of this policy is not unique to the City of Albany; in fact these protocols exist in most municipalities, across Australia.

Definitions

4. Terms and acronyms used in the policy:

| | |
|-----|---------------------------------|
| Act | The Local Government Act 1995 |
| FOI | Freedom of Information Act 2000 |

Policy Statement

5. This policy works in conjunction with the Communication strategy to development better communication between the City of Albany and it external and internal stakeholders so that the City can efficiently achieve it overall strategic objectives.

Legislative and Strategic Context

6. The role of the Mayor as defined in the Act is to:
 - a. chair all meetings of the Council
 - b. act as the spokesperson for the Council
 - c. perform other functions as determined by the Council from time to time
 - d. carry out the civic and ceremonial functions of the Office of Mayor
 - e. liaise with the CEO on the local government's affairs

7. In addition the Act provides that the role of the Mayor and the other elected members is to:
- a. Direct and control the affairs of the Council;
 - b. Be responsible for the local government functions;
 - c. Oversee the allocation of the local government's finances and resources; and
 - d. Determine the local government policies.
8. The Act provides that the Mayor and other elected members have no direct authority over an officer or employee of the Council in relation to the way in which the officer or employee performs his or her duties.
9. The following protocols and procedures have been developed:
- Elected member correspondence and records handling procedures
 - Relations with the public and media
 - Committing the Council or its resources before getting Council approval
 - Functions
 - Communicating with staff

Elected member correspondence and record handling procedures

10. The following procedures have been developed for the handling of elected member and staff correspondence, including emails.
- a. **Opening Mail.** All letters addressed to elected members and staff (except those marked private or confidential) will be opened and recorded by Records.
 - b. **Emails.** Emails to staff are archived automatically and staff are responsible for Records registration of emails with significant content. All external emails to the Mayor or Councillors about Council business will be recorded by the Records management team/Mayor's P/A. If the records management team does not have direct access to the elected members' emails then the Mayor or Councillor is responsible for forwarding emails to the Records management team for registration.

Processing Mail and Emails

11. The processing of mails and emails will be determined by the following classifications:

Category One

Correspondence from Government Ministers and other members of Parliament:

- copy to Mayor for information
- copy to CEO or relevant Executive Director to draft response from Mayor
- reply to Mayor for signature (Mayor's P/A)

Category Two

Correspondence that is 'personal' in nature e.g. invitations, external interest of the Mayor or Councillor, requests for donations:

- to Mayor for action (Mayor's P/A)
- to Councillor for action (Mayor's P/A)

Category Three

Correspondence from the general public in relation to Council business:

- copy to Mayor for information
- copy to Councillor for information
- copy to CEO or relevant Director for action
- reply to include words to the effect that 'the Mayor has asked me to respond to your letter'

Customer Service Standards

12. The standards require a response within 5 working days. In most cases this will require the Mayor's P/A to acknowledge receipt of the letter.

Responses

13. Where drafting a response for the Mayor (Cat 1) judgement should be exercised so as to avoid bureaucratic language whilst still outlining the Council's policy position. For example a simple reply advising that the Council cannot assist with a grant is not sufficient.
14. The Mayor will deal with draft responses within 3 working days.
15. If the Mayor seeks a variation to the reply the letter should be returned to the CEO with comments so the matter can be reviewed.
16. If the Mayor has neither signed and sent the draft response or sought to have the draft varied within 48 hours the draft may be withdrawn and redrafted for signature by the CEO.

Use of letterhead

17. Mayoral letterhead is used by the Mayor in his or her capacity as the elected leader of the community.
18. Formal correspondence on behalf of the Council – whether in response to a resident's request or as an outcome of a Council resolution – should be on the corporate letterhead.

Legislation

19. Correspondence to the Mayor in his or her formal capacity is a 'record of Council'. As such the correspondence and any response to it are part of the Council's records and form part of its property.
20. Part of the CEO's responsibility under the Act is to maintain a register of correspondence and to ensure the correspondence is preserved.
21. Other legislation requires the preservation of correspondence and its availability for Freedom of Information (FOI) purposes.

Relations with the public and the media

Media

22. The Council and the Act recognise the role of the Mayor as the principal spokesperson of the Council. The Mayor can request staff assistance in media relations.
23. This policy provides that:
 - a. Council staff, including those in the media liaison section, shall not engage in any media activity which is deemed by the CEO to be specifically for the personal advantage of any elected member.
 - b. While representing the Council in a media interview, elected members shall not express a personal point of view for the purposes of gaining personal or election advantage.
 - c. When dealing with the media, elected members and staff are not to use or disclose information gained in the ordinary course of the business of the Council in a way that may cause significant damage or distress to a person, damage the interests of the Council, or confer an unfair commercial or financial advantage on a person or business.
 - d. When speaking to the media, elected members other than the Mayor must clearly state that they are presenting a personal viewpoint and they are not speaking for the Council.
24. Care needs to be taken by the Mayor or others when responding to media enquiries about matters which have yet to go to the Council. In such circumstances it may be more appropriate to offer a personal opinion however such an opinion should be clearly identified as such.

Public

25. All aspects of communication by staff (including verbal, written or personal), involving the Council's activities should reflect the status and objectives of that Council. Communications should be accurate and professional.
26. As a representative of the community, elected members need to be not only responsive to community views, but to adequately communicate the attitudes and decisions of the Council.

27. In all public statements, including media contact, elected members should:
- a. Communicate respect for the decision making processes of the Council which are based on a decision of the majority of the Council;
 - b. Withhold information of a confidential nature until it is no longer treated as confidential;
 - c. Ensure information relating to decisions of the Council on approvals or permits is only communicated in an official capacity by a designated officer of the Council;
 - d. Accurately convey information concerning adopted policies, procedures and decisions of the Council;
 - e. Clarify whether or not they are representing Council in accordance with an adopted Council position, policy or procedure, or if they are presenting a personal viewpoint as an individual;
 - f. Take care when expressing personal views not to show disrespect for the Council, its decisions, decision making process or other elected members and staff.
28. The Mayor has a number of roles some of which can, at times, be in conflict. For example part of the Mayor's role is to advocate on behalf of his or her constituents however the Mayor is also the Council's principal spokesperson so statements made by the Mayor may be seen as committing the Council to a course of action.
29. In dealing with the public the Mayor should:
- a. Reflect the Council's position as well as his or her own personal view
 - b. Portray the Council in a positive light
 - c. Avoid committing the Council to any particular course of action (or committing the Council's resources)
 - d. Avoid any admission of legal liability.
30. Avoidance of public criticism of individuals in a way that reflects on their competence or integrity is encouraged.
31. Two approaches are recommended for handling meetings with constituents depending upon the circumstances:
- a. Mayor meets with constituent. Listens to problems and commits to making enquiries. The matter can then be investigated and the Mayor can then write to the constituent or arrange a follow up meeting (with or without the relevant Director).
 - b. Mayor makes time for constituent to meet with the Mayor and relevant Director.

Committing the Council or resources before getting Council approval

32. As the Mayor or Councillor has no direct authority to either commit the Council to a course of action or to commit Council resources, including staff time, the following procedures will apply to initiatives, requests and functions.

Developing ideas, projects or proposals

33. Mayor asks the CEO to list the item on the Agenda at a forthcoming meeting for consideration by Council. The Council determines appropriate action which could include calling for a report.

Responding to constituent (or other) requests

34. Mayor refers the matter to CEO, or designated officer for action. The actioning officer will advise the Mayor of the outcome.

The Mayor should keep a short record of meetings held to be forwarded to records as a file note.

Civic functions

35. The guest list for civic receptions and other official functions will be at the discretion of the Mayor.

Communicating with staff

36. All staff are answerable to the CEO who is answerable to the Council. The Mayor's primary channel for communication with the administration will be through the CEO or designated actioning officer.
37. At the CEO's discretion the Mayor may deal directly with the Directors.

Review Position and Date

Chief Executive Officer to review on or before 30/6/2011

Associated Documents

- City of Albany Communication Strategy 2005
- IT System Security and Information Management Policy
- Communication Guide
- State Records Act 2000 (WA)
- Privacy Act 1988

REGISTER OF DELEGATIONS

| Classification | Title | Council Reference | LGA Reference | Function Listing | Conditions | File Refere | Delegated To | Name_1 | Name_2 |
|----------------|---|---|--|---|---|-------------------------------------|---|---------------------------------------|--|
| General | Building Licences | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (s) Amended: Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (g) | Local Government (Miscellaneous Provisions Act 1960) | The power to: (1) Approve and refuse the issue of building licenses; (2) The power to serve a stop order upon a builder; (3) To grant approval for a building which encroaches over a public place or street no more than 0.4 of a metre; and (4) To require unfinished buildings to be completed or removed. | Condition: Nil | MAN122 Report Requirement: Bulletin | Chief Executive Officer Manager Building & Health Services Principal Building Surveyor | Paul Richards Chief Executive Officer | Keith Barnett Manager Building & Health Services David Maher Principal Building Surveyor |
| General | Bushfires Agreements | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (e) Amended: Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (c) | Local Government Act 1995, section 5.42 | To execute Grant and Service Agreements arranged with the Fire & Emergency Services Authority of WA. | Condition: Nil | MAN122 Report Requirement: File | Chief Executive Officer Executive Director Development Services Manager Planning and Ranger Services Bushfire Officer | Paul Richards Chief Executive Officer | Robert Fenn Executive Director Development Services Graeme Bride Manager Planning and Ranger Services Ben de Vries Emergency Mangement Coordinator |
| General | Common Seal | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(i) (c) | Local Government Act 1995, section 5.43 and 9.49. | To attach the Common Seal to all documents in accordance with section 5.43 and 9.49 of the Local Government Act 1995. | Condition: Subject to the restrictions imposed by section 5.43 of the Local Government Act 1995. Note: The City of Albany is a body corporate with perpetual succession and a common seal. The Local government has the legal capacity of a natural person. The common seal is the official stamp of | MAN122 Report Requirement: Bulletin | Chief Executive Officer Acting CEO - Executive Director Corporate & Community Services | Paul Richards Chief Executive Officer | Peter Madigan Acting CEO - Executive Director Corporate & Community Services |
| General | Community Financial Assistance - Financial Grants | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1 (ii) (a) | Local Government Act 1995, sections 5.16 and 5.17 | In accordance with the provisions of section 5.16 and 5.17 of the Local Government Act, Council agree to delegate to the Community Financial Assistance Committee, the power to assess applications for minor community grants and to approve funding allocations. Council Policy - Community Financial Assistance Program adopted (Ordinary Council Meeting dated 17/07/2007 Item 12.8.2) state: Authority is delegated to the Chief Executive Officer to approve/decline donations. Authority is delegated to the Financial Assistance Committee to approve/decline applications for minor grants, youth crisis grants and subsidies granted to sporting clubs and community organisations up to 100% of the rates levied, at the discretion | Condition: In accordance with the Council Policy - Community Financial Assistance Program. | MAN122 Report Requirement: File | Chief Executive Officer | Paul Richards Chief Executive Officer | Not sub-delegated. |
| General | Community Financial Assistance - Sundry donations | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(i) (j) | Local Government Act 1995, section 5.42 | To approve sundry donations to the value of \$200.00 in accordance with Council Policy - Community Financial Assistance Program. | Condition: Nil | MAN122 Report Requirement: File | Chief Executive Officer | Paul Richards Chief Executive Officer | Peter Madigan Executive Director Corporate and Community Services |

REGISTER OF DELEGATIONS

| Classification | Title | Council Reference | LGA Reference | Function Listing | Conditions | File Refere | Delegated To | Name_1 | Name_2 |
|----------------|---|---|---|--|--|---|---|--|---|
| General | Crown Reserves | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (o) | Local Government Act 1995, section 5.43 and 9.49 | Process requests related to Crown Reserves. | Subject to the restrictions imposed by section 5.43 of the Local Government Act 1995. (1) Requests for a change of purpose, subject to it fitting in with the City Town Planning Scheme. (2) Where the Crown is seeking Council comment/approval for it to lease vacant Crown land subject to the request not requiring any structures to be built (or used), and in accordance with the City Town Planning Scheme. (3) Creation of a Crown reserve through a development process, subject to it being in accordance with the City Town Planning Scheme. | MAN122 & LEG007 Report Requirement: Bulletin | Chief Executive Officer Executive Director Corporate and Community Services Executive Director Development Services Manager Planning and Ranger Services Reserve (Bush & Coastal) Officers | Paul Richards Chief Executive Officer | Peter Madigan Executive Director Corporate and Community Services Robert Fenn Executive Director Development Services Graeme Bride Manager Planning and Ranger Services Alexandra Tucker Sandra Maciejewski Reserves (Bush & Coastal Officer) |
| General | Disposal of Council Land | Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (a) | Local Government Act 1995, section 3.58 (1) (2) (a) (b) | The power to: Engage an auctioneer, real estate agent and settlement agent to represent the City, and to negotiate the sale of property. Sell a property, which is valued at less than \$5000 dollars and is not capable of being independently developed. | Condition: (i) When properties fail to sell at public auction or public tender the sale price is no less than the value determined by a licensed professional valuer. | MAN122 & FIN066 Report Requirement: File | Chief Executive Officer | Paul Richards Chief Executive Officer | Not sub-delegated. |
| General | Drainage Easements | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (h) | Local Government Act 1995, Schedules 3.2 | To obtain drainage easements for Council's drainage needs. | Conditions: (1) All alternative routes with regard to stormwater discharge shall be investigated as part of the easement process; (2) Easement location be based on sound engineering knowledge taking into account existing and future drainage systems; (3) Should the issue of compensation form part of the negotiations of gaining an easement over private property, an independent valuation is to be obtained from a licensed valuer. Compensation shall only be paid to a maximum of \$25,000.00; (4) No payment of compensation is to be paid until the easement has been registered with the Titles Office; (5) Easement width shall be to a | MAN122 Report Requirement: File | Executive Director Works & Services | Paul Richards Chief Executive Officer | Kevin Ketterer Executive Director Works & Services |
| General | Extension of Kerbside Waste Collection Service Area | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (q) | Local Government Act 1995, section 3.18 | Gives the Chief Executive Officer the power to offer residents within the Wilyung area a full kerbside collection service including domestic household waste, domestic recyclables and green waste service. | Condition: As defined by the provisions detailed in the Waste Minimisation Contract. | SER193 & SER194 Report Requirement: File | Chief Executive Officer Manager City Services | Paul Richards Chief Executive Officer | Wayne Male Acting Manager City Services |

REGISTER OF DELEGATIONS

| _Classification | _Title | _Council_Reference | _LGA_Reference | _Function_Listing | _Conditions | _File_Refere | _Delegated_To | _Name_1 | _Name_2 |
|------------------------|--|---|---|---|--|--|--|--|---|
| General | Geographic Names Committee | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (n) Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (e) | Local Government Act 1995, section 5.42 Land Administration Act 1997 Part 2-General administration Division 3-General 26. Constitution, etc. of land districts and townsites | Authority to forward recommendations of street names to the Committee. | In accordance with the Geograhic Names Committee, Western Australia, Principles Guidelines and Procedures. | MAN122 Report Requirement: File | Chief Executive Officer | Paul Richards Chief Executive Officer | Not sub-delegated. |
| General | Gross Rental Valuation | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(i) (a) | Local Government Act 1995, section 6.28 | Review of City of Albany's Gross Rental Valuation (GRV) Rating Area. | Nil | MAN122 & FIN036 Report Requirement: File | Chief Executive Officer Manager of Finance Finance Officer (Rates) | Paul Richards Chief Executive Officer | Stan Goodman Manager of Finance Charisse Rotoff Lisa Hancock Genya Shephard Finance Officers (Rates) |
| General | Leases | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (m) | Land Administration Act, section 18 Local Government Act, section 3.58 | To undertake the following functions of the Land Administration Act, subject to the criteria outlined thereunder: (1) Process requests related to Leases. (2) Current Lessee or sub-lessee requests to take up an option, subject to there being no variation to the lease and all accounts being paid in full. (3) Lessee or sub-lessee requests Council to renegotiate rental, subject to the figures being within the independent sworn valuation. (4) Current lessee or sub-lessee requests approval to assign lease, subject to there being no variations to the current lease conditions. (5) Application for a sublease to be processed, where there is a current lease in place. | Nil | MAN122 Report Requirement: Bulletin | Chief Executive Officer Manager City Services | Paul Richards Chief Executive Officer | Wayne Male Acting Manager City Services |
| General | Local Laws – appointment of “Authorised Persons” | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (d) | Local Government Act 1995, sections 5.42 and 9.10 | The authority to appoint “authorised persons” under the City of Albany’s local laws. | Nil Note: The local government may, in writing, appoint persons or classes of persons to be authorised for the purposes of performing particular functions. | MAN122 Report Requirement: File | Chief Executive Officer | Paul Richards Chief Executive Officer | Sub delegated. |

REGISTER OF DELEGATIONS

| <u>Classification</u> | <u>Title</u> | <u>Council Reference</u> | <u>LGA Reference</u> | <u>Function Listing</u> | <u>Conditions</u> | <u>File Refere</u> | <u>Delegated To</u> | <u>Name_1</u> | <u>Name_2</u> |
|-----------------------|--|---|---|--|---|---|--|--|--|
| General | Legislative Acts – appointment of “Authorised Persons” | Ordinary Council Meeting dated 21/04/09 Item | Local Government Act 1995, sections 5.42 and 9.10. Bush Fires Act 1954, section 38(1). Caravan Parks and Camping Grounds Act 1995, section 17(1). Dog Act 1976, section 26, 27AA. Litter Act 1979, section 26 Local Government (Miscellaneous Provisions) Act 1960 sections 245A, 420 and 458. | The authority to appoint authorised persons or classes of persons under the following Acts: (1) Bush Fires Act 1954 - Bush Fire Control Officers (2) Caravan Parks and Camping Grounds Act 1995 (3) Dog Act 1976 (4) Litter Act 1979 (5) Local Government (Miscellaneous Provisions) Act 1960 | Nil Note: (1) Individual Acts delegate the responsibility to appoint authorised officers to individual local governments to appoint persons or classes of persons to be authorised for the purposes of performing particular functions. (2) The Caravan Parks and Camping Grounds Act 1995 directly delegates the CEO authority the authority to appoint persons to be authorised to administer the Act. (3) Litter Act 1979 section 27AA. A local government may appoint a person to be an honorary inspector to assist in the serving of infringement notices relating to | MAN122 Report Requirement: File | Chief Executive Officer | Paul Richards Chief Executive Officer | Sub delegated. |
| General | Municipal and Trust Payments | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (g) | Local Government Act 1995, section 6.10 Local Government (Financial Management) Regulations 1997 | The power to make payments from the Municipal and Trust Funds in accordance with regulation 12 and 13 of the Local Government (Financial Management) Regulations 1997. | Nil | MAN122 Report Requirement: Bulletin | Chief Executive Officer Executive Director Corporate & Community Executive Director Development Services Executive Director Works & Services | Paul Richards Chief Executive Officer | Peter Madigan Executive Director Corporate & Community Services Robert Fenn Executive Director Development Services Kevin Ketterer Executive Works & Services |
| General | Objections to Rates Record | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (l) | Local Government Act 1995, section 6.76 | The power to deal with objections to the rate record. | Nil | MAN122 & FIN036 Report Requirement: File | Chief Executive Officer | Paul Richards Chief Executive Officer | Not sub-delegated. |

REGISTER OF DELEGATIONS

| Classification | Title | Council Reference | LGA Reference | Function Listing | Conditions | File Refere | Delegated To | Name_1 | Name_2 |
|----------------|------------------------------|---|---|--|--|-------------------------------------|---|--|--|
| General | Payments to employees | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii)(ii) Amended: Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (d) | Local Government Act 1995, section 5.50 | To implement the provisions of the policy – Payments to employees in addition to contract or award, except when the officer under consideration is the Chief Executive Officer, in which case a Committee consisting of the Mayor and two other Councillors may implement the provisions of this policy. | Where in the opinion of the Council, an employee has provided outstanding service during their period of employment, the Council may purchase a gift to the maximum value of \$500.00, for presentation to the employee upon cessation of employment. The manner of assessment of such a gift is to include the following factors: (1) the conscientiousness of the employee over the employment period; and (2) the value of the employee's service having regard to the position(s) held and the regard given by the organisation to the employee's contribution. It should be noted, that: A reference to a payment to an employee includes a reference to the disposition of property in favour of, or the conferral of | MAN122 Report Requirement: Bulletin | Chief Executive Officer | Paul Richards Chief Executive Officer | Not sub-delegated. |
| General | Permission to Allow Blasting | Note: There is no requirement for a delegation from Council, but the CEO may delegate to nominated staff. | Local Government Act, section 3.58 Dangerous Goods Safety Act 2004 Dangerous Goods Safety (Explosives) Regulations 2007 | The power to grant permission of the local government to allow blasting within a townsite in accordance with the Dangerous Goods Safety (Explosives) Regulations 2007, Part 12, Division 4, Regulation 131. | A local government must not give a person a permit for a proposed explosion unless satisfied that there is public risk insurance for the explosion of at least \$5m or such higher amount as the local government decides is reasonable in the circumstances. | MAN122 Report Requirement: File | Chief Executive Officer Executive Director Development Services Manager of Building & Health | Paul Richards Chief Executive Officer | Robert Fenn Executive Director Development Services Keith Barnett Manager of Building & Health Services |
| General | Picking Flora | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (f) | Local Government Act 1995, section 3.54 Land Administration Act 1997 Parks & Reserves Act 1895 Wildlife Conservations Act 1950 | To approve and refuse applications to pick flora from City of Albany vested reserves and road reserves for educational and scientific purposes. | Nil | MAN122 Report Requirement: File | Chief Executive Officer Executive Director Development Services Manager Planning & Ranger Services Manager City Works Parks & Reserves Coordinator Senior Ranger Reserves (Bush & Coastal) Officer | Paul Richards Chief Executive Officer | Robert Fenn Executive Director Development Services Graeme Bride Manager Planning & Ranger Services Mike Richardson Manager City Works Vacant Senior Ranger Alexandra Tucker Sandra Maciejewski Reserves (Bush & Coastal Officer) |

REGISTER OF DELEGATIONS

| _Classification | _Title | _Council_Reference | _LGA_Reference | _Function_Listing | _Conditions | _File_Refere | _Delegated_To | _Name_1 | _Name_2 |
|------------------------|------------------------|---|--|---|---|------------------------------------|--|--|--|
| General | Rates Penalty Interest | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (k) | Local Government Act 1995, section 6.12 | To approve the writing off of penalty interest relating to rates payments to the value of \$1.99. | Nil | MAN122 Report Requirement: File | Chief Executive Officer Manager of Finance | Paul Richards Chief Executive Officer | Stan Goodman Manager of Finance |
| General | Road Widening | Ordinary Council Meeting dated 18/03/2008 Item 14.4.3(i) (b) | Local Government Act 1995, section 5.42 | The power to: obtain road widening/s for Council's road infrastructure improvement. | (1) All alternative routes with regard to road construction or re-construction shall be investigated as part of the design process; (2) Road widening location to be based on sound engineering principles taking into account existing and future road systems; (3) Should the issue of compensation form part of the negotiations of resuming a private property, an independent valuation is to be obtained from a licensed valuer. Compensation shall only be paid to a maximum of \$50 000 dollars, without referral to Council; (4) Agreement has been obtained from | MAN122 Report Requirement: File | Chief Executive Officer Executive Director Works & Services | Paul Richards Chief Executive Officer | Kevin Ketterer Executive Director Works & Services |
| General | Strata Titles | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (p) | Strata Titles Amendment Act 1995, sections 6, 23(5), and 42 Local Government Act 1995, section 5.42 | The power to exercise the functions provided by the Strata Titles Act in the following areas: (1) Authority to sign certificates issued; (2) The ability, when a strata/survey strata is lodged for registration, to restrict the use for which the parcel or part of the parcel may be put; and (3) The ability to require a strata company to make a by-law that includes a management statement detailing such matters as the control, management, use and maintenance of the property. | Nil | MAN122 Report Requirement: File | Executive Director Development Services Manager of Building & Health Manager Planning & Ranger Services Principal Building Surveyor | Paul Richards Chief Executive Officer | Robert Fenn Executive Director Development Services Keith Barnett Manager of Building & Health Services Graeme Bride Manager Planning & Ranger Services David Maher Principal Building Surveyor |

REGISTER OF DELEGATIONS

| <u>Classification</u> | <u>Title</u> | <u>Council Reference</u> | <u>LGA Reference</u> | <u>Function Listing</u> | <u>Conditions</u> | <u>File Refere</u> | <u>Delegated To</u> | <u>Name_1</u> | <u>Name_2</u> |
|-----------------------|---|---|--|---|---|--|--|--|---|
| General | Tenders | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (b) | Local Government Act 1995, section 5.43(b), Local Government Regulations 1996 (Functions & General), section 3.57 | Power to accept Tenders for the provision of Goods and Services and acquire/dispose of property up to \$100,000.00 (excluding GST). | Being detailed in Council's annual budget, and Complying with any relevant Council policy. | MAN122 Report Requirement: File | Chief Executive Officer Executive Director Corporate & Community Services Executive Director Development Services Executive Director Works & Services | Paul Richards Chief Executive Officer | Peter Madigan Executive Director Corporate & Community Services Robert Fenn Executive Director Development Services Kevin Ketterer Executive Director Works & Services |
| General | Town Hall - Programming of Performances | Ordinary Council Meeting dated 18/12/2007, Item 14.4.1 (ii) (b) | Local Government Act 1995, sections 5.16, and 5.17 | In accordance with the provisions of section 5.16 and 5.17 of the Local Government Act, Council agree to delegate to the Town Hall Theatre Advisory Committee the authority to make decisions on programming of performances. | The performance can be funded from within the Theatre's current operating budget for shows. | MAN122 Report Requirement: File | Chief Executive Officer Manager, Town Hall Theatre | Paul Richards Chief Executive Officer | Stewart Gartland Manager, Town Hall Theatre |
| General | Write Off Debts | Ordinary Council Meeting dated 18/12/2007 Item 14.4.1(ii) (t) | Local Government Act, section 6.12(c) | Write off any amount of money, including rate debts where the cost of recovering the debt will be greater than the actual debt. | Maximum \$2,000. | MAN122 Report Requirement: File | Chief Executive Officer | Paul Richards Chief Executive Officer | Not sub-delegated. |
| Policy | Council Policy - Investment of Surplus Funds | Ordinary Council Meeting dated 20/05/08 Item 12.8.3 | Local Government Act 1995 Section 6.14. The Trustees Act 1962 – Part III Investments as amended by the Trustees Amendment Act. Local Government (Financial Management) Regulations 1996, Reg 19, Reg 28 and Reg 49. Australian Accounting Standards. Local Government Operational Guidelines - Number 19 February 2008 | Authority for implementation of the Investment Policy is delegated by Council to the CEO in accordance with the Local Government Act 1995. | In accordance with Council Policy - Investment of Surplus Funds | MAN122 Report Requirement: File | Chief Executive Officer | Paul Richards Chief Executive Officer | Not sub-delegated. |
| Policy | Council Policy - Cash / Investment Backing for Reserve Accounts | Ordinary Council Meeting dated 17/06/08 Item 12.8.4 (2) (i). | Local Government (Financial Management) Regulations 1996 – Regulation 38 (1) (f). | That Council delegate authority for the implementation of the Cash / Investment Backing for Reserve Accounts to the Chief Executive Officer in accordance with the local government act. | In accordance with Council Policy - Cash / Investment Backing for Reserve Accounts. | MAN122 Report Requirement: File | Chief Executive Officer | Paul Richards Chief Executive Officer | Not sub-delegated. |