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# ATTACHMENTS

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Ordinary Meeting of Council

Tuesday 13 December 2022

ORDINARY COUNCIL MEETING  
ATTACHMENTS – 13/12/2022

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## CITY OF ALBANY

### MONTHLY FINANCIAL REPORT

(Containing the Statement of Financial Activity)

FOR THE PERIOD ENDED 31 OCTOBER 2022

LOCAL GOVERNMENT ACT 1995

LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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CITY OF ALBANY  
COMPILATION REPORT  
FOR THE PERIOD ENDED 31 OCTOBER 2022

**Report Purpose**

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

**Overview**

The opening Surplus/(Deficit) position carried forward from FY21/22 is subject to audit. No other significant matters are noted.

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

Shows a Closing Funding Position for the period ended 31 October 2022 of \$37,350,296.

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

**Preparation**

Prepared by: P. Martin  
*Financial Accountant*

Reviewed by: S. Van Nierop  
*Manager Finance*

Date prepared: 17-Nov-2022



**CITY OF ALBANY  
STATEMENT OF FINANCIAL ACTIVITY  
BY NATURE OR TYPE  
FOR THE PERIOD ENDED 31 OCTOBER 2022**

	Ref Note	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a) /(a)	Var.
		\$	\$	\$	\$	\$	%	
<b>OPERATING ACTIVITIES</b>								
<b>Revenue from operating activities</b>								
Rates		42,130,150	42,130,150	42,017,029	42,044,875	27,846	0%	
Operating grants, subsidies and contributions		4,850,431	5,630,233	1,516,472	1,580,338	63,866	4%	
Fees and charges		19,750,395	19,779,592	7,865,713	8,358,407	492,694	6%	▲
Profit on asset disposal		9,348	9,348	-	14,663	14,663	0%	
Interest Earnings		619,802	1,249,802	518,952	698,855	179,903	35%	▲
Other Revenue		194,946	194,946	53,012	42,711	(10,301)	(19%)	
		<u>67,555,072</u>	<u>68,994,071</u>	<u>51,971,178</u>	<u>52,739,848</u>			
<b>Expenditure from operating activities</b>								
Employee costs		(30,602,671)	(30,681,671)	(9,507,331)	(8,578,518)	928,813	(10%)	▼
Materials and contracts		(20,843,395)	(20,967,008)	(6,536,526)	(6,469,702)	66,824	(1%)	
Utility charges		(1,808,128)	(1,808,128)	(577,145)	(643,432)	(66,287)	11%	
Depreciation on non-current assets		(17,889,792)	(17,889,792)	(5,995,951)	(6,181,481)	(185,530)	3%	▲
Finance costs		(508,471)	(508,471)	(25,877)	(24,088)	1,789	(7%)	
Insurance expenses		(821,692)	(821,692)	(220,213)	(278,136)	(57,923)	26%	
Loss on asset disposal		(512,080)	(512,080)	(137,203)	(69,028)	68,175	(50%)	
Other expenditure		(3,463,109)	(3,438,109)	(1,235,705)	(1,245,625)	(9,920)	1%	
		<u>(76,449,338)</u>	<u>(76,626,951)</u>	<u>(24,235,951)</u>	<u>(23,490,010)</u>			
<b>Non-cash amounts excluded from operating activities</b>								
Add: Depreciation on assets		17,889,792	17,889,792	5,995,951	6,181,481	185,530	3%	▲
Add: Loss on disposal of assets		512,080	512,080	137,203	69,028	(68,175)	(50%)	
Less: Profit of disposal of assets		(9,348)	(9,348)	-	(14,663)	(14,663)	0%	
Add: Implicit Interest		184,709	184,709	7,090	5,547	(1,543)	(22%)	
		<u>18,577,233</u>	<u>18,577,233</u>	<u>6,140,244</u>	<u>6,241,394</u>			
<b>Amount attributable to operating activities</b>		<u>9,682,967</u>	<u>10,944,353</u>	<u>33,875,471</u>	<u>35,491,231</u>			
<b>INVESTING ACTIVITIES</b>								
Non-operating grants, subsidies and contributions		28,540,751	27,827,538	945,717	1,069,785	124,068	13%	▲
Proceeds from disposal of assets		1,031,000	1,031,000	227,123	61,364	(165,759)	(73%)	▼
Purchase of property, plant and equipment	5	(13,831,810)	(13,539,999)	(2,700,083)	(1,850,945)	849,138	(31%)	▲
Purchase and construction of infrastructure	5	(42,408,902)	(40,585,924)	(7,424,102)	(2,428,292)	4,995,810	(67%)	▲
Non-current to current movement		-	-	-	14,955	14,955	100%	
<b>Amount attributable to investing activities</b>		<u>(26,668,961)</u>	<u>(25,267,385)</u>	<u>(8,951,345)</u>	<u>(3,133,134)</u>			
<b>FINANCING ACTIVITIES</b>								
Repayment of borrowings		(2,020,083)	(2,020,083)	(155,222)	(155,222)	(0)	0%	
Proceeds from borrowings		1,495,000	1,495,000	-	-	-		
Proceeds from self-supporting loans		14,163	14,163	7,026	7,026	-	0%	
Payments for principal portion of lease liabilities		(189,578)	(189,578)	(63,168)	(62,850)	318	(1%)	
Transfers to reserves (restricted assets)		(15,012,910)	(17,191,821)	-	-	-		
Transfers from reserves (restricted assets)		26,596,380	26,929,726	-	-	-		
<b>Amount attributable to financing activities</b>		<u>10,882,972</u>	<u>9,037,407</u>	<u>(211,364)</u>	<u>(211,046)</u>			
<b>Surplus/(Deficit) for current financial year</b>		<u>(6,103,022)</u>	<u>(5,285,625)</u>	<u>24,712,762</u>	<u>32,147,052</u>			
Surplus/(Deficit) at start of financial year		6,103,022	5,285,625	5,285,625	5,203,245	(82,380)	(2%)	
<b>Surplus/(Deficit): closing funding position</b>		<u>-</u>	<u>-</u>	<u>29,998,387</u>	<u>37,350,296</u>			

**CITY OF ALBANY  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 OCTOBER 2022**

**BASIS OF PREPARATION**

**BASIS OF PREPARATION**

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

**REPORT PURPOSE**

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

**BASIS OF ACCOUNTING**

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

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

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

**PREPARATION TIMING AND REVIEW**

Date prepared: All known transactions up to 31 October 2022

**SIGNIFICANT ACCOUNTING POLICES**

**CRITICAL ACCOUNTING ESTIMATES**

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

**THE LOCAL GOVERNMENT REPORTING ENTITY**

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

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

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

**GOODS AND SERVICES TAX**

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

**ROUNDING OFF FIGURES**

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

CITY OF ALBANY  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
FOR THE PERIOD ENDED 31 OCTOBER 2022

**NOTE 1**  
**EXPLANATION OF MATERIAL VARIANCES TO YTD BUDGET IN EXCESS OF \$100,000**

	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
<b>OPERATING ACTIVITIES</b>					
<b>Revenue from operating activities</b>					
Rates	27,846	0%			No material variance noted.
Operating grants, subsidies and contributions	63,866	4%			No material variance noted.
Fees and charges	492,694	6% ▲		Timing	Fees and charges income recognised for the period ending 31 Oct FY22/23 is tracking ↑ \$533k (6.38%) relative to the same period in FY21/22 & ↑\$1.25m (14.96%) relative to the same period in FY20/21.  Business units with notable positive deviations to YTD budget include Hanrahan Rd (landfill charges): Actual \$956k vs Budget \$737k (↑ \$219k or 29.73%) & the Airport (landing fees): Actual \$755k vs Budget \$647k (↑ \$108k or 16.64%).
Profit on Asset disposal	14,663	0%			No material variance noted.
Interest earnings	179,903	35% ▲		Timing	The rolling maturity profile of the City's investment portfolio has enabled the City to take advantage of upward movements in interest rates which have occurred during the reporting period. Additionally, surplus cash has been made available for short-term investment as a result of soft YTD expenditure in a number of key business areas.  The variance is to be addressed in the next budget review.
Other revenue	(10,301)	-19%			No material variance noted.
<b>Expenditure from operating activities</b>					
Employee costs	928,813	-10% ▼		Timing	The budget incorporates a salary increase in line with the City's offer to staff as part of Enterprise Bargaining, budgeted from 1 July 2022. An agreement has not been reached and bargaining is continuing.
Materials and contracts	66,824	-1%			No material variance noted.
Utility charges	(66,287)	11%			No material variance noted.
Depreciation on non-current assets	(185,530)	3% ▲		Timing	Variance is resultant from an increase in depreciation charges following the revaluation of Infrastructure and Building type assets conducted for the period ending 30 June 2022.  Variance is to be addressed in the next budget review.

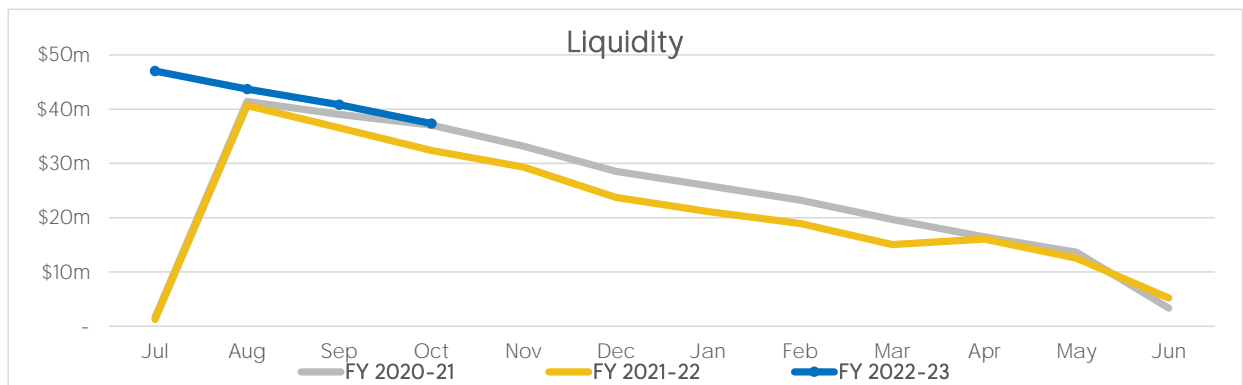
NOTE 1 (Continued)					
EXPLANATION OF MATERIAL VARIANCES TO YTD BUDGET IN EXCESS OF \$100,000					
	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
<b>Expenditure from operating activities (continued)</b>					
Finance costs	1,789	-7%			No material variance noted.
Insurance expenses	(57,923)	26%			No material variance noted.
Loss on asset disposal	68,175	-50%			No material variance noted.
Other expenditure	(9,920)	1%			No material variance noted.
<b>Non-cash amounts excluded from operating activities</b>					
Add: Depreciation on assets	185,530	3%	▲	Timing	Variance is resultant from an increase in depreciation charges following the revaluation of Infrastructure and Building type assets conducted for the period ending 30 June 2022.  Variance is to be addressed in the next budget review.
Add: Loss on disposal of assets	(68,175)	-50%			No material variance noted.
Less: Profit of disposal of assets	(14,663)	0%			No material variance noted.
Movement in Value of Investments	-	0%			No material variance noted.
<b>INVESTING ACTIVITIES</b>					
Non-operating grants, subsidies and contributions	124,068	13%	▲	Timing	Income recognition for non-operating grants is directly tied to the achievement of milestones for projects reported in the City's capital works budget under note 5. Reporting variances to budget will exist at various stages throughout the reporting period.  The variance as reported is resultant from income recognised in relation to practical completion being achieved for the construction of the SES Facility.
Proceeds from disposal of assets	(165,759)	-73%	▼	Timing	YTD PPE disposals made in accordance with the City's fleet replacement program are lower than prescribed in the budget. The timing of disposals is largely influenced by the availability of new vehicles & heavy plant, noted global supply shortages in these markets are likely to impact on actual to budget performance throughout the reporting period.
Purchase of property, plant and equipment	849,138	-31%	▲	Timing / Permanent	Variance is attributable to the timing of expenditure to budget phasing for multiple projects. Several major projects are still in the planning phase & it is anticipated that project expenditure will gain traction in the coming months.
Purchase and construction of infrastructure	4,995,810	-67%	▲	Timing / Permanent	Variance is attributable to the timing of expenditure to budget phasing for projects in all classes of infrastructure. Multiple major projects are still in the planning or tender phase & funding arrangements are being finalised for others. Works have commenced on several core road projects & it is expected that recorded expenditure will begin to increase in-line with project milestones.
<b>FINANCING ACTIVITIES</b>					
Repayment of borrowings	(0)	0%			No material variance noted.
Proceeds from borrowings	-				No material variance noted.
Proceeds from self-supporting loans	-	0%			No material variance noted.
Payments for principal portion of lease liabilities	318	-1%			No material variance noted.

NOTE 1 (Continued)					
EXPLANATION OF MATERIAL VARIANCES TO YTD BUDGET IN EXCESS OF \$100,000					
	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
<b>FINANCING ACTIVITIES (continued)</b>					
Restricted Cash Utilised	-				No material variance noted.
Transfers to reserves (restricted assets)	-				No material variance noted.
Transfers from reserves (restricted assets)	-				No material variance noted.
Surplus/(Deficit) at start of financial year	(82,380)	-2%		Permanent	Pending audit/final closing position as at 30 June 2022

CITY OF ALBANY  
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
 FOR THE PERIOD ENDED 31 OCTOBER 2022

NOTE 2  
 NET CURRENT FUNDING POSITION

	Ref Note	FOR THE PERIOD ENDED 31 OCTOBER 2022	FOR THE PERIOD ENDED 30 SEPTEMBER 2022	FOR THE PERIOD ENDED 31 OCTOBER 2021
		\$	\$	\$
<b>Current Assets</b>				
Cash - Unrestricted		41,015,303	40,894,223	34,130,679
Cash - Restricted		41,292,310	41,259,137	37,260,881
Trade Receivables - Rates and Rubbish	4	16,578,142	20,435,995	15,737,458
Trade Receivables - Other		3,438,133	1,234,555	1,815,768
Inventories		637,346	608,168	1,024,317
Grants Receivable		968,370	968,370	-
Other Current Assets		1,143,004	1,163,351	1,256,272
Other Financial Assets - Self Supporting Loan		7,137	14,163	6,918
		<b>105,079,745</b>	<b>106,577,962</b>	<b>91,232,293</b>
<b>Less: Current Liabilities</b>				
Trade & Other Payables		(11,270,111)	(11,256,645)	(9,048,446)
Contract Liabilities		(8,542,003)	(6,621,071)	(6,651,186)
ROU Liabilities		(126,728)	(142,473)	(120,394)
Borrowings		(1,864,861)	(2,020,084)	(2,265,246)
Provisions		(6,712,510)	(6,646,602)	(5,892,845)
		<b>(28,516,214)</b>	<b>(26,686,875)</b>	<b>(23,978,116)</b>
<b>Adjustments</b>				
Add Back: Borrowings		1,864,861	2,020,084	2,265,246
Add Back: ROU liabilities		126,728	142,473	120,394
Add Back: Head-lease liability amortisation		48	48	-
Add Back: Implicit Interest		5,547	4,192	-
(Less): Cash Backed Reserves		(41,203,283)	(41,203,283)	(37,224,752)
(Less): Other Financial Assets - Self Supporting Loan		(7,137)	(14,163)	(6,918)
		<b>(39,213,235)</b>	<b>(39,050,649)</b>	<b>(34,846,030)</b>
<b>Net Current Funding Position</b>		<b>37,350,296</b>	<b>40,840,438</b>	<b>32,408,146</b>

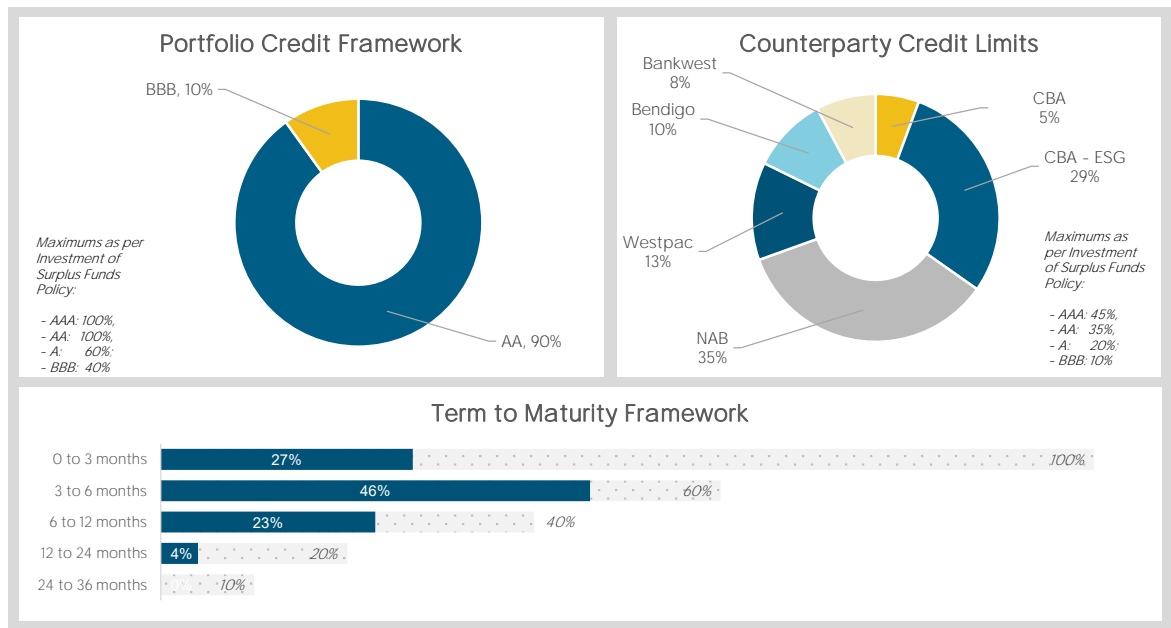


**COMMENTS:**  
 The Net Current Funding Position (NCFP) for the reporting period ending 31 Oct FY22/23 is ↑\$4.94m (13.23%) relative to the same period in FY21/22 and ↑\$273k (0.73%) relative to the same period in FY20/21.  
 The year-on-year improvement in liquidity is attributable to increased revenue generated from rates, fees & charges and non-operating grants for the reporting period.

CITY OF ALBANY  
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
 FOR THE PERIOD ENDED 31 OCTOBER 2022

NOTE 3  
 CASH INVESTMENTS

Investment Type	Institution	S&P Rating	Interest Rate	Deposit Date	Maturity	Investment Term Category	Amount Invested (\$)	Expected Interest (\$)	
General Municipal	CBA - ESG	AA	3.04%	25-Jul-22	25-Nov-22	3 to 6 months	3,000,000	30,733	
General Municipal	NAB	AA	2.95%	31-Aug-22	29-Nov-22	0 to 3 months	3,000,000	21,822	
General Municipal	CBA - ESG	AA	2.83%	31-Aug-22	29-Nov-22	0 to 3 months	2,500,000	17,445	
General Municipal	Bankwest	AA	2.80%	09-Aug-22	09-Dec-22	3 to 6 months	2,000,000	18,718	
General Municipal	CBA - ESG	AA	3.11%	21-Sep-22	20-Dec-22	0 to 3 months	3,000,000	23,005	
General Municipal	CBA - ESG	AA	3.13%	12-Oct-22	10-Jan-23	0 to 3 months	3,000,000	23,153	
General Municipal	Bendigo	BBB	3.40%	13-Oct-22	13-Jan-23	0 to 3 months	2,000,000	17,140	
General Municipal	Westpac	AA	2.50%	13-Sep-22	13-Jan-23	3 to 6 months	2,000,000	16,712	
General Municipal	CBA	AA	3.59%	21-Oct-22	19-Jan-23	0 to 3 months	2,000,000	17,704	
General Municipal	NAB	AA	3.55%	11-Oct-22	08-Feb-23	3 to 6 months	3,000,000	35,014	
General Municipal	Westpac	AA	2.85%	11-Oct-22	11-Feb-23	3 to 6 months	3,000,000	28,812	
General Municipal	NAB	AA	3.93%	20-Sep-22	18-Apr-23	6 to 12 months	3,000,000	67,833	
							<b>31,500,000</b>	<b>318,092</b>	
Restricted	CBA - ESG	AA	2.47%	10-Aug-22	10-Nov-22	0 to 3 months	2,000,000	12,452	
Restricted	CBA	AA	2.14%	23-May-22	21-Nov-22	3 to 6 months	2,000,000	21,341	
Restricted	NAB	AA	2.85%	22-Aug-22	21-Nov-22	0 to 3 months	1,500,000	10,658	
Restricted	NAB	AA	2.55%	08-Jun-22	05-Dec-22	3 to 6 months	4,000,000	50,301	
Restricted	Bendigo	BBB	2.85%	10-Aug-22	08-Dec-22	3 to 6 months	2,000,000	18,740	
Restricted	NAB	AA	3.00%	12-Aug-22	12-Dec-22	3 to 6 months	3,000,000	30,082	
Restricted	NAB	AA	2.95%	27-Jun-22	28-Dec-22	6 to 12 months	4,000,000	59,485	
Restricted	CBA - ESG	AA	3.22%	06-Jul-22	06-Jan-23	6 to 12 months	7,000,000	113,626	
Restricted	Bendigo	BBB	3.55%	28-Sep-22	25-Jan-23	3 to 6 months	1,000,000	11,574	
Restricted	Westpac	AA	2.80%	30-Sep-22	30-Jan-23	3 to 6 months	4,000,000	37,436	
Restricted	Bendigo	BBB	2.45%	09-May-22	03-Feb-23	6 to 12 months	2,000,000	36,247	
Restricted	Bankwest	AA	2.80%	26-Oct-22	27-Feb-23	3 to 6 months	3,500,000	33,293	
Restricted	NAB	AA	0.60%	14-Sep-21	14-Sep-23	12 to 24 months	3,000,000	36,000	
							<b>39,000,000</b>	<b>471,235</b>	
<b>Weighted Average Interest Rate:</b>			<b>2.88%</b>				<b>Total:</b>	<b>70,500,000</b>	<b>789,327</b>



**COMMENTS:**

Year-on-year movement in cash investment portfolio:

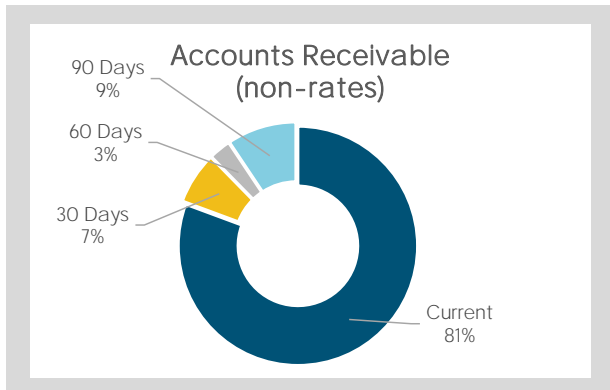
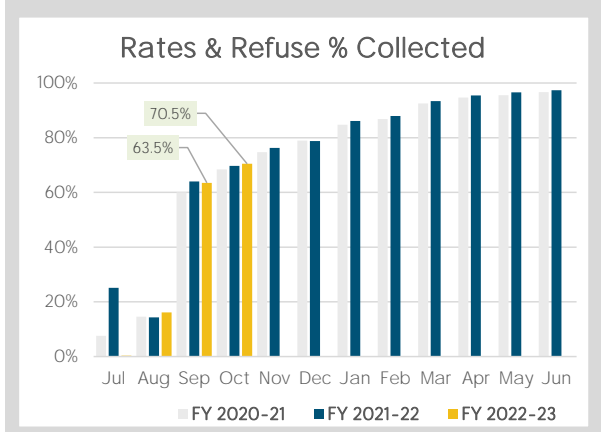
	FY22/23	FY21/22	\$ MVT	% MVT
Municipal	\$31.5m	\$29.0m	\$2.5m	8.62%
Reserve	\$39m	\$36m	\$3.0m	8.33%
<b>Total</b>	<b>\$70.5m</b>	<b>\$65.0m</b>	<b>\$5.5m</b>	<b>8.46%</b>
Average Return	<b>2.88%</b>	<b>0.27%</b>		<b>2.62%</b>

No significant matters noted.

CITY OF ALBANY  
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
 FOR THE PERIOD ENDED 31 OCTOBER 2022

NOTE 4  
 RECEIVABLES

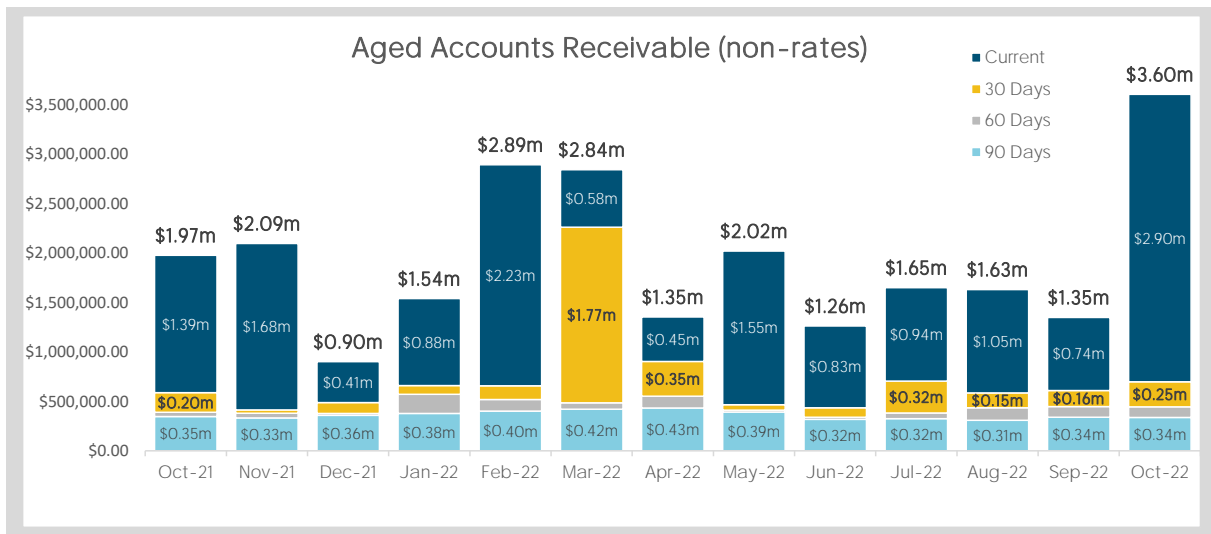
Rates & Refuse % Collected	\$
Opening Arrears Previous Years	1,361,272
Rates Levied	42,044,875
Refuse Levied	8,251,056
ESL Levied	4,205,785
Other Charges Levied	257,216
<b>Amount Levied</b>	<b>56,120,204</b>
(Less): Collections	(39,542,062)
<b>Total Rates &amp; Charges Collectable</b>	<b>16,578,142</b>
<i>% Collected</i>	<i>70.5%</i>



Accounts Receivable (non-rates)

	\$	%
Current	2,903,965	81%
30 Days	252,654	7%
60 Days	106,719	3%
90 Days	337,649	9%
<b>Total</b>	<b>3,600,987</b>	<b>100%</b>

Amounts shown above include GST (where applicable)



COMMENTS:

Current receivable balance includes an invoice for \$2.2m (Inc GST) raised to the Department of Local Government, Sport & Culture for grant commitments pertaining to the Motorplex project.

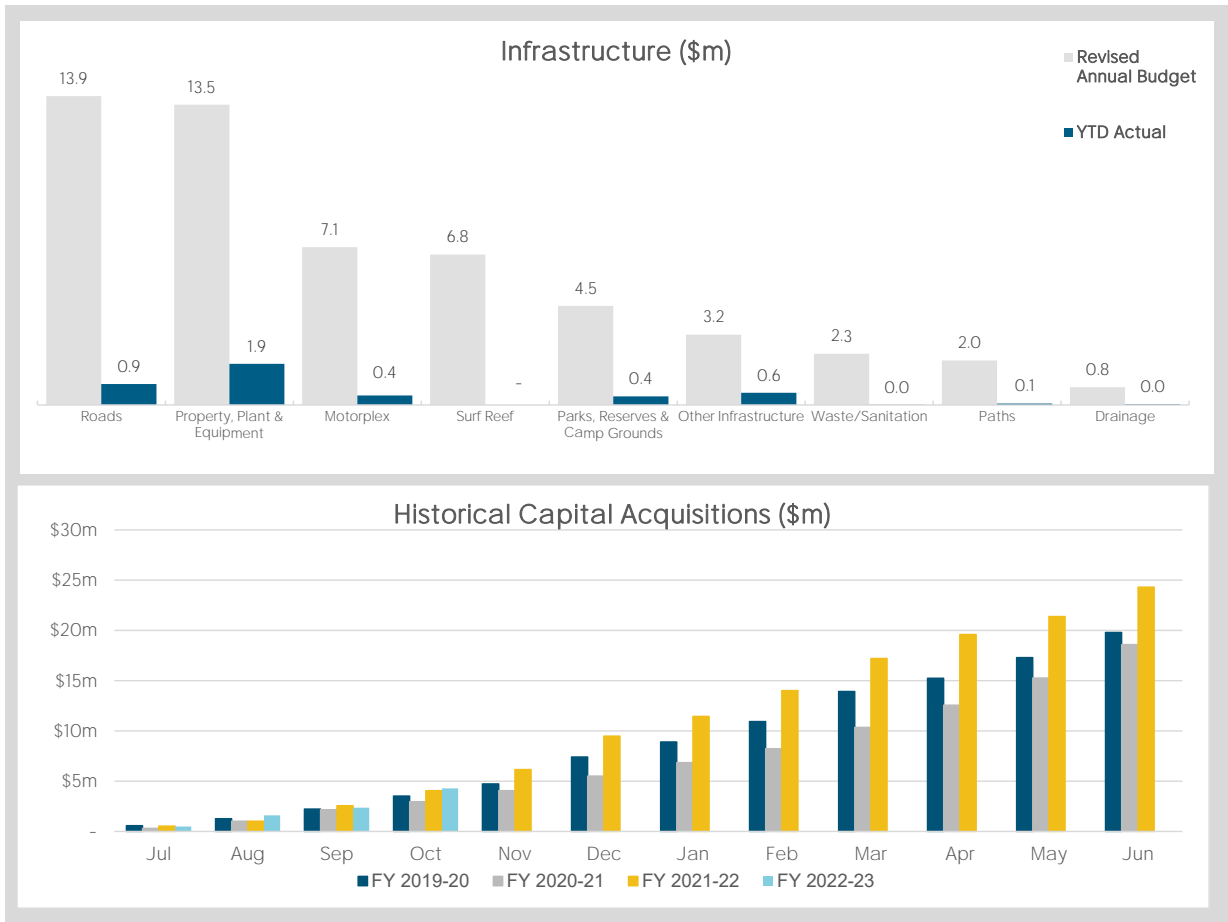
No other significant matters noted.



CITY OF ALBANY  
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
 FOR THE PERIOD ENDED 31 OCTOBER 2022

NOTE 5  
 CAPITAL ACQUISITIONS

Capital Acquisitions	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
	\$	\$	\$	\$	\$	%	
Roads	14,583,223	13,931,230	3,386,033	<b>949,281</b>	(2,436,752)	(72%)	▼
Property, Plant & Equipment	13,831,810	13,539,999	2,700,083	<b>1,850,945</b>	(849,138)	(31%)	▼
Motorplex	7,119,502	7,117,125	875,160	<b>433,313</b>	(441,847)	(50%)	▼
Surf Reef	6,781,998	6,781,998	0	<b>0</b>	0		
Parks, Reserves & Camp Grounds	4,788,031	4,461,621	1,359,284	<b>385,073</b>	(974,211)	(72%)	▼
Other Infrastructure	3,467,697	3,170,829	1,168,578	<b>550,625</b>	(617,954)	(53%)	▼
Waste/Sanitation	2,310,605	2,310,198	427,929	<b>8,145</b>	(419,784)	(98%)	▼
Paths	2,515,590	2,008,000	614,784	<b>65,263</b>	(549,521)	(89%)	▼
Drainage	842,256	804,923	207,118	<b>36,593</b>	(170,525)	(82%)	▼
<b>Total Capital Acquisitions</b>	<b>56,240,712</b>	<b>54,125,923</b>	<b>10,738,969</b>	<b>4,279,237</b>	<b>(6,459,732)</b>	<b>(60%)</b>	<b>▼</b>



**COMMENTS:**  
 Total Capital Acquisitions of \$4.28m for the period ending 31 Oct FY22/23 are ↑\$208k (4.89%) compared to the equivalent reporting period in FY21/22 where total Capital Acquisitions recorded were \$4.07m.  
  
 Per comments provided in Note 1, several major projects are still in the planning or tender phase.

**CITY of ALBANY**  
**TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS**  
**FOR THE PERIOD ENDING 31 OCTOBER 2022**

**CREDIT CARD TRANSACTIONS**

<b>DATE</b>	<b>PAYEE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
06/10/2022	DROPBOX	Business Standard Plan	\$ 302.50
07/10/2022	WWW.ALAMY.COM	Purchase Extra Image For Granite Seat Etchings For Middleton Beach Foreshore	\$ 164.89
11/10/2022	TRYBOOKING	Tickets - Albany Screening - The Big Bike Film Night	\$ 104.50
11/10/2022	BROADWATER RESORT	Accommodation - L Adams - Trail Forum Dunsborough	\$ 186.15
13/10/2022	SKYMESH	Monthly Fee For Cape Riche Internet Service	\$ 54.95
17/10/2022	TRYBOOKING	Tickets - Albany Screening - The Big Bike Film Night	\$ 104.50
25/10/2022	WWW.ALAMY.COM	Purchase Of Images For Digital Printing And Etching - Middleton Beach Granite Seats	\$ 16.49
25/10/2022	BRIDGEMAN IMAGES	Purchase Of Raw Image For Middleton Beach Granite Stone Etching - Robert Neill Fish	\$ 215.98
25/10/2022	INTERNATIONAL TRANSACTION FEE	International Transaction Fee	\$ 5.40
13/10/2022	ACE ACCOMMODATION ALBANY	Accommodation - M Chester - Staff Training	\$ 264.06
15/10/2022	WOOLWORTHS	Morning Tea Supplies - Queens Jubilee Tree Planting Ceremony	\$ 61.50
21/10/2022	THE SEBEL BUSSELTON	Accommodation - Deputy Mayor S Smith - RCAWA Meeting	\$ 216.60
22/10/2022	THE SEBEL BUSSELTON	Accommodation - Mayor D Wellington - RCAWA Meeting	\$ 450.30
22/10/2022	THE SEBEL BUSSELTON	Accommodation - A Sharpe - RCAWA Meeting	\$ 450.30
25/10/2022	AMPOL ALBANY	Refreshments - Study Tour to Collie and Bunbury	\$ 30.00
29/09/2022	CAFÉ ESPRESSON ONE	Meeting - A Sharpe and Mayor D Wellington	\$ 13.50
30/09/2022	KATES PLACE	Meeting - A Sharpe and Cr Cruse	\$ 10.60
30/09/2022	NESPRESSO	CEO and Councillor Coffee Stock	\$ 237.00
03/10/2022	CROWN PERTH MARKET	Meals - A Sharpe, Mayor D Wellington and Cr Stocks - WA Local Government Convention & AGM	\$ 188.59
03/10/2022	CROWN PERTH MARKET	Meals - A Sharpe, Mayor D Wellington and Cr Stocks - Expense Recouped	\$ 188.58
04/10/2022	CROWN PERTH	Parking - A Sharpe - WA Local Government Convention & AGM	\$ 131.11
05/10/2022	CROWN PERTH	Accommodation - Cr Stocks - WA Local Government Convention & AGM	\$ 653.51
05/10/2022	SP HAIGH & HASTINGS	Corporate Gift - Gallipoli Centenary Unisex Watch	\$ 134.95
05/10/2022	CALYPSO	Breakfast - Day-care and AHP - Mental Health Week	\$ 120.00
10/10/2022	VANCOUVER STREET CAFÉ	Meeting - A Sharpe and Cr Baesjou	\$ 9.50
10/10/2022	CROWN PERTH	Accommodation - Deputy Mayor S Smith - WA Local Government Convention & AGM	\$ 605.10
10/10/2022	CROWN TOWERS PERTH	Accommodation - Mayor D Wellington - WA Local Government Convention & AGM	\$ 597.03
10/10/2022	CROWN TOWERS PERTH	Accommodation - A Sharpe - WA Local Government Convention & AGM	\$ 597.03
10/10/2022	CROWN TOWERS PERTH	Refreshments - A Sharpe - WA Local Government Convention & AGM	\$ 6.56
11/10/2022	CHESTER PASS LUNCH BAR	Breakfast - Depot - Mental Health Week	\$ 521.90
11/10/2022	VANCOUVER STREET CAFÉ	Meeting - A Sharpe and Cr Thomson	\$ 10.00
13/10/2022	REGIONAL EXPRESS	Flights - D Waugh - WALGA People & Culture Conference	\$ 195.60
13/10/2022	HILTON PERTH PARMELIA	Accommodation & Meals - A Sharpe - EA Negotiations	\$ 522.20
14/10/2022	TOWN OF VICTORIA PARK	Parking - A Sharpe - EA Negotiations	\$ 5.00
18/10/2022	UTAS	SCORM Training File - Online Disability Awareness Training	\$ 500.00
20/10/2022	NEWTOWN LODGE PTY LTD	Meals - Mayor D Wellington, Deputy Mayor S Smith and A Sharpe - RCAWA Meeting	\$ 180.00
21/10/2022	THE GOOD EGG CAFÉ	Meals - Mayor D Wellington, Deputy Mayor S Smith and A Sharpe - RCAWA Meeting	\$ 25.07
21/10/2022	SHELTER BREWING	Meals - Mayor D Wellington, Deputy Mayor S Smith and A Sharpe - RCAWA Meeting	\$ 82.00

**CITY of ALBANY**  
**TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS**  
**FOR THE PERIOD ENDING 31 OCTOBER 2022**

**CREDIT CARD TRANSACTIONS**

<b>DATE</b>	<b>PAYEE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
25/10/2022	GARRISONS ALBANY	Meeting - Mayor D Wellington, Deputy Mayor S Smith, A Sharpe and S Hunt - NACAG	\$ 237.69
26/10/2022	FORREST FRENCH HOT BREAD	Refreshments - Motorplex Tour	\$ 22.00
26/10/2022	HILTON GARDEN INN	Accommodation - S Hunt - NACAG Chairperson	\$ 285.00
28/09/2022	SHOPIFY	Forts Store Online Postal Shipping Rates (Ongoing)	\$ 15.49
28/09/2022	INTERNATIONAL TRANSACTION FEE	International Transaction Fee	\$ 0.39
28/09/2022	WIX.COM	Premium Membership Subscription for the Great Southern Creative Exchange Website	\$ 34.18
28/09/2022	INTERNATIONAL TRANSACTION FEE	International Transaction Fee	\$ 0.85
02/10/2022	GOOGLE ADS	National Anzac Centre- Google Ads	\$ 1.54
03/10/2022	DEPT OF RACING GAMING	Occasional Liquor Licence Application - Albany Sinfonia - Albany Town Hall	\$ 54.50
03/10/2022	DEPT OF RACING GAMING	Occasional Liquor Licence Application - Rocky Horror Show - Albany Town Hall	\$ 114.50
04/10/2022	REGIONAL EXPRESS	Flights - J Want - Parks and Leisure Australia Conference	\$ 220.33
04/10/2022	REGIONAL EXPRESS	Flights - J Overton - Parks and Leisure Australia Conference	\$ 593.56
04/10/2022	REZDY	Monthly Subscription - Rezdy - National Anzac Centre	\$ 291.61
05/10/2022	CROWN PROMENADE PERTH	Meals - B Findlay - WALGA Presentation	\$ 7.50
05/10/2022	CROWN PROMENADE PERTH	Accommodation - L Coyne - WALGA Presentation	\$ 245.07
05/10/2022	CROWN PROMENADE PERTH	Accommodation - B Findlay - WALGA Presentation	\$ 239.01
05/10/2022	MAILCHIMP	Monthly Marketing Plan - Communications	\$ 685.81
05/10/2022	WIX.COM	Premium Events Calendar Subscription - National Anzac Centre Website	\$ 7.30
06/10/2022	CROWN PROMENADE PERTH	Accommodation - B Findlay - WALGA Presentation	\$ 288.43
07/10/2022	FACEBOOK	Facebook and Instagram Advertising	\$ 18.65
08/10/2022	SOUNDTRACK YOUR BRAND	Albany Leisure & Aquatic Centre - Monthly Subscription - Music Service	\$ 39.23
08/10/2022	INTERNATIONAL TRANSACTION FEE	International Transaction Fee	\$ 0.98
11/10/2022	PSA RADICAL FITNESS	Albany Leisure & Aquatic Centre - Monthly Subscription - Music Service - KIMAX	\$ 19.95
11/10/2022	TICKETS-DANJOO KOORLIN	Tickets - L Paterson - Danjoo Koorlini Social Impact Summer and Dinner 2022	\$ 1,185.39
13/10/2022	DEPT OF RACING GAMING	Occasional Liquor Licence Application - Live @Town Hall - Albany Town Hall	\$ 54.50
17/10/2022	PREMIER MILL HOTEL	Accommodation - S Lefroy - Guest Presenter Genealogy Workshop	\$ 295.00
19/10/2022	DOMA ALBANY	Refreshments - N Watson Community Services Managers Meeting - 2 x Pax	\$ 9.95
20/10/2022	REZDY	Rezdy Booking Account - Albany Visitors Centre	\$ 32.18
21/10/2022	EB COMPASS	Registration - T Crosby & D Cameron - Creative Practitioner Development Short Course	\$ 97.12
21/10/2022	WIX.COM	Monthly Subscription - City of Albany Events App Charge	\$ 7.41
24/10/2022	ZOOM.US	Monthly Charge - Zoom Conferencing & Webinar - Corporate Services	\$ 181.94
25/10/2022	REGIONAL EXPRESS	Flights - K Baker - WA Museum Visit	\$ 619.42
04/10/2022	REGIONAL EXPRESS	Flights - J Ferrell - Rates Training	\$ 406.76
05/10/2022	COUNTRY COMFORT	Accommodation - B Hubble & T Newton - Airport Reporting Training	\$ 1,746.00
05/10/2022	COUNTRY COMFORT	Accommodation Refund - T Newton - Airport Reporting Training	-\$ 873.00
06/10/2022	THE RITZ CARLTON PERTH	Accommodation - C Fasolo - Cruise Exchange Meeting	\$ 370.48
10/10/2022	RENDEZVOUS PERTH	Accommodation - J Ferrell - Rates Training	\$ 183.20
12/10/2022	REGIONAL EXPRESS	Flights - L Harding - Enterprise Agreement Meeting	\$ 97.79

**CITY of ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
FOR THE PERIOD ENDING 31 OCTOBER 2022**

**CREDIT CARD TRANSACTIONS**

<b>DATE</b>	<b>PAYEE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
14/10/2022	HUDSONS PERTH T2	Meals - L Harding - Enterprise Agreement Meeting	\$ 17.57
14/10/2022	HILTON PERTH PARMELIA	Accommodation - L Harding - Enterprise Agreement Meeting	\$ 820.12
14/10/2022	COUNTRY COMFORT	Meals - B Hubble - Airport Reporting Training	\$ 239.88
14/10/2022	MATTERPORT.COM	Annual Matterport IT Professional Subscription	\$ 1,147.36
14/10/2022	INTERNATIONAL TRANSACTION FEE	International Transaction Fee	\$ 28.68
15/10/2022	COUNTRY COMFORT	Accommodation - B Hubble - Airport Reporting Training	\$ 196.00
			<b><u>\$ 18,450.27</u></b>

**CITY of ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
FOR THE PERIOD ENDING 15 November 2022**

**PAYROLL TRANSACTIONS**

<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
20/10/2022	Salaries	\$ 699,864.24
26/10/2022	Superannuation	\$ 136,065.04
03/11/2022	Salaries	\$ 709,831.06
09/11/2022	Superannuation	\$ 136,764.97
		<b>\$ 1,682,525.31</b>

**CHEQUE TRANSACTIONS**

<b>DATE</b>	<b>CHEQUE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
				<b>\$ -</b>

**CITY OF ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
FOR THE PERIOD ENDING 15 November 2022**

**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162624	03/11/2022	@THE POOLSIDE	Refund	\$ 4,226.00
EFT162732	10/11/2022	35 DEGREES SOUTH	Surveying Services Q22010(A)	\$ 1,861.75
EFT162644	03/11/2022	4 STEEL SUPPLIES	Hardware Supplies / Tools	\$ 654.50
EFT162515	03/11/2022	A & M MEDICAL SERVICES	Pool Maintenance Materials	\$ 277.00
EFT162380	27/10/2022	A CHESTER	Staff Reimbursement	\$ 23.61
EFT162754	10/11/2022	A GORMAN	Rates Refund	\$ 3,383.77
EFT162224	20/10/2022	A GREEN	Rates Refund	\$ 859.08
EFT162258	20/10/2022	A MCEWAN	Staff Reimbursement	\$ 245.24
EFT162791	10/11/2022	A MCLAUCHLAN	Refund	\$ 56.00
EFT162269	20/10/2022	A OGBORNE	Rates Refund	\$ 2,115.43
EFT162812	10/11/2022	A PILET	Refund	\$ 150.00
EFT162498	03/11/2022	A1 SANDBLASTING	Sandblasting Services	\$ 165.00
EFT162338	27/10/2022	ABBEY'S EARTHMOVING SERVICES	Waste Disposal Services	\$ 2,541.00
EFT162339	27/10/2022	ACORN TREES AND STUMPS	Vegetation Management Services C21005	\$ 14,954.50
EFT162499	03/11/2022	ACORN TREES AND STUMPS	Vegetation Management Services C21005	\$ 2,062.50
EFT162340	27/10/2022	AD CONTRACTORS PTY LTD	Plant And Equipment Hire C21002(A) / Road Maintenance Materials C20003(E)	\$ 79,332.28
EFT162161	20/10/2022	AD CONTRACTORS PTY LTD	Plant And Equipment Hire C21002(A) / Road Maintenance Materials C20003(E)	\$ 38,987.98
EFT162681	10/11/2022	AD CONTRACTORS PTY LTD	Plant And Equipment Hire C21002(A) / Road Maintenance Materials C20003(E)	\$ 90,223.54
EFT162500	03/11/2022	AD CONTRACTORS PTY LTD	Plant And Equipment Hire C21002(A) / Road Maintenance Materials C20003(E)	\$ 90,939.35
EFT162341	27/10/2022	ADVERTISER PRINT	Printing Services	\$ 2,029.00
EFT162501	03/11/2022	ADVERTISER PRINT	Printing Services	\$ 33.00
EFT162162	20/10/2022	AERODROME MANAGEMENT SERVICES PTY LTD	Staff Training	\$ 2,655.00
EFT162413	27/10/2022	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Plant Parts, Repairs, Purchases	\$ 564.60
EFT162569	03/11/2022	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Purchase Of Plant - P22004 & Plant Parts	\$ 97,117.26
EFT162503	03/11/2022	AGQUIRE RURAL HOLDINGS PTY LTD T/AS WELLSTEAD RURAL	Gas Supply	\$ 49.75
EFT162599	03/11/2022	AIRPORT SECURITY PTY LTD	Security Card	\$ 220.00
EFT162263	20/10/2022	AIRPORT SECURITY PTY LTD	Security Card	\$ 220.00
EFT162164	20/10/2022	AKUBRA HATS PTY LTD	Stock Items - Forts Store	\$ 299.20
EFT162753	10/11/2022	ALBANY ASPHALT SERVICES - GORDON WALMSLEY PTY LTD	Road Maintenance Services / Supplies C22011 (A)	\$ 12,618.25
EFT162406	27/10/2022	ALBANY ASPHALT SERVICES - GORDON WALMSLEY PTY LTD	Road Maintenance Services / Supplies C22011 (A)	\$ 55,467.50
EFT162560	03/11/2022	ALBANY ASPHALT SERVICES - GORDON WALMSLEY PTY LTD	Road Maintenance Services / Supplies C22011 (A)	\$ 19,203.00
EFT162363	27/10/2022	ALBANY BITUMEN SPRAYING	Road Maintenance Supply / Services	\$ 35,508.00
EFT162509	03/11/2022	ALBANY CHAMBER OF COMMERCE AND INDUSTRY INC	Sponsorship Payment	\$ 1,100.00
EFT162255	20/10/2022	ALBANY CITY MOTORS	Plant / Vehicle Parts And Repairs	\$ 1,012.18
EFT162595	03/11/2022	ALBANY CITY MOTORS	Plant / Vehicle Parts And Repairs	\$ 2,398.24
EFT162349	27/10/2022	ALBANY COMMUNITY FOUNDATION	Payroll deductions	\$ 5.00
EFT162694	10/11/2022	ALBANY COMMUNITY FOUNDATION	Payroll deductions	\$ 5.00
EFT162346	27/10/2022	ALBANY COMMUNITY HOSPICE	Payroll deductions	\$ 15.00
EFT162685	10/11/2022	ALBANY COMMUNITY HOSPICE	Payroll deductions	\$ 15.00
EFT162218	20/10/2022	ALBANY ECO HOUSE	Workshop Supplies	\$ 55.00
EFT162743	10/11/2022	ALBANY ELITE EARTHMOVING AND DRAINAGE	Plant And Equipment Hire	\$ 7,885.00
EFT162253	20/10/2022	ALBANY EVENT HIRE	Event Hire	\$ 153.70

**CITY OF ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
FOR THE PERIOD ENDING 15 November 2022**

**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162593	03/11/2022	ALBANY EVENT HIRE	Event Hire	\$ 1,545.25
EFT162502	03/11/2022	ALBANY FLOORING	Building Maintenance Services	\$ 1,320.00
EFT162174	20/10/2022	ALBANY FORMWORK	Construction Services	\$ 4,317.50
EFT162163	20/10/2022	ALBANY HARBOURSIDE APARTMENTS AND HOUSES	Accommodation - Visiting Author	\$ 179.00
EFT162343	27/10/2022	ALBANY HYDRAULICS	Plant Parts And Repairs	\$ 480.89
EFT162167	20/10/2022	ALBANY HYDRAULICS	Plant Parts And Repairs	\$ 18.70
EFT162505	03/11/2022	ALBANY HYDRAULICS	Plant Parts And Repairs	\$ 291.37
EFT162508	03/11/2022	ALBANY INDOOR PLANT HIRE AND SALES	Plant Hire And Maintenance	\$ 755.01
EFT162168	20/10/2022	ALBANY INDUSTRIAL SERVICES PTY LTD	Plant And Equipment Hire C22008(B)	\$ 6,160.00
EFT162506	03/11/2022	ALBANY INDUSTRIAL SERVICES PTY LTD	Plant And Equipment Hire C22008(B)	\$ 6,160.00
EFT162344	27/10/2022	ALBANY INDUSTRIAL SERVICES PTY LTD	Plant And Equipment Hire C22008(B)	\$ 4,697.00
EFT162176	20/10/2022	ALBANY IRRIGATION & DRILLING	Reticulation Materials	\$ 2,968.07
EFT162693	10/11/2022	ALBANY IRRIGATION & DRILLING	Reticulation Materials	\$ 8,223.90
EFT162348	27/10/2022	ALBANY LANDSCAPE SUPPLIES	Landscaping Supplies	\$ 156.90
EFT162649	03/11/2022	ALBANY LOCK & SECURITY	Locksmith Services / Supplies	\$ 1,049.72
EFT162466	27/10/2022	ALBANY LOCK & SECURITY	Locksmith Services / Supplies	\$ 1,298.60
EFT162835	10/11/2022	ALBANY LOCK & SECURITY	Locksmith Services / Supplies	\$ 57.28
EFT162301	20/10/2022	ALBANY LOCK & SECURITY	Locksmith Supplies / Services	\$ 247.50
EFT162513	03/11/2022	ALBANY MILK DISTRIBUTORS	Milk Delivery	\$ 306.68
EFT162692	10/11/2022	ALBANY MILK DISTRIBUTORS	Milk Delivery	\$ 602.04
EFT162171	20/10/2022	ALBANY MONUMENTAL MASONS	Construction Services	\$ 3,200.00
EFT162266	20/10/2022	ALBANY NEWS DELIVERY	Newspaper Delivery	\$ 78.51
EFT162432	27/10/2022	ALBANY NEWS DELIVERY	Newspaper Delivery	\$ 268.70
EFT162608	03/11/2022	ALBANY NEWS DELIVERY	Newspaper Delivery	\$ 83.78
EFT162799	10/11/2022	ALBANY NEWS DELIVERY	Newspaper Delivery	\$ 93.63
EFT162512	03/11/2022	ALBANY OFFICE PRODUCTS DEPOT	Office Supplies / Stationery	\$ 6,255.46
EFT162173	20/10/2022	ALBANY OFFICE PRODUCTS DEPOT	Office Supplies / Stationery	\$ 149.25
EFT162689	10/11/2022	ALBANY OFFICE PRODUCTS DEPOT	Office Supplies / Stationery	\$ 2,613.65
EFT162170	20/10/2022	ALBANY PANEL BEATERS AND SPRAY PAINTERS	Plant Parts And Repairs	\$ 550.00
EFT162686	10/11/2022	ALBANY PANEL BEATERS AND SPRAY PAINTERS	Plant Parts And Repairs	\$ 580.00
EFT162438	27/10/2022	ALBANY PLUMBING AND GAS	Plumbing Supplies / Services C21006	\$ 343.40
EFT162623	03/11/2022	ALBANY PLUMBING AND GAS	Plumbing Supplies / Services C21006	\$ 18,528.50
EFT162813	10/11/2022	ALBANY PLUMBING AND GAS	Plumbing Supplies / Services C21006	\$ 2,064.70
EFT162321	20/10/2022	ALBANY PROUD PTY LTD T/A WILSON BREWING	Refreshments	\$ 214.97
EFT162690	10/11/2022	ALBANY PSYCHOLOGICAL SERVICES	EAP Services	\$ 572.00
EFT162175	20/10/2022	ALBANY QUALITY LAWNMOWING	Lawnmowing Services	\$ 110.00
EFT162691	10/11/2022	ALBANY QUALITY LAWNMOWING	Lawnmowing Services	\$ 220.00
EFT162695	10/11/2022	ALBANY RECORDS MANAGEMENT	Offsite Storage	\$ 1,234.73
EFT162510	03/11/2022	ALBANY RETRAVISION	Kitchen Supplies	\$ 48.00
EFT162169	20/10/2022	ALBANY RETRAVISION	Kitchen Supplies	\$ 348.00
EFT162172	20/10/2022	ALBANY SCREENPRINTERS	Screenprinting Services / Stock Items - Forts Store	\$ 2,326.50
EFT162347	27/10/2022	ALBANY SCREENPRINTERS	Screenprinting Services / Stock Items - Forts Store	\$ 2,191.00



**CITY OF ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
FOR THE PERIOD ENDING 15 November 2022**

**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162682	10/11/2022	ALBANY SECURITY SUPPLIES	Security Supplies / Services	\$ 75.00
EFT162165	20/10/2022	ALBANY SECURITY SUPPLIES	Security Supplies / Services	\$ 200.00
EFT162727	10/11/2022	ALBANY SIGNS	Printing/Signage Services, Lectern Supply And Install	\$ 115.50
EFT162208	20/10/2022	ALBANY SIGNS	Printing/Signage Services, Lectern Supply And Install	\$ 2,645.50
EFT162386	27/10/2022	ALBANY SIGNS	Printing/Signage Services, Lectern Supply And Install	\$ 836.00
EFT162539	03/11/2022	ALBANY SIGNS	Printing/Signage Services, Lectern Supply And Install	\$ 1,716.00
EFT162345	27/10/2022	ALBANY STATIONERS OFFICE CHOICE	Document Binding	\$ 77.00
EFT162507	03/11/2022	ALBANY SWEEP CLEAN	Sweeping Services C18007	\$ 5,573.00
EFT162504	03/11/2022	ALBANY TOYOTA	Vehicle Maintenance / Parts	\$ 935.88
EFT162166	20/10/2022	ALBANY TOYOTA	Vehicle Maintenance / Parts	\$ 180.00
EFT162342	27/10/2022	ALBANY TOYOTA	Vehicle Maintenance / Parts	\$ 310.00
EFT162683	10/11/2022	ALBANY TOYOTA	Vehicle Maintenance / Parts	\$ 450.00
EFT162317	20/10/2022	ALBANY TYREPOWER	Tyre Supply / Maintenance	\$ 485.30
EFT162476	27/10/2022	ALBANY TYREPOWER	Tyre Supply / Maintenance	\$ 848.20
EFT162657	03/11/2022	ALBANY TYREPOWER	Tyre Supply / Maintenance	\$ 110.00
EFT162684	10/11/2022	ALBANY V-BELT AND RUBBER	Plant Parts And Repairs	\$ 2,205.62
EFT162479	27/10/2022	ALBANY VETERINARY HOSPITAL PTY LTD	Veterinary Services	\$ 80.00
EFT162849	10/11/2022	ALBANY VETERINARY HOSPITAL PTY LTD	Veterinary Services	\$ 280.00
EFT162245	20/10/2022	ALBANY WORLD OF CARS	Vehicle Maintenance / Parts	\$ 38.93
EFT162582	03/11/2022	ALBANY WORLD OF CARS	Vehicle Maintenance / Parts	\$ 600.00
EFT162780	10/11/2022	ALBANY WORLD OF CARS	Vehicle Maintenance / Parts	\$ 74.79
EFT162350	27/10/2022	ALINTA	Gas Supply Charges	\$ 116.90
EFT162403	27/10/2022	ALL TRUCK REPAIRS	Plant Parts And Repairs	\$ 7,781.44
EFT162514	03/11/2022	ALLMARK & ASSOCIATES PTY LTD	Plaque Supply / Engraving	\$ 588.50
EFT162389	27/10/2022	AMANDA CRUSE	Mayoral And Councillor Fee	\$ 3,001.67
EFT162374	27/10/2022	AMPOL AUSTRALIA PETROLEUM PTY LTD	Bulk Diesel Delivery	\$ 40,667.65
EFT162530	03/11/2022	AMPOL AUSTRALIA PETROLEUM PTY LTD	Bulk Diesel Delivery	\$ 41,287.65
EFT162715	10/11/2022	AMPOL LIMITED	Ampol Fuel Cards	\$ 8,304.40
EFT162742	10/11/2022	ANGELA EDWARDS	Cleaning Services	\$ 1,414.00
EFT162352	27/10/2022	ANTONIA'S DANCE STUDIO	Dance Classes	\$ 240.00
EFT162697	10/11/2022	AQUA FITNESS ONLINE	Staff Training	\$ 1,985.00
EFT162178	20/10/2022	ARBOR CENTRE PTY LTD	Commemorative Oak Project	\$ 13,090.00
EFT162353	27/10/2022	ARDESS NURSERY	Plant Supply / Maintenance	\$ 2,543.45
EFT162806	10/11/2022	ARTS AND CULTURE TRUST	AEC Annual Contribution	\$ 529,834.80
EFT162516	03/11/2022	ASIA PACIFIC NETWORK INFORMATION CENTRE	Annual Account Fee	\$ 220.00
EFT162354	27/10/2022	ATC WORK SMART	Casual Labour / Apprentices	\$ 1,111.47
EFT162179	20/10/2022	ATC WORK SMART	Casual Labour / Apprentices	\$ 8,546.13
EFT162517	03/11/2022	ATC WORK SMART	Casual Labour / Apprentices	\$ 9,864.21
EFT162698	10/11/2022	ATC WORK SMART	Casual Labour / Apprentices	\$ 6,063.60
EFT162518	03/11/2022	ATI AUSTRALIA PTY LIMITED	Maintenance Contract - Microwave Radio - C18004	\$ 21,103.75
EFT162180	20/10/2022	AUSCOINSWEST	Stock Items - Visitors Centre	\$ 575.30
EFT162671	03/11/2022	AUSSIE BROADBAND LIMITED	Internet Charges	\$ 328.00



**CITY OF ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
FOR THE PERIOD ENDING 15 November 2022**

**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162701	10/11/2022	AUSTRALIAN COMMUNICATIONS AND MEDIA AUTHORITY	Licence Renewal	\$ 91.00
EFT162177	20/10/2022	AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION WA	Mentor Net - Registration Fee	\$ 200.00
EFT162356	27/10/2022	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll deductions	\$ 1,621.60
EFT162700	10/11/2022	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll deductions	\$ 1,621.60
EFT162355	27/10/2022	AUSTRALIAN TAXATION OFFICE	Payroll deductions	\$ 202,189.00
EFT162699	10/11/2022	AUSTRALIAN TAXATION OFFICE	Payroll deductions	\$ 202,827.00
EFT162725	10/11/2022	B COLLINS	Rates Refund	\$ 1,179.45
EFT162234	20/10/2022	B HUBBLE	Staff Reimbursement	\$ 296.72
EFT162859	10/11/2022	B WOODCOCK	Rates Refund	\$ 1,306.92
EFT162357	27/10/2022	BADGEMATE	Badge Printing	\$ 77.77
EFT162358	27/10/2022	BANKSIA BROOK TURF	Turf Supply And Install	\$ 31,944.00
EFT162519	03/11/2022	BANKSIA BROOK TURF	Turf Supply And Install	\$ 1,214.40
EFT162702	10/11/2022	BANKSIA BROOK TURF	Turf Supply And Install	\$ 1,584.00
EFT162181	20/10/2022	BARRETTS MINI EARTHMOVING & CHIPPING	Vegetation Management Services C21005	\$ 12,518.00
EFT162360	27/10/2022	BARRETTS MINI EARTHMOVING & CHIPPING	Vegetation Management Services C21005	\$ 5,280.00
EFT162520	03/11/2022	BARRETTS MINI EARTHMOVING & CHIPPING	Vegetation Management Services C21005	\$ 17,842.00
EFT162521	03/11/2022	BARRICADES MEDIA PTY LTD (GOLD MX & FLY FM)	Advertising	\$ 1,233.80
EFT162182	20/10/2022	BBR PARAMOUNT PROJECTS PTY LTD	Consultancy Services	\$ 63,250.00
EFT162523	03/11/2022	BENNETTS BATTERIES	Plant Parts And Repairs	\$ 3,432.00
EFT162361	27/10/2022	BENNETTS BATTERIES	Plant Parts And Repairs	\$ 1,144.00
EFT162185	20/10/2022	BERTOLA HIRE ALBANY PTY LTD	Plant And Equipment Hire	\$ 1,168.20
EFT162524	03/11/2022	BEST OFFICE SYSTEMS	Purchase Of Photocopier	\$ 12,464.00
EFT162186	20/10/2022	BIBBULMUN TRACK FOUNDATION	Stock Items - Visitors Centre	\$ 677.15
EFT162751	10/11/2022	BILL GIBBS EXCAVATIONS	Plant And Equipment Hire C22008(C)	\$ 53,564.50
EFT162287	20/10/2022	BJ & MJ SHEARER	Bus Services	\$ 361.40
EFT162187	20/10/2022	BLACK AND WHITE CONCRETING	Concreting Services / Plant And Equipment Hire C20015	\$ 28,830.00
EFT162704	10/11/2022	BLACK AND WHITE CONCRETING	Concreting Services / Plant And Equipment Hire C20015	\$ 7,400.00
EFT162525	03/11/2022	BLACK AND WHITE CONCRETING	Concreting Services / Plant And Equipment Hire C20015	\$ 748.00
EFT162365	27/10/2022	BLOOMIN FLOWERS SPENCER PARK	Floral Arrangement	\$ 75.00
EFT162526	03/11/2022	BLOOMIN FLOWERS SPENCER PARK	Floral Arrangement	\$ 70.00
EFT162708	10/11/2022	BLUE SKY RENEWABLES PTY LTD	Thermal Energy Supply	\$ 36,799.53
EFT162706	10/11/2022	BOC GASES AUSTRALIA LIMITED	Container Service	\$ 109.44
EFT162189	20/10/2022	BOOEASY AUSTRALIA PTY LTD	Bookings	\$ 428.82
EFT162190	20/10/2022	BPROMO	Promotional Giveaway	\$ 1,870.00
EFT162434	27/10/2022	BRAYDEN JOHN PARKER	Mowing Services	\$ 140.00
EFT162369	27/10/2022	BROCKS	Office / Safety Supplies	\$ 180.00
EFT162192	20/10/2022	BROCKS	Office / Safety Supplies	\$ 417.67
EFT162366	27/10/2022	BRONWYN MILKINS PSYCHOLOGY	Mental Health First Aid	\$ 3,580.50
EFT162370	27/10/2022	BROOKS HIRE SERVICE PTY LTD	Plant And Equipment Hire	\$ 1,893.91
EFT162527	03/11/2022	BROOKS HIRE SERVICE PTY LTD	Plant And Equipment Hire	\$ 3,975.89
EFT162592	03/11/2022	BUCHER MUNICIPAL PTY LTD	Vehicle Parts / Maintenance	\$ 394.01
EFT162373	27/10/2022	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	\$ 146.26

**CITY OF ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
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**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162528	03/11/2022	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	\$ 963.53
EFT162711	10/11/2022	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	\$ 2,086.22
EFT162193	20/10/2022	BUNNINGS GROUP LIMITED	Hardware Supplies / Tools	\$ 934.95
EFT162194	20/10/2022	BURDENS AUSTRALIA PTY LTD	Furniture Maintenance Materials	\$ 6,747.95
EFT162712	10/11/2022	BUSY BLUE BUS	Bus Services	\$ 620.50
EFT162219	20/10/2022	C ELLIOTT	Rates Refund	\$ 123.25
EFT162552	03/11/2022	C FASOLO	Staff Reimbursement	\$ 19.95
EFT162225	20/10/2022	C GROSSMAN	Rates Refund	\$ 710.05
EFT162250	20/10/2022	C JANICE & M LOFTS	Rates Refund	\$ 321.76
EFT162433	27/10/2022	C NORMAN	Rates Refund	\$ 3,692.22
EFT162714	10/11/2022	CABCHARGE PAYMENTS PTY LTD	Taxi Fares	\$ 566.14
EFT162195	20/10/2022	CALIBRE CARE	Reserves Maintenance Equipment	\$ 188.00
EFT162532	03/11/2022	CAMLYN SPRINGS	Water Refills	\$ 255.00
EFT162376	27/10/2022	CAMTRANS ALBANY PTY LTD	Freight Services	\$ 770.00
EFT162531	03/11/2022	CAMTRANS ALBANY PTY LTD	Freight Services	\$ 250.00
EFT162196	20/10/2022	CAREY TRAINING PTY LTD	Staff Training	\$ 3,156.12
EFT162717	10/11/2022	ALBANY SKIPS AND WASTE SERVICES	Waste Disposal Services	\$ 292.50
EFT162311	20/10/2022	CENTAMAN SYSTEMS PTY LTD	Marketing Materials	\$ 1,595.00
EFT162199	20/10/2022	CENTENNIAL STADIUM INC	Electricity Charges / Event Hire	\$ 355.69
EFT162534	03/11/2022	CENTENNIAL STADIUM INC	Electricity Charges / Event Hire	\$ 234.85
EFT162719	10/11/2022	CENTENNIAL STADIUM INC	Electricity Charges / Event Hire	\$ 614.35
EFT162718	10/11/2022	CENTIGRADE SERVICES PTY LTD	Preventative Maintenance C22012 / Air Handling Services C21008	\$ 2,473.35
EFT162379	27/10/2022	CENTIGRADE SERVICES PTY LTD	Preventative Maintenance C22012 / Air Handling Services C21008	\$ 5,121.99
EFT162198	20/10/2022	CENTIGRADE SERVICES PTY LTD	Preventative Maintenance C22012 / Air Handling Services C21008	\$ 26,143.92
EFT162733	10/11/2022	CGS QUALITY CLEANING	Cleaning Services C14036	\$ 66,439.78
EFT162773	10/11/2022	CHARLES JONES	Performance Fees	\$ 1,500.00
EFT162382	27/10/2022	CHILD SUPPORT AGENCY	Payroll deductions	\$ 668.09
EFT162720	10/11/2022	CHILD SUPPORT AGENCY	Payroll deductions	\$ 668.09
EFT162688	10/11/2022	CHOICES FLOORING BY ALBANY INTERIORS	Floor Covering - Supply And Install	\$ 3,376.20
EFT162511	03/11/2022	CHOICES FLOORING BY ALBANY INTERIORS	Floor Covering - Supply And Install	\$ 5,524.00
EFT162474	27/10/2022	CHRIS THOMSON	Mayoral And Councillor Fee	\$ 3,001.67
EFT162535	03/11/2022	CHRISEA DESIGNS	Stock Items - Box Office	\$ 483.00
EFT162721	10/11/2022	CHRISTOPHER BURNELL	Construction Services Q22039	\$ 41,885.00
EFT162722	10/11/2022	CIRCUITWEST INC	Membership Renewal	\$ 385.00
EFT162536	03/11/2022	CIVICA PTY LTD	Spydus SMS Transactions	\$ 1,059.61
EFT162201	20/10/2022	CLAUDIA SIMPSON	Delivery OF Zumba Classes	\$ 650.00
EFT162204	20/10/2022	CLEANAWAY PTY LIMITED	Waste Disposal Services P14021 / P20020	\$ 68,273.15
EFT162384	27/10/2022	CLEANAWAY PTY LIMITED	Waste Disposal Services P14021 / P20020	\$ 222,004.97
EFT162436	27/10/2022	CLEANFLOW ENVIRONMENTAL SOLUTIONS - PERTH PRESSURE	Drainage Maintenance Services	\$ 10,268.50
EFT162205	20/10/2022	COATES HIRE OPERATIONS PTY LIMITED	Plant And Equipment Hire	\$ 132.89
EFT162206	20/10/2022	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	\$ 644.79
EFT162385	27/10/2022	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	\$ 186.44

**CITY OF ALBANY  
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**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162538	03/11/2022	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	\$ 803.10
EFT162723	10/11/2022	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	\$ 363.00
EFT162729	10/11/2022	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	\$ 199.20
EFT162713	10/11/2022	COMMERCIAL AQUATICS AUSTRALIA (WA) PTY LTD	Pool/Plant Maintenance Services / Supplies Q22028	\$ 9,515.00
EFT162529	03/11/2022	COMMERCIAL AQUATICS AUSTRALIA (WA) PTY LTD	Pool/Plant Maintenance Services / Supplies Q22028	\$ 1,010.35
EFT162726	10/11/2022	COMMON GROUND TRAILS PTY LTD	Design Services	\$ 13,651.00
EFT162372	27/10/2022	CONSTRUCTION TRAINING FUND	BCITF Levy Payment	\$ 8,618.78
EFT162709	10/11/2022	CONSTRUCTION TRAINING FUND	BCITF Levy Payment	\$ 1,229.85
EFT162755	10/11/2022	CORPORATE FIRST AID AUSTRALIA	First Aid Course	\$ 700.00
EFT162728	10/11/2022	CREATIONS HOMES PTY LTD	Building Maintenance Services C21015	\$ 2,682.54
EFT162541	03/11/2022	CULBURRA DOWNS FARM	Clay Supply	\$ 2,805.00
EFT162542	03/11/2022	CYNERGIC INTERNET	Internet Services	\$ 1,974.89
EFT162211	20/10/2022	D & K ENGINEERING	Plant Maintenance Services	\$ 545.60
EFT162210	20/10/2022	D CURTIS	Rates Refund	\$ 857.50
EFT162393	27/10/2022	D DELURY	Staff Reimbursement	\$ 60.00
EFT162782	10/11/2022	D LEMIN	Rates Refund	\$ 5,000.00
EFT162257	20/10/2022	D MAYS	Rates Refund	\$ 841.69
EFT162646	03/11/2022	D STIRLING	Rates Refund	\$ 71.10
EFT162305	20/10/2022	D TAUJA	Rates Refund	\$ 1,102.06
EFT162666	03/11/2022	D WAUGH	Staff Reimbursement	\$ 28.00
EFT162483	27/10/2022	D WAUGH	Staff Reimbursement	\$ 31.30
EFT162351	27/10/2022	DA CHRISTIE PTY LTD	BBQ Supply / Maintenance	\$ 35,833.60
EFT162731	10/11/2022	DATA #3 LIMITED	Software Subscription	\$ 158,518.67
EFT162585	03/11/2022	DAVID LEECH	Stock Items - Forts Store	\$ 720.00
EFT162421	27/10/2022	DAVID LEECH	Stock Items - Forts Store	\$ 87.00
EFT162815	10/11/2022	DAVID RASTRICK	Performance Fees	\$ 500.00
EFT162390	27/10/2022	DAVRIC AUSTRALIA	Stock Items - Forts Store	\$ 328.35
EFT162388	27/10/2022	DELMA BAESJOU	Mayoral And Councillor Fee	\$ 3,001.67
EFT162486	27/10/2022	DENNIS WELLINGTON	Mayoral And Councillor Fee	\$ 12,020.93
EFT162736	10/11/2022	DEPARTMENT OF CLIMATE CHANGE, ENERGY, THE	Application Lodgement Fee	\$ 1,353.00
EFT162402	27/10/2022	DEPARTMENT OF FIRE AND EMERGENCY SERVICES	ESL Income Local Government	\$ 46,432.68
EFT162710	10/11/2022	DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY	BSL Levy	\$ 9,326.74
EFT162642	03/11/2022	DEPARTMENT OF THE PREMIER & CABINET - STATE LAW	Notice In Government Gazette	\$ 93.60
EFT162735	10/11/2022	DEPARTMENT OF TRANSPORT	FOI Fees	\$ 127.10
EFT162665	03/11/2022	DEPARTMENT OF WATER AND ENVIRONMENTAL REGULATION	Amendment Application Fee	\$ 408.00
EFT162583	03/11/2022	DEVELOPMENT WA	Partial Incomplete Works Bond Return	\$ 374,645.70
EFT162737	10/11/2022	DISCOVERY BAY TOURISM PRECINCT LTD	Grant Funding	\$ 1,500.00
EFT162214	20/10/2022	DJ CITY	Snow Machine - Christmas Pageant	\$ 1,649.00
EFT162738	10/11/2022	DJL ELECTRICAL CONTRACTING	Testing And Tagging Services Q21057	\$ 222.34
EFT162215	20/10/2022	DJL ELECTRICAL CONTRACTING	Testing And Tagging Services Q21057	\$ 265.10
EFT162544	03/11/2022	DOMINO'S PIZZA	Catering	\$ 168.10
EFT162730	10/11/2022	DOWNER EDI WORKS PTY LTD	Road Maintenance Materials	\$ 510.35

**CITY OF ALBANY  
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**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162739	10/11/2022	DRAEGER AUSTRALIA PTY LTD	PPE	\$ 1,122.00
EFT162216	20/10/2022	DYLANS ON THE TERRACE	Catering	\$ 201.00
EFT162396	27/10/2022	DYLANS ON THE TERRACE	Catering	\$ 1,383.60
EFT162740	10/11/2022	DYLANS ON THE TERRACE	Catering	\$ 1,341.50
EFT162207	20/10/2022	E COLMER	Refund	\$ 135.00
EFT162229	20/10/2022	E HARDING	Staff Reimbursement	\$ 104.07
EFT162233	20/10/2022	E HICKS	Rates Refund	\$ 1,271.00
EFT162547	03/11/2022	E KELLY	Refund	\$ 30.00
EFT162586	03/11/2022	E LEECE	Refund	\$ 100.00
EFT162545	03/11/2022	EASI PACKAGING PTY LTD	Offset Refund	\$ 4,950.18
EFT162397	27/10/2022	EASI PACKAGING PTY LTD	Payroll deductions	\$ 9,849.58
EFT162741	10/11/2022	EASI PACKAGING PTY LTD	Payroll deductions	\$ 4,707.84
EFT162398	27/10/2022	EBONY BARKER	Community Calendar Photography	\$ 400.00
EFT162842	10/11/2022	ELEMENT ADVISORY PTY LTD	Consultancy Services - Q21065	\$ 14,698.75
EFT162546	03/11/2022	ELITE STEEL FABRICATION	Fabrication Services	\$ 1,155.00
EFT162399	27/10/2022	ELLEKER VOLUNTEER BUSHFIRE BRIGADE	Donation Payment - 2021 NYE Fireworks	\$ 200.00
EFT162400	27/10/2022	ELLENBY TREE FARM PTY LTD	Plant Purchases	\$ 4,363.40
EFT162745	10/11/2022	ELMO SOFTWARE LIMITED	Annual Software License	\$ 119,677.80
EFT162548	03/11/2022	ERGOLINK	Ergonomic Supplies	\$ 286.95
EFT162401	27/10/2022	E-STRALIAN PTY LTD T/A SPARQUE	Weekly E-Bike Lease	\$ 306.12
EFT162746	10/11/2022	E-STRALIAN PTY LTD T/A SPARQUE	Weekly E-Bike Lease	\$ 306.12
EFT162565	03/11/2022	ETHAN HARVEY	Artist Fee	\$ 750.00
EFT162334	20/10/2022	EVE YOUNG	Stock Items - Box Office	\$ 50.82
EFT162549	03/11/2022	EVERTRANS	Vehicle Maintenance / Repairs	\$ 720.50
EFT162551	03/11/2022	EYERITE SIGNS	Signage	\$ 288.87
EFT162556	03/11/2022	F GERARD	Rates Refund	\$ 855.92
EFT162231	20/10/2022	F HENWOOD	Rates Refund	\$ 876.47
EFT162228	20/10/2022	FIRST NATIONAL REAL ESTATE	Rental Charges	\$ 200.00
EFT162553	03/11/2022	FLEET NETWORK	Lease Charges	\$ 598.23
EFT162747	10/11/2022	FLIPS ELECTRICS	Building/Plant Maintenance Services Q22048	\$ 660.00
EFT162404	27/10/2022	FLIPS ELECTRICS	Building/Plant Maintenance Services Q22048	\$ 1,688.50
EFT162554	03/11/2022	FORPARK AUSTRALIA	Parts / Maintenance	\$ 396.00
EFT162555	03/11/2022	FORREST WINDSCREENS	Plant Parts And Repairs	\$ 360.00
EFT162748	10/11/2022	FRANGIPANI FLORAL STUDIO	Floral Wreath	\$ 170.00
EFT162749	10/11/2022	FRANKS LOADER SERVICES	Plant And Equipment Hire C22008(D)	\$ 10,012.50
EFT162824	10/11/2022	G & L SHEETMETAL	Plant Parts And Repairs	\$ 143.00
EFT162752	10/11/2022	G & M DETERGENTS & HYGIENE SERVICES ALBANY	Cleaning / Hygiene Supplies Q22034	\$ 417.00
EFT162394	27/10/2022	G AND M DETERGENTS AND HYGIENE SERVICES ALBANY	Cleaning / Hygiene Supplies And Services	\$ 648.40
EFT162213	20/10/2022	G AND M DETERGENTS AND HYGIENE SERVICES ALBANY	Cleaning / Hygiene Supplies And Services	\$ 3,624.55
EFT162587	03/11/2022	G LEE	Rates Refund	\$ 166.39
EFT162330	20/10/2022	G WILSON	Rates Refund	\$ 846.43
EFT162750	10/11/2022	GALLERY 500	Art Supplies	\$ 154.80

**CITY OF ALBANY  
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**ELECTRONIC FUND TRANSFER PAYMENTS**

<b>EFT</b>	<b>DATE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
EFT162220	20/10/2022	GERALDINE PEGLER	Mermaid Services	\$ 200.00
EFT162763	10/11/2022	GHD PTY LTD	Design Services - Motorplex C22004	\$ 169,103.55
EFT162227	20/10/2022	GHD PTY LTD	Design Services - Transfer Station Q22014	\$ 5,510.56
EFT162221	20/10/2022	GIBSON INTERNATIONAL LTD	Maintenance Services	\$ 2,942.50
EFT162766	10/11/2022	GLEN MICHAEL HEGEDUS	Graphic Design Services / Artwork Supply	\$ 6,458.50
EFT162567	03/11/2022	GLEN MICHAEL HEGEDUS	Graphic Design Services / Artwork Supply	\$ 6,321.92
EFT162405	27/10/2022	GLOBAL INTEGRATED SOLUTIONS LIMITED	Car Parking Subscription / Credit Card Fees	\$ 255.35
EFT162558	03/11/2022	GLOBAL INTEGRATED SOLUTIONS LIMITED	Car Parking Subscription / Credit Card Fees	\$ 255.35
EFT162557	03/11/2022	GLOBAL MARINE ENCLOSURES PTY LTD	Monitoring & Maintenance	\$ 13,140.30
EFT162226	20/10/2022	GREAT SOUTHERN HEAVY DIESEL	Plant Parts And Repairs	\$ 5,439.50
EFT162761	10/11/2022	GREAT SOUTHERN HEAVY DIESEL	Plant Parts And Repairs	\$ 14,547.50
EFT162223	20/10/2022	GREAT SOUTHERN LIQUID WASTE	Liquid Waste Disposal / Maintenance Q22009	\$ 1,573.00
EFT162758	10/11/2022	GREAT SOUTHERN PEST & WEED CONTROL / ALBANY PEST &	Pest Management Services Q21021	\$ 121.00
EFT162407	27/10/2022	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	Plant And Equipment Hire C22008(E)	\$ 2,425.00
EFT162408	27/10/2022	GREAT SOUTHERN SUPPLIES	Cleaning / Hygiene Supplies / Uniforms / PPE Q19006 / Q22022	\$ 1,061.35
EFT162563	03/11/2022	GREAT SOUTHERN SUPPLIES	Cleaning / Hygiene Supplies / Uniforms / PPE Q19006 / Q22022	\$ 3,985.83
EFT162222	20/10/2022	GREAT SOUTHERN SUPPLIES	Cleaning / Hygiene Supplies / Uniforms / PPE Q19006 / Q22022	\$ 7,010.72
EFT162759	10/11/2022	GREAT SOUTHERN SUPPLIES	Cleaning / Hygiene Supplies / Uniforms / PPE Q19006 / Q22022	\$ 3,700.85
EFT162409	27/10/2022	GREAT SOUTHERN TURF	Turf Supply C21001	\$ 198.00
EFT162757	10/11/2022	GREEN SKILLS INCORPORATED	Repair and Maintenance Services C22010(A)	\$ 8,127.71
EFT162562	03/11/2022	GREEN SKILLS INCORPORATED	Repair and Maintenance Services C22010(A)	\$ 376.00
EFT162465	27/10/2022	GREGORY BRIAN STOCKS	Mayoral And Councillor Fee	\$ 3,001.67
EFT162760	10/11/2022	GREYBIRD MEDIA	Advertising	\$ 968.00
EFT162230	20/10/2022	H HARRIS	Rates Refund	\$ 852.75
EFT162416	27/10/2022	H KAUR	Rates Refund	\$ 1,419.43
EFT162425	27/10/2022	H LONCAR	Staff Reimbursement	\$ 20.00
EFT162570	03/11/2022	H+H ARCHITECTS	Architectural Services - Q22018	\$ 10,026.50
EFT162564	03/11/2022	HANDASYDE STRAWBERRIES ALBANY	Catering Supplies	\$ 300.00
EFT162765	10/11/2022	HAREWOOD ESTATE	Refreshments	\$ 3,379.20
EFT162566	03/11/2022	HAVOC BUILDERS PTY LTD	Building Services	\$ 770.00
EFT162410	27/10/2022	HAZBEANZ FINESTKIND COFFEE	Catering	\$ 73.10
EFT162804	10/11/2022	HELEN PARRY	Stock Items - Box Office	\$ 90.00
EFT162411	27/10/2022	HEMA MAPS PTY LTD	Stock Items - Visitors Centre	\$ 434.36
EFT162571	03/11/2022	HHG LEGAL GROUP	Legal Fees	\$ 2,695.00
EFT162767	10/11/2022	HHG LEGAL GROUP	Legal Fees	\$ 7,377.21
EFT162203	20/10/2022	I CLARKE	Rates Refund	\$ 2,883.23
EFT162443	27/10/2022	I RANSON	Rates Refund	\$ 5,171.12
EFT162768	10/11/2022	ICKY FINKS WAREHOUSE SALES	Workshop Supplies	\$ 10.80
EFT162235	20/10/2022	IMAGINATION WORKSHOPS PTY LTD T/A INTERACTIVE THEATRE	Event Sales	\$ 1,768.00
EFT162573	03/11/2022	IMPROVED HOMES	Refund	\$ 350.00
EFT162414	27/10/2022	ITR PACIFIC PTY LTD	Plant Parts And Repairs	\$ 905.30
EFT162611	03/11/2022	IXOM	Service Fee	\$ 174.25

**CITY OF ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
FOR THE PERIOD ENDING 15 November 2022**

**ELECTRONIC FUND TRANSFER PAYMENTS**

<b>EFT</b>	<b>DATE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
EFT162533	03/11/2022	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical And Security Supplies / Services Q22033, Q22035, C18019, C21004	\$ 16,565.95
EFT162197	20/10/2022	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical And Security Supplies / Services Q22033, Q22035, C18019, C21004	\$ 11,420.78
EFT162378	27/10/2022	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical And Security Supplies / Services Q22033, Q22035, C18019, C21004	\$ 3,427.57
EFT162716	10/11/2022	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical And Security Supplies / Services Q22033, Q22035, C18019, C21004	\$ 1,397.76
EFT162202	20/10/2022	J CHRISTIANSEN	Rates Refund	\$ 796.50
EFT162395	27/10/2022	J DRINAN	Rates Refund	\$ 2,300.88
EFT162259	20/10/2022	J MCRAE	Rates Refund	\$ 2,803.83
EFT162427	27/10/2022	J MEARS	Rates Refund	\$ 2,454.22
EFT162574	03/11/2022	J SCOTT	Refund	\$ 100.00
EFT162290	20/10/2022	J SLAVEN	Rates Refund	\$ 2,093.78
EFT162303	20/10/2022	J SZWECOW	Rates Refund	\$ 859.08
EFT162481	27/10/2022	J WANT	Staff Reimbursement	\$ 299.20
EFT162188	20/10/2022	J. BLACKWOOD & SON PTY LTD	Hardware Supplies / Tools	\$ 2,211.81
EFT162705	10/11/2022	J. BLACKWOOD & SON PTY LTD	Hardware Supplies / Tools	\$ 2,568.40
EFT162364	27/10/2022	J. BLACKWOOD & SON PTY LTD	Hardware Supplies / Tools	\$ 726.00
EFT162252	20/10/2022	JAZMIN MAHER	Design Services	\$ 100.00
EFT162575	03/11/2022	JCA CONTRACTING SERVICES	Plant And Equipment Hire C22008(F)	\$ 13,827.00
EFT162237	20/10/2022	JCA CONTRACTING SERVICES	Plant And Equipment Hire C22008(F)	\$ 7,847.50
EFT162576	03/11/2022	JCB CONSTRUCTION EQUIPMENT AUSTRALIA	Vehicle Parts / Maintenance	\$ 1,217.01
EFT162703	10/11/2022	JENNIFER DENISE BARRETT	Stock Items - Box Office	\$ 29.10
EFT162522	03/11/2022	JENNIFER DENISE BARRETT	Stock Items - Box Office	\$ 36.36
EFT162770	10/11/2022	JILL O'MEEHAN	Artist Fee	\$ 500.00
EFT162772	10/11/2022	JO JOES DIAL A PIZZA AND KEBAB	Catering	\$ 450.00
EFT162577	03/11/2022	JOHN KINNEAR AND ASSOCIATES	Surveying Services C22010(C)	\$ 935.00
EFT162415	27/10/2022	JOHN KINNEAR AND ASSOCIATES	Surveying Services C22010(C)	\$ 1,870.00
EFT162771	10/11/2022	JOHN KINNEAR AND ASSOCIATES	Surveying Services C22010(C)	\$ 2,018.50
EFT162453	27/10/2022	JOHN SHANHUN	Mayoral And Councillor Fee	\$ 3,001.67
EFT162332	20/10/2022	JON WOOLF	Animal Collection Services Q21028	\$ 250.00
EFT162675	03/11/2022	JON WOOLF	Animal Collection Services Q21028	\$ 250.00
EFT162492	27/10/2022	JON WOOLF	Animal Collection Services Q21028	\$ 250.00
EFT162858	10/11/2022	JON WOOLF	Animal Collection Services Q21028	\$ 250.00
EFT162383	27/10/2022	JOSHUA CLARK	Community Calendar Photography	\$ 200.00
EFT162559	03/11/2022	JR GOMM & JC TOOZE	Rates Refund	\$ 83.46
EFT162794	10/11/2022	JULIA MITCHELL T/A JULES JEWELS	Stock Items - Forts Store	\$ 744.00
EFT162412	27/10/2022	JULIE HOLLAND	Community Calendar Photography	\$ 200.00
EFT162579	03/11/2022	JUMP MARKETING AND BUSINESS SOLUTIONS	Artist Fee	\$ 500.00
EFT162774	10/11/2022	JUST A CALL DELIVERIES	Internal Mail Deliveries Q20020	\$ 1,246.83
EFT162241	20/10/2022	JUST A CALL DELIVERIES	Internal Mail Deliveries Q20020	\$ 1,391.81
EFT162240	20/10/2022	JUST SEW EMBROIDERY	Embroidery Services	\$ 53.90
EFT162580	03/11/2022	JUST SEW EMBROIDERY	Embroidery Services	\$ 370.70
EFT162183	20/10/2022	K BEECK	Rates Refund	\$ 865.40
EFT162417	27/10/2022	K CRABBE	Refund	\$ 29.02



**CITY OF ALBANY**  
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**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162568	03/11/2022	K HOUDERRANI	Staff Reimbursement	\$ 97.74
EFT162419	27/10/2022	K RENNIE	Refund	\$ 30.00
EFT162291	20/10/2022	K SMITHSON	Rebate Payment	\$ 400.00
EFT162775	10/11/2022	KALGAN QUEEN SCENIC CRUISES	Rezdy Booking Fees	\$ 1,615.00
EFT162242	20/10/2022	KINGS PLUMBING	Plumbing Investigation	\$ 704.02
EFT162779	10/11/2022	KINGSPAN WATER & ENERGY PTY LTD	Water Tank Supply	\$ 5,261.99
EFT162581	03/11/2022	KINSHIP CLEANING CO	Cleaning Services	\$ 220.00
EFT162243	20/10/2022	KLB SYSTEMS	IT Equipment C17024(A)	\$ 8,413.90
EFT162776	10/11/2022	KLB SYSTEMS	IT Equipment C17024(A)	\$ 28,422.90
EFT162418	27/10/2022	KMART ALBANY	Art And Craft Supplies	\$ 60.00
EFT162777	10/11/2022	KMART ALBANY	Swim School Equipment	\$ 212.00
EFT162377	27/10/2022	L CAMPBELL	Refund	\$ 400.00
EFT162391	27/10/2022	L DAVY	Refund	\$ 42.50
EFT162584	03/11/2022	L DOWSETT	Reusable Nappy Incentive	\$ 92.00
EFT162272	20/10/2022	L PATERSON	Staff Reimbursement	\$ 156.75
EFT162289	20/10/2022	L SLADE	Rates Refund	\$ 2,685.49
EFT162244	20/10/2022	LADELLE PTY LTD	Stock Items - Forts Store	\$ 2,357.21
EFT162734	10/11/2022	LANDGATE	Valuation Services	\$ 1,487.90
EFT162316	20/10/2022	LAUREN ANNE TRUSCOTT	Stock Items - Box Office	\$ 145.50
EFT162420	27/10/2022	LEADING EDGE HI-FI ALBANY	AV Supplies	\$ 38.65
EFT162781	10/11/2022	LEADING EDGE HI-FI ALBANY	AV Supplies	\$ 732.80
EFT162588	03/11/2022	LET'S PARTY HIRE	Plant and Equipment Hire	\$ 682.70
EFT162423	27/10/2022	LGC TRAFFIC MANAGEMENT	Traffic Control C21002(B)	\$ 440.00
EFT162783	10/11/2022	LGC TRAFFIC MANAGEMENT	Traffic Control C21002(B)	\$ 9,624.06
EFT162246	20/10/2022	LGC TRAFFIC MANAGEMENT	Traffic Control C21002(B)	\$ 1,195.15
EFT162589	03/11/2022	LGC TRAFFIC MANAGEMENT	Traffic Control C21002(B)	\$ 37,545.55
EFT162604	03/11/2022	LGIS PROPERTY	Insurance Renewal - FY22/23	\$ 792,203.84
EFT162590	03/11/2022	LIBBY SHEPPARD DESIGN	Stock Items - Visitors Centre	\$ 434.50
EFT162424	27/10/2022	LIFTRITE HIRE & SALES	Purchase Of Plant - P22013	\$ 246,688.40
EFT162200	20/10/2022	LINDA CHAMBERS	Stock Items - Box Office	\$ 107.63
EFT162591	03/11/2022	LINKS MODULAR SOLUTIONS PTY LTD	RFID Membership Cards	\$ 5,522.00
EFT162550	03/11/2022	LINLEY RAE EWEN	Stock Items - Box Office	\$ 69.09
EFT162248	20/10/2022	LITTLE ALBANY FACTORY	Stock Items - Visitors Centre	\$ 300.00
EFT162247	20/10/2022	LITTLE GROVE PRIMARY SCHOOL	Awards Donation	\$ 50.00
EFT162249	20/10/2022	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	Leadership Training	\$ 22,368.00
EFT162784	10/11/2022	LOCHNESS LANDSCAPE SERVICES	Mowing Services C22009	\$ 2,640.00
EFT162785	10/11/2022	LORLAINE DISTRIBUTORS PTY LTD	Building Maintenance Supplies	\$ 533.10
EFT162786	10/11/2022	LOWER KING STORE	Refreshments	\$ 110.00
EFT162616	03/11/2022	LUTZ AND SALLY PAMBERGER	EAP Services	\$ 176.00
EFT162762	10/11/2022	M & G GUNN	Refund	\$ 34.55
EFT162251	20/10/2022	M AND B SALES PTY LTD	Building Maintenance Materials	\$ 1,088.25
EFT162787	10/11/2022	M AND B SALES PTY LTD	Building Maintenance Materials	\$ 396.51

**CITY OF ALBANY**  
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**FOR THE PERIOD ENDING 15 November 2022**

**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162426	27/10/2022	M AND B SALES PTY LTD	Building Maintenance Materials	\$ 1,980.77
EFT162392	27/10/2022	M DE GIAMBATTISTA	Rates Refund	\$ 4,021.34
EFT162232	20/10/2022	M HEWITT	Rates Refund	\$ 843.27
EFT162428	27/10/2022	M LEY	Refund	\$ 30.00
EFT162267	20/10/2022	M NGUYEN	Refund	\$ 133.00
EFT162635	03/11/2022	M SCOTT	Rates Refund	\$ 2,182.53
EFT162673	03/11/2022	M WINTON	Staff Reimbursement	\$ 58.70
EFT162594	03/11/2022	MAIN ROADS GREAT SOUTHERN REGION	Oversize Permit Fee	\$ 50.00
EFT162387	27/10/2022	MALCOLM TRAILL	Mayoral And Councillor Fee	\$ 3,001.67
EFT162596	03/11/2022	MANOR HOUSE CONCEPTS	Safety Equipment	\$ 50.82
EFT162597	03/11/2022	MARKETFORCE LIMITED	Advertising	\$ 1,106.74
EFT162362	27/10/2022	MATT BENSON-LIDHOLM JP	Mayoral And Councillor Fee	\$ 3,001.67
EFT162788	10/11/2022	MAXCO AUSTRALIA PTY LTD	Lighting Supplies	\$ 356.29
EFT162598	03/11/2022	MCG ARCHITECTS PTY LTD	Architectural Services	\$ 5,482.40
EFT162790	10/11/2022	MCLEODS	Conveyancing Services	\$ 448.63
EFT162543	03/11/2022	MELISSA DAW	Stock Items - Box Office	\$ 75.00
EFT162260	20/10/2022	MENTAL MEDIA PTY LTD	Podcaster Fee	\$ 3,347.30
EFT162261	20/10/2022	MESSAGE4U PTY LTD	Monthly Access Fee	\$ 42.90
EFT162792	10/11/2022	MESSAGE4U PTY LTD	Monthly Access Fee	\$ 42.90
EFT162262	20/10/2022	METROLL ALBANY	Building Maintenance Materials	\$ 427.80
EFT162793	10/11/2022	METROLL ALBANY	Building Maintenance Materials	\$ 151.95
EFT162191	20/10/2022	MILITARY SHOP	Stock Items - Forts Store	\$ 2,160.34
EFT162367	27/10/2022	MILITARY SHOP	Stock Items - Forts Store	\$ 698.72
EFT162707	10/11/2022	MILITARY SHOP	Stock Items - Forts Store	\$ 1,807.49
EFT162264	20/10/2022	MINNA ENGINEERING	Plant Parts And Repairs	\$ 6,028.00
EFT162265	20/10/2022	MINTER ELLISON	Legal Fees	\$ 26,297.70
EFT162795	10/11/2022	MM DESIGNS	Stock Items - Visitors Centre	\$ 187.50
EFT162796	10/11/2022	MODERN TEACHING AIDS PTY LTD	Teaching / Toy Supplies	\$ 507.38
EFT162430	27/10/2022	MODERN TEACHING AIDS PTY LTD	Teaching / Toy Supplies	\$ 1,564.52
EFT162450	27/10/2022	MONTYS LEAP	Refreshments	\$ 667.78
EFT162797	10/11/2022	MOUNT MANYPEAKS PRIMARY SCHOOL	Donation	\$ 200.00
EFT162789	10/11/2022	MUDDY BOTTOM CREEK T/A THE FAT SCONE	Catering	\$ 48.00
EFT162798	10/11/2022	MULE CREATIVE	Graphic Design Services	\$ 3,564.00
EFT162603	03/11/2022	MULE CREATIVE	Graphic Design Services	\$ 371.25
EFT162431	27/10/2022	MUNDA BIDDI TRAIL FOUNDATION INC	Stock Items - Visitors Centre	\$ 111.29
EFT162778	10/11/2022	N KNUPPE	Rates Refund	\$ 132.41
EFT162605	03/11/2022	N MUDIYANSELAGE	Staff Reimbursement	\$ 22.10
EFT162660	03/11/2022	N VAN DER ROS	Rates Refund	\$ 841.69
EFT162306	20/10/2022	NAKED BEAN COFFEE ROASTERS	Catering	\$ 48.00
EFT162606	03/11/2022	NEC AUSTRALIA PTY LTD	Software Licence	\$ 1,099.56
EFT162607	03/11/2022	NEWMAN'S QUALITY CONCRETE PRODUCTS	Concreting Supplies / Services	\$ 2,244.00
EFT162801	10/11/2022	NORDIC FITNESS EQUIPMENT	Cleaning / Hygiene Supplies	\$ 1,260.00



**CITY OF ALBANY  
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EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162669	03/11/2022	NUTRIEN AG SOLUTIONS (LANDMARK)	Vegetation Management Supplies	\$ 863.62
EFT162268	20/10/2022	OFFICEWORKS SUPERSTORES PTY LTD	Office Supplies / Stationery	\$ 650.85
EFT162609	03/11/2022	OFFICEWORKS SUPERSTORES PTY LTD	Office Supplies / Stationery	\$ 465.80
EFT162270	20/10/2022	O'KEEFE'S PAINTS	Paint / Painting Supplies	\$ 956.89
EFT162610	03/11/2022	O'KEEFE'S PAINTS	Paint / Painting Supplies	\$ 265.77
EFT162643	03/11/2022	ORRCON STEEL	Hardware Supplies / Tools	\$ 1,830.65
EFT162613	03/11/2022	OWA TRAILERS AND FABRICATIONS	Plant Parts And Repairs	\$ 4,000.00
EFT162614	03/11/2022	OYSTER HARBOUR LANDSCAPE SUPPLIES	Garden Supplies	\$ 150.00
EFT162622	03/11/2022	P MCGEOWN	Refund	\$ 30.00
EFT162493	27/10/2022	P WOOD	Rates Refund	\$ 5,024.91
EFT162271	20/10/2022	PALMER EARTHMOVING - PALMER CIVIL CONSTRUCTION	Plant And Equipment Hire / Road Building Materials C20003(D) / C22008(G)	\$ 5,379.33
EFT162803	10/11/2022	PALMER EARTHMOVING - PALMER CIVIL CONSTRUCTION	Plant And Equipment Hire / Road Building Materials C20003(D) / C22008(G)	\$ 19,513.04
EFT162615	03/11/2022	PALMER EARTHMOVING - PALMER CIVIL CONSTRUCTION	Plant And Equipment Hire / Road Building Materials C20003(D) / C22008(G)	\$ 11,653.05
EFT162696	10/11/2022	PAPERBARK MERCHANTS	Supplies For Library	\$ 288.50
EFT162448	27/10/2022	PAUL EDWARD SAFFREY	Community Calendar Photography	\$ 400.00
EFT162471	27/10/2022	PAUL TERRY	Mayoral And Councillor Fee	\$ 3,001.67
EFT162805	10/11/2022	PAULS PET FOOD	Animal Management Supplies	\$ 150.00
EFT162435	27/10/2022	PEET LIMITED	Rates Refund	\$ 1,271.00
EFT162274	20/10/2022	PEET LIMITED	Refund	\$ 29,846.77
EFT162618	03/11/2022	PENNANT HOUSE	Flag Purchases	\$ 844.20
EFT162619	03/11/2022	PENROSE PROFESSIONAL LAWN CARE	Lawn Maintenance	\$ 363.00
EFT162275	20/10/2022	PERDAMAN ADVANCED ENERGY PTY LTD	Solar Design And Install C21012	\$ 62,982.60
EFT162807	10/11/2022	PERDAMAN ADVANCED ENERGY PTY LTD	Solar Design And Install C21012	\$ 191,492.84
EFT162808	10/11/2022	PERMACULTUREWEST	Event Services	\$ 1,622.00
EFT162273	20/10/2022	PERTH DIVING ACADEMY HILLARYS PTY LTD	Thermal Rash Shirts	\$ 494.55
EFT162437	27/10/2022	PETER APOSTOLES T/A PETERS CONCRETE	Construction Services	\$ 1,925.00
EFT162810	10/11/2022	PETER APOSTOLES T/A PETERS CONCRETE	Construction Services	\$ 1,925.00
EFT162276	20/10/2022	PETER GRAHAM CO	Vegetation Management Supplies	\$ 1,177.00
EFT162620	03/11/2022	PETER GRAHAM CO	Vegetation Management Supplies	\$ 447.90
EFT162809	10/11/2022	PETER GRAHAM CO	Vegetation Management Supplies	\$ 300.00
EFT162277	20/10/2022	PFD FOOD SERVICES PTY LTD	Office Amenities	\$ 297.20
EFT162621	03/11/2022	PFD FOOD SERVICES PTY LTD	Office Amenities	\$ 132.65
EFT162811	10/11/2022	PFD FOOD SERVICES PTY LTD	Office Amenities	\$ 156.90
EFT162818	10/11/2022	PIVOT SUPPORT SERVICES	Garden Maintenance Services	\$ 184.80
EFT162680	10/11/2022	PIVOTEL SATELLITE PTY LIMITED	Satellite Phone Charges	\$ 643.00
EFT162625	03/11/2022	PLANTAGENET PRODUCTION SERVICES	Plant and Equipment Hire	\$ 1,144.43
EFT162764	10/11/2022	PRIME MEDIA GROUP LTD	Advertising	\$ 213.40
EFT162439	27/10/2022	PRIMO PROMO PTY LTD	Stock Items - Visitors Centre	\$ 583.56
EFT162278	20/10/2022	PROTECTOR FIRE SERVICES	Fire Equipment Supply / Maintenance C20001	\$ 53.35
EFT162440	27/10/2022	PROTECTOR FIRE SERVICES	Fire Equipment Supply / Maintenance C20001	\$ 3,539.80
EFT162279	20/10/2022	QUADRANT MAGAZINE LIMITED	Stock Items - Forts Store	\$ 162.32
EFT162441	27/10/2022	QUALITY PRESS	Printing Services	\$ 940.50

**CITY OF ALBANY  
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<b>EFT</b>	<b>DATE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
EFT162572	03/11/2022	QUBE LOGISTICS (WA2) PTY LTD	Freight Services	\$ 596.97
EFT162236	20/10/2022	QUBE LOGISTICS (WA2) PTY LTD	Freight Services	\$ 305.44
EFT162814	10/11/2022	QUICK SHOT COFFEE	Catering	\$ 40.00
EFT162280	20/10/2022	QUICK SHOT COFFEE	Catering	\$ 135.00
EFT162442	27/10/2022	QUICK SHOT COFFEE	Catering	\$ 95.00
EFT162602	03/11/2022	QUINTIS SANDALWOOD PTY LTD	Stock Items - Visitors Centre	\$ 844.61
EFT162281	20/10/2022	R & L BITUMEN SERVICE PTY LTD	Road Maintenance Services C22011(B)	\$ 20,020.00
EFT162802	10/11/2022	R OBORNE	Rates Refund	\$ 152.96
EFT162480	27/10/2022	R T & J R WALKER	Community Calendar Photography	\$ 400.00
EFT162816	10/11/2022	RAYS SPORTS POWER	Firearm Awareness Test / Gift Cards	\$ 30.00
EFT162626	03/11/2022	RAYS SPORTS POWER	Firearm Awareness Test / Gift Cards	\$ 250.00
EFT162282	20/10/2022	RECONNECT HEALTH AND WELLBEING	EAP Services	\$ 187.00
EFT162627	03/11/2022	REECE PTY LTD	Plumbing / Retic / Drainage Supplies	\$ 707.38
EFT162817	10/11/2022	REECE PTY LTD	Plumbing / Retic / Drainage Supplies	\$ 345.74
EFT162283	20/10/2022	REECE PTY LTD	Plumbing / Retic / Drainage Supplies	\$ 145.16
EFT162628	03/11/2022	REPLICA MEDALS & RIBBONS PTY LTD	Stock Items - Forts Store	\$ 432.47
EFT162629	03/11/2022	REXEL AUSTRALIA	Hardware / Plumbing Supplies / Tools	\$ 49.28
EFT162445	27/10/2022	REXEL AUSTRALIA	Hardware / Plumbing Supplies / Tools	\$ 525.91
EFT162284	20/10/2022	R-GROUP INTERNATIONAL	Evergreen Silver - IT Hardware Subscription	\$ 24,371.60
EFT162630	03/11/2022	RICOH	Photocopier Charges	\$ 10,855.58
EFT162631	03/11/2022	RITA SOPHIA	Workshop Presentation	\$ 330.00
EFT162819	10/11/2022	ROAD 'N' FIELD SPANNERS	Plant Parts And Repairs	\$ 1,645.45
EFT162451	27/10/2022	ROBERT CHARLES SAUNDERS	Photography For Community Calendar	\$ 200.00
EFT162467	27/10/2022	ROBERT SUTTON	Mayoral And Councillor Fee	\$ 3,001.67
EFT162446	27/10/2022	ROPS ENGINEERING AUSTRALIA PTY LTD	Plant Parts And Repairs	\$ 138.18
EFT162633	03/11/2022	ROPS ENGINEERING AUSTRALIA PTY LTD	Vehicle Parts / Maintenance	\$ 969.29
EFT162820	10/11/2022	RTK NETWEST - GPS TREK PTY LTD	Annual Subscription	\$ 3,520.00
EFT162285	20/10/2022	RUSTYS MARINE	Rope Supplies	\$ 45.00
EFT162359	27/10/2022	S BANHAM-GALATI	Refund	\$ 45.97
EFT162368	27/10/2022	S BRANDENBURG	Rates Refund	\$ 2,148.21
EFT162578	03/11/2022	S JOSHI	Refund	\$ 100.00
EFT162455	27/10/2022	S LEFROY	Staff Reimbursement	\$ 83.10
EFT162256	20/10/2022	S MANSER	Refund	\$ 88.20
EFT162444	27/10/2022	S REITSEMA	Staff Reimbursement	\$ 68.60
EFT162286	20/10/2022	S THOMPSON	Refund	\$ 55.00
EFT162823	10/11/2022	S VAGH	Refund	\$ 65.58
EFT162848	10/11/2022	S VAN NIEROP	Staff Reimbursement	\$ 70.00
EFT162478	27/10/2022	S VAN NIEROP	Staff Reimbursement	\$ 53.00
EFT162456	27/10/2022	SANDIE SMITH	Mayoral And Councillor Fee	\$ 4,918.25
EFT162449	27/10/2022	SANITY MUSIC STORES PTY LTD	DVD's For Library	\$ 431.91
EFT162821	10/11/2022	SCRIBE PUBLICATIONS PTY LTD	Stock Items - Forts Store	\$ 287.93
EFT162636	03/11/2022	SECUREPAY PTY LTD	Securepay Fees	\$ 32.73

**CITY OF ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
FOR THE PERIOD ENDING 15 November 2022**

**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162637	03/11/2022	SEEK LIMITED	Job Advertising	\$ 616.00
EFT162452	27/10/2022	SEEK LIMITED	Job Advertising	\$ 594.00
EFT162822	10/11/2022	SEEK LIMITED	Job Advertising	\$ 324.50
EFT162634	03/11/2022	SHIRE OF BROOMEHILL - TAMBELLUP	Event Attendance	\$ 600.00
EFT162639	03/11/2022	SHOW WORKS PTY LTD	Showcase Supply And Delivery Q22029	\$ 30,025.60
EFT162288	20/10/2022	SKIPPER TRANSPORT PARTS	Plant Parts And Repairs	\$ 560.80
EFT162640	03/11/2022	SMITHS ALUMINIUM AND 4WD CENTRE	Building Maintenance Services	\$ 166.00
EFT162454	27/10/2022	SMITHS ALUMINIUM AND 4WD CENTRE	Building Maintenance Supplies	\$ 95.00
EFT162825	10/11/2022	SMITHS ALUMINIUM AND 4WD CENTRE	Building Maintenance Supplies	\$ 690.00
EFT162826	10/11/2022	SOIL SOLUTIONS PTY LTD	Waste Disposal Services C20019	\$ 3,890.54
EFT162292	20/10/2022	SOIL SOLUTIONS PTY LTD	Waste Disposal Services C20019	\$ 1,264.80
EFT162457	27/10/2022	SOIL SOLUTIONS PTY LTD	Waste Disposal Services C20019	\$ 92,618.40
EFT162459	27/10/2022	SOUTH COAST CRANE HIRE	Plant And Equipment Hire Q21053	\$ 880.00
EFT162641	03/11/2022	SOUTH COAST CRANE HIRE	Plant And Equipment Hire Q21053	\$ 1,193.50
EFT162829	10/11/2022	SOUTH COAST CRANE HIRE	Plant And Equipment Hire Q21053	\$ 236.50
EFT162254	20/10/2022	SOUTH COAST WOODWORKS GALLERY	Stock Items - Forts Store	\$ 1,335.40
EFT162756	10/11/2022	SOUTH REGIONAL TAFE	Staff Training	\$ 344.40
EFT162561	03/11/2022	SOUTH REGIONAL TAFE	Staff Training	\$ 1,261.60
EFT162828	10/11/2022	SOUTHCOAST SECURITY SERVICE	Security Services C19018	\$ 20,386.37
EFT162294	20/10/2022	SOUTHCOAST SECURITY SERVICE	Security Services C19018	\$ 20,489.09
EFT162662	03/11/2022	SOUTHERLY MAGAZINE - WADDAYADOIN MEDIA	Advertising	\$ 1,540.00
EFT162830	10/11/2022	SOUTHERN CROSS AUSTEREO PTY LTD	Advertising	\$ 437.80
EFT162687	10/11/2022	SOUTHERN PORTS	Annual Lease Payment	\$ 11.00
EFT162293	20/10/2022	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	\$ 472.15
EFT162458	27/10/2022	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	\$ 3,681.65
EFT162827	10/11/2022	SOUTHERN TOOL AND FASTENER CO	Hardware Supplies / Tools	\$ 2,110.80
EFT162295	20/10/2022	SPARE PARTS PUPPET THEATRE	Community Events Grants	\$ 5,500.00
EFT162460	27/10/2022	SPENCER PARK PRIMARY SCHOOL	Donation End Of Years Awards	\$ 55.00
EFT162461	27/10/2022	SPIRAL CONSULTING	Consultancy / Board Chair Services	\$ 9,000.00
EFT162296	20/10/2022	SPM ASSETS PTY LTD	Subscription Renewal	\$ 7,908.91
EFT162831	10/11/2022	SPOTLIGHT PTY LTD	Decorative Supplies	\$ 131.45
EFT162647	03/11/2022	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	First Aid Services / Supplies / Training Q21022	\$ 973.46
EFT162834	10/11/2022	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	First Aid Services / Supplies / Training Q21022	\$ 851.66
EFT162464	27/10/2022	ST JOHN AMBULANCE WESTERN AUSTRALIA LTD	First Aid Services / Supplies / Training Q21022	\$ 137.80
EFT162300	20/10/2022	ST JOSEPH'S COLLEGE	Donation	\$ 50.00
EFT162299	20/10/2022	STANTEC AUSTRALIA PTY LTD	Civil Design Services - Q21067	\$ 9,845.00
EFT162462	27/10/2022	STAR SALES AND SERVICE	Plant Parts And Repairs	\$ 1,920.00
EFT162832	10/11/2022	STAR SALES AND SERVICE	Plant Parts And Repairs	\$ 19.00
EFT162297	20/10/2022	STATEWIDE BEARINGS	Plant Parts And Repairs	\$ 23.69
EFT162298	20/10/2022	STATEWIDE BUILDING CERTIFICATION WA	Inspection Services	\$ 836.00
EFT162601	03/11/2022	STEPHANIE ANNE WRIGHT MORRIGAN	EAP Services	\$ 726.00
EFT162833	10/11/2022	STEWART AND HEATON CLOTHING PTY LTD	Uniforms / Pep	\$ 4,478.41

**CITY OF ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
FOR THE PERIOD ENDING 15 November 2022**

**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162463	27/10/2022	STEWART AND HEATON CLOTHING PTY LTD	Uniforms / Pep	\$ 2,654.96
EFT162645	03/11/2022	STIRLING PRINT	Printing Services	\$ 181.50
EFT162648	03/11/2022	SUNNY INDUSTRIAL BRUSHWARE	Vehicle Parts / Maintenance	\$ 4,549.38
EFT162800	10/11/2022	SUPA IGA NORTH ROAD	Groceries	\$ 167.45
EFT162468	27/10/2022	SYNERGY	Electricity Charges	\$ 5,439.36
EFT162650	03/11/2022	SYNERGY	Electricity Charges	\$ 41,259.44
EFT162302	20/10/2022	SYNERGY	Electricity Charges	\$ 35,974.92
EFT162836	10/11/2022	SYNERGY	Electricity Charges	\$ 69,347.12
EFT162304	20/10/2022	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	\$ 1,297.23
EFT162469	27/10/2022	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	\$ 1,408.94
EFT162651	03/11/2022	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	\$ 1,166.60
EFT162837	10/11/2022	T & C SUPPLIES PTY LTD	Hardware Supplies / Tools	\$ 1,352.96
EFT162744	10/11/2022	T ELLARD	Rates Refund	\$ 2,182.53
EFT162239	20/10/2022	T JOHNSON	Rates Refund	\$ 90.00
EFT162632	03/11/2022	T ROBERTS	Refund	\$ 30.00
EFT162845	10/11/2022	T T DATACOMMS	AV Consultancy Services	\$ 500.50
EFT162209	20/10/2022	TAHLI LINDA CROSBY	Stock Items - Box Office	\$ 20.00
EFT162429	27/10/2022	TANIA MEUZELAAR T/A HANDMADE BY TANIA	Stock Items - Forts Store	\$ 225.00
EFT162724	10/11/2022	TANJA COLBY DESIGN	Stock Items - Forts Store	\$ 122.00
EFT162470	27/10/2022	TEEDE & CO - COFFEE HOUSE & CATERING	Catering	\$ 1,716.00
EFT162838	10/11/2022	TEEDE & CO - COFFEE HOUSE & CATERING	Catering	\$ 2,294.00
EFT162337	27/10/2022	TELSTRA	Phone Charges	\$ 28,147.46
EFT162472	27/10/2022	THE 12 VOLT WORLD	Plant Parts And Repairs	\$ 238.00
EFT162307	20/10/2022	THE 12 VOLT WORLD	Plant Parts And Repairs	\$ 1,050.00
EFT162617	03/11/2022	THE PEACEFUL BAY BEANIE CO	Stock Items - Box Office	\$ 72.72
EFT162314	20/10/2022	THE REUSS FAMILY TRUST (INJINJI PERFORMANCE PRODUCTS)	Stock Items - Visitors Centre	\$ 1,452.50
EFT162447	27/10/2022	THE ROYAL LIFE SAVING SOCIETY WA INC	Call Centre Fees	\$ 740.85
EFT162638	03/11/2022	THE SHANTYLILLIES	Performance Fees	\$ 300.00
EFT162309	20/10/2022	THE TOFFEE FACTORY	Stock Items - Forts Store	\$ 565.84
EFT162336	20/10/2022	THE TRUSTEE FOR THE ZEPHYR TRUST T/AS HARPO PARTNERS	South Stirling School Excursion	\$ 385.00
EFT162327	20/10/2022	THE WEST AUSTRALIAN NEWSPAPERS LIMITED	Advertising / Newspaper Subscription	\$ 6,285.70
EFT162489	27/10/2022	THE WEST AUSTRALIAN NEWSPAPERS LIMITED	Advertising / Newspaper Subscription	\$ 362.41
EFT162308	20/10/2022	THINKWATER ALBANY	Supply Of Water Tanks - Q21059	\$ 127,095.40
EFT162473	27/10/2022	THINKWATER ALBANY	Reticulation Supply / Installation / Maintenance	\$ 110.00
EFT162839	10/11/2022	THINKWATER ALBANY	Reticulation Supply / Installation / Maintenance	\$ 4,495.88
EFT162537	03/11/2022	THIS PAPER CUT LIFE	Stock Items - Forts Store	\$ 1,829.10
EFT162371	27/10/2022	THOMAS BROUGH	Mayoral And Councillor Fee	\$ 3,001.67
EFT162652	03/11/2022	THREE ANCHORS	Catering	\$ 80.00
EFT162840	10/11/2022	TILLBROOK NOMINEES PTY LTD	Refund	\$ 2,159.64
EFT162653	03/11/2022	TOLL TRANSPORT	Courier Services	\$ 540.39
EFT162310	20/10/2022	TOLL TRANSPORT	Courier Services	\$ 33.54
EFT162841	10/11/2022	TOLL TRANSPORT	Courier Services	\$ 196.65

**CITY OF ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
FOR THE PERIOD ENDING 15 November 2022**

**ELECTRONIC FUND TRANSFER PAYMENTS**

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT162654	03/11/2022	TOTALLY SPORTS AND SURF	Gift Vouchers	\$ 250.00
EFT162843	10/11/2022	TRAFFIC FORCE	Traffic Control C21002(A)	\$ 743.51
EFT162313	20/10/2022	TRAFFIC FORCE	Traffic Control C21002(A)	\$ 3,077.34
EFT162655	03/11/2022	TRAILBLAZERS	Boots	\$ 184.00
EFT162312	20/10/2022	TRAILBLAZERS	Uniforms / PPE	\$ 363.40
EFT162656	03/11/2022	TROPICAL SHADE N SAILS	Shade Sail Supply And Install	\$ 605.00
EFT162844	10/11/2022	TRUCK CENTRE WA PTY LTD	Plant Parts And Repairs	\$ 240.62
EFT162315	20/10/2022	TRUCKLINE	Vehicle Parts / Maintenance	\$ 145.20
EFT162477	27/10/2022	ULTIMATE POSITIONING GROUP PTY LTD	GPS Base Upgrade	\$ 15,191.00
EFT162318	20/10/2022	UNITED BOOK DISTRIBUTORS	Stock Items - Forts Store	\$ 2,940.48
EFT162658	03/11/2022	UNITED BOOK DISTRIBUTORS	Stock Items - Forts Store	\$ 2,230.16
EFT162846	10/11/2022	UNITED BOOK DISTRIBUTORS	Stock Items - Forts Store	\$ 1,222.94
EFT162375	27/10/2022	V CALLYCHURN	Rates Refund	\$ 2,419.22
EFT162851	10/11/2022	V WALTERS	Rates Refund	\$ 2,182.53
EFT162319	20/10/2022	VANCOUVER CAFE & STORE	Refreshments	\$ 46.50
EFT162847	10/11/2022	VANCOUVER WASTE SERVICES PTY LTD	Waste Disposal Services / Hire	\$ 1,610.00
EFT162659	03/11/2022	VANCOUVER WASTE SERVICES PTY LTD	Waste Disposal Services / Hire	\$ 979.29
EFT162769	10/11/2022	VASHTI INNES-BROWN	Stock Items - Box Office	\$ 43.63
EFT162850	10/11/2022	VOEGELER CREATIONS	Stock Items - Forts Store	\$ 697.00
EFT162661	03/11/2022	VOEGELER CREATIONS	Stock Items - Visitors Centre	\$ 567.98
EFT162238	20/10/2022	W JEFFORD	Rates Refund	\$ 862.24
EFT162612	03/11/2022	W OVENS	Staff Reimbursement	\$ 45.70
EFT162475	27/10/2022	W TURNER	Staff Reimbursement	\$ 20.00
EFT162320	20/10/2022	W VAN DONGEN	Rates Refund	\$ 540.75
EFT162855	10/11/2022	WA HOLIDAY GUIDE PTY LTD	Bookeasy Booking Fees	\$ 940.06
EFT162663	03/11/2022	WA NATURALLY PUBLICATIONS (DEPT OF PARKS & WILDLIFE)	Stock Items - Visitors Centre	\$ 626.76
EFT162600	03/11/2022	WA RANGERS ASSOCIATION INC	Membership Fees	\$ 120.00
EFT162540	03/11/2022	WANDAGEE CONSULTING	Welcome To Country Address	\$ 300.00
EFT162184	20/10/2022	WARREN BELLETTE PHOTOGRAPHER	Photography Services	\$ 200.00
EFT162664	03/11/2022	WATER CORPORATION	Water Charges	\$ 6,422.14
EFT162852	10/11/2022	WATER CORPORATION	Water Charges	\$ 87.53
EFT162482	27/10/2022	WATER CORPORATION	Water Charges	\$ 2,405.29
EFT162853	10/11/2022	WCP CIVIL PTY LTD	Traffic Control C21002(C)	\$ 18,947.26
EFT162322	20/10/2022	WCP CIVIL PTY LTD	Traffic Control C21002(C)	\$ 21,326.80
EFT162485	27/10/2022	WELLINGTON AND REEVES	Rates Refund	\$ 665.56
EFT162484	27/10/2022	WELLINGTON AND REEVES	Refund	\$ 50.00
EFT162854	10/11/2022	WELLSTEAD AUTOMOTIVE SERVICES	Vehicle Parts / Maintenance	\$ 1,690.15
EFT162323	20/10/2022	WELLSTEAD PROGRESS ASSOCIATION	Electricity Charges	\$ 259.71
EFT162324	20/10/2022	WELSH AIRCONDITIONING SERVICES	Refrigerant Reclaim	\$ 1,848.00
EFT162676	03/11/2022	WESFARMERS LTD - WORKWEAR GROUP	Uniforms / PPE	\$ 171.44
EFT162326	20/10/2022	WESTERN AUSTRALIAN GENEALOGICAL SOCIETY	Stock Items - Forts Store	\$ 111.16
EFT162488	27/10/2022	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION T/A	Convention Fees	\$ 70.00

**CITY OF ALBANY  
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS  
FOR THE PERIOD ENDING 15 November 2022**

**ELECTRONIC FUND TRANSFER PAYMENTS**

<b>EFT</b>	<b>DATE</b>	<b>NAME</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
EFT162325	20/10/2022	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION T/A	Convention Fees - WALGA AGM	\$ 6,350.00
EFT162668	03/11/2022	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION T/A	Convention Fees	\$ 330.00
EFT162490	27/10/2022	WESTERN AUSTRALIAN MUSEUM	SLA Services	\$ 24,247.00
EFT162497	01/11/2022	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan Payment	\$ 48,683.34
EFT162328	20/10/2022	WESTERN POWER CORPORATION	Design Fees	\$ 1,320.00
EFT162487	27/10/2022	WESTRAC EQUIPMENT PTY LTD	Plant Parts And Repairs	\$ 1,346.66
EFT162667	03/11/2022	WESTRAC EQUIPMENT PTY LTD	Vehicle Parts / Maintenance	\$ 87.65
EFT162670	03/11/2022	WESTSHRED DOCUMENT DISPOSAL	Document Disposal	\$ 377.30
EFT162329	20/10/2022	WHITFIELD ESTATE & PAWPRINT CHOCOLATE	Stock Items - Forts Store	\$ 955.92
EFT162672	03/11/2022	WIN TELEVISION WA PTY LTD	Advertising	\$ 220.00
EFT162856	10/11/2022	WIN TELEVISION WA PTY LTD	Advertising	\$ 1,348.60
EFT162331	20/10/2022	WOOLWORTHS GROUP LIMITED	Groceries For Day-care	\$ 608.06
EFT162491	27/10/2022	WOOLWORTHS GROUP LIMITED	Groceries For Day-care	\$ 587.19
EFT162674	03/11/2022	WOOLWORTHS GROUP LIMITED	Groceries For Day-care	\$ 580.15
EFT162857	10/11/2022	WOOLWORTHS GROUP LIMITED	Groceries For Day-care	\$ 701.36
EFT162860	10/11/2022	WORLDWIDE PRINTING SOLUTIONS TAREN POINT TEAM NORRIS	Printing Services	\$ 165.00
EFT162494	27/10/2022	WREN OIL	Liquid Waste Disposal	\$ 16.50
EFT162333	20/10/2022	WREN OIL	Oil Waste Disposal	\$ 16.50
EFT162677	03/11/2022	WURTH AUSTRALIA PTY LTD	Vehicle Parts / Maintenance	\$ 196.63
EFT162381	27/10/2022	Y CHEAH	Rates Refund	\$ 2,115.43
EFT162212	20/10/2022	Y DAVISON	Rates Refund	\$ 873.30
EFT162495	27/10/2022	YOUNGS SIDING GENERAL STORE	Fuel Supply	\$ 985.31
EFT162496	27/10/2022	YUNGATHA PTY LTD	Safety / Signage Supplies	\$ 2,145.00
EFT162861	10/11/2022	YUNGATHA PTY LTD	Safety / Signage Supplies	\$ 2,332.00
EFT162217	20/10/2022	Z EASTLAND	Rates Refund	\$ 844.85
EFT162678	03/11/2022	ZENITH LAUNDRY	Laundry Expenses	\$ 91.54
EFT162335	20/10/2022	ZENITH LAUNDRY	Laundry Expenses	\$ 418.40
EFT162679	03/11/2022	ZIPFORM	Printing Of Notices	\$ 1,015.91
				<b>\$ 6,297,079.64</b>



EXECUTED DOCUMENT AND COMMON SEAL RECORD

Document Number	Description	Date Sent / Received
EDR22155290	Copy of Executed Document Item: N/A Re: Award of tender for C22014 - Human Resources information system Parties: Elmo Software Limited Signed by: Andrew Sharpe Chief Executive Officer (1 copy)	17/10/2022
EDR22155420	Copy of Executed Document Item: N/A Re: DFES capital fleet options for BFB and SES units looking at the indicative fleet options for 2024-2028. Parties: N/A Signed by: Andrew Sharpe Chief Executive Officer (1 copy)	19/10/2022
EDR22155772	Copy of Executed Document Item: N/A Re: International Day of People with disability grant application for \$1,000. The city is partnering with Wanslea, community Living Association, Let's Shine performance group, South Regional Tafe and Albany Community Legal Centre to host the Albany Ability festival on 24 November 2022. The festival aims to celebrate the skills and talents of people living with a disability in the Albany community. Grant funding is provided by the Department of Communities and administered by Developmental Disability WA. Signed by: Andrew Sharpe Chief Executive Officer (online)	24/10/2022
EDR22155925	Copy of Executed Document Item: N/A Re: Development application: RAAFA drainage and North Road office irrigation storage. Parties: N/A Signed by: Andrew Sharpe Chief Executive Officer (1 copy)	25/10/2022

Document Number	Description	Date Sent / Received
EDR22156149	Copy of Executed Document Item: N/A Re: Development application in relation to City of Albany property A6255 Parties: Application only Signed by: Andrew Sharpe Chief Executive Officer (1 copy)	31/10/2022
EDR22156213	Copy of Executed Document Item: N/A Re: Application only Department of Transport regional bike network Lockyer east/west connectivity to Hanrahan Road DOT grant \$361,750 COA \$361,750 \$5000 dot and \$5000 COA (design/planning) total project \$733,500 Parties: Application only Signed by: Andrew Sharpe Chief Executive Officer (online)	01/11/2022
EDR22156214	Copy of Executed Document Item: N/A Re: Application only to Department of Transport regional bike networks for Seymour Street/Nelson/Mcleod for grant of \$167,450 in 23-24 City of Albany \$167,450 in 23-24 total project \$334,900 Parties: Application only Signed by: Andrew Sharpe Chief Executive Officer (online)	01/11/2022
EDR22156217	Copy of Executed Document Item: N/A Re: Insurance policy invoices - second instalment - period of protection, 30/06/2022 - 30/06/2023 Parties: N/A Signed by: Andrew Sharpe Chief Executive Officer (1 copy)	01/11/2022
EDR22156335	Copy of Executed Document Item: N/A Re: Variation to grant agreement for Middleton Beach from \$277,550 DOT/ \$277,550 COA to \$475,624 DOT/\$475,624 COA total project is now \$951,248	01/11/2022



Document Number	Description	Date Sent / Received
	Parties: Department of Transport Signed by: Andrew Sharpe Chief Executive Officer (online)	
EDR22156337	Copy of Executed Document Item: N/A Re: Application only Department of Transport regional bike network for Mount Melville cycle link for \$400,000 in 2023-24; Commonwealth \$200,000; City of Albany \$200,000 total project \$800,000 (2023-24) Parties: Application only Signed by: Andrew Sharpe Chief Executive Officer (online)	01/11/2022
EDR22156338	Copy of Executed Document Item: N/A Re: Application only Department of Transport regional bike network cycle City of Albany 2024-30 strategy \$30,000 matched by City \$30,000 in 2023-24 total project \$60,000 Parties: Application only Signed by: Andrew Sharpe Chief Executive Officer (online)	01/11/2022
EDR22156344	Copy of Executed Document Item: N/A Re: Application only Department of Transport regional bike network Symers Street. \$5000 design 24-25 City of Albany \$5000 matched. Total project \$10,000 2024-25 Parties: Application only Signed by: Andrew Sharpe Chief Executive Officer (online)	01/11/2022
EDR22156432	Copy of Executed Document Item: N/A Re: Application only Department of Transport regional bike network Chester Pass Road \$5000 2023-24 \$172,500 DOT match \$172,500 COA 2024-25 total project \$355,000 Parties: Application only Signed by: Andrew Sharpe Chief Executive Officer (online)	01/11/2022

Document Number	Description	Date Sent / Received
EDR22156434	Copy of Executed Document Item: N/A Re: Application only, Department of Transport regional bike network grant Henry Street construction - DOT \$560,000 2024-25 City of Albany \$560,000, total project \$1,120,000 Parties: Application only Signed by: Andrew Sharpe Chief Executive Officer (online)	01/11/2022
EDR22156436	Copy of Executed Document Item: N/A Re: Application to have hazardous household waste formally added to Hanrahan Road Landfill licence. Parties: N/A Signed by: Andrew Sharpe Chief Executive Officer	07/11/2022
EDR22156484	Copy of Executed Document Item: N/A Re: Annual Local Government Road asset & expenditure return for 2020-2021 Parties: N/A Signed by: Andrew Sharpe Chief Executive Officer (1 copy)	08/11/2022
EDR22156485	Copy of Executed Document Item: N/A Re: Application only Australia Day Council for Binalup festival 2023 for \$27,000 Parties: Application only Signed by: Andrew Sharpe Chief Executive Officer (online)	08/11/2022
EDR22156486	Copy of Executed Document Item: N/A Re: Grant agreement \$3.2m trails funding for Albany Heritage Park trail network: \$50k on signing; the remainder on a progress payment basis. Parties: Department of Primary Industries and Regional Development Signed by: Andrew Sharpe Chief Executive Officer (1 copy)	08/11/2022

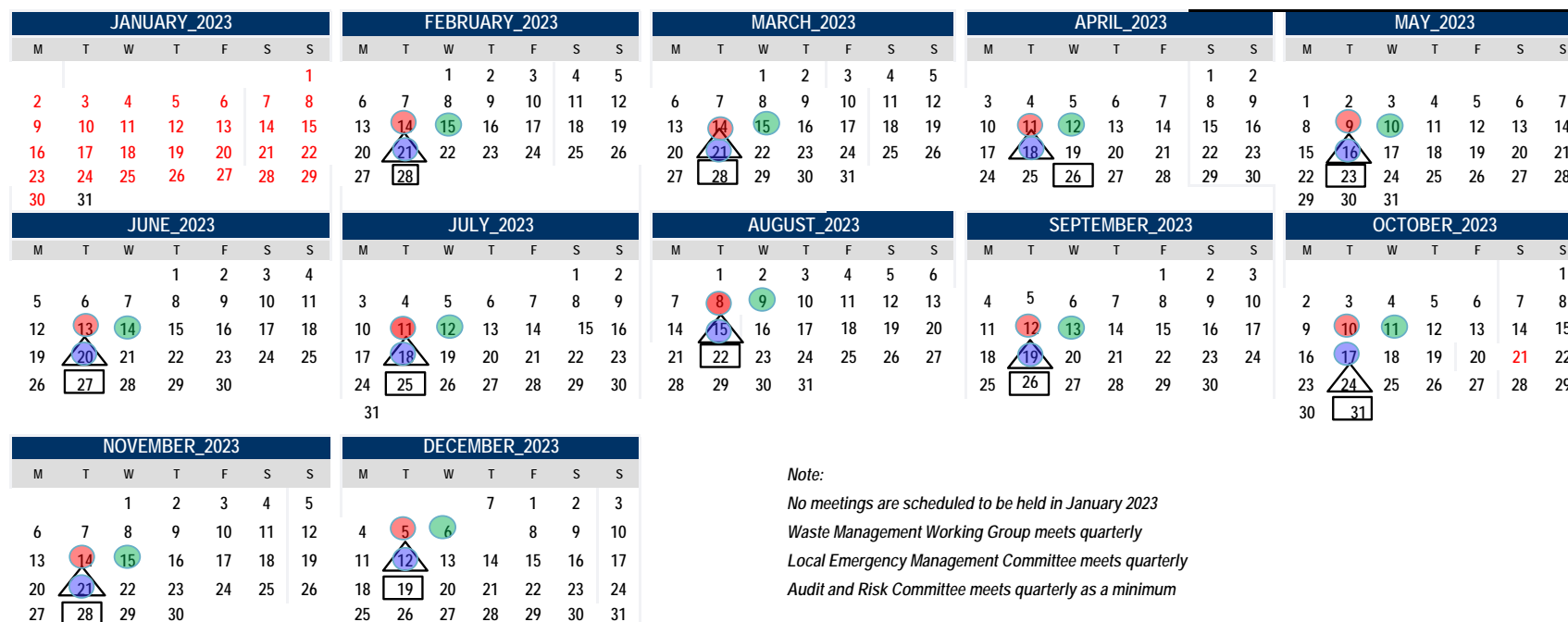
Document Number	Description	Date Sent / Received
EDR22156632	Copy of Executed Document Item: N/A Re: Under section 4.40 of the <i>Local Government Act</i> , the CEO is to prepare an owners and occupiers roll for the election to be held on 16 December 2022. Parties: N/A Signed by: Andrew Sharpe Chief Executive Officer (1 copy)	10/11/2022
EDR22156669	Copy of Executed Document Item: N/A Re: Rio Tinto - Memorandum of Understanding - partnership agreement 2022 - 2025 Parties: Rio Tinto - Pilbara Iron Company (Services) Pty Ltd. Signed by: Andrew Sharpe Chief Executive Officer (2 copies)	11/11/2022
EDR22156670	Copy of Executed Document Item: N/A Re: Development application: Anzac Park irrigation water storage tanks. Parties: N/A Signed by: Andrew Sharpe Chief Executive Officer (1 copy)	11/11/2022
NCSR22155785	Copy of Common Seal Document Item: N/A Re: Signing of contracts for C22014 - Human Resources Information System (HRIS) Parties: Elmo Software Limited Signed by: Andrew Sharpe, Chief Executive Officer and Dennis Wellington, Mayor (2 copies)	24/10/2022
NCSR22155873	Copy of Common Seal Document Item: N/A Re: The SES/level 3 incident response facility user agreement has been developed and endorsed by DFES, SES and COA staff.	25/10/2022

Document Number	Description	Date Sent / Received
	<p>Parties: Department of Fire and Emergency Services (DFES) Great Southern, Albany State Emergency Services (SES) unit</p> <p>Signed by: Andrew Sharpe, Chief Executive Officer and Dennis Wellington, Mayor (2 copies)</p>	
NCSR22156144	<p>Copy of Common Seal Document</p> <p>Item: N/A</p> <p>Re: Signing of contracts for C22011 - panel of suppliers - extruded concrete kerbing &amp;/or asphalt</p> <p>Parties: ATM Asphalt Pty Ltd</p> <p>Signed by: Andrew Sharpe, Chief Executive Officer and Dennis Wellington, Mayor (2 copies)</p>	31/10/2022
NCSR22156146	<p>Copy of Common Seal Document</p> <p>Item: N/A</p> <p>Re: Council at its meeting 26 July 2022 approved the surrender of lease and replace with a new retail shops lease for the emu point cafe tenant on portion of Lot 1461 Mermaid Avenue, Emu Point. Lease term 5 years with one further 5 year option Lease rent being \$43,000 + gst per annum. Surrender and new lease prepared by city lawyer</p> <p>Parties: Jonathon Sylvester Marwick and Kate Patricia Marwick as trustees for the Marwick Family Trust</p> <p>Signed by: Andrew Sharpe, Chief Executive Officer and Dennis Wellington, Mayor (2 copies)</p>	31/10/2022
NCSR22156439	<p>Copy of Common Seal Document</p> <p>Item: N/A</p> <p>Re: Deed of variation of lease for City of Albany benefit - Goode Beach Fire Station shed (37 Austin Road, Goode Beach). Variation to vary the term to include 2 further term options of 5 years each with the first term commencing 1 December 2022. Deed of variation prepared by Department of Biodiversity, Conservation and Attractions with all costs to be borne by Council.</p>	07/11/2022

Document Number	Description	Date Sent / Received
	Parties: Conservation and land Management executive body (Department of Biodiversity, Conservation and Attractions) Signed by: Andrew Sharpe, Chief Executive Officer and Dennis Wellington, Mayor (2 copies)	
NCSR22156805	Copy Of Common Seal Document Item: SCM028 Re: Construction of motocross track and associated infrastructure Albany Motorsport Park Parties: Phoenix Civic and Earthmoving Pty Ltd Signed By: Andrew Sharpe, Chief Executive Officer and Dennis Wellington Mayor (2 Copies)	15/11/2022

## City of Albany Ordinary Council & Committee Meeting Calendar 2023

- Community & Corporate Services Committee (CCS)
- Development & Infrastructure Services Committee (DIS)
- △ OCM Agenda Distribution
- Ordinary Council Meeting
- Strategic Workshop



*Note:*  
 No meetings are scheduled to be held in January 2023  
 Waste Management Working Group meets quarterly  
 Local Emergency Management Committee meets quarterly  
 Audit and Risk Committee meets quarterly as a minimum

**Public holidays:**

	New Year's Day	Australia Day	Labour Day	Good Friday	Easter Monday	ANZAC Day	Western Australia Day	King's Birthday	Christmas Day	Boxing Day
2023	Sunday 01 January/ Public Holiday Monday 02 January	Thursday 26 January	Monday 6 March	Friday 7 April	Monday 10 April	Tuesday 25 April	Monday 5 June	Monday 25 September	Monday 25 December	Tuesday 26 December



# Best Practice Governance Review

## Consultation Paper – Model Options



## Contents

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5	Consultation Process and Next Steps	<a href="#">20</a>





## Best Practice Governance Review

### 1. Introduction

## Introduction

### Background

The Western Australian Local Government Association (WALGA) developed its Corporate Strategy 2020-25, and in doing so identified a key strategic priority, to undertake a Best Practice Governance Review. The objective of the review is to ensure WALGA's governance and engagement models are contemporary, agile, and maximise engagement with members.

Other drivers for the review included: misalignment between key governance documents; constitution amendments for State Councillors' Candidature for State and Federal elections; and legislative reforms for the *Local Government Act 1995*, and for the *Industrial Relations Act 1979*.

In March 2022, State Council commissioned the Best Practice Governance Review (BPGR) and established a Steering Committee to guide the Review.

The BPGR Steering Committee had five meetings between 5 May 2022 and 10 August 2022. There was wide-ranging discussion on WALGA's current governance model, the need to engage broadly with the membership, and opportunities for change. Key outputs from the BPGR Steering Committee meetings included:

- Agreement on five comparator organisations – Australian Medical Association (AMA) WA, Chamber of Commerce and Industry (CCI) WA, Chamber of Minerals and Energy (CME), Australian Hotels Association (AHA) WA and the Pharmacy Guild (PG).
- Review of governance models of Local Government Associations in other Australian States and Territories, and New Zealand.
- Drafting of governance principles that will underpin future governance models.
- Finalisation of governance principles and principle components across the domains of: **Representative, Responsive and Results Oriented**.

These activities are outlined in more detail in the Background Paper.

### This document

This document outlines:

**Principles:** The governance model principles and principle components across the domains of: Representative, Responsive and Results Oriented. The principles were endorsed at the WALGA AGM on 3 October 2022.

**Governance model options:** Presents four potential governance model options and the structure and roles associated with each option. The four options are:

- **Option 1:** Two tier model, existing zones
- **Option 2:** Board, regional bodies
- **Option 3:** Board, amalgamated zones
- **Option 4:** Member elected board, regional groups
- **Option 5:** Current model

**Alignment to principles:** Each of these options are then assessed as to whether they align with the principles and their components. The assessment considers the option and whether it meets, partially meets or does not meet the principle component. Alongside this assessment are some discussion points. An example of this relates to diversity.

Diversity is a component of the governance model being representative. Diversity here may include consideration of whether the governance model comprises an appropriate diversity of skills and experience. It also provides opportunity to consider whether the governance model provides opportunity for members of diverse backgrounds e.g. people of Aboriginal and Torres Strait Islander descent, people with Culturally and Linguistically Diverse backgrounds.

Within all the model options, direct relationship with WALGA and regional / subregional collaboration would continue to be encouraged.



## Best Practice Governance Review

### **2. Governance Principles**

## Governance Principles

The following Governance Principles were endorsed by members at the 2022 AGM

	Principle	Principle component	Component description	Governance implications
Representative	WALGA unites and represents the entire local government sector in WA and understands the diverse nature and needs of members, regional communities and economies.	Composition	The composition of WALGA's governance model represents Local Government members from metropolitan and country councils.	The governing body will maintain equal country and metropolitan local government representation.
		Size	An appropriate number of members/representatives oversees WALGA's governance.	Potential reduction in the size of the overarching governing body.
		Diversity	WALGA's governance reflects the diversity and experience of its Local Government members.	Potential for the introduction of a mechanism to ensure the governance model comprises an appropriate diversity of skills and experience.
		Election Process	Considers the processes by which WALGA's governance positions are elected and appointed.	Consideration of alternative election and appointment arrangements, with the President to be elected by and from the governing body.
		Timely Decision Making	WALGA's governance supports timely decision making.	WALGA's governance model facilitates responsive decision making.
Responsive	WALGA is an agile association which acts quickly to respond to the needs of Local Government members and stakeholders.	Engaged Decision Making	WALGA's Local Government members are engaged in decision making processes.	WALGA's governance model facilitates clear and accessible processes for Local Government members to influence policy and advocacy with consideration to alternatives to the existing zone structure.
		Agility	Considers the flexibility of WALGA's governance to adapt to changing circumstances.	WALGA's governance model is agile and future proofed for external changes.
		Focus	Considers the clarity and separation of responsibilities and accountabilities of WALGA's governance.	Governance bodies have clearly defined responsibilities and accountabilities, with the capacity to prioritise and focus on strategic issues.
Results Oriented	WALGA dedicates resources and efforts to secure the best outcomes for Local Government members and supports the delivery of high-quality projects, programs and services.	Value Added Decision Making	Facilitates opportunities for value to be added to decision making.	Adoption of best practice board processes, and introduction of governance structures that are empowered to inform decisions.
		Continuous Improvement	Considers regular review processes for components of the governance model, their purpose and achieved outcomes.	WALGA's governance is regularly reviewed every 3 to 5 years to ensure the best outcomes are achieved for Local Government members.




















## Best Practice Governance Review

### **3. Options and Current Model**

## Options and Current Model




Five options, including the Current Model, with details of each of their key governance bodies

Option 1 – Two tier model, existing Zones	Option 2 – Board, Regional Bodies	Option 3 – Board, Amalgamated Zones	Option 4 – Member elected Board, Regional Groups	Option 5 – Current Model
 <p><b>Board</b> (11 members) 8 elected from Policy Council, incl. Board elected President Up to 3 independents</p>	 <p><b>Board</b> (11 members) 8 elected from Regional Bodies, incl. Board elected President Up to 3 independents</p>	 <p><b>Board</b> (15 members) 12 elected from Zones, incl. Board elected President Up to 2 independents</p>	 <p><b>Board</b> (11 members) 8 elected via direct election, incl. Board elected President Up to 3 independents</p>	 <p><b>State Council</b> (25 members) 24 State Councillors 1 President</p>
 <p><b>Policy Council</b> (25 members) 24 members plus President</p>	 <p><b>Regional Bodies</b> (4 metro, 4 country)</p>	 <p><b>Zones</b> (6 metro, 6 country)</p>	 <p><b>Policy Teams / Forums / Committees</b></p>	 <p><b>Zones</b> (5 metro, 12 country)</p>
 <p><b>Zones</b> (5 metro, 12 country)</p>	 <p><b>Policy Teams / Forums / Committees</b></p>	 <p><b>Policy Teams / Forums / Committees</b></p>	 <p><b>Regional Groups</b></p>	 <p><b>Policy Teams / Forums / Committees</b></p>

## Option 1 – Two Tier Model, Existing Zones

A description of the governance body structure and role for Option 1






Governance Body	Structure	Role
 <p><b>Board</b></p>	<p>11 members: 8 representative members elected from and by the Policy Council (4 Metro, 4 Country). The Board then elect the President from the representative members. The Board will appoint up to 3 independent, skills or constituency directors.</p>	<p>Meet 6 times per year. Responsible for governance of WALGA including strategy, financial oversight, policy development and endorsement, advocacy priorities, employment of CEO, etc.</p>
 <p><b>Policy Council</b></p>	<p>24 members plus President. Members elected by and from the Zones (12 from 5 Metro Zones, 12 from 12 Country Zones).</p>	<p>Meet at least 2 times per year to contribute to policy positions and advocacy for input into Board, and to liaise with Zones on policy and advocacy. The Policy Council can form Policy Teams, Policy Forums and Committees, which would have responsibility for specific functions, such as policy development.</p>
 <p><b>Zones</b></p>	<p>5 Metro, 12 Country.</p>	<p>Meet at least 2 times per year to raise policy issues, elect representatives to the Policy Council, and undertake regional advocacy and projects as directed by the Zone.</p>



## Option 2 – Board, Regional Bodies

A description of the governance body structure and role for Option 2

Governance Body	Structure	Role
	<p><b>Board</b></p>	<p>11 members: 8 representative members elected from and by the Regional Bodies (4 Metro, 4 Country). The Board then elect the President from the representative members. The Board will appoint up to 3 independent, skills or constituency directors.</p>
	<p><b>Regional Bodies</b></p>	<p>Metro: North, South, East and Central. Country: Mining &amp; Pastoral, Agricultural, Peel/South West/Great Southern, Regional Capitals. <i>Note: Local Governments can nominate their preferred regional body, with membership of the regional bodies to be determined by the board.</i></p>
	<p><b>Policy Teams / Forums / Committees</b></p>	<p>Membership drawn from the Board and Regional Bodies with some independent members.</p>










## Option 3 – Board, Amalgamated Zones

A description of the governance body structure and role for Option 3




Governance Body	Structure	Role
 <p><b>Board</b></p>	<p>15 members: 12 elected from the Zones (6 from Metro/Peel, 6 from Country). President to be elected by the Board. The Board will appoint up to 2 independent, skills or constituency directors.</p>	<p>Meet 6 times per year. Responsible for the governance of WALGA including strategy, financial oversight, policy development and endorsement, advocacy priorities, employment of CEO, etc.</p>
 <p><b>Zones</b></p>	<p>Metro/Peel:</p> <ul style="list-style-type: none"> <li>• Central Metropolitan</li> <li>• East Metropolitan</li> <li>• North Metropolitan</li> <li>• South Metropolitan</li> <li>• South East Metropolitan</li> <li>• Peel</li> </ul> <p>Country*:</p> <ul style="list-style-type: none"> <li>• Wheatbelt South</li> <li>• Wheatbelt North</li> <li>• Mid West / Murchison / Gascoyne</li> <li>• Pilbara / Kimberley</li> <li>• South West / Great Southern</li> <li>• Goldfields / Esperance</li> </ul> <p><i>*indicative, re-drawing required</i></p>	<p>Meet at least 2 times per year to contribute to policy development and advocacy, and to elect Board members.</p>
 <p><b>Policy Teams / Forums / Committees</b></p>	<p>Membership drawn from Board with some independent members.</p>	<p>Responsible for specific functions – such as policy development – as determined by the Board.</p>





## Option 4 – Member Elected Board, Regional Groups

A description of the governance body structure and role for Option 4




Governance Body	Structure	Role
 <p><b>Board</b></p>	<p>11 members: 8 representative members elected via direct election, with each member Local Government to vote (4 elected by and from Metropolitan Local Governments, 4 elected by and from Country Local Governments). President elected by the Board from among the representative members. The Board will appoint up to 3 independent, skills or constituency directors.</p>	<p>Meet 6 times per year and responsible for governance of WALGA including strategy, financial oversight, policy development and endorsement, advocacy priorities, employment of CEO, etc.</p>
 <p><b>Policy Teams / Forums / Committees</b></p>	<p>Membership drawn from Board with some independent members.</p>	<p>Meet at least 2 times per year. Responsible for specific functions – such as contributing to policy development – as determined by the Board.</p>
 <p><b>Regional Groups</b></p>	<p>Determined by members to suit needs. E.g. Regional Capitals, GAPP, VROCs, CEO Group, existing Zones.</p>	<p>Feed into policy development processes and undertake advocacy and projects as determined by the groups.</p>





## Option 5 – Current Model

A description of the governance body structure and roles for the Current Model

Governance Body	Structure	Role
 <p><b>State Council</b></p>	<p>24 members plus the President. Members elected by and from the Zones (12 from 5 Metropolitan Zones, 12 from 12 Country Zones).</p>	<p>Responsible for the governance of WALGA including strategy, financial oversight, policy development and endorsement, advocacy, employment of CEO, etc.</p>
 <p><b>Zones</b></p>	<p>5 Metro, 12 Country.</p>	<p>Consider the State Council Agenda, elect State Councillors, and undertake regional advocacy / projects as directed by the Zone.</p>
 <p><b>Policy Teams / Forums / Committees</b></p>	<p>Membership drawn from State Council with some independent members.</p>	<p>Responsible for specific functions – such as contributing to policy development, financial oversight etc. – as determined by State Council.</p>






## Best Practice Governance Review

### **4. Alignment to Principles**

## Option 1 – Two Tier Model, Existing Zones

Option 1 and its alignment to the principles

**Option 1 –  
Two tier model,  
existing Zones**

	<b>Board</b> (11 members) 8 elected from Policy Council, incl. Board elected President Up to 3 independents
	<b>Policy Council</b> (25 members) 24 members plus President
	<b>Zones</b> (5 metro, 12 country)




	Principle & component	Principle alignment (Meets, partial, does not meet)	Discussion points
<b>Representative</b>	Composition	Meets	<ul style="list-style-type: none"> <li>Board will have equal metropolitan and country membership</li> </ul>
	Size	Meets	<ul style="list-style-type: none"> <li>Board is smaller</li> </ul>
	Diversity	Meets	<ul style="list-style-type: none"> <li>Consideration of appointment processes for independent members</li> </ul>
	Election Process	Meets	<ul style="list-style-type: none"> <li>Board to be elected from Policy Council</li> </ul>
<b>Responsive</b>	Timely Decision Making	Meets	<ul style="list-style-type: none"> <li>Meeting frequency aligned to governing body roles</li> </ul>
	Engaged Decision Making	Meets	<ul style="list-style-type: none"> <li>Board meetings are not dependent on other governing body meetings</li> </ul>
	Agility	Partial	<ul style="list-style-type: none"> <li>Board is future-proofed from external changes</li> <li>Zone structures still underpin Council</li> </ul>
<b>Results Oriented</b>	Focus	Partial	<ul style="list-style-type: none"> <li>Prioritisation and focus may be a challenge</li> </ul>
	Value Added Decision Making	Meets	<ul style="list-style-type: none"> <li>Best practice board approaches will be adopted</li> </ul>
	Continuous Improvement	Meets	<ul style="list-style-type: none"> <li>Board would be responsible for ongoing reviews of governance body roles in consultation with members</li> </ul>



## Option 2 – Board, Regional Bodies

Option 2 and its alignment to the principles

**Option 2 –  
Board, Regional  
Bodies**

	<b>Board (11 members)</b> 8 elected from Regional Bodies, incl. Board elected President Up to 3 independents
	<b>Regional Bodies (4 metro, 4 country)</b>
	<b>Policy Teams / Forums / Committees</b>


Principle & component		Principle alignment (Meets, partial, does not meet)	Discussion points
Representative	Composition	Meets	<ul style="list-style-type: none"> <li>Board will have equal metropolitan and country membership</li> <li>How to establish regional body membership is a consideration</li> </ul>
	Size	Partial	<ul style="list-style-type: none"> <li>Board is smaller</li> <li>Number of regional bodies is a consideration</li> </ul>
	Diversity	Meets	<ul style="list-style-type: none"> <li>Consideration of appointment processes for independent members</li> </ul>
Responsive	Election Process	Meets	<ul style="list-style-type: none"> <li>Board election from regional bodies</li> </ul>
	Timely Decision Making	Meets	<ul style="list-style-type: none"> <li>Meeting frequency aligned to governing body roles</li> </ul>
	Engaged Decision Making	Meets	<ul style="list-style-type: none"> <li>Board meetings are not dependent on regional body meetings</li> </ul>
	Agility	Meets	<ul style="list-style-type: none"> <li>Board and regional bodies are future proofed from external changes</li> </ul>
Results Oriented	Focus	Partial	<ul style="list-style-type: none"> <li>There may be challenges defining accountabilities and responsibilities of regional bodies</li> </ul>
	Value Added Decision Making	Meets	<ul style="list-style-type: none"> <li>Best practice board approaches will be adopted</li> </ul>
	Continuous Improvement	Meets	<ul style="list-style-type: none"> <li>Board will be responsible for ongoing reviews of governing body roles in consultation with members</li> </ul>



## Option 3 – Board, Amalgamated Zones

Option 3 and its alignment to the principles

**Option 3 –  
Board, Amalgamated  
Zones**

	<b>Board</b> (15 members) 12 elected from Zones, incl. Board elected President Up to 2 independents
	<b>Zones</b> (6 metro, 6 country)
	<b>Policy Teams / Forums / Committees</b>


Principle & component		Principle alignment (Meets, partial, does not meet)	Discussion points
Representative	Composition	Partial	<ul style="list-style-type: none"> <li>Board will have equal metropolitan and country membership</li> <li>There may be composition challenges for amalgamated zones</li> </ul>
	Size	Partial	<ul style="list-style-type: none"> <li>Board is smaller</li> <li>Amalgamation of zones to 12 in total</li> </ul>
	Diversity	Meets	<ul style="list-style-type: none"> <li>Consideration of appointment processes for independent members</li> </ul>
Responsive	Election Process	Meets	<ul style="list-style-type: none"> <li>Board election from zones</li> </ul>
	Timely Decision Making	Meets	<ul style="list-style-type: none"> <li>Meeting frequency aligned to governing body roles</li> </ul>
	Engaged Decision Making	Meets	<ul style="list-style-type: none"> <li>Board meetings are aligned to zone meetings</li> </ul>
	Agility	Meets	<ul style="list-style-type: none"> <li>Board is future proofed from external changes</li> </ul>
Results Oriented	Focus	Partial	<ul style="list-style-type: none"> <li>Prioritisation and focus may be a challenge</li> </ul>
	Value Added Decision Making	Meets	<ul style="list-style-type: none"> <li>Best practice board approaches will be adopted</li> </ul>
	Continuous Improvement	Meets	<ul style="list-style-type: none"> <li>The Board would be responsible for ongoing reviews of governance body roles in consultation with members</li> </ul>



## Option 4 – Member Elected Board, Regional Groups

Option 4 and its alignment to the principles

**Option 4 –  
Member elected Board,  
Regional Groups**

	<b>Board (11 members)</b> 8 elected via direct election, incl. Board elected President Up to 3 independents
	<b>Policy Teams / Forums / Committees</b>
	<b>Regional Groups</b>




	Principle & component	Principle alignment (Meets, partial, does not meet)	Discussion points
<b>Representative</b>	Composition	Partial	<ul style="list-style-type: none"> <li>Board will have equal metropolitan and country membership</li> <li>Membership of regional groups dynamic and ad hoc</li> </ul>
	Size	Partial	<ul style="list-style-type: none"> <li>Board is smaller</li> </ul>
	Diversity	Meets	<ul style="list-style-type: none"> <li>Consideration of appointment processes for independent members</li> </ul>
	Election Process	Meets	<ul style="list-style-type: none"> <li>Board election from a general meeting</li> </ul>
<b>Responsive</b>	Timely Decision Making	Meets	<ul style="list-style-type: none"> <li>Meeting frequency aligned to governing body roles</li> </ul>
	Engaged Decision Making	Meets	<ul style="list-style-type: none"> <li>Board meetings are not dependent on policy teams / regional group meetings</li> </ul>
	Agility	Meets	<ul style="list-style-type: none"> <li>Board is future-proofed from external changes</li> </ul>
	Focus	Partial	<ul style="list-style-type: none"> <li>Policy teams / Regional Group meetings to influence priorities</li> </ul>
<b>Results Oriented</b>	Value Added Decision Making	Meets	<ul style="list-style-type: none"> <li>Best practice board approaches will be adopted</li> </ul>
	Continuous Improvement	Meets	<ul style="list-style-type: none"> <li>Board would be responsible for ongoing reviews of governing body roles in consultation with members</li> </ul>





## Option 5 – Current Model

Current model and its alignment to the principles

Option 5 – Current Model		Principle & component	Principle alignment (Meets, partial, does not meet)	Discussion points
 <p>State Council (25 members) 24 State Councillors 1 President</p>	<p>Composition</p>	Meets	<ul style="list-style-type: none"> <li>State Council has equal metropolitan and country membership</li> </ul>	
		Size	Partial	<ul style="list-style-type: none"> <li>State Council will retain 25 members</li> </ul>
		Diversity	Partial	<ul style="list-style-type: none"> <li>No control of diversity of State Council</li> </ul>
 <p>Zones (5 metro, 12 country)</p>	Election Process	Meets	<ul style="list-style-type: none"> <li>State Council election from zones</li> </ul>	
	Timely Decision Making	Partial	<ul style="list-style-type: none"> <li>Meeting frequency aligned to governing body roles</li> </ul>	
 <p>Policy Teams / Forums / Committees</p>	Engaged Decision Making	Meets	<ul style="list-style-type: none"> <li>State Council meetings are aligned to zone meetings</li> </ul>	
	Agility	Partial	<ul style="list-style-type: none"> <li>State Council is not future proofed from external changes</li> </ul>	
	Focus	Partial	<ul style="list-style-type: none"> <li>Prioritisation and focus may remain a challenge</li> </ul>	
<p>Value Added Decision Making</p>	Partial	<ul style="list-style-type: none"> <li>Best practice board approaches will not be adopted</li> </ul>		
	Continuous Improvement	Meets	<ul style="list-style-type: none"> <li>State Council would continue to be responsible for ongoing reviews of governance body roles in consultation with members</li> </ul>	



## Best Practice Governance Review

# 5. Consultation Process and Next Steps

## WALGA Best Practice Governance Review

Consultation Process and Next Steps



### Consultation Process

#### Council Position

Member Local Governments are asked to consider this paper and the governance model options put forward and provide a Council endorsed position to WALGA.

It is suggested that Councils endorse a preferred model (which could be the Current Model) and provide a ranking in terms of an order of preference.

Submissions to WALGA are sought by **23 December 2022**.

#### Supplementary Market Research

An independent market research company has been engaged to ascertain insights from Elected Members and Chief Executive Officers about WALGA's governance model. Qualitative interviews and a quantitative survey will be undertaken to supplement Council positions.

#### Workshops and Forums

Requests for presentations on the work undertaken by the Steering Committee and the model options, as well as facilitation of workshops and discussions will be accommodated where practicable.

### Next Steps

#### Timetable

- Consultation and engagement with Members on this paper and governance model options will be undertaken from October 2022 until 23 December 2022.
- The Steering Committee will consider the outcomes of the consultation process during January 2023.
- A Final Report with a recommended direction will be the subject of a State Council Agenda item for the March 2023 State Council meeting.





## Thank you

For more information, visit our [website](#) or contact Tim Lane, Manager Association and Corporate Governance, at [tlane@walga.asn.au](mailto:tlane@walga.asn.au) or 9213 2029.



# Best Practice Governance Review

## Background Paper



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## Best Practice Governance Review

### **1. Background, Approach and Timeline**



## Background and Approach

Background and approach that led to the development of the governance principles for the Best Practice Governance Review.

**Background**

The Western Australian Local Government Association (WALGA) developed its Corporate Strategy 2020-25, and in doing so identified a key strategic priority, to undertake a Best Practice Governance Review. The objective of the review is to ensure WALGA’s governance and engagement models are contemporary, agile, and maximise engagement with members. Other drivers for the review included:

- Misalignment between key governance documents; Constitution, Corporate Governance Charter, State Council Code of Conduct, and Standing Orders – stemming from varying amendments.
- State Council’s 3 September 2021 resolution requesting amendment to the Constitution to “deal with matters related to State Councillors’ Candidature for State and Federal elections”.
- Proposed legislative reforms to remove WALGA from being constituted under the *Local Government Act 1995* (WA).
- Constitutional requirements for WALGA to become a registered organisation under the *Industrial Relations Act 1979* (WA), which would enable WALGA to make applications in its own right to the Western Australian Industrial Relations Commission

In March 2022 State Council commissioned the Best Practice Governance Review (BPGR) and established a Steering Committee to guide the Review.

The BPGR Steering Committee had its first meeting on 5 May 2022. There was wide-ranging discussion on WALGA’s current governance model, the need to engage broadly with the membership, and opportunities for change. At the meeting, five comparator organisations were identified to be used in a governance model comparative analysis. Steering Committee meetings 2 to 5 had a focus on the development of governance model principles.

**This document**

This document presents the key insights from the jurisdictional and comparator organisation analysis that supported the development of the governance principles. The final section presents the endorsed governance principles.

**Jurisdictional Analysis** – This section compares WALGA to equivalent jurisdictional associations (e.g. LGASA). This provides key insights into the size and election processes of WALGA compared to equivalent associations.

**Comparator Organisations** – This section compares WALGA’s governance arrangements to five comparator organisations that were agreed at the BPGR Steering Committee meeting 1. This provides key insights into the size, election processes and recent governance changes of these five comparator organisations.

**Governance Model Principles** – The governance model principles were developed through BPGR Steering Committee meetings 2 to 5. This provides a structure for understanding how the current governance model of WALGA and any future governance model aligns to these principles.

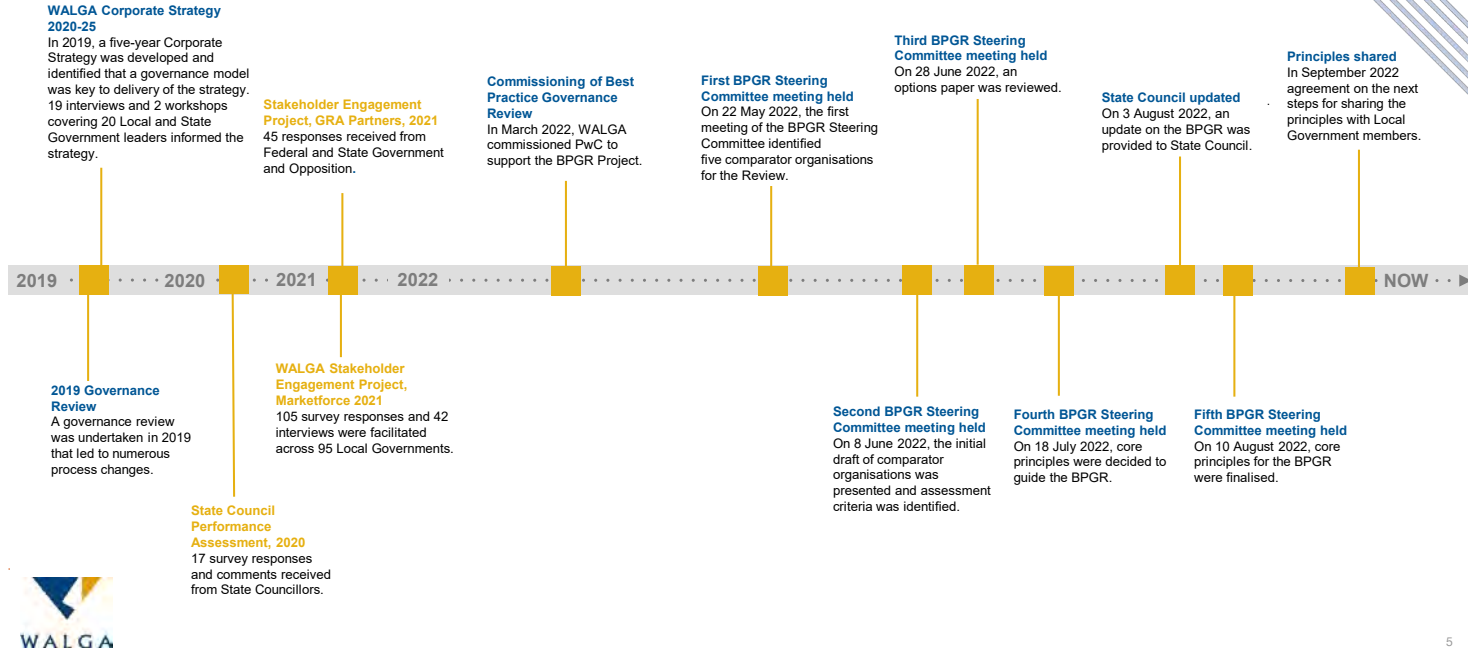
The following slide outlines the timeline of key events and meetings that formed part of the BPGR.





## Timeline

Timeline of key events with a focus on the BPGR Steering Committee meetings throughout May to August 2022





## Best Practice Governance Review

### **2. Jurisdictional Analysis**



## Analysis: Jurisdictional equivalents to WALGA

Jurisdictional equivalents of WALGA have been analysed according to their size and election methods.

### Background

Prior to the BPGR Project commencing in March 2022, work was undertaken to understand governance arrangements in other jurisdictions. The focus of this work was on associations from other Australian states, as well as New Zealand.

The full list of associations are:

- Local Government NSW (LGNSW)
- Municipal Association Victoria (MAV)
- Local Government Association of Tasmania (LGAT)
- Local Government Association of South Australia (LGASA)
- Local Government Association of Queensland (LGAQ)
- Local Government Association of Northern Territory (LGANT)
- Local Government Association of New Zealand (LGNZ)

The assessment of these associations focused on providing insights into the following domains:

- **Size of Board:** How many board members are there in comparison to the 25 WALGA board members?
- **Method of Election of President:** How is the President elected to the board?
- **Method of Election of Board Members:** How are board members elected?

### Key Insights

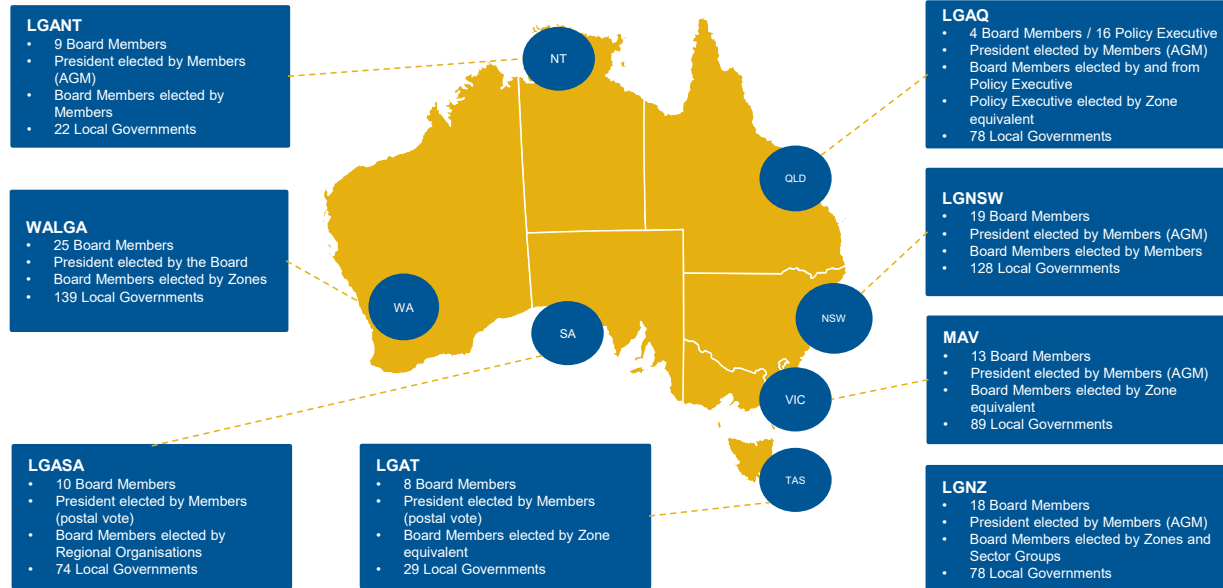
Key insights following the comparison of WALGA to equivalent associations are outlined below:

- **Size of Board** – while WALGA’s board (State Council) contains the largest number of representatives, it can be seen that boards of Local Government Associations tend to be relatively large. The average board size (using Queensland’s policy executive, not board) is 15.4.
- **Method of Election of President** – WALGA is an outlier: all other Presidents are elected directly by the membership. Perhaps this is a reflection of the prevalence of Council elected Mayors and Presidents in WA.
- **Method of Election of Board Members** – The majority of associations use regional groupings (equivalent to our Zones) to elect board members. The New Zealand hybrid model of electing representatives from geographic zones and sector groups (metro, provincial, rural, regional) is of interest.

The following slide presents this information for each of the seven associations.

## Summary: Jurisdictional equivalents to WALGA

Summary of jurisdictional analysis of WALGA equivalents in relation to their Board membership, election methods and number of Local Governments.





## Best Practice Governance Review

### **3. Comparator Organisations**

## Comparator organisations

Comparison of WALGA's governance model to the governance models of five comparator organisations.

Background	Process
<p>The BPGR Steering Committee had its first meeting on the 5 May 2022. There was wide-ranging discussion on WALGA's current governance model, the need to engage broadly with the membership, and opportunities for change.</p> <p>At the meeting, five comparator organisations were identified to be used in a governance model comparative analysis. The organisations were selected on the basis of their similarity to WALGA as WA member-based peak industry organisations.</p> <p>The selected organisations were: Australian Medical Association (AMA) WA, Chamber of Commerce and Industry (CCI) WA, Chamber of Minerals and Energy (CME), Australian Hotels Association (AHA) WA and Pharmacy Guild (PG) WA Branch.</p>	<p>WALGA supplied a range of background documents to assist in undertaking the initial desktop comparison. This included the Constitution, Corporate Governance Charter, Corporate Strategy 2020-2025, Standing Orders, Elected Member Prospectus, Flow Chart – WALGA Zone and State Council Process, Final Report – State Councils and Zone Structure and Process Working Group.</p> <p>The documentation used for the comparator organisations were typically the:</p> <ul style="list-style-type: none"> <li>• Constitution – which serves as the instrument for establishment of the association;</li> <li>• Annual reports – which contains information about an association's performance over a 12-month period; and</li> <li>• Organisational website – which may outline the structure and current composition of the board, council and the leadership team of the organisations.</li> </ul> <p>Interviews were successfully arranged with three of the five organisations. They were AMA WA, CCI WA and CME WA. The document analysis and interviews provided insights into the size, election methods and recent changes within these organisations.</p>
<h3>Key insights</h3>	
<p>Key insights through the comparison of WALGA to the five comparator organisations are outlined below:</p> <ul style="list-style-type: none"> <li>• <b>Size of Board</b> – WALGA's board (State Council) was larger than all other comparator organisation's boards.</li> <li>• <b>Election methods</b> – election methods varied across the comparator organisations but many involved election through the membership.</li> <li>• <b>Change</b> – three of the five organisations had recently undergone changes or reviews of their governance structures. There were a range of drivers for this change including: to increase the decision making ability of the board; to use specific working groups to focus on specific topics of interest and to increase representativeness of specific groups (e.g. Aboriginal and Torres Strait Islanders).</li> </ul> <p>The following slide presents summary information on the size and election methods of the five comparator organisations. This is then followed by more detailed background into each organisation, their governance structure and any outcomes from conversations with these organisations.</p>	



## Summary: Governance structure analysis

WALGA's governance structure was analysed in comparison to five comparator organisations

Organisational Comparisons	Number of Board Members	President Elected by	Board Members elected by
<b>WA Local Government Association (WALGA)</b>	25	The Board	Zones
<b>Australian Medical Association (AMA)</b>	9	AMA WA Members	Members of the Association
<b>Chamber of Commerce and Industry WA (CCIWA)</b>	7 to 10	The Board	<ul style="list-style-type: none"> <li>• Up to 12 elected by Members</li> <li>• Up to 8 appointed by the Board</li> <li>• Up to 8 appointed by the Council</li> </ul>
<b>Chamber of Minerals and Energy (CME)</b>	6 to 11	Ordinary Members	Executive Councillors
<b>Australian Hotels Association (AHA) WA</b>	17	The Branch Committee of Management	The Branch Committee of Management
<b>Pharmacy Guild (PG) – WA branch</b>	16 to 22	The Branch	Financial Members from the same region as the Branch

*Note: The Council, Branch, or Board chosen from the organisations above were chosen for how appropriate their structure is as a comparison to the WALGA State Council.*

## Organisational Analysis: Australian Medical Association (AMA) WA

With over 5,000 members, the AMA (WA) is the largest independent professional organisation for medical practitioners and medical students in the State. Total revenue and other income for AMA nationally in 2020 was reported as \$21,928,000.

Organisational Information	Governance Structure*
<p>The AMA (WA) Board was created in 2017 and is comprised of the President, Immediate Past President, two Vice Presidents and five members of Council who are elected to sit on the Board (9 in total).</p> <p>The AMA (WA) Council consists of four office bearers (President, Immediate Past President, two Vice Presidents). Additionally, there are the Specialty Group Representatives (e.g. General practice, surgery); Practice Group Representatives (e.g. rural doctors, public hospital doctors); Ordinary Council Members; and, Co-opted Council Members. Majority of the representatives and members represent their specialty (e.g. anaesthetics) or group of representative (e.g. medical student society).</p> <p>The AMA Federal Council meets quarterly and is the AMA's main policy-making body. It is a forum to identify and debate emerging issues of relevance to the membership. The Federal Council's primary role is to: Form the policy of the AMA; Propose changes to existing policy; and Elect representatives to roles and committees. There is one State and one Area nominee from WA on the Federal Council.</p> <p>The Leadership team consists of seven staff. CEO, CFO, COO, General Manager Training and Recruitment, Operations Manager, General Manager Financial Services and an HR manager.</p>	<div style="border: 1px dashed #f1c40f; padding: 5px; margin-bottom: 5px;"> <p>The Board focuses on governance, managing the Association's conduct and business, and ensuring conformity with the constitution.</p> </div> <div style="border: 1px dashed #f1c40f; padding: 5px; margin-bottom: 5px;"> <p>The General Council focuses on advocacy, policy making, and representation of the association.</p> </div> <p>The Board comprises of approximately 9 members.</p> <p>The Board may increase or decrease the number of Advisory Council members as needed. However, it currently has 4 members.</p> <p>The Board and Council is also supported by Specialty Group Representatives, Practice Group Representatives, Ordinary Council Members, and Co-Opted Council Members.</p>
Outcomes of Organisation Discussion	<ul style="list-style-type: none"> <li><b>Governance Review:</b> The 2020 annual report mentions that an organisation-wide review was undertaken with the transformation in the process of being implemented until March 2020 (COVID).</li> <li><b>Representation:</b> It is more important to restrict the number of Board members than Councillors. Board members are involved in making policy and governance decisions, requiring a greater decision-making capability; Councillors are more involved in stakeholder engagement and solving specific issues through working groups, therefore Council size has less impact to efficiency and effectiveness of the model.</li> <li><b>Engagement:</b> The president is the spokesperson when it comes to policy issues. Councillors represent the views of Specialty Groups, Practice Groups, and the medical profession as a whole.</li> <li><b>Feedback on the current model:</b> Board members have previously taken the role because they are passionate, but do not necessarily have the right expertise, resulting in poor governance. Board members who have leadership and governance experience have proven to be effective in the updated model. The Board would benefit from an independent audit partner and increased diversity in specialty, a simplified purpose of the Board and Council Advisory, and a reduced number of meetings each year.</li> </ul>

*\*The AMA WA Constitution does not specify the number of Board or Council members. Member numbers are indicative and have been taken from the current Board & Council.*



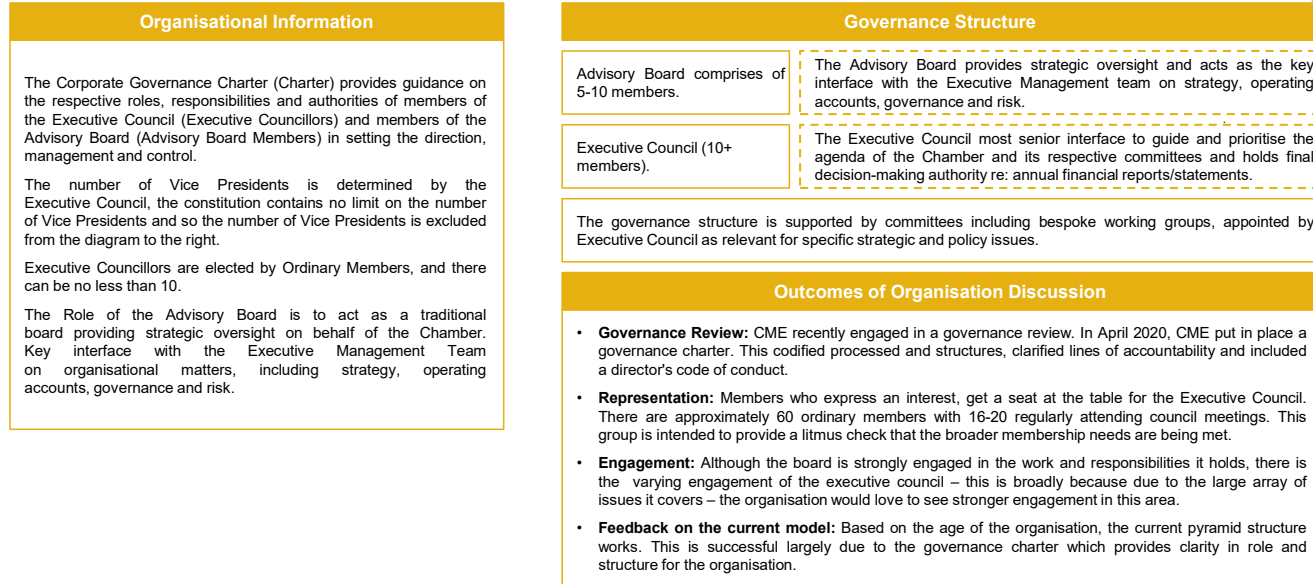
## Organisational Analysis: Chamber of Commerce and Industry (CCI) WA

CCIWA is a not-for-profit member organisation providing information, professional services and support for businesses in Western Australia, with over 2,000 WA members. Total revenue and other income for 2021 was reported as \$34,270,130.

Organisational Information	Governance Structure	
<p>The CCIWA operates as a company limited by guarantee. This came into effect on 11 January 2019. The change in status means that CCIWA is now incorporated under the <i>Corporations Act 2001</i> (Cth) rather than the State legislation covering incorporated associations.</p> <p>Based on the constitution, the number of board members can be between 9-12 (including President &amp; Vice President). The current board has only 6 members including the President and Vice President.</p> <p>There is a General Council. The constitution states that Councillors can be up to certain numbers depending on who they were elected by. The resulting effect is a council that does not have consistent numbers of members and does not need to fill all positions. This is unlike WALGA's governance model where representatives are elected by zones.</p> <p>The Board is responsible for the sound governance of the organisation, whereas the General Council provides input to the organisations policy; provides advice to the Board; acts as a point of interface; elects and appoints Council Elected Directors; and passes resolutions relating to specific handling of assets and raising and borrowing funds.</p>	<p>The Board comprises of 9 – 12 members.</p>	<p>The Board focuses on strategic priorities, financial performance and compliance issues.</p>
	<p>The General Council consists of up to 28 Councillors.</p>	<p>The General Council focuses on developing and being spokespersons on public policy frameworks and positions.</p>
	<p>The governance structure is supported by bespoke working groups, formed from Councillors as relevant for specific strategic and policy issues.</p>	
	Outcomes of Organisation Discussion	
	<ul style="list-style-type: none"> <li>• <b>Governance Review:</b> CCIWA conducted a review of their 2018 Constitution, resulting in changes contained in the 2021 Constitution, including: The governance model was revised to increase the decision-making capability of the board; The structure of the General Council was determined to be too generic causing low Councillor attendance. After the review, Councillors were split into bespoke working groups for specific policy issues for the upcoming 12-month period. This resulted in higher councillor attendance, than the previous governance model.</li> <li>• <b>Representation:</b> In the new revision of the constitution, two new types of Councillors were included to increase representation for their respective groups. Future Leader Councillors, from members of University business schools; and First Nations Business Councillors, elected from First Nations Members.</li> <li>• <b>Feedback on the current model:</b> In the current governance model, when a board member leaves, a temporary team member is appointed since board members can only be elected in general meetings.</li> </ul>	

# Organisational Analysis: The Chamber of Minerals and Energy (CME) WA

CME WA is the peak resources sector representative body in Western Australia whose member companies generate 95% of all mineral and energy production and employ 80% of the sector's workforce in the State.



## Organisational Analysis: Australian Hotels Association (WA)

The Australian Hotels Association (AHA) represents more than 5,000 members across Australia serviced by a network of branches based in every state and territory, plus a Canberra-based National Office. Total revenue and other income for AMA nationally in 2020 was reported as \$2,257,963.

### Organisational Information

AHA was founded in 1892 and now represents more than 80% of the Western Australian hotel and hospitality industry.

The organisation has a branch in each state and territory, including a division in each branch known as the National Accommodation Hotels Division. The organisation and each of its branches have their own set of rules by which they are governed. However, ultimate authority is deferred to the National Board of the organisation.

All issues and opportunities are addressed by The Branch Committee of Management (The Branch). Consisting of six ordinary members, elected by members of the branch, and the president from each of the Territorial and Non-Territorial Divisions of the Branch. This includes a President, Senior Vice President, Vice President, Treasurer, Accommodation President and Country Representative. The President, Senior Vice President (SVP) and Vice President (VP) are elected by The Branch.

AHA developed a subsidiary known as 'Tourism Accommodation Australia (TAA)'. TAA publicly represents and lobbies specifically for accommodation hotels separately from the AHA's general hospitality members. However, membership to both AHA and TAA is granted to accommodation properties. There are 11 Divisional Presidents – 7 represent different Areas/Regions and 4 represent different membership groups.

### Governance Structure\*

Branch Committee of Management has 6 Ordinary members & the president of each Territory/Non-Territory Division (11).

Focuses on staff remuneration/conditions, branch transactions, disbursements, funds and resolves delegated Commonwealth industrial disputes.

There is no council or other governing entity to provide support to the Branch Committee of Management.

### Relevance to WALGA BPGR

AHA was contacted to schedule an interview; however, there was no response following multiple requests. The following insights have been made by research on their publicly available governance information and documentation.

- **Composition:** Similar to WALGA's State Council, the AHA Governance structure only has one governing entity, The Branch Committee of Management. The number of branch members (17) is smaller than WALGA (25).
- **Responsibilities:** The AHA Branch Committee of Management is responsible for financial activities; however, the Rules document does not mention that they are responsible for activities that other comparator organisations governing entities are, such as policy creation or ensuring compliance.
- **Lack of compliance with constitution:** The Rules of the AHA WA Branch document acts as the Association's constitution. However, there are many conflicts between the governance structure in the Branch Rules document, and the governance structure depicted on AHA WA's website. For example, in the document the supreme governing body of the Branch is the Branch Committee of Management, whereas on the website it is the Executive Management team. Additionally, there is no mention of a board in the Rules document, but there is a Board of Management on the website.

\*The governance structure has been taken from the Rules of the AHA WA Branch document instead of the current governance structure depicted on the website, due to conflicting information.

## Organisational Analysis: Pharmacy Guild (WA Branch Focus)

Pharmacy Guild supports over 5,800 pharmacies across Australia. It is broken up into Territory Branches with more than 600 pharmacies as members in WA (est. 2017).

Organisational Information	Governance Structure*	
<p>The Pharmacy Guild's WA Branch's Annual Report can only be viewed by Members of the Organisation.</p> <p>The Branch consists of the Branch Executive, and the Branch Committee. Where the Branch Executive consists of the Branch President, Branch Vice President(s) and the National Councillor(s). Additionally, in the Branch Executive, the position of Branch President and Vice President can also be held by a National Councillor, resulting in different numbers of Branch Executives between states.</p> <p>The National council has the power to determine and direct policy, settle disputes, control the national fund, appoint an auditor and other activities relating to being the supreme governing entity.</p> <p>The constitution does not specify who exactly elects the Branch President, or the Branch Vice Presidents, only that they are elected from the Branch. Whereas Branch Committee Members are elected by financial members in that region.</p> <p>The Branch and the National Council shall appoint their own auditor. Resulting in potential conflicts of interest, as hypothetically the Branch and the National Council can appoint an auditor who audits in their favour.</p>	<p>Branch Executive consists of 2 – 6 Executive Members.</p>	<p>All powers and functions of the Branch Committee between meetings of the Branch Committee.</p>
	<p>Branch Committee consists of 7 - 14 committee members (excluding the Branch executive).</p>	<p>Control the Branch fund, decide the agenda for and attend special meetings.</p>
	<p>There is only one governing entity in WA for Pharmacy Guild, however the WA Branch consists of National Councillors, from the National Council which is the supreme governing body for the Pharmacy Guild. However, the Branch Committee can create subcommittees to carry out particular functions.</p>	
Relevance to WALGA BPGR		
<p>Pharmacy Guild WA was contacted to schedule an interview; however, they responded that they do not have time to discuss their governance model. The following insights have been made by research on their publicly available governance information and documentation.</p> <ul style="list-style-type: none"> <li>• <b>Representation:</b> The interests of members are represented by the Branch Committee Members who are elected by the financial members of the same regions. Additionally, the interests of the National Council are represented in Branches by the National Councillors appointed in each Branch.</li> <li>• <b>Composition:</b> The governance structure of the Branches of the Pharmacy Guild is adaptable to the needs of the Branch. Since the Branch Committee members can decide the number of Committee members needed in their branch, they can do so based on the needs of the Branch at any point in time, making the composition and size of the Branch adaptable to emerging needs. Also, the creation of additional branches and amalgamations of current branches is up to the decision of the National Council, enabling the National Council to alter the composition of the governance model nation-wide as needed. Branches can also create subcommittees as needed.</li> </ul>		

\*Since the number of members in governance entities is mentioned in the Constitution, the numbers have been estimated based on the current membership as per the Guild's website.



## Best Practice Governance Review

### 4. Governance Principles



## Development of Governance Principles

BPGR Steering Committee (SC) meetings and how they lead to the development of the proposed governance principles.

**BPGR Steering Committee meetings**

The BPGR Steering Committee (SC) was established by State Council to guide the review. SC Meetings 2 through to 5 acted as key inputs into the development of the Governance Model principles. The focus of SC Meetings two through to five led to the development of the governance principles.

**SC Meeting 2** - On 8 June 2022, the initial draft of the comparator organisations and their governance structures was presented. The SC identified four assessment criteria for the purposes of assessing potential governance models. The assessment criteria were: (1) representation, (2) efficiency, (3) contemporary, and (4) sustainable. An Options Paper was then developed, using the assessment criteria against two governance model options.

**SC Meeting 3** - On 28 June 2022, a discussion of the DRAFT Options Paper took place. The SC decided that a workshop was required to take a step back and develop the core governance principles (rather than assessment criteria) that needed to underpin any future governance model for WALGA.

**SC Meeting 4** - On 18 July 2022, the SC discussed the principles and identified four principles that should guide WALGA's governance. They were Representative, Responsive, Results Oriented and Renewal. Renewal was the principle that some SC members deemed as optional and is not included as a separate principle. Some elements of renewal are incorporated into the other three principles.

**SC Meeting 5** - On 10 August 2022, the SC discussed and finalised the proposed principles. Discussion focused on the principle components and their likely governance implications. Several activities also occurred around this SC meeting. This include an update to State Council at the Information Forum on 3 August 2022, finalisation of principles on 17 August 2022 to inform AGM Item and finalisation of Agenda Item for 2022 AGM, including approval by State Council.

**Key outcomes**

The SC agreed on the proposed governance model principles, their component parts and the implications of these principles. Specifically:

- **Principle definition** – the definition of each of the three principles.
- **Principle component** – the key component parts of each principle.
- **Principle component description** – a description of each principle component.
- **Governance implications** – the governance implications of each of the principle components.

The following slide presents the principles, their components and a description and their governance implications.

# Endorsed Governance Principles

The principles for assessing WALGA's governance model options and governance implications



	Principle	Principle component	Component description	Governance implications
Representative	WALGA unites and represents the entire local government sector in WA and understands the diverse nature and needs of members, regional communities and economies.	Composition	The composition of WALGA's governance model represents Local Government members from metropolitan and country councils.	The governing body will maintain equal country and metropolitan local government representation.
		Size	An appropriate number of members/representatives oversees WALGA's governance.	Potential reduction in the size of the overarching governing body.
		Diversity	WALGA's governance reflects the diversity and experience of its Local Government members.	Potential for the introduction of a mechanism to ensure the governance model comprises an appropriate diversity of skills and experience.
		Election Process	Considers the processes by which WALGA's governance positions are elected and appointed.	Consideration of alternative election and appointment arrangements, with the President to be elected by and from the governing body.
Responsive	WALGA is an agile association which acts quickly to respond to the needs of Local Government members and stakeholders.	Timely Decision Making	WALGA's governance supports timely decision making.	WALGA's governance model facilitates responsive decision making.
		Engaged Decision Making	WALGA's Local Government members are engaged in decision making processes.	WALGA's governance model facilitates clear and accessible processes for Local Government members to influence policy and advocacy with consideration to alternatives to the existing zone structure.
		Agility	Considers the flexibility of WALGA's governance to adapt to changing circumstances.	WALGA's governance model is agile and future proofed for external changes.
Results Oriented	WALGA dedicates resources and efforts to secure the best outcomes for Local Government members and supports the delivery of high-quality projects, programs and services.	Focus	Considers the clarity and separation of responsibilities and accountabilities of WALGA's governance.	Governance bodies have clearly defined responsibilities and accountabilities, with the capacity to prioritise and focus on strategic issues.
		Value Added Decision Making	Facilitates opportunities for value to be added to decision making.	Adoption of best practice board processes, and introduction of governance structures that are empowered to inform decisions.
		Continuous Improvement	Considers regular review processes for components of the governance model, their purpose and achieved outcomes.	WALGA's governance is regularly reviewed every 3 to 5 years to ensure the best outcomes are achieved for Local Government members.





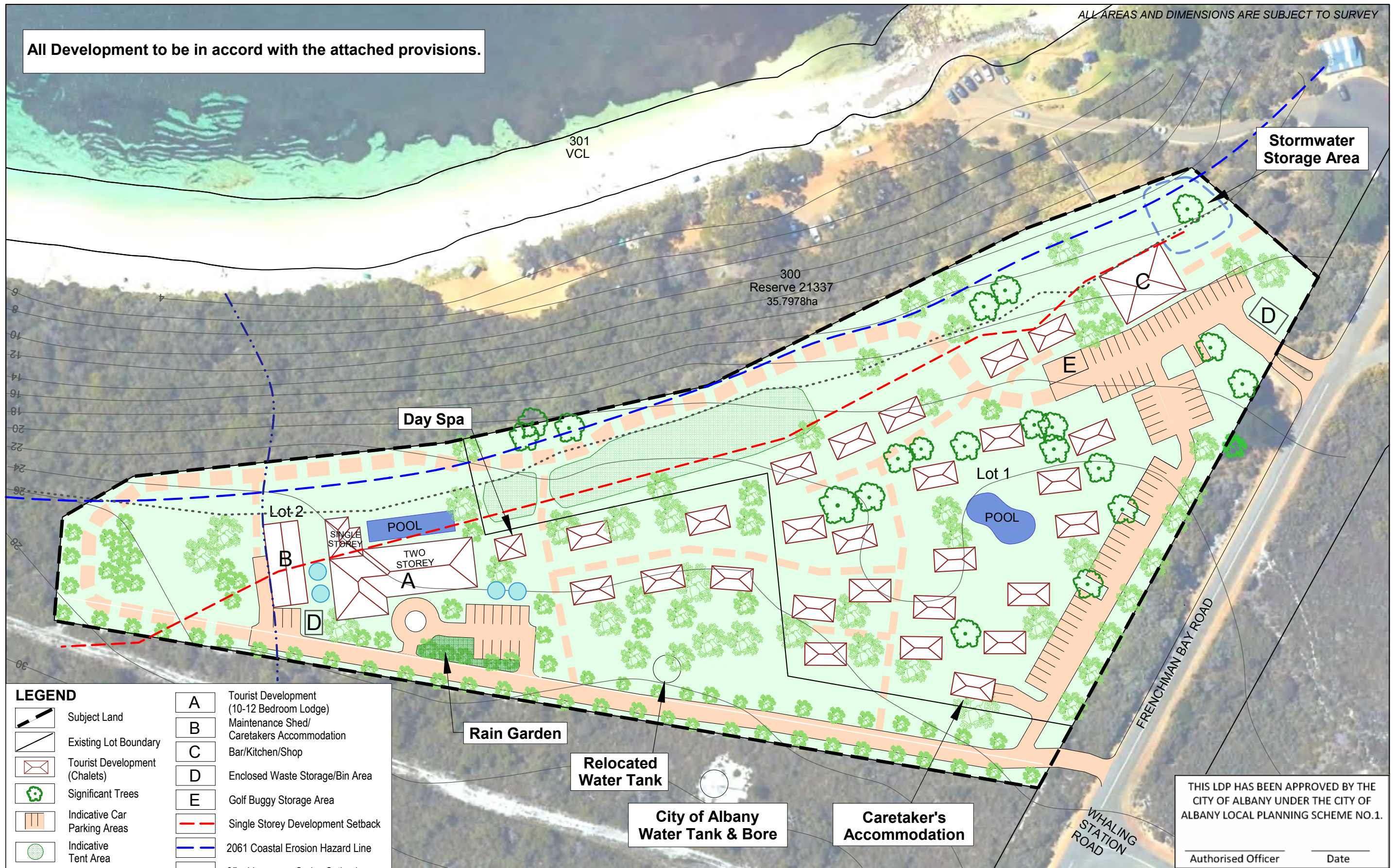
# Thank you

For more information, visit our [website](#) or contact Tim Lane, Manager Association and Corporate Governance, at [tlane@walga.asn.au](mailto:tlane@walga.asn.au) or 9213 2029.



All Development to be in accord with the attached provisions.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



LEGEND	
	Subject Land
	Existing Lot Boundary
	Tourist Development (Chalets)
	Significant Trees
	Indicative Car Parking Areas
	Indicative Tent Area
	Tourist Development (10-12 Bedroom Lodge)
	Maintenance Shed/ Caretakers Accommodation
	Bar/Kitchen/Shop
	Enclosed Waste Storage/Bin Area
	Golf Buggy Storage Area
	Single Storey Development Setback
	2061 Coastal Erosion Hazard Line
	65m Vancouver Spring Setback
	75m Horizontal Setback Datum
	Lane Way / Fire Access
	Potable Water Tanks

THIS LDP HAS BEEN APPROVED BY THE CITY OF ALBANY UNDER THE CITY OF ALBANY LOCAL PLANNING SCHEME NO.1.

Authorised Officer \_\_\_\_\_ Date \_\_\_\_\_

**LOCAL DEVELOPMENT PLAN : TOURIST DEVELOPMENT**  
 Lots 1 & 2 Frenchman Bay Road, Frenchman Bay  
 City of Albany OCTOBER 2022

**AYTON PLANNING**  
 PO Box 5476, ALBANY WA 6332  
 Ph 9842 2304



## **Local Development Plan No. 1 Provisions for Lots 1 and 2 Frenchman Bay Road, Frenchman Bay (Tourist Development, Caravan Park (Glamping) And Restaurant)**

### **Heritage**

1. Future development of the LDP1 area needs to ensure that the heritage significance of the site and adjacent heritage-protected places *Frenchman Bay Whaling Station (ruin)* (P16612) and *Kep Mardjit / Vancouver Spring & Dam* (P15602) is retained.
2. Any proposed works within the curtilage of adjacent heritage-protected places shall require submission of a development application, including formal referral to the Heritage Council of WA for consideration.
3. Future development in the LDP1 area adjacent to the heritage-protected places *Frenchman Bay Whaling Station (ruin)* (P16612) and *Kep-Mardjit / Vancouver Spring & Dam* (P15602) should consider any relevant policies and recommendations outlined in the *Archaeological Management Plan for Frenchman Bay Whaling Station (ruin)* (Archae-aus, 2022).

### **Land use**

4. The Local Development Plan shall be updated to replace reference to 'Bar/Kitchen/Shop' with 'Restaurant/Shop'.

***Advice: The LDP should not reference land uses that are unable to be considered under the City of Albany Local Planning Scheme No.1***

5. No building is permitted to be used/occupied as a caretaker's dwelling until such time as a tourist development on the same lot has commenced operations.
6. More than one caretaker's dwelling as part of facilities for the management of a tourist development in the LDP1 area may be considered, subject to the following:
  - Where separate owned and managed tourist developments operating within the LDP1 area demonstrate that on-site caretaker's dwelling is required to support management of the facilities, and cannot otherwise be addressed through alternative arrangements;
  - A caretaker's dwelling shall be on the same lot as the tourist development it is directly associated with;
  - If further subdivision or amalgamation of the lots within the LDP1 area occurs, a caretaker's dwelling shall remain to be contained on the same lot as the tourist development it is directly associated with;
  - Should any of the tourist developments operating within the LDP1 area amalgamate with another tourist development within the LDP1 area or cease operations, any approved caretaker's dwelling directly associated with the tourist development shall also cease and be required to be removed, or converted to form part of the tourist development.

### **Car parking**

7. Car parking shall be provided in accordance with Local Planning Scheme requirements and AS 2890.

### **Water**

8. All development shall be connected to a reticulated water supply, unless evidence of a viable alternative source can be provided with a development application and subsequently agreed to in writing by the City of Albany, following consultation with appropriate authorities.

**Environmental**

9. A Fauna Management Plan is to be prepared and implemented, consistent with the requirements of the Department of Biodiversity Conservation and Attractions, to manage threatened species during each stage of development works.
10. Prior to the commencement of any tourist development, surface and groundwater monitoring shall be undertaken in accordance with the approved Surface Water and Ground Water Monitoring Plan.
11. Development water cycle management shall be in accordance with the approved Local Water Management Strategy.
12. All necessary approvals shall be obtained prior to any clearing of vegetation outside of lot boundaries.

**Advice:**

- *The applicant should contact the City of Albany Reserves to commence arranging obtaining relevant approvals.*
- *State and Federal clearing approval may also be required.*

13. Prior to submitting any development application for the tourist development, in-situ soil infiltration testing shall be undertaken to the satisfaction of the Department of Water and Environmental Regulation. If required, the Site and Soil Evaluation Report shall be updated to reflect amended land application areas and shall be submitted to the City of Albany for approval.

**Advice:**

- *Further referrals to State Agencies may be required.*

14. All on-site wastewater systems are to comply with relevant Health Regulations, *Government Sewerage Policy 2019*, and *Health (Miscellaneous Provisions) Act 1911 Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*. Land application areas must be located a minimum of 100m from the Vancouver Spring Catchment Area.

**Amenity**

15. All dwellings, outbuildings and other structures (such as water tanks) shall be designed and constructed of material which allows them to blend into the landscape of the site. The use of natural materials such as stone and timber will be encouraged.
16. In order to protect visual amenity and reduce glare from a building (including water tanks) the use of reflective materials and white/off-white colours shall not be permitted.

**Built form**

17. Building heights within the 'single storey development setback' shall generally be consistent with the maximum heights (from natural ground level) established within Table 3: Maximum Building Heights – Category A of *SPP3.7 – Residential Design Codes Volume 1*.

**Advice:** *This provision provides guidance on the application of the Local Planning Scheme height requirements.*

18. Building heights outside the 'single storey development setback' shall generally be consistent with the maximum heights (from natural ground level) established within Table 3: Maximum Building Heights – Category B of *SPP3.7 – Residential Design Codes Volume 1*.

**Advice:** This provision provides guidance on the application of the Local Planning Scheme height requirements.

### **Bushfire**

19. Prior to the lodgement of any development application for the site, a written declaration shall be submitted to the City of Albany by a Level 3 bushfire consultant, confirming that a suitable area for on-site shelter, with radiant heat flux not exceeding 10kW/m<sup>2</sup> can be provided on-site to support all proposed future development (lodge, chalets, restaurant, day spa and associated caretaker's dwellings).

**Advice:**

- *The ability to achieve a suitable area for on-site shelter, with a radiant heat flux not exceeding 10kW/m<sup>2</sup> should not be dependent on clearance/vegetation maintenance outside of lot boundaries, unless the necessary approvals have been obtained.*
  - *The purpose of this condition is to confirm the development can safely proceed (capacity restrictions may still apply) without a suitable destination being identified, given concerns as to whether a suitable destination could be arranged.*
  - *This condition does not preclude a suitable destination being explored or proposed within an amended Bushfire Management Plan.*
20. Prior to lodgement of a development application for any tourism development, an updated Bushfire Management Plan and Bushfire Emergency Evacuation Plan, demonstrating compliance with *State Planning Policy 3.7- Planning in Bushfire Prone Areas*, shall be submitted for endorsement by the City of Albany, in consultation with relevant state government agencies, with the requirements implemented thereafter.

**Advice:**

- *The current Bushfire Management Plan dated ##### does not demonstrate compliance with the requirements of SPP3.7 and has therefore not been endorsed by the City of Albany.*
  - *Given the unlikelihood in a compliant 'suitable destination' becoming available within a reasonable timeframe, and the proponent's expectation to accommodate more than 100 guests on-site, it is recommended that preparation of an updated BMP is commenced as soon as possible, to mitigate potential delays in consideration of a future development application for any tourist development.*
  - *Clearing of vegetation outside of lot boundaries shall not be relied upon unless the appropriate approvals have been obtained.*
21. Total site capacity (guests, staff and caretakers) shall be limited to a maximum of 100 persons unless a greater capacity is supported under *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* and associated Guidelines, and subsequently agreed to in writing by the City of Albany, and following consultation with relevant state government agencies.

22. On-site shelter shall be provided in accordance with an approved Bushfire Management Plan and shall be designed and constructed in accordance with the National Construction Code and the ABCB Community Shelter handbook, unless an alternative is supported under the *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* and associated Guidelines, subject to agreement in writing by the City of Albany and following consultation with relevant state government agencies.
23. Indicative tent area is permitted subject to compliance with *State Planning Policy 3.7 - Planning in Bushfire Prone Areas*.
24. Strategic on-site water shall be provided in accordance with the *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* and associated Guidelines.
25. Prior to lodgement of a development application for any tourism development, a notification pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificate of Title of the proposed development lots advising of the existence of a hazard. The notification is to state as follows:

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

**Coastal**

26. The landowner is to undertake monitoring and review the coastal hazards every five years as identified in the Frenchman Bay Coastal Hazard Risk Management and Adaptation Plan. The landowner is to provide reporting to the Local Government on this matter to the satisfaction of the Local Government.
27. Development approval will be time limited (temporary planning approval) and shall cease to have effect when any of the following situations occur:
  - a. Shoreline retreat reaches 33m from any asset
  - b. The most landward part of the Horizontal Shoreline Datum is within 15 metres of the most seaward part of the lot boundary
  - c. Public road is no longer available or able to provide legal access to the property; or
  - d. Water, sewerage or electricity to the lot is no longer available as they have been removed/decommissioned by the relevant authority due to coastal hazards.
28. Once the development approval expires in accordance with the above, the development shall be removed and:
  - a. The land shall be rehabilitated to its pre-development condition, to the specifications and satisfaction of the Local Government, at the landowners cost; and
  - b. The affected area (processes area and foreshore) shall be ceded to the Crown, free of cost and without any payment of compensation by the Crown; and
  - c. Should managed retreat be proposed, the landowner will need to apply to relocate the development to a safe position on the lot.

***Advice:*** *Horizontal Shoreline Datum means the active limit of the shoreline under storm activity, as defined in State Planning Policy 2.6 – State Coastal Planning Policy (2013).*

29. Prior to lodgement of a development application for any tourism development, suitable arrangements shall be made with the City of Albany for pedestrian access from the subject site to the foreshore/beach.

***Advice:***

- *Appropriate pedestrian access may be informed by results of the Foreshore Management Plan to be prepared by the City of Albany.*
- *The existing vehicular access to the foreshore/beach is not safe for pedestrian access.*
- *Future access shall ensure the beach/foreshore is accessible to people with a disability.*

30. Prior to lodgement of a development application for any tourism development, a notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificate of Title of the proposed development lot advising of the existence of a hazard. The notification is to state as follows:

***'VULNERABLE COASTAL AREA - This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years from the date this notification is registered and is subject to conditions which require removal and rehabilitation of development to pre-development conditions at the landowners cost, and ceding of the land to the Crown, free of cost and without any payment of compensation by the Crown at the time the situations specified in the Local Development Plan occur.***

31. Prior to lodgement of a development application for any tourism development, the amalgamation of lots 1 & 2 should be progressed or suitable easements shall be arranged to address the following matters:

- **Reciprocal rights of access for Lot 1 over the Lot 2 (lodge) entry**
- **Access rights for emergency fire purposes in favour of the Local Government and public authority**
- **Access rights for strategic water supply for firefighting purposes**
- **Access rights to on-site shelter (if relevant); and**
- **Rights to use land outside of lot boundaries for effluent disposal application areas and associated maintenance.**

**General Advice:**

- i. In regard to the timing indicated on the above provisions, the 'tourist development' means any part of the development indicated on the LDP diagram, with the exception of the maintenance shed.***
- ii. Resolution of outstanding matters relating to bushfire management, effluent disposal, clearing outside of lot boundaries and LDP provisions may necessitate changes to the approved LDP prior to the tourist development commencing. The applicant should be advised that any required amendments to the LDP may necessitate a full assessment, advertising and referral process in accordance with statutory requirements, depending on the significance of the amendments.***

- iii. The City of Albany has no obligation to protect against coastal hazards and/or inundation, and is not liable for any harm caused by coastal hazards and/or inundation*
- iv. A Section 40 approval from the Department of Biodiversity, Conservation and Attractions will be required prior to any clearance likely to disturb habitat or potential habitat for threatened species.*
- v. The DPLH recommends that proponents refer to the State's Aboriginal Heritage Due Diligence Guidelines (Guidelines). The Guidelines can be found on the DPLH website at the following link: <https://www.dplh.wa.gov.au/information-and-services/aboriginal-heritage/land-use-under-the-aha>*
- vi. The development area is within a proclaimed groundwater area under the Rights in Water and Irrigation Act, 1914. A licence to construct a well and take water is required in most instances (DWER).*

# PROPOSED MODIFICATIONS TO FRENCHMAN BAY LOCAL DEVELOPMENT PLAN



## LOTS 1 & 2 FRENCHMAN BAY ROAD FRENCHMAN BAY

APRIL 2022

PREPARED BY

**AYTON PLANNING**

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## **1. INTRODUCTION**

In September 2015, the City of Albany approved a Local Development Plan (LDP) for Lots 1 and 2 Frenchman Bay Road, which are designated as Special Use Site No. 13 under the provisions of the City of Albany's Local Planning Scheme No. 1. The Special Use site provides for the development of Holiday accommodation, Caravan Park, Caretaker's Dwelling and a shop and is identified as an important Local Strategic Tourist site in Council's Local Tourism Planning Strategy.

Following approval of the LDP, a development application was lodged with the Southern Joint Development Assessment Panel in December 2017 and approved in June 2018 for a period of four years. While the approval required substantial works to proceed within two years, the COVID-19 response and recovery initiatives provide for a two year extension of all current development approvals.

The developer subsequently resolved not to proceed with the development and the property has recently been acquired by Frenchman Bay Albany Pty Ltd. The Director is Paul King, who is the founder and Managing Director of Seashells Hospitality Group (SHG), which operates hotels in Scarborough, Fremantle, Yallingup, Mandurah, and Broome. He is also Managing Director of Project Marketing Australasia. (PMA)

Mr King has been an active committee member in more than 20 tourism and business organisations from the north to the south of Western Australia. He served a five-year tenure as Chairman of the Tourism Council for Western Australia from 2010 and was awarded the Sir David Brand medal for Tourism at the 2015 Western Australia Tourism Awards for his contribution to the Western Australian tourism industry.

He continues to champion tourism outcomes for and in Western Australia (WA) and is looking to expand the reach of accommodation offerings in WA in more regional locations that include Albany, Broome and Exmouth.

Mr King recognises the unique attributes of the site and proposes to create a development which reflects the very best of developments he has been investigating in Australia and New Zealand.

While the proposed development will incorporate the key components of the current Local Development Plan, i.e., Holiday Accommodation, a Shop and Caretaker's Dwelling, the modifications will require Council's endorsement. The modifications are required in order to create a commercially viable development. The cost of creating twenty-four 3 to 4 bedroom units is an inflexible model and does not cater for the visitors who may only want single or two bedroom accommodation.

The project will be staged with the development of the Lodge to be the first stage. It is intended to open and operate the Lodge and gauge the level of support for high end tourist accommodation in a location which is somewhat remote from all the amenities associated with the Albany CBD. Apart from Matraya, at Nanarup, this will be a new higher end tourism offering for Albany and the directors and investors wish to tread carefully. Interests associated with Paul King are planning to develop, operate and retain the Lodge which will take time to be designed and branded.

The following report outlines the proposed changes to the LDP with supporting information and justification.

## 2. BACKGROUND

The current LDP provides for 24 two storey holiday units, a caretaker's dwelling and a reception office, café, kiosk and shop.

Other aspects of the LDP include:

- 20m wide fire setbacks.
- Single storey development setback and a two-story height limit.
- The excision of a portion of the site and incorporation into the adjacent foreshore reserve to accommodate a public footpath.
- Physical processes setback line some 75 metres wide from the HSD to address potential sea level rise over the next 100 years.
- A 65m setback from the Vancouver Spring.
- Effluent disposal to be by way of an advanced secondary treatment system with nutrient removal.
- A potable water supply consisting of a mix of scheme water, rainwater tanks and possibly underground water via an abstraction bore.

### **3. COASTAL HAZARD ASSESSMENT**

Prior to proceeding with the preparation of modifications to the current Local Development Plan, it has been necessary to review the proposal in light of the WAPC State Coastal Planning Policy (SPP 2.6) 2013.

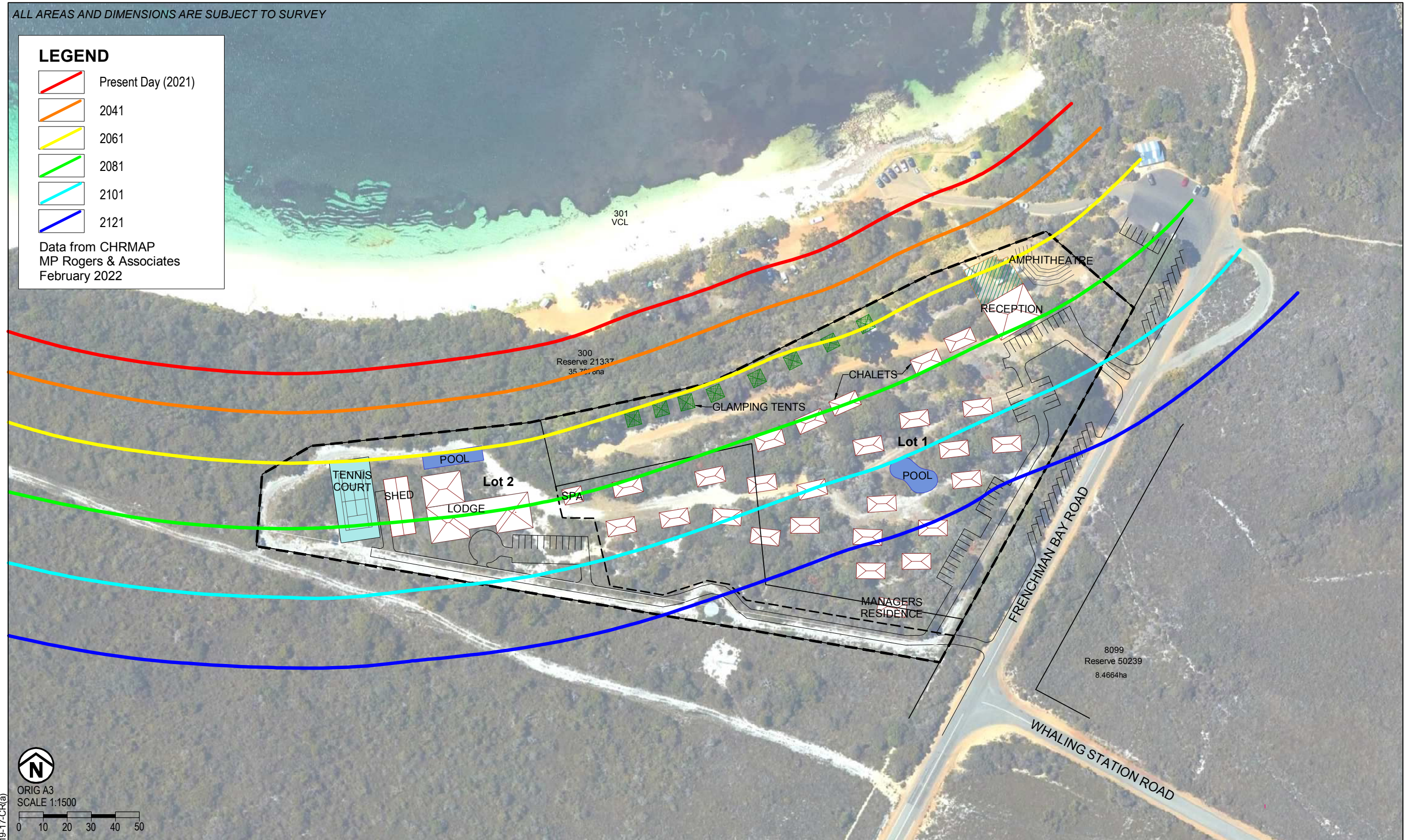
A Coastal Hazard Assessment jointly funded by the City of Albany and the proponent, has been completed and is attached in Appendix 'A'. This assessment formed the basis for a more detailed Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) report which has been prepared for the development and is attached in Appendix 'B'.

The assessment has shown that there is a risk of coastal hazard impact over the 100-year planning timeframe. However, these risks are limited to erosion impacts that are tolerable during the 40-year planning timeframe to 2061. The serviceable design lifetime of the proposed development has been reconsidered to fit within this time frame. The Coastal Erosion Hazard Lines plan is attached over leaf. The 2061 Hazard line is coloured yellow and effectively follows the northern boundary of the site.

As the SPP2.6 requires the development of an adaptation strategy that extends to a 100-year planning horizon, the long-term strategy is "managed retreat". This will require on-going monitoring based on a trigger point whereby "managed retreat" will be initiated when the "shoreline retreat" reaches a point 33 metres from the development within the site. This is expected to take place sometime beyond the 40-year planning horizon and likely after the built form needs replacing. Replacement infrastructure/buildings will then be relocated to an area considered safe for the ensuing planning horizon based on an updated coastal hazard assessment.

The development concept has moved to the utilisation of more adaptable built forms, such as the glamping tents and potentially relocatable chalets.







#### **4. FORESHORE RESERVE AND FRENCHMAN BAY HERITAGE TRAIL**

The previous development concept incorporated an extension of the foreshore reserve abutting the northern boundary of the site, to accommodate the proposed Frenchman Bay Heritage Trail.

While the trail is an important extension of Albany's trail network and is infrastructure that is complementary to the tourism product, running it through the tourist development is not compatible with the proposed concept.

Another alternative exists for the trail to utilise the cleared track running adjacent to the southern boundary of the site. This will minimise clearing of vegetation and need to relocate the infrastructure if and when coastal erosion occurs. As the 2061 Coastal Erosion Hazard Line coincides approximately with the northern boundary of the site, an extension of the foreshore boundary at this time is not considered practical as the foreshore would be vested in the local authority who would then be responsible for on-going management. Retaining the land in a low fuel state is a critical component for the Bushfire Management Plan and is considered a responsibility most appropriately allocated to the developer.

At such time as coast erosion triggers the "managed retreat" of the development, an extension of the foreshore can be initiated at that time.

## 5. PROPOSED DEVELOPMENT

Tourism development is acknowledged as one of the most difficult forms of development which is underlined by the difficulty in attracting support from financial institutions. Attempts to develop the site have failed to progress since the caravan park was closed in 2006, and the issue of coastal erosion is a further concern that needs to be addressed.

In order to achieve a successful outcome, the proponent believes it is necessary to break the development into three components consisting of;

- A luxury holiday Lodge consisting of 10-12 bedrooms, a swimming pool, tennis court and maintenance shed located in the western section of Lot 2.
- A signature café/restaurant/bar with associated kiosk/shop and reception office located in the eastern section of the site on Lot 1, where the original café was located.
- 25 one-bedroom Chalets, swimming pool, day spa and 8 glamping tents located on the balance of the property between the Lodge and Café/Restaurant/Bar/Shop.

While it is intended that they will be separate business entities, the three components will form a fully integrated plan. Refer attached Local Development Plan.

### 5.1 Stage One

The proponent wishes to proceed with Stage One which will comprise:

- A luxury holiday Lodge with 10-12 bedrooms. (to be designed but examples of this form of development are provided overleaf). The building will be a mix of single storey and two storey components.
- A swimming pool and tennis court.
- A storage/maintenance shed.

Examples of the Lodge development include the Saffire Lodge in Tasmania, however, the scale is more in line with lodges such as Blanket Bay, Mt Gold, Te Arai Lodge, Wharekaukau in New Zealand. (Refer Appendix 'C' which provides information relating to these examples)





Blanket Bay Lodge, New Zealand



Mt Gold Lodge, New Zealand



Helena Bay, New Zealand

The Lodge will be located within existing Lot 2 with access via a battle-axe leg onto Frenchman Bay Road. A fire service accessway around the perimeter of the lot will connect up with accessways associated with the development of the Café/Restaurant/Bar/Shop and Chalets.

The Lodge will be setback from the Vancouver Spring setback, the 2061 Coastal Erosion Hazard Line Setback and the setback required by the fire management plan. The two-storey component of the Lodge will be set behind the Single Storey Setback Line as identified in the current Local Development Plan.

Market research has yet to confirm whether the proposed tennis court is a desirable addition to the facilities offered by the Lodge. In addition to its use as a tennis court, there is the potential for it to be used for wedding marquees and functions associated with the Lodge. If required, the preferred location is located within the Vancouver Spring setback on the understanding that it is a benign use that will have no detrimental impact on the Spring's catchment. The location is convenient to the lodge and given the overall setbacks and constraints of the site, utilisation of the area will enable the balance of the site to be more effectively used.

A maintenance shed is required for back of house storage as well as machinery and equipment associated with clearing, landscaping, construction and on-going maintenance of the site. The shed will be 10 metres by 24 metres with 4.2 metre high walls and pitched roof with a ridge line at 7.0 metres. It will be screened with existing vegetation and supplemented as necessary by additional screen planting. The location of the shed straddles the Vancouver Spring setback, but will not incorporate a caretaker's accommodation and associated effluent disposal as previously suggested. The shed will be placed on a concrete slab and designed to ensure no contaminants will be emitted into the environment. Further detail will be provided at the Development Application stage of development.

A site for Caretaker's Accommodation will be located in the south eastern corner of the site, adjacent to one of the two entry points to the development.

As it is not economically viable to connect the development to Scheme sewer, effluent disposal will be contained within the site based on the requirements of the Government Sewerage Policy. A secondary treatment system with nutrient removal, as approved for the previous development will be used. The Lodge will accommodate between 20 to 24 people. A Site and Soil Evaluation has been carried out by Bio Diverse Solutions and is attached in Appendix 'D'. The evaluation confirms that the site is suitable for on-site effluent disposal and is compliant with the Government Sewerage Policy. The effluent irrigation area for the Lodge is proposed to be located along the landscaped entrance driveway.

Given that the property is not connected to a reticulated water supply, the provision of a potable water supply will be by way of filtered bore water and rainwater tanks. Two tanks of between 175,000 – 220,000 litres are proposed utilising water from the rooves of the Lodge and shed. The tanks can be appropriately located and screened and the Lodge tank(s) could be placed underground. The existing tank located within the driveway along the southern boundary will supplement the rain water tanks and will provide water for bushfire fighting. This has a 200,000-litre capacity utilising bore water. The Lodge swimming pool will also be available for bushfire fighting purposes. As connection to scheme water is not available at this time, a scheme variation is requested.

As the lodge will accommodate between 10 to 12 bedrooms, 12 carparking bays have been provided together with 3 bays for staff and visitors. An additional two car bays are provided in association with the care takers dwelling. The proposed provision of car bays is considered more than adequate, as it is anticipated that up to 25%-30% of guests will arrive by air.

A waste storage and bin area for the Lodge is located at the entrance of the driveway onto Frenchman Bay Road. This site will be accessible to waste collection vehicles and will be separated from effluent disposal areas.

## 5.2 Stage Two.

Stage Two will be developed predominantly within Lot 1 and a portion of Lot 2. It will include the development of a café/restaurant/bar, together with a kiosk/shop in the north east corner of the site. The balance of the area will accommodate 25 single bedroom chalets, 8 glamping tents, a day spa and swimming pool. This Stage will only proceed once Stage I has been developed and the local tourism market and financial viability has been further researched. It is also dependent on two other critical factors:

- The provision of an on-site refuge or community refuge in order to meet Bushfire Management Guidelines. The current BEEP provides for “on-site refuge” for 200 people within the current (2018) approval for the café/caretaker’s building. This may limit the size of the proposed café/restaurant/bar and shop to approximately 100 people which is unlikely to be commercially viable.
- It is not a practical proposition to use rainwater tanks supplemented by bore water for either the commercial development or the chalets and glamping tents. The provision of scheme water is therefore required.

Subject to these two matters being satisfactorily resolved, the LDP provides an indicative plan for Stage 2 which is outlined below.

### 5.2.1 Proposed Commercial Uses (Café/Restaurant/Bar/Shop)

This area provides the opportunity to develop a quirky, relaxed informal Café/Restaurant/Bar/Shop to serve local craft beers and wines along with farm to plate food. It will be situated at the eastern end of Lot 1 with a sheltered northern aspect overlooking King George Sound. It will have access to the existing stairway down to the beach and picnic area and the public carparking area to the east.

Provision for lawns and an alfresco area in front of the commercial area along with an amphitheatre, which may sit across the proponent’s land and Council’s reserve, utilises the slope of the land and will provide the opportunity for a variety of events to be accommodated at the site.

A mixed commercial enterprise is in high demand from local residents and will provide a service for both the local community as well as for visitors from within and outside the region.

### 5.2.2 Chalet and Glamping Tents

The third component of the development proposes the development of 25 luxury one-bedroom Chalets together with 8 Glamping Tents, a Day Spa and a Swimming Pool.

The Chalets will be located behind the 2061 Coastal Erosion Hazard Line, the bushfire setback requirement and Single Storey Development Setback.

The luxury Chalets will be single storey and in order to reduce the impact of traffic, access will be via 'golf buggies' utilising the laneways which will also incorporate the required access for bushfire management purposes. Examples of the Chalet designs are based on the New Zealand South Island "Crib" which is a word for a cabin or simple shelter. The Roys Peak Crib development in Wanaka, Central Otago, illustrates a contemporary more upmarket design which provides an illustration of what is proposed for the Frenchman Bay site. Refer to examples of the Chalets below. The scale of these Chalets will enable them to be well integrated into the site and allow existing vegetation to be retained where possible while also being in conformity with bushfire guidelines.









The eight Glamping Tents will be located adjacent to the northern boundary where they will enjoy an exclusive location and view on the edge of the ridgeline overlooking King George Sound.

A Day Spa and Swimming Pool, are also proposed within this precinct.

Visitor car parking will be located on the periphery of the site adjacent to the eastern boundary and access to the Chalets and amenities, as noted above, will be via 'golf buggies'.

A financial model for operation and development has yet to be prepared and is unlikely to be considered until the Lodge is approved to commence construction and open for operation. In short, the Chalets are more of a medium-term proposition and will most likely to be in a different ownership structure.

### 5.2.3 Car Parking

An indicative car parking layout for Stage 2 is outlined in the LDP and is based on the following:

- One car bay per one bedroom chalet and glamping tent. Total for 25 chalets, 8 glamping tents and 3 staff – 36 bays. As the City of Albany’s scheme requires 2 bays per unit a variation is requested
- Car parking for the café/restaurant/bar which will accommodate 100 people is based on one bay per four people plus staff – 28 bays. Space exists to provide additional bays on site and within the Frenchman Bay Road reserve, particularly around the public convenience area. This would allow for the number of people using the commercial facilities to be expanded, including special events associated with the amphitheatre. Indicative parking bays are shown on the LDP and an opportunity exists for a joint project with the City of Albany to provide car parking for both the beach and the Café/Restaurant/Bar.

### 5.2.4 Power and Communications

Power and telecommunications were previously connected to the former caravan park and are available to be connected to the proposed development.

### 5.2.5 Water

As previously noted, Stage 2 will require scheme water to be extended to the site. The Great Southern Development Commission has been approached to facilitate the extension of the Scheme water capacity by way of regional development funding. Scheme water is not only required for this project but also to service Whaleworld, the Oyster Hatchery and associated expansion. A co-ordinated approach is required to address this constraint if the tourist potential of the area is to be realised.



### **5.2.6 Wastewater Disposal**

As previously noted, connection to the Water Corporation's reticulated waste water system is not economically viable and advanced secondary treatment systems with nutrient removal are proposed.

As noted in section 4.1 above a Site Soil Evaluation has been prepared by Bio Diverse Solutions which confirms that the site is suitable for on-site effluent disposal and can comply with the Government Sewerage Policy.

### **5.2.7 Drainage**

The porous sandy soils of the property facilitate disposal of stormwater drainage by infiltration. The reduced footprint of this proposal in terms of both buildings and accessways will also assist in managing stormwater in accordance with City of Albany guidelines. Further detail will be provided at the Development Application stage of development.

### **5.2.8 Rubbish Collection**

Waste management associated with the development will be coordinated for each stage with two waste storage/bin pick up areas nominated on the plan. One will serve the Stage 1 Lodge development and a second will serve the Stage 2 development. Both sites are located adjacent to the internal access ways which can be accessed by waste collection vehicles.

### **5.2.9 Vegetation Retention and Fauna Habitat**

A 'Habitat Assessment and Tree Retention Report' was prepared by Bio Diverse Solutions in October 2017.

The survey noted that "there was no significant evidence of highly utilised or significant trees identified for the three Threatened Black Cockatoos" and although the site contained potential foraging habitat, the quality of the forage is marginal and the area is not currently a favoured feeding site. There were signs of ringtail possum activity and consequently, significant trees identified in the survey have been shown on the LDP to ensure they are retained.

As the footprint of the proposed single bedroom Chalets is smaller than the units approved by JDAP in June 2018, there is also an opportunity to retain additional remnant vegetation throughout the site providing it can also conform to the bushfire management guidelines.

#### **5.2.10 Bushfire Management**

As Lots 1 and 2 Frenchman Bay Road are located within a 'bushfire prone area', a bushfire management plan (BMP) has been prepared and is attached in Appendix 'E'.

All buildings are located within BAL 29 or less. The glamping tents adjacent to the northern boundary are located within BALFZ as they are not classified as "buildings" and under the DPLH Tourism statement, the lots of these structures are identified as "tolerable risk".

As Frenchmen Bay Road is a long culs de sac, the proposal cannot meet the requirements of two access routes under the bushfire guidelines. This is a legacy issue and will be addressed either by the provision of a community refuge facility or by providing an on-site refuge associated with the Café/Restaurant/Bar. The latter option will entail the size, location and construction of the building to be reconsidered.

No culs-de-sac are proposed in the development with perimeter access provided to ensure two-way access between the three Precincts is available at all times.

The development will be provided with a reticulated water supply which will enable it to meet bushfire management guidelines.

Apart from the issue of two access routes, the proposal is deemed to be compliant with the bushfire guidelines.

## 6. CONCLUSION

The acquisition of the Frenchman Bay tourism site by one of the State's most experienced and awarded tourism developers provides an opportunity to create an outstanding development which will make the most of the special characteristics of the site.

In particular, it will provide high quality tourist accommodation which will help to overcome the acknowledged short fall of such accommodation in the region.

The proponent acknowledges the constraints of the site in relation to coastal erosion, protection of the Vancouver Spring catchment, management of waste water and stormwater, vegetation protection, fire management and provision of essential services, such as scheme water. As noted in the report, Stage Two of the proposed development is unlikely to proceed until the location of an on-site refuge or community refuge area has been confirmed and scheme water extended to service the development.

City of Albany assistance with the Coastal Hazard Assessment is appreciated and further work in preparing a CHRMAP has provided sufficient confidence to proceed with the project based on a 40-year timeline. The form and construction details of the proposal have been reconsidered and will have regard to this development timeframe.

Following recent erosion of the parking and picnic area adjacent to the beach immediately below the site, there is an opportunity to work with the City of Albany to upgrade the area at the eastern end off Lot 1 where the existing ablution block and car parking area are located. The development of Café/Restaurant/Bar/Shop and amphitheatre in association with the improvements to the amenity of the Council managed reserve has the potential to create a significant tourist destination which will complement Albany's Historic Whaling Station.

The City of Albany's assistance in expediting the processing and endorsement of the LDP is requested, so that Architects can be appointed to prepare a detailed Development Application for the first stage which will incorporate the Lodge and maintenance shed within Lot 2.

<b>DEVELOPMENT APPLICATION LPD1</b> SCHEDULE OF SUBMISSIONS Site details: Lots 1 & 2 Frenchman Bay Road Application details: Local Development Plan			
No.	Government Agency/Public Summary of Submission(s)	Proponent Comment	Officer Comment and Recommendation
<b>Public submissions</b>			
1.	<p><b>Support subject to modification</b></p> <p>It is encouraging to see a genuine tourist development proposal for this iconic site, with an experienced proponent in the driving seat and what looks to be a well-considered plan that would appear to have a reasonable chance of happening in the not-too-distant future.</p> <p>Having said this, we would appreciate the CoA consider the following:</p> <p><b>Bushfire Management</b></p> <p>1. The proposal is for a two-stage development, with Stage 2 dependent on the commercial success of Stage 1. However, the modelling undertaken in Bushfire Management Plan (Appendix E) appears to be based on development of both stages. What is not clear in the submission is whether the two Lots will be cleared during the development of Stage 1 to achieve the required BAL contours.</p> <p>2. Similarly, the provision of a safe refuge appears to be linked to development of Stage 2, which raises the question of why a safe refuge is not required for Stage 1.</p> <p>3. With respect to the safe refuge / community refuge area, the Goode Beach Fire Ready Group, of which we are members, have raised this issue with CoA</p>	<p><b>Noted</b></p> <p><b>The BMP will be updated to clarify the question on Staging. Stage 1 will be independent with refuge in BAL 29 as per WAPC Guidelines. For Stage 2, the BMP will be amended to apply Method 2 to the café/bar building as refuge. A landscape plan will be provided to outline vegetation modification required over the whole site for Stage 1 including a perimeter fire access, weed management and preliminary site preparation of Stage 2.</b></p> <p><b>All significant trees and parkland clearing will ensure as much vegetation is retained. Further modification, if required, will be detailed in Stage 2.</b></p> <p><b>The intent of the proponent is to retain as much remnant vegetation in order to maintain the character of the area and minimise the cost of revegetation.</b></p> <p><b>Agreed</b></p>	<p>Noted</p> <p>Planning is only able to approve clearance inside lot boundaries that is required in order to construct a development to an appropriate BAL level. If the development is staged, clearance will only be supported as it related to the development application.</p> <p>Safe refuge is required for Stage 1 – amended BMP has been conditioned.</p> <p>The proponent may explore the possibility of safe refuge at Whale World through an amended BMP</p>

<p>(Nov 2021, Feb 2022) and have been informed that Whale World is the only potentially viable option. We would encourage the CoA to pursue this option with the Proponent and the owners of Whale World as a potential win-win-win solution for the CoA, the Proponent, day-visit tourists and the residents of Goode Beach.</p> <p><b>Vegetation Retention and Fauna Habitat</b></p> <p>Item 5.2.9 refers to a preparation of a ‘Habitation Assessment and Tree Retention Report’ undertaken by the previous owners in 2017. We would like to draw attention to the limited nature of the 2017 studies, which involved a single site visit on 28th April and the following statement from the report:</p> <hr/> <p><small>The conclusions presented are based upon opportunistic field data collected over a limited period of time indicative of the environmental condition of the site at the time. Some fauna species are reported as present occurring within the study area based on the presence of suitable habitat (quality and extent) within the site or immediately adjacent. With respect to opportunistic observations, the possibility exists that certain species have not been detected during field investigations due to seasonal inactivity during the field survey, species within micro habitats not surveyed, cryptic species able to avoid detection and transient wide-ranging species present during the survey period. Lack of observational data on some species should therefore not necessarily be taken as an indication that a species is absent from the site.</small></p> <hr/> <p>Given the limited field work undertaken to date, two recommendations made in the 2017 report would appear to be equally relevant to the current Proposal and we would request that these be attached as conditions to any</p> <hr/> <p><small>Bio Diverse Solutions recommended to the MTK Ventures Pty Ltd. that the significant trees are retained altering the current design where possible and that the western portion of bushland is retained where possible to maintain connectivity and possible habitat for native animals. This area (west) although may have not been previously cleared is heavily disturbed with weed infestations and weed management is recommended if retained. commencement of any site works significant trees should be clearly marked and site operators be instructed to maintain works away from the tree base.</small></p> <hr/> <p><small>The most significant area of Ringtail Possum activity is located central to the subject site where there is a grove of <i>A. flexuosa</i> and <i>E. marginata</i>. There was a positive sighting of one Western Ringtail Possum in this area during survey. Based on the most recent Development Guide Plan this area is to contain several accommodation units. Bio Diverse Solutions therefore recommends further survey work through the use of detection cameras to ascertain if this area is being heavily utilised. Based on these findings recommendations can be made on tree retention and retention of broader elements of habitat for this species. It is recommended that the three trees located in the north of the subject site (ID 1-3) be retained due to the presence of active hollows and a drey.</small></p> <hr/> <p>new approvals.</p>	<p><b>The report can be reviewed and amended. No further survey is required. All significant trees identified will be retained. A Section 40 application will be required prior to any clearing activity on the site as required by the B.C. Act.</b></p>	<p>A Fauna Management Plan will be conditioned and shall be provided prior to any development application. The previous Tree Assessment report identified significant trees, all of which are being retained. A Section 40 application will be required prior to any clearing activity on the site as required by the B.C. Act.</p>
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	<b>Broader Community Benefit</b>		
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	<p>It is good to see the proponent is open to the opportunity to work with the CoA to upgrade public facilities at Frenchman Bay.</p> <p>We would like to see the CoA go further and develop an Integrated Frenchman Bay Precinct Management Plan that brings together the CoA, the Proponent, Whale World, Goode Beach residents, and day- visiting beach users.</p> <p>Frenchman Bay is a popular recreation destination for Goode Beach and Albany residents and visitors from out of town and as it is we already see Frenchman Bay suffering major congestion issues in the summer months. The addition of even more visitors staying at the new resort will only make matters worse. Recent discussions with one of our Council Representatives suggest our concerns are shared by others.</p> <p>The Plan could consider issues such as pedestrian and vehicle access (including whether continued access for boat launching is appropriate), parking, day-use facilities, protection of significant historical artefacts, management of conservation threats and landscaping, integration of the heritage trail and bushfire readiness and response.</p> <p>Such planning, undertaken in the right spirit, would bring great benefit to the local area and add to the quality of the day visitor experience. Given that Lots 1 and 2 are a “Strategic Site” under the current local planning scheme, LPS1, we think it only proper that the CoA looks beyond the narrow focus of the Proponent.</p>	<p><b>Noted</b></p> <p><b>Agreed</b></p> <p><b>Noted</b></p> <p><b>Agreed</b></p> <p><b>Agreed</b></p>	<p>Noted</p> <p>The City is exploring the preparation of a Foreshore Management Plan for Frenchman Bay.</p> <p>Noted – it is expected that car parking issues will be addressed within the Foreshore Management Plan for Frenchman Bay.</p> <p>Noted.</p> <p>Noted.</p>
<p><b>2.</b></p>	<p><b>Objection</b></p>		

<p>The proposed development of a tourist accommodation complex at Lots 1 and 2 Frenchman Bay will have a terrible impact on the ecology of the adjacent beaches and other sites. In particular, the area of grassland and Banksia heath to the north of the site is floristically rich, and is already under quite enough pressure from the settlement at Goode Beach.</p> <p>The site hosts a beautiful orchid flora, including purple enamel, leopard and cowslip orchids, as well as a wide variety of other wildflowers and plants associated with a thriving coastal heath habitat. These support a rich variety of native insects, including beetles and stick insects, and the heath provides shelter for carpet pythons and other species which are under pressure from urban sprawl and habitat destruction. You may or may not be aware that a beautiful specimen of the rare Hakea victoria has already been destroyed on that site. It fills me with dismay to think that this near pristine habitat is under threat of further compromise.</p> <p>The situation will be far worse if tourists in large numbers are encouraged to spread dieback in the area, especially given that dieback already affects more than half our endangered species. The alternative - of building ugly boardwalks on the picturesque site - is equally dismaying. Given that the authorities are not capable even at present of preventing tourists from eroding delicate sand-dune environments by climbing all over them, or from endangering their lives on the rocks in the hopes of killing native fish in our national parks, I dread to think of the damage which will be wrought in the beautiful dunes on the Whale World beach.</p> <p>By permitting building in wildlife-rich sites like</p>	<p><b>This is a replica of Submission No. 2 made when the DA for the previous proposal was made. The response from the then proponent and the City of Albany are supported.</b></p> <p><b>In essence, the contentions of submission are not supported and issues associated with use and development of the site will be appropriately managed.</b></p>	<p>Clearing of vegetation on the site is exempted from a clearing permit under Schedule 6 of the Environmental Protection Act. Clearing outside of the site is subject to approval from DWER and successfully obtaining an S40?</p> <p>Guests will not be encouraged to spread dieback in the area. Notion that environmental damage is solely a result of tourist activity may not be accurate.</p> <p>A Habitat and Tree Retention assessment was previously completed and noted <i>“There was no significant evidence of highly utilised or significant feed trees identified for the three Threatened Black Cockatoo’s”</i>.</p>
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	<p>this, and in the nearby Lake Vancouver site, the City of Albany will only succeed in shooting its own tourist-attracting agenda in the foot.</p> <p>The chief attraction of Albany is its natural beauty and its extraordinary biodiversity. Responsible tourists will not want to stay in accommodation which has been built at the expense of the very environmental riches they are seeking, and a quick trip to Salmon Holes should be enough to convince anyone that we have plenty of irresponsible tourists already. Given that a large hotel complex is already proposed in a much more sensible location at Middleton Beach, it seems the height of foolishness to destroy one of the jewels in Albany's crown.</p> <p>There is enough urban sprawl in Albany already. Please think twice about depriving our city of one of its greatest assets: its extraordinary natural heritage.</p>		
<p><b>3.</b></p>	<p><b>Support subject to modification</b></p> <p><b>1. Resolving the ambiguous status of the LDP/structure plan</b></p> <p>1.1 The proponent has put forward a local development plan for Lots 1 &amp; 2 Frenchman Bay and titled it 'Proposed modifications to Frenchman Bay Local Development Plan', suggesting an intention to make minor amendments to the existing plan which is still in force owing to a covid-related extension.</p> <p>On Page 3, it lists key features included in the 2018 LDP1, without clarifying whether they are all to be incorporated into the new 2022 LDP, and which new features that are to be added to those enunciated in 2018.</p> <p>Several obviously are not included – for example the public access pathway.</p>	<p><b>It is proposed to modify the existing LDP in accordance with Section 59 of the Planning and Development (Local Planning Schemes) Regulations 2015. The modifications are clearly significantly different to the existing plan.</b></p> <p><b>The proposed uses are similar but vary in form, scale and configuration.</b></p> <p><b>The proponent is supportive of the heritage trail, but not through the site itself. The Council agenda report dated 13/11/2019 noted that a revised plan was prepared which showed stairs</b></p>	<p><b>1.1</b> Given the substantial changes to the existing LDP, the proposed LDP has been assessed as if it were a new application.</p> <p>Page three provides context to the current application by outlining the contents of the LDP currently approved for the site.</p> <p>The public pathway is not proposed within the LDP.</p> <p>Any substantial change to an approved LDP will be required to submit amended plans to the City of Albany for approval.</p> <p><b>2.1</b>Variation to LPS are unable to be approved within an LDP. Therefore the applicant will change to LDP to indicate 'car parking area' with a condition that car</p>

	This confusion should be cleared up before the		parking shall be provided in accordance with LPS1 provisions unless otherwise agreed to by the City of Albany
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<p>City submits its recommendation to Council.</p> <p>1.2 The SHG plan is complicated by its intention to stage the implementation. Stage 1 focuses only on the 'up-market' lodge, while reserving the option of modifying other developments in the plan prior to the commencement of Stage 2 should the commercial response to the lodge dictate the need to do so.</p> <p>Since presumably no one knows what those modification might be it is important that should the Council approve Stage 1, it makes no commitment to approve an unspecified Stage 2. Instead, the proponent should be requested to submit a new Development Plan after it has clarified what it intends to do</p> <p>In the meantime, the City should consider the merits of Stage 1 as quickly as possible.</p> <p><b>2. The density of dwellings and carparking</b></p> <p>2.1 Altogether the proponent proposes the construction of 48 'accommodation units' for which car parking will be required (14 bedrooms in the lodge, 33 chalets and glamping tents, and caretaker accommodation. In addition, daytime staff and short-term visitors will require car bays. When Stage 2 is seriously considered, car parking will become a big issue. Chalets and tents will be restricted to one bay per dwelling and the bistro will add considerably to the demand for car parking.</p> <p>2.2 The proponents have noted that they hope to be exempted from the requirement of two parking bays per chalet and glamping tent. The proponent has made provision for guests staying at the lodge provides for one bay per bedroom and notes (mysteriously) that 25-30 per percent of guests will arrive by air, though many of those would most likely hire their own</p>	<p><b>down to the beach from the Vancouver dam in case access was not permitted through lots 1 &amp; 2. Another option is for the trail to run to the south of Lots 1 &amp; 2.</b></p> <p><b>There is no complication. Stage 2 is an indicative layout and modifications to the LDP may be necessary in the ensuing 3 to 5 year period.</b></p> <p><b>Agreed</b></p> <p><b>The Lodge will consist of 10 to 12 bedrooms and sufficient car bays are provided for 12 bedrooms including 3 bays for staff &amp; visitors. Sufficient car parking will be provided for Stage 2 in accordance with Council's requirements. Car parking will only become an issue if:</b></p> <ul style="list-style-type: none"> <li>• <b>car parking adjacent to the beach is lost and is not replaced within the area around the existing public conveniences; and</b></li> <li>• <b>overall visitation to the area exceeds the carparking provided in the public realm.</b></li> </ul> <p><b>As noted in submission one above, the proponent is supportive of an integrated plan being prepared for the locality.</b></p> <p><b>One-bedroom chalets &amp; glamping tents only require one bay each. As Council's scheme requires 2 bays per unit, regardless of the number of bedrooms, a variation is requested.</b></p> <p><b>In Stage 2 the intent is to provide car parking on the periphery of the site, in order to minimise the</b></p>	<p><b>2.2</b> Air travel has not been accepted as justification for any car parking shortfall and variations to LPS1 are unable to be approved within an LDP. Provision has now been made for parking for golf carts and a boat/caravan.</p> <p><b>2.3</b> See 2.1 above.</p> <p><b>3.1 &amp; 3.2</b> Noted. The City has commenced the process of preparing a Foreshore Management Plan for Frenchman Bay (subject to funding).</p> <p><b>3.3</b> The stairs do not meet Australian Standard and alternative arrangements for pedestrian access to the beach will need to be provided in consultation with the City of Albany.</p> <p><b>3.4</b> The date palm has been indicated for retention on the LDP, although it has no statutory heritage significance. The application has been referred to both DPLH Aboriginal Heritage and Historic Heritage who raise no significant concerns with the proposal.</p> <p>The Heritage Trail has not been proposed as part of this application.</p>
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<p>car rather than use a courtesy vehicle (which would require an additional dedicated parking bay). The proponent proposes use golf carts as transportation vehicles to reduce vehicular congestion. The proponents, it would appear, is also hoping to have some dedicated parking for patrons set aside in the public parking area adjacent to the bistro. Finally, there is no provision to park boats and caravans with room to secure them inside the resort. The absence of provision differentiates the 2022 LDP from the version approved in 2018.</p> <p>2.3 On the face of it, it seems that the proponent does not yet have a viable plan to meet the demands on car parking. It may not become an issue until the City is able to assess the particularities of a Stage 2 LDP submission, as recommended above. In the meantime, no commitment should be made by the City to make available existing public parking exclusively for guests.</p> <p><b>3. The preservation of public amenity</b></p> <p>3.1 One of the major differences between the 2018 LDP and the 2022 LDP is the prominence now given to the scale of coastal erosion predicted over the next 40 years. This will almost certainly impact on community use of the parking and picnic areas on the foreshore of Whalers Beach, irrespective of whether the resort is constructed.</p> <p>This picnic area is highly valued by Albany residents. On blustery days, of which Albany has many, this is one of the few protected beachfronts in Albany. The swimming areas are very calm, and safe for little kids. Though the foreshore is not part of the proposed development per se, the success of the tourist venture will depend on the easy access of the resort's guests, along with members of the public, to a protected, sandy beach below.</p>	<p><b>conflict between visitors and cars and maximise retention of amenity and vegetation within the site.</b></p> <p><b>There will be no provision for boats and caravans within the site.</b></p> <p><b>Carparking on-site will be provided in accordance with Council's requirements. It also makes sense to coordinate an upgrade of parking within Council's adjoining reserve, particularly adjacent to the proposed café/bar and local shop. The indicative car parking shown within Council's reserves has been deleted.</b></p> <p><b>Noted. Management of this area is the responsibility of Council which is why they have agreed to participate in the coastal hazard assessment.</b></p> <p><b>As noted above, an integrated plan for the area which can be adapted to address anticipated coastal erosion in the future by utilising the area around the public toilets makes sense. The proponent is prepared to assist Council in applying for funding for such a project.</b></p>	
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	<p>3.2 It is conceivable that within a few years under extreme conditions the rising sea levels will erode the car park and the BBQs, leading eventually to the closure of car parking and boat launching below. Under such circumstances the public car parking bays above will come under considerable pressure, especially if the proposed Stage 2 bistro goes ahead with up to 100 patrons requiring parking.</p> <p>I would urge the City to take the degradation of Whalers Beach as a serious threat and factor this awareness into any agreement to development on Lots 1 &amp; 2 that could reduce public access, or accelerate the deterioration of the beachfront.</p> <p>3.3 The only proposed access by guests to the beach is via the heritage cement stairs dating back to the Norwegian whaling station. I doubt these would be deemed safe and functional by safety experts.</p> <p>3.4 Frenchman Bay generally, and Whalers Beach in particular, have a rich Menang and European seafaring history. The proposed Reception Area on Lot 1 has some of the footings of the buildings that housed the Norwegian sailors. To take another example, the large Date Palm nearby was planted in the 1940s next to a tourist hostel and should be preserved. If the Heritage Trail cannot be approved, then some other means must be made to honour the historical significance of the site. Directing the Heritage Trail to run under the power lines out the back of the resort, as suggested, is hardly a satisfactory solution to the problem.</p>	<p><b>Car parking for the Stage 2 bar/kitchen/shop will be provided on site in accordance with Council's requirements.</b></p> <p><b>It is understood that Council is preparing a Foreshore Management Plan and Heritage Management Plan for the area and that a Coastal Management Plan will also be prepared once the projects associated with Emu Point, Middleton beach and Princess Royal Harbour have been progressed.</b></p> <p><b>The City of Albany advises that the concrete stairs do not meet the Australian Standard and will need to be demolished. As noted in Submission No. 1, an overall plan for access to Whaler's Beach is required and the proponent is prepared to assist in accessing the necessary funding.</b></p> <p><b>Noted. Additional comment will be provided and consultation will be undertaken following the return of the proponent from New Zealand. It is intended that the Date Palm will be retained.</b></p> <p><b>The proponent will comply with the Heritage Act 2018 and will have regard to the Archaeological Management Plan recently commissioned by the City of Albany.</b></p>	
<p><b>4.</b></p>	<p><b>Objection</b> Climate Change would be the biggest threat to this Frenchmans Bay Tourist development proposal.</p>		<p>A detailed Coastal Hazard Assessment has been undertaken and the applicant proposes 'Managed Retreat' of their development to mitigate sea level rise/erosion.</p>

<p>Erosion from high tides has already impacted heavily at the base of the reserves where the development is to be constructed. Water from heavy rainfall coming down the steep grade onto the development site will see a destabilising of the site.</p> <p>So much is under threat on such a pristine coastal reserve, the availability of Fresh water for such a large development, the impact of clearing the areas fragile land, effluent , sewage, the massive increase of vehicles, humans, scale &amp; weight of the buildings. Two swimming pools. Water availability in case of fire.</p> <p>The large scale of such a development will destroy all the flora &amp; fauna &amp; the habitats of all the native animals within the site.</p> <p>It can no longer be justified with the unpredictability that climate change is bestowing on the coastline, any such development proposals so close to the ocean.</p> <p>An example is Emu Point which is under serious threat of being washed into the sea from continuous high tides &amp; rising seawater levels. Yet still more buildings for accommodation have been approved so close to the eroded beach.</p> <p>We can no longer think that coastal developments on such a scale as the Frenchman’s Bay proposal will escape the impacts.</p> <p>Council could look at &amp; justify the purchase of the Lots due to the very real threats of climate change, this will protect the site &amp; It’s fragile environment into the future . Albany is known for It’s pristine coastline we need to do everything we can within our powers to protect</p>	<p><b>A detailed Coastal Hazard Assessment has been undertaken to address these issues.</b></p> <p><b>The land in question is not a reserve for conservation but is privately owned property which is zoned for tourist development. It is a highly degraded site, however, appropriate measures are proposed to retain the flora and fauna where possible.</b></p> <p><b>Acquisition of the site will not protect it from</b></p>	<p>The land is privately owned land and is zoned ‘Special Use’ under LPS1. The land use is consistent with zoning requirements. Issues raised have been addressed through reports prepared to accompany the development and referral to State Agencies.</p> <p>The applicant has demonstrated that the development is capable of withstanding future threats of climate change. In addition, the development is able to achieve LPS1 requirements, therefore it is not considered overdevelopment.</p>
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	<p>the coastline from over development.</p> <p>Today in reality Developers building grand structures for humans to enjoy on fragile coastal reserves are doomed to fail as they cannot control the oceans power or that of the planets weather. One can only hope council will support protection of the fragile environment that is Frenchmans Bay by leaving the 2 reserves to the peace &amp; quite of the flora &amp; fauna &amp; most of all to the future generations, for only low impact recreational use.</p>	<p><b>coastal erosion. Council resources would be better used to carry out measures to protect Whalers Beach.</b></p>	
<p>5.</p>	<p><b>Support subject to modification</b></p> <p>Whereas I feel fairly positive about this proposal in general I do have a concern in regard to water supply and effluent disposal.</p> <p>My view is that the local aquifer should be as natural as possible and that scheme water should be used from the beginning, include the existing public facilities, and make the existing bore redundant. From what I can see scheme water infrastructure has already been put in place external to and bordering the proposed development. So it would make sense to use it.</p> <p>I could not see if there was a water extraction report undertaken on the capacity of the existing bore and aquifer which included the addition of the stage 1 proposal with its lodge demand and swimming pool. If a study has not been done it would seem clear that it should be to understand clearly the affect on groundwater.</p> <p>In regard to effluent disposal on site, my concern is related to the level of the water table which may change (up or down) with the increase in water extraction from the existing bore and / or with the adoption of scheme water. I would assume that this potential</p>	<p><b>The proponent’s preference is to access scheme water and this is being further investigated.</b></p> <p><b>It is understood that the use of bore water will need to be properly justified if required.</b></p> <p><b>The use of on-site effluent disposal will need to meet the Department of Health and Government Sewerage Policy requirements.</b></p>	<p>LPS1 requires all development to be connected to a reticulated water supply. The LDP is unable to vary a scheme provision. The use of any other water supply would have to be properly justified and approved by the City of Albany through a development application.</p> <p>DWER, the Department of Health and City Environmental Health Officers have advised they have no concerns with the proposed effluent disposal.</p>

	<p>change in water table level would affect on site effluent disposal.</p>		
<p>6.</p>	<p><b>Support subject to modification</b>          I have faith that the Council can fairly access the development application, My concern is the clarity on the developers intent to use the road reserve as part the development to meet parking requirements' The concern is two fold</p> <p>1 Unless the comment that 25 - 30% will arrive by air (Parachute in?) most visitors will arrive at the airport hire a car and drive in, Considering they would possibly like to visit more of Albany whilst here.</p> <p>"The proposed provision of car bays is considered more than adequate, as it is anticipated that up to 25%-30% of guests will arrive by air."</p> <p>2 It is confusing in the submission on the number of parking bays in the road reserve the developer is requesting, Plan page 7 31 bays and plan page 21 15 bays</p> <p>The development will require buffering from the general public and by installing the parking in the road reserve which is vested to the City of Albany would detract from the general natural coastal appeal of the area.</p> <p>For your consideration</p>	<p><b>Indicative car parking in the road reserve has been deleted.</b></p> <p><b>Regardless of how people arrive, car parking will be in accordance with Council's requirements.</b></p>	<p>Car parking within the road reserve has been removed. The LDP will be amended with a provision that that car parking shall be provided in accordance with LPS1 provisions unless otherwise agreed to by the City of Albany.</p>



<p>7.</p>	<p><b>Objection</b>                  This area is the wrong location for this proposal. Its proximity to the National Park and its abundance of wildlife make it an important area that should be preserved. Ecologically the resort complex will be a disaster. CoA must be aware that the area is, and can only be, serviced by one road in, one road out. In the event of a catastrophic wildfire, the additional 35 carloads (at a minimum) of visitors, plus staff, will be trying to use the</p>	<p><b>Disagree. The site has been identified in the City of Albany’s Statutory Strategies and Policy documents as an important Local Strategic Tourist Site. It is acknowledged that there is a shortfall of self-contained high-quality accommodation in the region. Bushfire management issues will be addressed. The site is 3.26ha in area, which only represents approximately 0.08% of the 3,967 hectares set aside for protection of the surrounding natural environment.</b></p>	<p>The land use is consistent with the ‘Special Use’ zoning which allows Holiday Accommodation, Caravan Park, Caretakers Dwelling and Shop.                   A BMP has been provided which partially addresses concerns from a bushfire perspective. It will be conditioned that an updated BMP to the satisfaction of the City of Albany be provided prior to the commencement of development.</p>
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	<p>same road to get out as the Goode Beach residents, and the same road as fire trucks trying to get in - a true nightmare. The area gets such great reviews as it is from visitors - both international and from all over Australia. Would CoA really want to jeopardise tourism from people who want to enjoy a remote, idyllic, unspoilt beach and surroundings, for the benefit of resort owners and the few who desire accommodation onsite? Could not the latter use the superb accommodation recently completed at the Albany Waterfront, and that proposed for Middleton Beach? Does Albany really need more accommodation, especially at the expense of a pristine environment and the historic Vancouver Springs, first documented over 230 years ago? Surely not.</p>		
<p>7.</p>	<p><b>Support</b>                  Fantastic.                  Time to develop this fantastic position. Close to the countries number 1 beach but no development!                  Those standing in the way of progress should moved to the side. People are just beginning to discover the beauty that is Albany. Time to move with the times.</p>	<p><b>Noted</b></p>	<p>Noted.</p>

<p><b>8.</b></p>	<p><b>Support</b>                  As the holder of the Management Order upon which Albany’s Historic Whaling Station at Discovery Bay, Torndirrup and as the owner of this iconic award-winning tourist attraction on which it sits, we write to fully support the Local Development Plan for Lots 1 and 2 Frenchman Bay Road, Frenchman Bay submitted by Frenchman Bay Albany Pty Ltd.</p> <p>The Frenchman Bay area has, for too long, been deprived of short stay accommodation since the demolition of the Frenchman Bay Caravan Park 16 years ago.</p> <p>The proposed staging of development that will add a Lodge with 10-12 bedrooms and the</p>	<p><b>Noted</b></p>	<p>Noted.</p>
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	<p>later addition of 25 chalets and 8 glamping sites is both imaginative and commercially sensible and will add considerably to the attraction of the Flinders Peninsula as a tourist destination.</p> <p>It has the potential to not only improve the viability of our tourist attraction operation but also significantly impact the local economy because of the style of the proposed development.</p> <p>We therefore offer our full support and encourage Council to approve the proposal.</p>		
<p>9.</p>	<p><b>Support subject to modification</b></p> <p>This proposal should be considered as a completely new development proposal for the site and should be assessed accordingly by the City.</p> <p><b>Questions of Ownership, Title and Zoning.</b> Within the current proposal and appendices, the following owners/developers are named as being associated with the resort development: (i) Seashells Hospitality Group; (ii) 'separate business entities'; (iii) Frenchman Bay Albany Pty Ltd; (iv) Paul King (SHG); and (v) Interests associated with Paul King. It is therefore unclear which of these is responsible for the resort development. So, who is the developer? A single developer needs to be identified to ensure that by dealing with a single entity no part of the site can effectively be zoned as permanent residential property.</p> <p><b>No Allowance for the Frenchman Bay Heritage Trail.</b> Under the existing DGP, land on the northern boundary of the site is to be ceded to the City to widen the foreshore reserve and provide a route for the Frenchman Bay Heritage Trail.</p>	<p><b>The proponent is Frenchman Bay Albany Pty Ltd and the Director is Paul King</b></p> <p><b>The site is recommended for high end tourist accommodation. It is not a large site and unrestricted public access will impact on the amenity and potential security of the proposed development. However, public access will be</b></p>	<p>Due to significant variations to the approved LDP, the proposed LDP has been assessed (and advertised) in the same manner as a new application.</p> <p>See proponent comment.</p> <p>The heritage trail has not been proposed as part of this application. There is not planning requirement to cede any land for the heritage trail.</p>

<p>The new proposal does neither. During the 2015/2018 'negotiations' it was understood that the expanded foreshore reserve was required for any development on the property.</p> <p>Based on conversations with City Planners, the coastal hazard mapping of Whalers Beach has complicated this requirement. These mapping results indicate that managed retreat of the Stage 1 assets could be required after 40 years and that the Trail would also need to be moved under this scenario. If you can manage the retreat of a Lodge, why can't you manage the retreat of a Trail?</p> <p>Reading between the lines, you get the feeling that the Proponent simply does not want people walking on a public trail in front of the Lodge and Stage 2 glamping area, because this may disturb the patrons. Given the overall heritage value of and the probable interest in the Trail, this seems short sighted as the Trail would be 'good for business'.</p> <p>The suggested route behind the property is not acceptable to me, as the public would not experience the panoramic views over King George Sound, a very important section of the long-term Trail route. Bushfire control and bushfire management of any extended reserve for the Trail could be the responsibilities of several parties, including the community. I feel this should be possible to resolve with ongoing discussions.</p> <p>It is obvious that this Trail would add a significant amount of extra tourism interest/'clout' to the area. I feel that every effort should be made to negotiate the presence of the Trail into the project plan.</p> <p><b>Insufficient Setback and Geotechnical.</b></p> <p>The proposed development is not set back far enough from the shoreline to ensure that public access to the foreshore, beach, picnic area, boat launching area and associated parking can be maintained in the face of future erosion, as sought by WA's coastal planning policy</p>	<p><b>encouraged and accommodated at the eastern end of the site where the bar/kitchen/shop will be located.</b></p> <p><b>The proposed trail can provide the experience of both the panoramic views and a diversion down to Whalers Beach via the Vancouver Springs.</b></p> <p><b>This has the potential to provide a more varied and interesting trail.</b></p> <p><b>The LDP report clearly states that provision of a public footpath through the tourist development is incompatible with the proposed concept.</b></p> <p><b>There are other options for the footpath, however it is noted that Council has determined that it is not a priority in its overall planning for trails. While the proponent does not object to the trail, connection to the Whaling Station and the Bald Head Trail is considered more important and he would be prepared to assist in obtaining funding for that proposal.</b></p> <p><b>The proposed development is setback in accordance with the Coastal Hazard Assessment provided by MP Rodgers &amp; Associates.</b></p>	<p>In regards to the foreshore reserve, this issue will be explored in more detail when the City prepares a Foreshore Management Plan. Conditions allow the City to require the ceding of a foreshore reserve following managed retreat of the development.</p> <p>A coastal hazard assessment has been prepared in accordance with State Planning Policy 2.6 and has been reviewed by DPLH coastal branch. No concerns with the findings of the report were raised.</p>
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<p>SPP2.6. The proposal therefore puts Councillors in the difficult position of having to balance the public interest in continued access to Whalers Beach and foreshore amenities against the private interest of the Proponent.</p> <p>As discussed above, the results of coastal hazard mapping have indicated that the managed retreat of Stage 1 assets could be required after about 40 years. Associated with estimating future beach/slope erosion, why has there not been an updated geotechnical study of the slope between the escarpment and the beach; and relating these results to the potential damage estimated to be caused by coastal hazards? For example, erosion and subsidence at the toe of a slope, due to coastal hazard processes, may cause instability in the slope above the damage, resulting in slope movement. Combining coastal hazard mapping with geotechnical studies in areas of steep slope could be another way of quantifying slope movement with time.</p> <p><b>Water Supply Issues.</b></p> <p>The proposed use of groundwater to supplement the Lodge (Stage 1) rainwater supply has not been properly considered. Stage 2 is not relevant to this discussion as scheme water is the proposed supply. The 2015/2018 proposals state that the potable water supply will comprise a mix of scheme water, rainwater tanks and possibly underground water via an abstraction bore. It was ultimately intended to extend scheme water from the Goode Beach infrastructure to the site.</p> <p>In my submissions on previous proposed developments, I had warned about the lack of groundwater knowledge at the site and therefore the associated danger of relying upon a possibly unsustainable groundwater supply at this location. This still applies, as described below.</p>	<p><b>Council is responsible for the management of the foreshore area and has participated in jointly funding the Coastal Hazard Assessment. It is understood they intend to further consider the future management of the area once they have dealt with other priorities such as Emu Point, Middleton Beach and Princess Royal Harbour.</b></p> <p><b>The proponent's preference is for scheme water to be made available for both stages and that is under further consideration.</b></p> <p><b>Utilisation of the underground water resource as a long-term potable water supply is not assumed.</b></p>	<p>The Coastal Hazard Assessment proposes managed retreat of structures initiated by erosion trigger points.</p> <p>In regards to the foreshore reserve, this issue will be explored in more detail when the City prepares a Foreshore Management Plan. Conditions allow the City to require the ceding of a foreshore reserve following managed retreat of the development.</p> <p>LPS1 requires all development to be connected to a reticulated water supply. The LDP is unable to vary a scheme provision. The use of any other water supply would have to be properly justified and approved by the City of Albany through a development application.</p>
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<p>The current proposal allows for the provision of a Stage 1 potable water supply by way of filtered bore water and rainwater tanks. The groundwater is probably not potable and will require treatment (probably significantly more than 'filtering') and the sustainable quantity of groundwater available is unknown, as the existing bore on the property has never been tested for yield. A thorough aquifer testing program needs to be completed before any conclusions on available groundwater quantity/quality under this site can be reached. I am happy to help in this regard as a volunteer with extensive groundwater experience.</p> <p>Lastly, the Bio Diverse Solutions soils report states that the existing bore on the property is going to be decommissioned, so a new water supply bore will be drilled? It appears that water supply issues for Stage 1 have not yet been fully addressed and need to be. Simply assuming that a sustainable, long-term groundwater resource exists under the site is foolhardy without additional work, comprising mainly aquifer testing programs and additional groundwater drilling.</p> <p><b>Effluent Disposal System</b></p> <p>The proponent states (correctly, I think) that connecting to scheme sewers would not be economically viable at this time, therefore an on-site disposal system will be required to dispose of waste processed by a treatment plant. A single treatment plant should be the preferred that would service both Stages 1 and 2.</p> <p>This disposal would probably be mainly via subsurface septic infiltration fields. Bio Diverse Solutions have completed two studies (test pits, auger holes and falling head permeability tests) on the upper 2m of soils under the site and have concluded that the soils are suitable for effluent disposal. However, my concern is the fate of the treated effluent from the septic fields. How far</p>	<p><b>Unless scheme sewer is provided by the Water Corporation, an on-site effluent disposal system will be provided. Staging will necessitate a separate treatment plant for each stage.</b></p> <p><b>The effluent disposal system will be designed, installed and managed in accordance with the Government Sewerage Policy.</b></p>	<p>DWER, the Department of Health and City Environmental Health Officers have advised they have no concerns with the proposed effluent disposal. A provision will be included in the LDP as follows: All on-site wastewater systems are to comply with relevant Health Regulations, Government Sewerage Policy 2019, and Health (Miscellaneous Provisions) Act 1911 Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974. Land application areas must be located a minimum of 100m from the Vancouver Spring Catchment Area.</p>
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<p>does it travel in the subsurface? Will it move towards the escarpment? Given the layering of the uppermost soils under the site (interbedded silts and sands), the effluent can be expected to generally move sub-horizontally. However, the movement distance and direction have not been determined, nor has the chemical quality. Computer modelling of the predicted subsurface effluent movement and quality of the subsurface effluent will probably not be necessary; however, a network of shallow monitoring bores should be installed around septic fields to measure any impact. It would not be a good look environmentally to have treated effluent discharging from the slope under the escarpment.</p> <p>Lastly, tertiary treatment of effluent is mentioned (with a plant description/quotation), in the 2015/2018 documents while only secondary treatment is mentioned in the current proposal. Surely the highest level of effluent treatment is required for on-site disposal in order to minimise environmental impacts. Also, regular chemical analysis of the effluent (at the treatment plant outlet) should be completed to ensure acceptable design quality targets are being met. This should be addressed and clarified in the proposal.</p> <p><b>Consultation and Protection of Noongar and European Heritage.</b></p> <p>Indigenous heritage and consultation with local First Nations Elders appear to not be considered in the proposal. They need to be. Protection of European heritage (the remains of the Norwegian whaling station, wrecks, water supply) is also not integrated into the proposal. It is important to remember that the historic Norwegian whaling station is a WA state- registered heritage precinct and that, for example, Vancouver Spring has probably been used by Noongar people for thousands of years as a supply of fresh water.</p>	<p><b>The Department of Health has confirmed that effluent disposal will be by way of a secondary treatment system.</b></p> <p><b>The Department of Planning, Lands &amp; Heritage – Aboriginal Heritage advises that the proposed works and land parcels do not intersect with any known Aboriginal Sites or Heritage Places. Nevertheless, the proponent proposes to consult with the local First Nation Elders, but due to COVID restrictions has been, until recently, unable to return from New Zealand. He understands the significance of both Noongar and European Heritage in relation to tourist development and consequently proposes to give it due consideration. Council has commissioned an Archaeological Management Plan for the</b></p>	<p>The application was referred to the Department of Planning, Lands &amp; Heritage – Aboriginal Heritage who advised that the proposed works and land parcels do not intersect with any known Aboriginal Sites or Heritage Places.</p> <p>The application was also referred to DPHL – Historic Heritage who raised no significant concerns with the LPD. Future development application will also be referred to DPLH – Historic Heritage.</p> <p>The City has also prepared a draft Archaeological Management Plan for the Frenchman Bay Whaling Station (ruin).</p>
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<p>Involvement in the City's dual-naming project resulted in two features being given Noongar names in the Trail area. Signage on the proposed Frenchman Bay Heritage Trail will highlight both Noongar and European heritage of the area and thereby help to 'protect' its heritage.</p> <p>I recommend that work in the Noongar consultation/heritage disciplines is needed for this proposal. It should be completed and reported upon before any approval is given.</p> <p><b>Beach Access and Staging</b></p> <p>The proposal has no provision for beach access from the site, except mentioning the existing concrete heritage stairs at the NE corner of the property. These stairs are not near the Lodge and probably do not comply with today's safety standards. Therefore, while they must be preserved because of their heritage status, they probably cannot be used as the sole access to the beach. A new set of safer stairs next/near to the concrete stairs would therefore be required in this area. 'Adaptive re-use' was mentioned during a recent meeting with Planning staff, which involves including in-situ portions of the heritage stairs in any new stair construction detail.</p> <p>Also, it is a significant distance from the Lodge to the NE corner of the property. Lodge patrons could eventually be walking through work areas associated with Stage 2 construction.</p> <p>Given that Lodge patrons would presumably like to walk on the beach, this route through work zones may not be acceptable.</p> <p>Another possibility for Lodge patrons to reach the beach without going through Stage 2 works is constructing stairs near the Lodge, which go directly down slope from the escarpment to the beach. I am not in favour of such stairs (especially given that the Trail is not currently being considered) because it means that Lodge patrons would have the only access to this</p>	<p><b>Frenchman Bay Whaling Station (ruin) and the proposed development will have due regard to the recommendations of that plan.</b></p> <p><b>No additional access to the beach is proposed. All access will be located at the eastern end of the site. It will need to be coordinated with the City of Albany as it will go through their reserve. Refer to response to Submission No. 3.</b></p>	<p>The existing stairs do not meet Australian Standard and are unable to be relied upon for pedestrian access to the beach. An alternative pedestrian access will need to be arranged by the landowner, in consultation with the City of Albany, prior to any application for the tourist development.</p>
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<p>'short cut' to the beach from this location. I remember from earlier discussions with City Reserves staff that the City does not normally allow such stairs, but if they were approved, a zig-zag construction pattern is required. Discussions and proposals concerning access from the development to the beach should be addressed in the report.</p> <p><b>Protection of Vancouver Spring</b>          Certain proposed Stage 1 assets (tennis courts, maintenance shed) are located within the assumed 'environmental protection' catchment area of Vancouver Spring. This spring and the associated Vancouver Dam are located within the Norwegian Whaling Station heritage-listed precinct (16612). Vancouver Spring has important European and First Nations history/heritage and now has a Noongar name (Kep Mardjit), commemorating the occurrence of the spirit snake at this location. The tennis courts, as a source of environmental contaminants, seem benign and it would appear to be acceptable to locate these within the spring catchment. The maintenance shed, however, is a different story.</p> <p>The proposal states that:</p> <p>"The shed will be placed on a concrete slab and designed to ensure no contaminants will be emitted into the environment".</p> <p>However, the shed will contain oil, grease, fuel, chemicals, and maintenance equipment. Despite the concrete slab floor proposed for this shed, spillage of pollutants could flow across the floor and enter the subsurface. Therefore, this is not a good location.</p> <p>However, if this shed location is approved, building an impermeable bund around the</p>	<p><b>The proponent is proposing to delete the tennis court and relocate the shed so that it is located outside the Vancouver Springs catchment boundary.</b></p> <p><b>The proponent is well aware of the fact that the shed will contain potential pollutants and while it will be relocated, appropriate measures will be put in place to prevent the migration of the pollutants into the surrounding environment.</b></p>	<p>The LDP has subsequently been amended and all structures have been removed from the Vancouver Springs Setback.</p>
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	<p><b>Just what is Council being asked to approve?</b> As the proposal stands, the</p>		
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<p>proponent intends to develop Stage 1 (the small luxury lodge) on a small part of the site, but only hopes to be able to develop Stage 2 in later years. The proposed LDP should set out parameters for Stage 2 in such a way as to ensure that any significant deviation from the present proposal will require approval via an amendment to the LDP or a new LDP.</p> <p><b>Questions of ownership and title.</b> We urge the City to ensure that this is addressed in the new LDP as in the DGP, to ensure that no part of the site can effectively be turned into residential property (the proposed caretaker’s residence accepted).</p> <p><b>Unsatisfactory provision for the Frenchman Bay Heritage Trail.</b> Under the existing DGP, land on the northern boundary of the site is to be ceded to the City to widen the foreshore reserve and provide a route for the Frenchman Bay Heritage Trail. The new proposal does neither.</p> <p><b>Protection of Noongar and European heritage.</b> Indigenous heritage is not considered in the consultation document, and protection of European heritage e.g. the remains of the Norwegian whaling station—is not integrated into the proposal.</p> <p><b>Bushfire Management.</b> The proposed development needs a bushfire refuge. The logical solution is a community refuge at Discovery Bay for local residents, staying visitors, and day visitors alike.</p> <p><b>Water supply.</b> The Local Planning Scheme requires that “all development” on the site be connected to scheme</p>	<p><b>Noted. Refer to previous submissions.</b></p>	<p>Substantial variations to the approved LDP will require the landowner/proponent to submit an amended LDP for assessment prior to lodging a development application.</p> <p>Any use of the site for permanent residential development (outside of caretaker’s accommodation) would be inconsistent with LPS1 and not accepted by the City. Development used for purposes other than what it was approved for would be subject to compliance action.</p> <p>There is no planning requirement for land to be ceded to accommodate the heritage trail.</p> <p>The application was referred to the Department of Planning, Lands &amp; Heritage – Aboriginal Heritage who advised that the proposed works and land parcels do not intersect with any known Aboriginal Sites or Heritage Places. The application was also referred to DPHL – Historic Heritage who raised no significant concerns with the LPD. Future development application will also be referred to DPLH – Historic Heritage.</p> <p>It is acknowledged that a refuge is required and it will be conditioned that this needs to be resolved before any tourism development can comment</p> <p>LPS1 requires all development to be connected to a reticulated water supply. The LDP is unable to vary a scheme provision. The use of any other water supply</p>
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	<p>water, but the proposal envisages that Stage 1 of the development will rely on rainwater and bore water while proposing to</p>		<p>would have to be properly justified and approved by the City of Albany through a development application.</p>
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<p>decommission the existing bore on the site. More investigation of groundwater conditions is needed to ensure that the proposed use of bore water is sustainable and environmentally acceptable.</p> <p><b>Effluent Disposal.</b> The new proposal envisages secondary treatment of sewage before infiltrating it into the subsoil. This appears to be a backward step from the tertiary treatment included in the 2015 DGP and subsequent Development Application. More work is also needed to give confidence that effluent will not travel through the subsoil to emerge on the escarpment or beach.</p> <p>In the light of these shortcomings, the proposal should be revised and presented as a new LDP to replacing the 2015 DGP. (Confusion is increased because the City in its website and letter about the consultation refers to the DGP as “the existing Local Development Plan 1”.)</p> <p>If these matters are satisfactorily resolved, the application will be supported.</p>		<p>DWER, the Department of Health and City Environmental Health Officers have advised they have no concerns with the proposed effluent disposal. A provision will be included in the LDP as follows: All on-site wastewater systems are to comply with relevant Health Regulations, Government Sewerage Policy 2019, and Health (Miscellaneous Provisions) Act 1911 Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974. Land application areas must be located a minimum of 100m from the Vancouver Spring Catchment Area.</p> <p>Noted.</p>
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<p><b>11.</b></p>	<p><b>Objection</b></p> <p>I refer to the Local Development Plan (LDP) for Lot 1 and 2 Frenchman Bay Road, Frenchman Bay, that is currently available for public comment. As the owner of 4 La Perouse Road, Goode Beach, I object to the proposed LDP amendments for the following reasons:</p> <p>1. Firstly, Lots 1 and 2 are zoned Special Use (No.13). The permitted uses for the site are caravan park, caretaker’s dwelling, holiday accommodation, shop, office and restaurant. The Shop, Office and Restaurant land uses may only be permitted by the Local Government subject to that land use being incidental to an</p>		<p>1. Tennis court/function area and amphitheatre has been removed from the LDP. The restaurant is a permitted land used. Day Spa is a considered incidental/complimentary land use to the tourist development.</p>
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	<p>approved caravan park or holiday accommodation use. The amendments to the café/restaurant and associated amphitheatre (proposed to be used for weddings and events) are not at a scale which is incidental to the predominant holiday accommodation use of the site. In addition, a 'day spa' is not a use which is permitted within the Special Use zone and should not be supported by the City.</p> <p>2. The LDP references that "25-30% of guests will arrive by air". Does this suggest that a helipad or other similar land use is to be incorporated? If so, this would be inconsistent with the current zoning and would not be considered to be incidental to the holiday accommodation usage. There are also numerous other factors (inc effects on wildlife, nuisance to residents) that would need to be considered;</p> <p>3. Further, any long term habitation or sale of these chalets would inconsistent with the Special Use zoning of these two lots. I strongly oppose the LDP stating that the chalets will "likely to be in a different ownership structure". The selling or changing of ownership of these chalets should not be allowed as is inconsistent with the current LDP and the zoning;</p> <p>4. The proposed LDP represents a much greater intensity of development at the site than what is approved under the current LDP. The site already cannot meet the requirements of two access routes under the Bushfire Guidelines. In addition, Stage one is proposed to be constructed without a community refuge facility. The proposed location of the site and the associated bushfire constraints, do not support the greater intensity of use at the site;</p>	<p><b>It is proposed to delete the tennis court. A 'Day Spa' is considered to be an incidental use within the proposed Tourist development. As Whaleworld proposes to develop an amphitheatre is has been deleted from the proposal.</b></p> <p><b>It is anticipated that some guests will fly to Albany and can be picked up at the airport by a courtesy car. Sufficient car bays will be provided should guests decide to hire a car.</b></p> <p><b>Long term habitation is not permitted by the Local Planning Scheme and the proponent proposes short stay tourist accommodation. The financial arrangements to achieve the tourist development are not dictated by the Local Planning Scheme.</b></p> <p><b>In terms of the number of people that the proposed development will cater for, there is little difference to the approved plan which catered for up to 200 people. Up to 6 people per unit were proposed compared to 2 persons per chalet and 2 persons for each bedroom in the Lodge. The café catered for up to 76 people compared to the 100 people in this proposal.</b></p>	<p>2. See proponent comment. This has not been accepted as justification for any car parking shortfall.</p> <p>3. Permanent residential development is not permitted within the zone. The city is unable to consider financial arrangements within the assessment of the LDP.</p> <p>4. An onsite refuge will need to be provided prior to the commencement of any tourist development, to the satisfaction of the City of Albany (following DFES referral). The site may be limited to a maximum capacity of 100 guests, in accordance with the Bushfire Guidelines, unless otherwise agreed to by the City of Albany following consultation with DFES.</p>
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<p>5. The greater intensity of development will also undoubtedly have an impact on the already eroding beach and dunes. The development will increase the number of people utilising the nearby beach, as well as increasing the regularity of people visiting the beach. I am concerned that this has not been properly addressed in the LDP and there is no clear rectification works or environmental asset management planning for the area. Will these increased costs be met purely by the City of Albany? Is there any planning to deal with the increased degradation of the natural assets that will be caused by the development?;</p> <p>6. The LDP shows that there will be removal of significant trees and vegetation from the site. From the plans, it looks like they will be replaced by large open areas of grass and concrete etc. However, there does not seem to be any consideration in the LDP of how this may affect runoff and water erosion of the site and surrounding areas. Obviously replacing trees and vegetation with grass and concrete will significantly change the way the water flows; this has not been appropriately considered by the LDP;</p> <p>7. The LDP amendments propose an expanded building envelope and development footprint which will result in a greater loss of trees and vegetation on site. The latest Habitat Assessment and Tree Retention Report was prepared almost five years ago. Given the proposed changes to the development footprint, an updated report must be provided prior to the determination of the LDP. It was noted in the 2017 report that the site contained</p>	<p><b>Council is responsible for the management of the surrounding reserves and the proponent is supportive of the need for a co-ordinated plan for the area to be initiated.</b></p> <p><b>It is proposed to retain significant trees and retain vegetation where possible. The footprint of the proposed chalets and vehicular access is less than the previous proposal and there is greater flexibility to retain existing vegetation. A Local Water Management Plan will address issues relating to stormwater runoff and potential water erosion.</b></p> <p><b>Disagree. The footprint of the proposed development covers approximately one hectare of the site compared to approximately 1.2ha for the previous development proposal.</b></p>	<p>5. This issue will be explored by the City through a Foreshore Management Plan.</p> <p>6. A Habitat and Tree Protection report was has previously been prepared for the site and these results have been incorporated into the current proposal. A Local Water Management Plan will address issues relating to stormwater runoff and potential water erosion.</p> <p>7. A Habitat and Tree Protection report has previously been prepared for the site and these results have been incorporated into the current proposal. A Fauna Management Plan will need to be provided prior to the commencement of any development.</p>
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<p>potential threatened Carnaby’s Black Cockatoo foraging habitat and Ringtail Possum activity. Due to the potential changes in the vulnerability of both these species (due to continuing habit destruction throughout Western Australia), it is essential that a current Habitat Assessment and Tree Retention Report is provided. It is also worth noting that Carnaby's Black Cockatoos feed on a rarely reported food source at Goode Beach—the grubs or larvae of longicorn and there are known clusters of Ring Tail Possums at Goode Beach;</p> <p>8. I note from the LDP that examples of potential buildings have been provided from Mason &amp; Wales Architects. I query why the building examples being provided are of actual residential developments, as opposed to holiday chalets. I also reiterate my opposition to these chalets being made available for sale. By doing this, the LDP is essentially creating a new suburb. Another issue with the nature of this development and something that the LDP has not addressed, is the lack of any sustainable/eco characteristics. The LDP talks about preserving the area, but makes no mention of how any eco principles will be incorporated (i.e. solar power, water recycling etc). Mason &amp; Wales Architects are also New Zealand based and seem to specialise in more of an alpine/mountain style of architecture, so it seems that these developments are not suitable for this region of Western Australia;</p> <p>9. Also, given the greater amount of people that will be located in the area, the LDP makes no mention of how issues associated with dieback might be addressed. In addition, the LDP makes</p>	<p><b>Refer to previous Submission No. 3.</b></p> <p><b>As previously noted, the chalets are for short stay accommodation only.</b></p> <p><b>Given the isolated nature of the site, especially in terms of access to service infrastructure, the proponent is investigating the opportunity to incorporate a series of sustainable design initiatives into the project. These include the use of solar power and storage of renewable power, geothermal heating for the pools, geothermal heating, ventilation and air conditioning systems, rainwater capture, use of grey water and reticulation of treated effluent. The use of modular construction and prefabricated modules constructed off site can minimise the impact on the environment and facilitate relocation in response to coastal erosion.</b></p> <p><b>Waste within the site will be managed by the proponent. Council will be responsible within the surrounding public realm.</b></p>	<p>8. Any use of the site for permanent residential development (outside of caretaker’s accommodation) would be inconsistent with LPS1 and not accepted by the City. Development used for purposes other than what it was approved for would be subject to compliance action.</p> <p>It would be difficult to indicate too many sustainability measures within the LDP as these things are usually addressed in a development application.</p> <p>9. It would not be possible to address dieback issues within an LDP. Provision has been made for waste/bin storage areas in the LDP and this issue will be explored in greater detail (including through</p>
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			<p>a waste management plan) within the development application.</p>
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	<p>little mention of how the increased amount of rubbish/litter will be managed. Frenchman Bay is a pristine area that must be protected from the inevitable increase in waste and litter that will result if the development goes ahead. How will it be managed (with particular reference to the glamping tents located close to the coast)?</p> <p>10. The amendments propose intrusion into the 65m setback from the Vancouver Spring, which is not supported. Stormwater runoff will occur from the tennis court and maintenance shed and will impact the Spring's catchment. The potential environmental impacts have not been appropriately considered. Further, the Spring itself has significant heritage value which has not been considered by the LDP. In regards to Vancouver Spring, I note the following:</p> <ul style="list-style-type: none"> <li>- Vancouver Spring was included on the Western Australia Heritage Council Heritage List on 27 October 2020:</li> <li>- Vancouver Spring is also included in the City of Albany's Local Heritage Survey and is listed as having "Exceptional – Registered" significance; and</li> <li>- Vancouver Spring is listed in the City of Albany's Municipal Inventory as a Category B site. The Spring is significant to the Menang Noongar as it is the water source of the Mardjit – the ancestral creative snake. The site is also significant to European settlement and also to European history prior to Albany's settlement;</li> </ul>	<p><b>As noted previously, the tennis court has been deleted and the shed moved outside the catchment.</b></p> <p><b>Noted.</b></p>	<p>10. The LDP has subsequently been amended and all structures have been removed from the Vancouver Springs Setback.</p>
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<p>11. The increased human impacts to other heritage sites in the surrounding area has also not been considered in the LDP. I note that the Frenchman Bay Whaling Station Ruins have not been acknowledged in the LDP. As with Vancouver Spring, the Norwegian Whaling Station ruins are also included in the: City of Albany’s Local Heritage Survey and are also listed as having “Exceptional – Registered” significance; it was also adopted into the Western Australia Heritage Council Heritage List on 27 October 2020. Further, the ruins are on the State Register and also feature on the Albany Maritime Heritage Survey and the Port-related Structures Survey. A Maritime Heritage Site Inspection Report prepared by the WA Museum in 1994 acknowledged the significance of the whaling station even back then. In particular, the report made recommendations for the site to be gazetted as a heritage site, that a marker should be erected and that an archaeological survey should be undertaken. I note, based on this report, that buildings associated with this station would likely be located on the land encompassed by the proposed LDP. This report acknowledges the significance of the site in both WA and also Australian history; the LDP makes no mention of how this site will be protected;</p> <p>12. A Frenchman Bay Heritage Trail Feasibility Study prepared by the Frenchman Bay Association in September 2015 strongly acknowledges the historical significance of the area. This site should be conserved and enjoyed by all of the community, not just the ones that can afford the upscale accommodation that is proposed;</p>	<p><b>Refer to previous submissions.</b></p> <p><b>Lots 1 &amp; 2 are privately owned and designated for tourist development, i.e., predominantly for visitors to Albany. The bar/kitchen/shop will be open to the general community.</b></p>	<p>11. The application was referred to DPHL – Historic Heritage who raised no significant concerns with the LPD. Future development application will also be referred to DPLH – Historic Heritage.</p> <p>The City has also prepared a draft Archaeological Management Plan for the Frenchman Bay Whaling Station (ruin).</p> <p>12. There is no planning requirement for land to be ceded to accommodate the heritage trail.</p>
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<p>13. I also note that the LDP makes no mention of any consultation with Albany’s Menang Noongar community and/or elders (nor any of Albany’s various Aboriginal Corporations). Given the significance of Vancouver Spring to the Menang Noongar population (as its the water source of the Mardjit – the ancestral creative snake), there must be extensive consultation with Albany’s Menang Noongar community and/or elders. Also, the LDP makes no mention of how this site will be acknowledged or even protected from the risks associated with the development and increased human presence;</p> <p>14. A news article featured in the Albany Advertiser on 19 March 2020, titled ‘Preservation of Albany’s rich heritage to be strengthened’, talks about strengthening historical protection. This LDP has made no mention on how the historical sites here will be protected from an increased human presence. Due to the number of surveys, reports and lists which acknowledge the significance (including a report by the WA Museum), surely there is a need for an archaeological survey and proper consultation. Especially considering that the whaling station did seem to have buildings/structures located on Lots 1 and 2. As the historical sites are already rapidly degrading, at the very least, there must be some protection proposed by the LDP;</p> <p>15. The LDP references that the site (including tennis court and amphitheatre) could be used for functions and/or special events (i.e. weddings). This is not consistent with the uses permitted for this special use site. Clarification is required that the site will not be used for these purposes and the</p>	<p><b>Noted. See previous submission.</b></p> <p><b>The City of Albany has commissioned a heritage assessment of the site. The proponent will have due regard to the recommendations of the report.</b></p> <p><b>Refer to previous submissions.</b></p>	<p>13. The application was referred to the Department of Planning, Lands &amp; Heritage – Aboriginal Heritage who advised that the proposed works and land parcels do not intersect with any known Aboriginal Sites or Heritage Places.</p> <p>14. The application was referred to DPHL – Historic Heritage who raised no significant concerns with the LPD. Future development application will also be referred to DPLH – Historic Heritage.</p> <p>The City has also prepared a draft Archaeological Management Plan for the Frenchman Bay Whaling Station (ruin).</p> <p>15. Tennis court/function area and amphitheatre has been removed from the LDP. The restaurant is a permitted land used. Day Spa is a considered incidental/complimentary land use to the tourist development.</p>
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	associated impacts to the environments		
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<p>needs to be considered. The creation of a day spa is also a use that is not consistent with the uses permitted for this special use site (plus there are potential waste water implications due to potential chemicals that may be used in this process);</p> <p>16. The scale and intensity of the proposed restaurant is unclear in the LDP. The report states that due to the constraints of requiring a community refuge facility, the restaurant will be limited to 100 people, which is not commercially viable. However, the parking assessment is based on accommodating 100 people in future. Clarification is therefore required. Notwithstanding, a restaurant accommodating greater than 100 people is not considered to be incidental to the accommodation use of the site and will generate an unacceptable amount of traffic to the area, which is in addition to the people staying at the facility;</p> <p>17. The car parking assessment has not considered parking for the 10-12 bedroom holiday lodge;</p> <p>18. Parking for the restaurant is indicated within the Frenchman Bay Road reserve. This is not considered appropriate and requires entering the 60km/hr road in reverse gear from the parking bays. Accommodating restaurant parking in the verge removes access to public parking for the beach. The development should not rely on parking being accommodated within the road reserve;</p> <p>19. Given the proposal for a large restaurant/bar/café, there does not seem to have been appropriate consideration in the LDP to the potential impacts of this</p>	<p><b>The current approval provides for a café catering for up to 76 people. The indicative plan for Stage 2 allows for a facility catering for up to 100 people. The scale of the bar/kitchen/shop will be further considered in Stage 2.</b></p> <p><b>Disagree. Car parking is provided.</b></p> <p><b>Parking for the bar/kitchen/shop is provided for on-site. The parking within the road reserve has been deleted.</b></p>	<p>16. Site capacity will be informed by a BMP and refuge requirements.</p> <p>17. It will be conditioned that car parking should be provided in accordance with LPS1.</p> <p>18. Parking on the road reserve has been removed.</p> <p>19. Engineering have advised that the City of Albany road infrastructure is capable of accommodating the expected traffic increase.</p>
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<p><b>12.</b></p>	<p><b>Support</b> I write in support of the above proposed tourism development by Paul King of Seashells Hospitality.</p> <p>I am aware of the need for such a development in Albany with its ever-increasing attraction to tourists.</p> <p>As someone who has ongoing involvement in Seashells Broome and Seashells Mandurah, I am only too aware of the quality of these properties, their ongoing maintenance programs, and the satisfaction of guest stays.</p>	<p><b>Noted.</b></p>	<p>Noted.</p>
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	<p>Seashells Yallingup and Seashells Scarborough are also outstanding properties which, combined with those of Broome and Mandurah will only enhance a future venture into Albany.</p> <p>I have also known Paul King for decades and admire his ability to locate and develop these key tourism sites for Western Australia. I have also known and served with Paul on the Tourism Council of WA where he has been honoured for his long and successful service.</p> <p>It is therefore my hope that this proposal will be given positive consideration and ultimate approval.</p>		
<p><b>13.</b></p>	<p><b>Support</b></p> <p>I understand that a new draft local development plan has been submitted for Frenchman’s Bay Albany on the old Frenchman’s Bay caravan Park site.</p> <p>I am writing this brief email in support of this development. As a reasonably frequent visitor to Albany, we have been very impressed with what the City of Albany has done in terms of the infrastructure works on the Foreshore, the Esplanade and at key tourism sites such as the Anzac Centre, the Blow holes, the coastal walks, etc but what is sorely lacking is new accommodation options. Whilst it appears new developments such as the Hilton will cater to corporate or those requiring small rooms, I see little being done to cater to the needs of those seeking more refined accommodation or bungalows.</p> <p>I understand that there is proposal for a low-level luxury lodge and some bungalows along with a boutique bar etc and that the Seashells Group is behind this Frenchman’s Bay</p>	<p><b>Noted.</b></p>	<p>Noted.</p>

	<p>proposal. Having stayed at their properties in Broome, Mandurah and Yallingup I can attest</p>		
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	<p>to their quality. They are extremely well run and cater to the needs of all travellers, not just corporates. Albany sorely needs developments like this that are in harmony with its natural attractions and are built with environment and the City's needs at the forefront. Albany is in dire need of some new, unique and alternative places to stay to add to its existing attractions.</p>		
<p><b>14.</b></p>	<p><b>Support</b> I have been made aware of a draft Local Development Plan for Lots1&amp;2 Frenchman Bay Road.</p> <p>After looking at the developers structure plan and proposed development I feel its appropriate for that particular site and I would fully support such development especially with the developers experience in the accommodation and hospitality industry in other locations around the world.</p>	<p><b>Noted.</b></p>	<p>Noted.</p>
<p><b>15.</b></p>	<p><b>Support</b> I wrote to support the proposal by Seashells HG on the above site It is a good solution and appropriate for a valuable site which has been underutilised for many years.</p> <p>I think the density proposed is fair and the Developer is competent and has a good track record.</p>	<p><b>Noted.</b></p>	<p>Noted.</p>



<p><b>16. Support subject to modification</b></p> <p>I have three major concerns with regard to the current proposal.</p> <p><b>1. No provision for low cost campers.</b> As most Albany residents and former tourists would be aware, Lot 1 &amp; 2 Frenchman Bay used to be a caravan park. With the advent of the Garden Hilton on Albany's foreshore, the new 4 or 5 star hotel at Middleton Beach and many other 'exclusive' or expensive short stay venues in and around Albany, the district caters</p>	<p><b>Guidance within the City of Albany Strategies &amp; Policy is for the provision of high-quality accommodation given the availability of many other sites for camping and caravan parks elsewhere in Albany.</b></p>	<p>1. The land use is consistent with LPS1 requirements and the application must be considered as it is presented to the City.</p>
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<p>well for 'well-healed' tourists. Where will campers, backpackers (including seasonal agricultural and hospitality workers) and caravaners go? What new cheaper options are on offer?</p> <p>The current proposal with a few modifications should also include at least some provision for low cost camping sites. Rather than disturb the 'high end' market – the obvious targets for the chalets and glamping in this proposal, the additional interaction with more young overseas visitors is likely to add to rather than detract from the enjoyment of other tourists.</p> <p><b><i>Access to the beach by the general public must be clearly safe-guarded in determining access roads and tracks associated with this proposal.</i></b></p> <p><b>2. Lack of independent marine survey</b>          Frenchman Bay is a shallow, sea grass rich small bay. Before any further development is permitted above this unique site, a comprehensive marine flora and fauna survey should be conducted. The effect of any run-off (rain water), effluent leakage, gardening products or machinery leakage from the site must be monitored and where necessary modified. This marine study (flora, fauna, sea water quality) should be undertaken (with appropriate follow-up) by marine scientists who are not under contract from the developers or owners of the site. UWA Albany marine researchers would be ideally suited for this on-going study. Before new work commences on the site, a base-line study needs to be completed.</p> <p><b>3. Coastal Erosion</b>          Whilst the proponents' documentation allows for a 'managed retreat' following inundation and destruction of the now delightful beach, the proponents are assuming that the shoreline of</p>	<p><b>It is understood that young overseas visitors and backpackers prefer to be located where they have convenient access to the facilities, activities and services available in the City centre.</b></p> <p>Noted.</p> <p><b>The proponent will undertake all necessary assessments and associated implementation, such as the coastal Hazard Assessment, Local Water Management Plan, Site &amp; Soil Evaluation, Bushfire Management, update flora and fauna studies and service infrastructure.</b>  <b>While it is supportive of the other more wide- ranging research such as marine studies it does not have the resources to undertake such work.</b></p> <p><b>The proponent understands the beach will be subject to ongoing risk which will potentially impact on its accessibility. The City has the prime responsibility for its management.</b></p>	<p>The existing beach access does not meet Australian Standards and will not be used. Public beach access will be explored in more detail under a Foreshore Management Plan.</p> <p>2. All the necessary reports have been prepared by the proponent and referred to state agencies. The application was also referred to the Department of Biodiversity, Conservation and Attractions who raised no concern with the proposed developments impact on the marine environment.</p> <p>3. The Coastal Hazard Assessment prepared by the applicant and submitted with the application contains this information.</p>
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<p>Frenchman Bay will be safe for decades.</p> <p><b>3.1.1 Storm Event</b>  <i>As outlined previously, Frenchman Bay has a northerly aspect and so is protected from the most severe wave energy from the south by the Flinders Peninsula. Given the above, storm events that are predominately from the west through south would be expected to have little impact on the shoreline fronting the resort.</i></p> <p><i>m p rogers &amp; associates pl p.17.          Figure 3.1 Coastal Hazard Map (MRA, 2022)</i></p> <p><i>Inundation hazards were also considered within the Coastal Hazard Assessment; however, given the elevation of the site is above 12 mAHD, inundation will not be an issue.</i></p> <p><i>m p rogers &amp; associates pl p.10.</i></p> <p><b>4.4 Recently the CoA closed beach access to Frenchman Bay beach due to storm damage and erosion near the picnic area.</b> (It is still partially fenced off in the hope that the sand and grass will recover.) This demonstrates again the vulnerability of this much loved site.</p> <p>The assumed impact of coastal erosion does not take into account many current observations and predictions of climate change. It also ignores the history of this particular part of our coastline. Whilst it is true that generally most storms feature westerly and southerly winds, the most destructive winds on this part of the coast affecting Goode Beach and Frenchman Bay are northerly and easterly winds. This is well documented – the most dramatic demonstration being <i>the 1921 storm which wrecked the Norwegian Whaling Station at Frenchman Bay and breached the dunes of Goode Beach, with sea water entering Lake</i></p>	<p><b>MP Rogers &amp; Associates are well aware of the history of coastal erosion in the area and have taken it into account in their study and recommendations.</b></p>	<p>4. The Coastal Hazard Assessment was prepared in accordance with SPP2.6 and referred to DPLH Coastal Section who raised no concern with the findings.</p>
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<p><i>Vancouver/Naaranyirrap</i>. Several ship wrecks at Goode Beach and Frenchman Bay show the foolishness of ignoring their power. This is particularly the case at Goode Beach where deeper water, unprotected by the tighter point of Bombie Rock (Frenchman Bay) allows large swells to impact the shore during easterlies and north easterlies.</p> <p>The foolishness of allowing any major development near or behind the dunes of Goode Beach should be noted. <b><i>Until climate change is brought under control, Lot 660 Goode Beach should never be built on.</i></b></p> <p>Will the City of Albany come to the rescue should the owners (current or future) see that the major attraction of their resort – the beach itself - is under threat or destroyed? Millions of dollars have been spent by CoA and the State Government to ‘guarantee’ the future of Middleton Beach hotel etc.. Could the owners of this resort use this as a precedent to hold to account future local and state governments for similar support?</p>	<p><b>The City of Albany and State Government have responsibility for the overall management of the coast and hinterland. Hence their proactive response in preparing Coastal Hazard Assessments and action in relation to Emu Point, Middleton Beach and Princess Royal Harbour. It is also why they have participated in the studies for Frenchman Bay and it is understood further work will be undertaken once the other priority areas have been dealt with.</b></p>	<p>Noted - the City will not make comment on lot 660 at this stage.</p> <p>The landowner has had a Coastal Hazard Assessment prepared and is therefore aware of the risks. The City has no obligation to protect private development or the beach.</p>
<p><b>17. Support</b> I am writing in support of LDP1 - Local Development Plan LDP (1) - Lot 1 &amp; 2 Frenchman Bay Road, Frenchman Bay being proposed by Paul King and Seashells</p> <p>I am writing as the Executive Director of Icon Tourism Consulting. I have been working in the WA tourism industry for over 30 years and operated tours to Albany in the 80, 90 and early 00's. I was in and around the Albany Tourism Industry working with local operators and suppliers during this time. Since then, I have consulted on several projects in Albany and so I have a good understanding of tourism in Albany.</p>	<p><b>Noted.</b></p>	<p>Noted.</p>

<p>I support the proposal from Seashells and Paul King whom I have known as a creative and successful operator of hotels all over WA for over 2 decades</p> <p>I also worked with Paul directly when he was President of the Tourism Council of WA, and he was the leader that turned this organisation into the leading advocacy for tourism that it is today.</p> <p>Paul is passionate about tourism in WA and gives up many hours of his time to assist the industry to grow.</p> <p>Whenever Seashells has opened a property, the local economy has benefited and even during challenging times has operated successfully.</p> <p>Albany desperately needs more high-end accommodation, and this product will begin to add to the reputation of Albany as an upmarket destination and would further support inbound traffic into Albany.</p> <p>The proposed site is an amazing location and fits perfectly into the Seashell branding. This is an opportunity for Albany to bring in another high calibre, well respected internationally recognised operator that will assist greatly with the continued growth of Albany.</p> <p>I hope that this application is successful, and Albany will continue to grow its tourism industry particularly for the benefit of the under 25 youth employment opportunities that a project like this brings to Albany. Seashells is a respected employer providing outstanding training and career opportunities within the tourism and hospitality industry.</p>		
<p><b>18. Support</b> Please accept my submission in favour of the</p>		<p>Noted.</p>

	<p>proposed modifications originally approved for this "Special Use" site.</p> <p>I have read the detailed submission prepared by Ayton Planning in April 2022, and I fully support their conclusions and recommendations.</p> <p>Having lived and worked in the region for 20 years, I have witnessed first hand the considerable increase in tourism related development and infrastructure – not the least of which are the recently completed Hilton Hotel at the Marina and the purchase of a hotel site at Middleton Beach.</p> <p>I have in the past had a professional relationship with the proponent (Seashells Hospitality Group/Paul King) and would suggest that their credentials and expertise in developing tourism properties similar to that proposed at Frenchman Bay is amply demonstrated by existing developments at Scarborough, Fremantle, Yalligup, Mandurah and Broome.</p> <p>The proponent has had a long term commitment to Tourism Council WA, and Paul King himself is a past Chairman of the organisation.</p> <p>I hope and trust that my submission in favour of the proposal will be considered in arriving at your decision.</p>	<p><b>Noted.</b></p>	
<p><b>19.</b></p>	<p><b>Support subject to modification</b></p> <p>I would welcome a high class resort, of the kind described in the consultation document, on this site. The current proposal leaves many loose ends and gives the impression that the proponent hoped the City would wave it through as a mere modification to the existing 2015 Development</p>	<p><b>Noted.</b></p>	<p>Noted.</p>

	<p>Guide Plan. I am happy to learn that it is being properly assessed as a proposal for a new LDP. If the current proposal is revised to address concerns raised in the Frenchman Bay Association's response to this consultation it will have my support.</p>		
<p><b>20.</b></p>	<p><b>Support</b>          i fully support this application and would like to see this go ahead.          i believe having a company like seashells in Albany would be great draw card for the area my previous stays in there accommodation has been excellent and they set a very high standard in the industry.</p>	<p><b>Noted.</b></p>	<p>Noted.</p>
<p><b>21.</b></p>	<p><b>Support</b>          Very supported of this LDP.          The development has the potential to showcase environmental tourism in a unique location. City of Albany would do well to support this type of tourism development.          The proposed concept of a lodge, chalets, non-permanent "Glamping" Tents, with well located resort style infrastructure is long overdue in the region.          An important project that deserves community support</p>	<p><b>Noted.</b></p>	<p>Noted.</p>
<p><b>22.</b></p>	<p><b>Support</b>          The new plans are a significant improvement on the previous plans for townhouses that I believe were completely unsuitable for the site. The vision in the new plans is extremely sympathetic to the location and I believe will be of a new standard for Albany and long overdue. Something similar to Bunker Bay out of Dunsborough. The images of the lodges in NZ in the submission are really exciting.          Paul King is an extremely experienced operator in both the tourism and residential development spheres. Having experienced his developments and tourism operations around the state first hand, I have confidence that he</p>	<p><b>Noted.</b></p>	<p>Noted.</p>



	<p>and the Seashells brand will add positively to Albany and the Frenchman Bay site in particular. My introduction to Albany as a boy was staying at the old caravan park at Frenchmans - probably 8 years in a row. so, I really appreciate this site and how special it is. I want to see something impressive done with it and the idea of the lodge, restaurant/bar, cabins, pools and Glamping tents sounds pretty great to me.</p>		
<p><b>23.</b></p>	<p><b>Objection</b> As a frequent visitor to Goode Beach due to a family connection, I object to the proposed LDP amendments for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Lots 1 and 2 are zoned Special Use (No.13). The permitted uses for the site are caravan park, caretaker’s dwelling, holiday accommodation, shop, office and restaurant. The proposed LDP clearly exceeds what is currently permitted and is much more intense;</li> <li>2. The site already cannot meet the requirements of two access routes under the Bushfire Guidelines;</li> <li>3. Coastal erosion and degradation (which is already a problem at the nearby beach), will increase due to the increased intensity of usage;</li> <li>4. The latest Habitat Assessment and Tree Retention Report was prepared almost five years ago, so it is largely out of date. Due to the changes to the development footprint, an updated reported must be provided;</li> <li>5. The amendments propose intrusion into the 65m setback from the Vancouver Spring, which is not supported. Stormwater runoff will occur from the tennis court and other large and flat grassed/paved areas.</li> </ol>	<p><b>Refer to previous submissions.</b></p>	<ol style="list-style-type: none"> <li>1. The land use is consistent with LPS1 requirements and is capable of being developed in accordance with scheme and policy requirements.</li> <li>2. Appropriate on-site shelter will need to be provided prior to the commencement of the tourist development.</li> <li>3. A Coastal Hazard Assessment was prepared in accordance with SPP2.6 and which summarises and makes recommendations to address these issues.</li> <li>4. The results of the previous Habitat and Tree retention report have been incorporate into the LDP. A Fauna management Plan will be provided prior to the commencement of development.</li> <li>5. All development within the Vancouver Spring setback has been removed.</li> </ol>
<p><b>24.</b></p>	<p><b>Objection</b> As a resident of 2 La Perouse Road, I object to the proposed LDP amendments for the</p>		

<p>following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed LDP clearly exceeds what is currently permitted and is much more intense than the current LDP;</li> <li>2. Stormwater runoff will occur from the tennis court and other large and flat grassed/paved areas, which will affect the Vancouver Spring Catchment;</li> <li>3. Parking for the restaurant is indicated within the Frenchman Bay Road reserve. This is not considered appropriate and requires entering the 60km/hr road in reverse gear from the parking bays;</li> <li>4. The scale and intensity of the proposed restaurant is unclear in the LDP. Notwithstanding, a restaurant accommodating greater than 100 people is not considered to be incidental to the accommodation use of the site and will generate an unacceptable amount of traffic to the area, which is in addition to the people staying at the facility;</li> <li>5. There has been no consultation with the local Noongar population in the LDP; and</li> <li>6. There has been no consideration of the potential impacts on the heritage listed Vancouver Spring or Whaling Station ruins.</li> </ol>	<p><b>Refer to previous submissions.</b></p>	<ol style="list-style-type: none"> <li>1. The land use is consistent with LPS1 requirements and is capable of being developed in accordance with scheme and policy requirements.</li> <li>2. All development has been removed from the Vancouver Springs setback area and a LWMS has been prepared for the site and forwarded to DWER for comment.</li> <li>3. Parking has been removed.</li> <li>4. The restaurant size is indicative and will largely be determined by the outcomes of a final BMP and the need to provide on-site shelter.</li> <li>5. The application was referred to the Department of Planning, Lands &amp; Heritage – Aboriginal Heritage who advised that the proposed works and land parcels do not intersect with any known Aboriginal Sites or Heritage Places. The applicant has undertaken consultation with the local Noongar population outside of the development application process.</li> <li>6. The ‘Vancouver Springs Setback Area’ was established in consideration of the impacts of potential development on the spring. All development has been removed from the Vancouver Springs Setback area. The City has also prepared a draft Archaeological Management Plan for the Frenchman Bay Whaling Station (ruin) which was referred to DPLH – Historic Heritage along with the proposed LPD.</li> </ol>
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<p>25.</p>	<p><b>Support</b> I am writing in support of Mr Paul King’s Local Development Plan application for Lot 1 &amp; 2 Frenchman Bay Road, Frenchman Bay.</p> <p>I have provided PR and marketing services to developer Paul King’s Seashells Hospitality Group for 14 years and in that time have been closely involved in each of his developments under the Seashells Brand – mostly in regional WA: Broome, Scarborough, Mandurah, and Yallingup.</p>	<p><b>Noted.</b></p>	<p>Noted.</p>
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	<p>Each of these properties has been carefully and thoughtfully designed and developed, respecting the location, the environment and community whilst providing a high-quality accommodation facility for leisure and business travellers, and particularly for families.</p> <p>My client relationships are based on mutual trust and respect, and I have no hesitation on supporting Paul in his proposal for Frenchman Bay as I know he has strong family ties to Albany and will create a tourism asset for Albany for many years to come that enhances its surrounding environment.</p> <p>Paul has been a leader in WA's tourism industry for a number of years, Chairing Tourism Council of WA for a number of years and winning the coveted Sir David Brand Award for Tourism for his services to the industry.</p>		
<p><b>26. Support</b></p>	<p>I write in support of the proposed development at lots 1 &amp; 2 Frenchman bay rd Frenchman bay. I have reviewed the submission and as an Albany resident feel that the low impact approach to this site that has languished for many years is a good outcome for the area.</p> <p>It will provide some services that are sadly lacking in this premier tourist location.</p> <p>It will have minimal impact on the popularist environmental issues that beset all proposed developments.</p> <p>I confirm that I am in full support of the proposal.</p>	<p><b>Noted.</b></p>	<p>Noted.</p>
<p><b>27. Support</b></p>	<p>I am writing in support of Lot 1 &amp; 2 Frenchman Bay Road Frenchman Bay submitted by Seashells Hospitality Group.</p> <p>Whilst I am not currently a local resident, I am</p>	<p><b>Noted.</b></p>	<p>Noted.</p>

	<p>very familiar with the development expertise of Paul King and the Seashells Hospitality Group as one of Western Australia's highest regarded Tourism developers. I have spent a significant amount of time in Albany including serving as the tourism representative on the City of Albany National Anzac Centre Advisory Group.</p> <p>The Frenchman Bay development has my full support and I confident Seashells represents the best possible chance of success for both the city and the tourism industry.</p>		
<b>Agency Submissions</b>			
<p><b>1.</b></p>	<p><b>Department of Health</b></p> <p><b>Water Supply and Wastewater Disposal</b> The development is required to connect to scheme water.</p> <p>For Wastewater, an approved 'Secondary' treatment system, certified to AS1546.3:2008, is to be installed as per the recommendation in the site and soil report prepared by Bio Divers Solutions (12/04/2022).</p> <p>Requirements for all on-site wastewater disposal systems and design specific standards should be met as per the site and soil evaluation report Table 4.</p> <p>The report indicates conservative values have been used to calculate the size of the land application area. However, the wastewater volumes need to accommodate the maximum number of people and volumes not the conservative values.</p> <p>A Site Soil Investigation to capture soil characteristics along the eastern and southern boundaries (where the land application areas located) was conducted on the 22nd March</p>	<p><b>Noted. Connection to scheme water is being further considered.</b></p> <p><b>Noted and agreed.</b></p> <p><b>Noted and agreed.</b></p> <p><b>Noted. The report will be amended.</b></p>	<p>LPS1 requires all development to be connected to a reticulated water supply. The LDP is unable to vary a scheme provision. The use of any other water supply would have to be properly justified and approved by the City of Albany through a development application.</p> <p>Noted – this can be conditioned as part of the development application.</p> <p>Noted – this can be conditioned as part of the development application.</p> <p>Noted – amended report was requested and approved by DoH (see below)</p> <p>Noted – amended report was requested and approved by DoH (see below)</p>

<p>2018. This does not reflect site conditions at the wettest time of the year. Accordingly, for the DOH to further review the proposal, additional detail regarding site assessment/groundwater levels in proximity to the proposed land application areas under wettest time of the year conditions is requested.</p> <p><b>Public Health Impacts</b>          Whilst this site does not appear to be classified under S13 of the Contaminated Sites Act 2003, it may be subject to other classifications not recorded on the Contaminated Sites database. City of Albany should obtain a Basic Summary of Records relating to the land and its surroundings to complete their assessment of the site's suitability for a more sensitive land use.</p> <p>The proponent should satisfy themselves that they have complied fully with all legislative and regulatory requirements (e.g. Health (Asbestos) Regulations, Work-Safe occupational health &amp; safety requirements).</p> <p>Advice should be sought from WorkSafe Division, Department of Mines, Industry Regulation and Safety regarding compliance with asbestos related work provisions under the Occupational Safety and Health Regs 1996 and the proposed new Regulations and whether such asbestos related work is permitted.</p> <p><b>Food Act Requirements</b>          All food related areas (kitchen, preparation areas, etc.) to comply with the provisions of the Food Act 2008 and related code, regulations and guidelines.</p> <p><b>Health (Miscellaneous Provisions) Act</b></p>	<p><b>The Site &amp; Soil Assessment responds to this query.</b></p> <p><b>Noted. It is not proposed to develop a more sensitive land use. The use will remain as a tourist, short stay accommodation and associated facilities development.</b></p> <p><b>Noted. These matters will be further considered at the DA stage of development.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	<p>Noted – will be investigated.</p> <p>Agreed.</p> <p>Agreed.</p> <p>Noted.</p>
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	<p><b>Requirements</b> All public access areas (dining areas, etc.) are to comply with the provisions of the Health (Miscellaneous Provisions) Act 1911, related regulations and guidelines and in particular Part VI – Public Buildings.</p> <p>Aquatic Facilities are to comply with the Health (Aquatic Facilities) Regulations 2007 and Code of Practice for the design, operation, management and maintenance of aquatic facilities.</p>	<p><b>Noted.</b></p> <p><b>Noted.</b></p>	<p><b>Noted.</b></p> <p><b>Noted.</b></p>
<p><b>2.</b></p>	<p><b>Department of Health (2<sup>nd</sup> response following referral of amended Site and Soil Evaluation).</b></p> <p>After reviewing the report the Department of Health has no objection to the proposal, subject to all development complying with the recommendations of the Site and Soil Evaluation (SSE) report for the subject lot prepared by Bio diverse solutions.</p> <p>Separate DOH or/and Local government approval is required prior to the construction of any wastewater systems.</p> <p><u>Additional comments:</u></p> <p>Drinking water: The development is required to connect to scheme water.</p> <p>Aquatic facilities: Separate DOH approval is required prior to the construction of any swimming pool. Aquatic Facilities (Swimming Pool) is to comply with the Health (Aquatic Facilities) Regulations 2007 and Code of Practice for the design, operation, management and maintenance of aquatic facilities, available for download at: <a href="https://ww2.health.wa.gov.au/Articles/J_M/Management-of-aquatic-facilities-in-Western-Australia">https://ww2.health.wa.gov.au/Articles/J_M/Management-of-aquatic-facilities-in-Western-Australia</a></p>		<p><b>Noted.</b></p>





<p>Department of Planning, Lands and Heritage, Land Use Planning Division.</p> <p><i>Planning Framework</i> The subject land is zoned 'Special Use' within the City of Albany Local Planning Scheme 1. The subject land is listed within Schedule 4, being SU13 which specifies a range of tourism based land uses, and has a range of provisions to control land use. The proposed land uses appear generally consistent with the land uses and provisions specified within SU13.</p> <p>The Local Development Plan could consider design standards, including built form, heights, and could specify BAL setbacks.</p> <p>The LDP should generally follow the Local Development Plan Framework. You can access this at the following URL: <a href="#">Local Development Plan Framework</a></p> <p><i>Bushfire</i> The subject land is located in a Bushfire Prone Area with singular direction vehicle access. The City of Albany should have detailed consideration on the bushfire matters, having regard to the Department of Fire and Emergency Services. The Department notes that the BMP outlines the subject site is to be modified to a low threat state. Consideration should be given to retaining significant trees throughout the site, and provisions listed within the LDP to achieve this outcome. The BMP also outlines that areas outside the subject site on Reserve 21337 will be maintained as an Asset Protection Zone. Consideration should be given to liaising with the land manager of Reserve 21337 to determine if they have any concerns with this approach.</p> <p>The Local Government can seek assistance from the Bushfire Local Government Reference</p>	<p><b>Noted.</b></p> <p><b>Noted. The proposal will comply with the height and BAL requirements for the site. Indicative examples of the built form have been provided and will be further detailed at the DA Stage of development.</b></p> <p><b>Noted. The LDP will be amended to follow the LDP Framework.</b></p> <p><b>Noted. The BMP will be modified to address the issues in consultation with the City of Albany.</b></p>	<p>Agreed.</p> <p>Agreed - heights will be added for chalets and all development without heights identified. Potential for some design features to also be added (non-reflective colours etc.)</p> <p>Agreed – LDP amended.</p> <p>An updated BMP addressing the acceptable criteria of the Bushfire guidelines will need to be provided to the satisfaction of the City of Albany, prior to commencement of the tourist development.</p> <p>The City notes the clearance outside of lot boundaries and will require further information before this can be supported.</p> <p>Significant trees identified within the previous flora and Fauna assessment will be retained and an updated tree survey will be required in any disturbance adjacent significant trees.</p>
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<p>Group if needed. Please contact the Bushfire Land Use Planning Policy Team at <a href="mailto:bushfire@dplh.wa.gov.au">bushfire@dplh.wa.gov.au</a> for further information.</p> <p><i>Heritage</i> The subject land adjoins the Frenchman Bay Whaling Station (P16612) which is listed as a Historic Heritage Place under the <i>Heritage Act 2018</i>.</p> <p>The LDP has been referred to the Heritage team within DPLH for comment. Please contact <a href="mailto:HeritageEnquiries@dplh.wa.gov.au">HeritageEnquiries@dplh.wa.gov.au</a> to follow up. They will provide a response directly.</p> <p><i>Coastal</i> The subject land adjoins the coastal and has provided a coastal report. The LDP has been referred to the Coastal team within DPLH for comment. Please contact <a href="mailto:coastal@dplh.wa.gov.au">coastal@dplh.wa.gov.au</a> to follow up. They will provide a response directly.</p>	<p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	<p>Noted</p> <p>Noted – response received.</p> <p>Noted – response received.</p>
<p>4. <b>Water Corporation</b> While the Water Corporation has no fundamental objections to the LDP or the proposed development of this site, our main interest in the proposal concerns the intention to extend a water main to the development site (as outlined in section 5.2.5 of the LDP report), and the suggestion of a proposal for scheme water supply to a larger area for tourism purposes.</p> <p>The development site is outside the extent of the current water zone and is not covered by Water Corporation water scheme planning.</p> <p>In order to provide more detailed advice on the proposal and the broader tourism precinct, it would be very useful if the proponents could commission an engineering consultant to</p>	<p><b>Noted. The proponent has commissioned and engineer to undertake a water assessment and liaise with the Water Corporation.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	<p>LPS1 requires all development to be connected to a reticulated water supply. The LDP is unable to vary a scheme provision. The use of any other water supply would have to be properly justified and approved by the City of Albany (and Water Corporation) through a development application.</p> <p>Noted.</p>

	<p>undertake a water demand assessment of the various proposals. It is possible that they may already have done this work.</p> <p>This will be a critical input to further planning that the Corporation needs to undertake to determine the feasibility and capacity to allow a water main extension off the existing scheme that serves the Goode Beach settlement area. Depending on the projected water demands, the development proposals could have significant implications for the water source, water treatment and transfer and the water storage capacity at the Goode Beach tank, which would trigger the need for upgrades across the network.</p> <p>Advice along these lines was provided to the proponent's consultants back in 2017 (email attached above).</p>	<p><b>Noted.</b></p>	
<p>5.</p>	<p><b>Department of Planning, Lands and Heritage – Coastal (Amended Response)</b></p> <p>Further to your email below, I provide the below revised conditions which supersede our previous advice. These conditions address the future ceding of the land for the purpose of a foreshore reserve. Please feel free to contact me if you have any questions.</p> <p>Conditions:</p> <p>1. Development approval shall be limited to a period of not more than 39 years from the date of approval, at which point the approval will lapse and:</p> <p>i) The development shall be removed; and</p> <p>ii) The land shall be rehabilitated to its pre-development condition, to the specifications and satisfaction of the Local Government, at the landowners cost, and cede the land to the</p>	<p><b>Noted.</b></p> <p><b>The 2061 planning time frame and requirement for monitoring and review of the coastal hazards every 5 years is acknowledged. At such time as the trigger point is impacted by erosion of the shoreline, it is also understood that the managed retreat/removal of development will be initiated and land rehabilitated. However, as part of the property is located outside the 100 year erosion hazard line and given the possibility that erosion may vary from the suggested line, the</b></p>	<p><b>Noted.</b></p> <p>This will be applied as a provision to be attached to the final LDP.</p>

	<p>Crown, free of cost and without any payment of compensation by the Crown.</p> <p>2. Any development approval granted in respect of the Condition 1 shall cease to have effect and:</p> <p>i) The development shall be removed; and</p> <p>ii) The land shall be rehabilitated to its pre-development condition, to the specifications and satisfaction of the Local Government, at the landowners cost, and cede the land to the Crown, free of cost and without any payment of compensation by the Crown, when the most landward part of the Horizontal Shoreline Datum is within 15 metres of the most seaward part of the lot boundary.</p> <p>3. Any development approval granted in respect of the Condition 1 shall cease to have effect and:</p> <p>i) The development shall be removed; and</p> <p>ii) The land shall be rehabilitated to its pre-development condition, to the specifications and satisfaction of the Local Government, at the landowners cost, and cede the land to the Crown, free of cost and without any payment of compensation by the Crown, where a public road is no longer available or able to provide legal access to the property.</p> <p>4. Any development approval granted in respect of the Condition 1 shall cease to have effect and:</p> <p>i) The development shall be removed; and</p>	<p><b>suggested conditions requiring all the land to be ceded free of cost are not acceptable</b></p>	
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	<p>ii) The land shall be rehabilitated to its pre-development condition, to the specifications and satisfaction of the Local Government, at the landowners cost, and cede the land to the Crown, free of cost and without any payment of compensation by the Crown, when water, sewerage or electricity to the lot is no longer available as they have been removed/decommissioned by the relevant authority due to coastal hazards.</p> <p>5. A notification, pursuant to Section 70A of the <i>Transfer of Land Act 1893</i> is to be placed on the Certificate of Title of the proposed development lot advising of the existence of a hazard. The notification is to state as follows:</p> <p><i>'VULNERABLE COASTAL AREA - This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years from the date this notification is registered and is subject to conditions of development approval which requires removal and rehabilitation of development to pre-development conditions at the landowners cost, and cede the land to the Crown, free of cost and without any payment of compensation by the Crown if the time limit specified on the development approval is reached or any one of the following events occurs:</i></p> <p>a. <i>the most landward part of the Horizontal Shoreline Datum being within 15 metres of the most seaward part of the lot boundary;</i></p>		<p>Agreed – condition applied.</p>
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	<p>b. <i>a public road no longer being available or able to provide legal access to the property;</i></p> <p>c. <i>when water, sewerage or electricity to the lot is no longer available as they have been removed/decommissioned by the relevant authority due to coastal hazards.'</i></p> <p>6. Development on the lot/s is to have a minimum finished floor level of 2.9 metres AHD as identified in the Frenchman Bay Coastal Hazard Risk Management and Adaptation Plan to ensure adequate protection from inundation. (Local Government)</p> <p>7. The landowner is to undertake monitoring and review the coastal hazards every five years as identified in the Frenchman Bay Coastal Hazard Risk Management and Adaptation Plan. The landowner is to provide reporting to the Local Government on this matter to the satisfaction of the Local Government. (Local Government)</p> <p>Advice Notes:</p> <p>1. In relation to Conditions 1, there is no limit to the number of extensions that the City may grant, allowing the development to remain until such time condition 2, 3 or 4 occur at which time the development will be required to be removed in accordance with condition 2, 3 or 4.</p> <p>2. The applicant is advised that the Horizontal Shoreline Datum means the active limit of the shoreline under storm activity, as defined in State Planning Policy 2.6 – State Coastal Planning Policy (2013).</p>		<p>Condition applied.</p> <p>Condition applied.</p>
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	<p>3. The applicant is advised that the 15 meters distance between the Horizontal Shoreline Datum and the most seaward part of the lot boundary is the S1 value for this location which is obtained from the Frenchman Bay Coastal Hazard Assessment prepared for the City of Albany. S1 is the allowance for absorbing the current risk of storm erosion, as defined in State Planning Policy 2.6 – State Coastal Planning Policy (2013).</p> <p>4. With regard to Condition 6 the applicant is advised that AHD means Australian Height Datum, which is the official national height datum used for all height measurements.</p>		
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<p>6.</p>	<p><b>Department of Water and Environmental Regulation</b>          The Department has identified that the proposal has the potential for impact on environment and water values. While the Department does not object to the proposal key issues and recommendations are provided below, and these matters should be addressed:</p> <p><b>Waterways</b></p> <p>The Vancouver Springs and Whaler’s Beach have important social, cultural and environmental values. Management of water quantity and quality for protection of ground, surface and marine water is required.          It is therefore expected that the proponent will liaise with the Department to determine requirements for obtaining baseline data on the hydrology of the Vancouver Springs and any investigations required. Baseline data is considered integral to determine potential for impacts of the development on both catchment and water quality of the springs. Further details in relation to undertaking hydrological studies and ongoing management and/or monitoring is provided below.</p> <p><b>Local water management strategy</b>          Preparation of a Local Water Management</p>	<p><b>Noted.</b></p> <p><b>The approved DWER groundwater monitoring program, including monitoring of the springs, was undertaken over 2 years.</b>  <b>A groundwater monitoring report based on work to date, will be prepared and provided to the City of Albany and DWER.</b>  <b>As agreed with the previous development proposal, monitoring of the bore to an agreed date/timeframe will commence once approval has been granted.</b></p>	<p>A Groundwater Monitoring program has subsequently been agreed to by the applicant to the satisfaction of DWER.</p> <p>A Local Water Management Strategy has been prepared and all development has been removed from the Vancouver Springs setback area.</p>
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<p>Strategy is recommended as a condition of planning approval. This should be prepared and implemented to the satisfaction of the Department. The plan will need to be in accordance with Better Urban Water Management (WAPC 2008). The proponent is encouraged to work closely with the Department regarding development of the LWMS. Disposal and treatment of stormwater and wastewater as well as any on site excavation needs to consider possible impacts of the Vancouver Springs. The Department therefore questions the planning report statement that tennis courts and a swimming pool can be constructed within the springs catchment area as these are a 'benign use and will have no detrimental impact'.</p> <p><b>On site sewerage disposal setbacks</b> Connection to reticulated sewerage is still considered the best means for minimising the potential impacts of the proposal to waterways. However, previous technical studies and assessments including the more recent geotechnical investigation (Biodiverse Solutions, 2018) has confirmed wastewater irrigation areas can achieve the necessary minimum Vertical separation to groundwater required as per the Government Sewerage Policy 2019.</p> <p>To be in accordance with the Government Sewerage Policy's minimum requirement for separation from waterways, a 100 m separation is required from the catchment boundary of the Vancouver Springs rather than a 100 m setback to the springs outflow onto Whaler's Beach. See Appendix D: Site Soil Evaluation Figure 4 — Indicative Land Application Areas.</p> <p>The location of the Vancouver Springs catchment needs to be mapped in relation to the proposed development. The recharge and discharge area of the springs should be</p>	<p><b>A Local Water Management Strategy will be prepared in consultation with DWER. The tennis court, swimming pool and maintenance shed will be removed from the Vancouver Spring setback.</b></p> <p><b>The Site &amp; Soil Evaluation report will be updated in accordance with the Government Sewerage Policy and Department of Health requirements. Original site testing was undertaken in late winter conditions (30<sup>th</sup> September 2016). Effluent disposal areas will be set back 100 metres from the Vancouver Springs.</b></p>	<p>An updated Site and Soil Evaluation has been provided by the applicant and subsequently agreed to by DWER.</p>
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<p>informed by groundwater monitoring as this is necessary to understand the springs catchment and groundwater flow to the springs. Drainage and nutrient management will also be critical with pre-development and post-development water quality and quantity monitoring required.</p> <p><b>Potential risks exist for infiltrating wastewater in the Vicinity Of the Vancouver Springs.</b> It is recommended that the Groundwater Monitoring Program prepared by BiodiVerse Solutions and approved by DWER in May 2018 is implemented. Water quality targets will need to be met throughout the life of the development. Separation of the wastewater irrigation area for Stage 1 (the Lodge) may need to be modified due to the uncertainty which exists regarding proximity to the Vancouver Springs catchment area. As part of proposed Stage 2, the proposed 100 m setback to the coastline can be met for development on the southern boundary of Lot 1 (chalets). As part of proposed Stage 2, the proposed wastewater irrigation areas located on the eastern boundary need to be separated from areas where stormwater is concentrated.</p> <p><b>Separation to groundwater</b>          Drill holes undertaken in Geotechnical Investigations — Frenchman Bay Resort (Landform Research, 2008) show the water table was intersected at the north- western boundary and at a number of the sites drilled. Shallow monitoring bores drilled by Biodiverse Solutions after this time (installed in March 2018) are at a depth (2m) which is limited for the purpose of monitoring the water table. Monitoring bores need to be drilled to a depth that will intersect the watertable and be screened below the watertable. The Department recommends that development approval not be provided until the monitoring</p>	<p><b>Refer to response above regarding groundwater monitoring.</b>  <b>Waste water irrigation areas will be moved towards the southern boundary of the site and on the eastern boundary will be separated from the stormwater management areas.</b></p> <p><b>Refer to comments above.</b></p>	<p>A Groundwater Monitoring program has subsequently been agreed to by the applicant to the satisfaction of DWER.</p> <p>A Groundwater Monitoring program has subsequently been agreed to by the applicant to the satisfaction of DWER.</p>
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<p>bores are installed and monitoring is commenced as per Groundwater Monitoring Plan, Table 1 - Monitoring Plan Summary (Biodiverse Solutions 2018).</p> <p><b>Site and Soil Evaluation</b> Soils across the development area very low PRI and therefore have low microbiological purification capacity. While secondary treatment systems with nutrient removal will be used, these systems can be highly variable with treatment of pathogens from wastewater. Information on the quantity and quality of wastewater and disposal options needs to be provided. Appendix D: Site and Soil Evaluation is based on a maximum of approximately 200 persons at any one time. Does this figure take into account public usage? Information from the Site Soil Evaluation in regard to hydraulic loading needs to be assessed against water balance and usage figures from a Local Water Management Strategy.</p> <p><b>Foreshore Reserve</b> Further consideration is required regarding the interface between the development area and the foreshore reserve. The Department recommends that an adequate foreshore reserve width based on the current development requires further consultation between the developer, the City of Albany, DPLH and DWER. An appropriate foreshore reserve width must be based on the requirements of SPP 2.6 — State Coastal Planning Policy (WAPC 2019). The development does not appear to be aligned with Policy Objective 3 and 4 of SPP 2.6 given the coastal development does not cater for future access along the foreshore. The report also needs to show where additional beach access is proposed to be located.</p>	<p><b>The Site &amp; Soil Evaluation will be updated to clarify the number of people being catered for.</b></p> <p><b>The existing foreshore reserve abutting the subject land is considered adequate in that it accommodates and allows for the protection of the most steeply sloping vegetated land abutting whalers beach. It also allows for public access at the eastern end of the subject land and for the protection of the historic ruins associated with the Norwegian Whaling Station. The public access includes a concrete stairway which provides access to the proposed bar/kitchen/shop and a bitumen road which allows for vehicular access to Whalers Beach. The City of Albany advises the stairway is no longer considered structurally sound and will need to be replaced. Recent storm activity has also impacted car parking on Whalers Beach and Council is currently considering whether to replace it either adjacent to the beach or on the more elevated area of the reserve adjacent to the public conveniences. The proponent is prepared to assist in attracting funding to replace and upgrade the public access. As Stage One of the proposed development will consist of a 10 to 12 bedroom lodge catering for between 20 to 24 people, access to Whalers beach will be provided by way of</b></p>	<p>An updated Site and Soil Evaluation has been provided by the applicant and subsequently agreed to by DWER.</p> <p>The City has applied a condition that may facilitate the ceding of a foreshore reserve at an appropriate time. The foreshore will also be explored in further detail through a foreshore management plan.</p> <p>The existing stairway is not suitable for public access and an alternative will need to be provided, to the satisfaction of the City of Albany.</p>
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	<p>A foreshore management plan should address</p>		
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<p>the Coastal Hazard Assessment and Appendix B: Coastal Hazard Risk Management and Adaptation Planning Report in addition to environmental impact on the foreshore area of the development.</p> <p>Under Appendix A: Coastal Hazard Assessment Table 3.5 S4 Inundation Levels, levels are predicted to rise from 1.93 m AHD in 2021 to 2.20 m AHD in 2061. While the report states that due to topography development will be above these elevations and not impact this does not consider public access. Public access should be accommodated above the escarpment for this to occur and extension of the foreshore reserve width should allow for this.</p> <p>As the eastern end of Lot 1 is likely to be where the interface with public and the facility is greatest (café/bar/amphitheatre etc), upgrades to the eastern end of the Council managed reserve with improvements to the amenity, provides greater recreation opportunities for both the development and the City of Albany.</p> <p>Increasing amenities at eastern end may also reduce recreation pressure within the foreshore. Although under the coastal hazard assessment managed retreat is identified as an option, the City of Albany needs to consider where the development can be relocated beyond 2061.</p> <p>The southern boundary of the lots border onto crown reserve and an Environmentally Sensitive Area (National Park). It is therefore unlikely that an extension of the foreshore could be initiated at the time as is proposed.</p> <p><b>Groundwater licencing</b></p> <p>The development area is within a proclaimed groundwater area under the Rights in Water and Irrigation Act, 1914. A licence to construct a well and take water is required unless any of the following apply</p> <ul style="list-style-type: none"> <li>o it is for a domestic household use, non-</li> </ul>	<p>the bitumen road until such time as the replacement of the stair way and access arrangements are coordinated with the City in Stage 2 of the development.</p> <p>Extension of the foreshore reserve is not considered necessary for public access associated with the proposed development.</p> <p>The provision of a public path between the proposed development and the foreshore reserve, while agreed to by the previous development proposal, is not considered compatible with the proposed tourist concept.</p> <p>The heritage trail feasibility study put to Council in November 2019, recommended the trail could be diverted onto Whalers Beach if access was not available through the subject land. As noted in Section 4 of the LDP, another option exists for the trail to be relocated along the southern boundary of the development site. This has the benefit that it would not have to be relocated as a result of the coastal erosion should it occur within the next 100 years.</p> <p>The City of Albany and proponent are preparing foreshore management plans which will address the Coastal Hazard Assessment report.</p> <p>The DPLH – Coastal, recommends that approval for the proposal only be granted for a period of 39 years from the date of approval and/or development be removed at such time as the most landward part of the Horizontal Shoreline Datum is within 15 metres of the most seaward part of the lot. Construction of a public access along the ridgeline will also be under threat unless it is provided, as suggested, to the rear of the proposed development. Alternatively, protective action by the City of Albany and/or proponent may ensure that public access to Whalers Beach is retained. As the reserve is a C class reserve designated for recreation and camping, the City could potentially facilitate managed retreat of the tourist development.</p> <p><b>Noted.</b></p>	<p>This will be addressed within any future development application.</p>
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<p><b>7. Second Response Following Updated Documents – DWER</b>  Section 6 - Land Application Areas</p> <p>The intended quality targets of treated discharge wastewater are required as this will impact the Department’s assessment of the suitability of irrigation areas.</p> <p>The Site and Soil Evaluation report (Biodiverse Solutions, 2022) states that final effluent quality needs to meet all necessary parameters of Water quality protection note no. 88 – Rural tourist accommodation, Department of Water. The SSE therefore needs to demonstrate that nutrient input rates and the level of wastewater treatment from the proposed wastewater treatment system are capable of meeting nutrient application criteria to control eutrophication risk.</p> <p>Soil permeability</p> <p>The soil permeability specified by the proponent within Table 3: Permeability Results should warrant the use of a different soil category, likely soil category 4. Permeability results from the proponent’s site soil evaluation report were compared to those given in AS/NZ 1547-2012 Table L1 which showed that only one pit had permeabilities indicative of gravels and sands. All other test pits had permeabilities indicative of clay loams which have lower permeability. Lower permeability soils are likely to require additional irrigation area to that specified in the site and soil evaluation report.</p> <ul style="list-style-type: none"> <li>- Adopt nutrient load reduction design objectives for discharges to groundwater</li> </ul> <p>It is questioned how nutrient load reduction objectives can be designed for if nutrient input</p>		<p>Noted – actions to remedy subsequently agreed to by DWER (EF22155903).</p> <p>Awaiting results of soil permeability test (conditioned) as this has the potential to impact land application area.</p>
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<p>rates have not been determined as part of the site and soil evaluation. The area required for treated wastewater disposal is also dependent on the quality of treated wastewater. In this instance, we would not expect that nutrient loading rates to the irrigation area exceed those given in Water quality protection note no. 88 nutrient application criteria to control eutrophication risk category B, but preferably risk category A given the low PRI soils of the site.</p> <p>5.4 Monitoring Program How will the water level be monitored if the shallow bores have not intercepted groundwater as part of 2 years of baseline monitoring? Any significant change in water level cannot be detected in the bores and compared to baseline data if there is no groundwater level data from the bores. Baseline data for water levels will be critical for any future groundwater investigations required as part of proposed groundwater abstraction.</p> <p>Groundwater monitoring is required to ensure effluent dispersal does not adversely impact on groundwater quality or exceed ANZECC &amp; ARMCANZ (2000) water quality trigger values for freshwater (95% level of protection). Trigger levels should predominantly be determined based on a 10% exceedance from pre-development baseline data. Pre-development groundwater water quality monitoring has not occurred to date but should be required prior to development. The slow movement of some contaminants in the soil and groundwater can lead to large delays to appropriate contingency actions being implemented and can lead to long-term groundwater contamination and environmental impacts. Management response should be not restricted to changes within the initial 'treatment zone' of the soil. Post-development contingency actions need to be developed for adverse impacts on receiving environments</p>		<p>Groundwater Monitoring subsequently agreed to by the applicant and DWER (EF22155903).</p>
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<p>including groundwater, the Vancouver and Small Springs and marine water. This should be prepared in consultation with DWER.</p> <p>The existing production bore on the site is a deep bore and is suitable to be used as a monitoring bore for the purpose of obtaining baseline data on groundwater quality and levels.</p> <p>Vegetation condition monitoring is recommended within the vegetated embankment to ensure that changes to groundwater conditions including from abstraction do not adversely impact the health and condition of groundwater dependent vegetation. Baseline data should be included for the purposes of any hydrological assessment as part of proposed abstraction.</p> <p><b>Water Management Plan</b>          The Water Management Plan (Bio Diverse Solutions, 2022) addresses the requirements for the Stormwater Management Manual for Western Australia (DoW, 2007) and Better Urban Water Management (WAPC, 2008).</p> <p>4.6 Groundwater Management          The following groundwater management objectives for the site are not supported by data or quantitative information.</p> <ul style="list-style-type: none"> <li>- Maintain groundwater regimes for the protection of groundwater dependent ecosystems</li> </ul> <p>As water table levels are limited to the Landform Research (2008) report and no groundwater has been encountered by Bio Diverse Solutions within the 12 test holes sampled in 2016 or 2018, limited information is provided to support this. Based on the 2008 study, Bio Diverse Solutions has determined that generally groundwater is moving in</p>		<p>Noted.</p> <p>See above re: groundwater monitoring.</p>
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<p>a north to north-easterly direction consistent with topography and that there is a decreasing trend for groundwater contours towards the coast. An absence of groundwater data exists to indicate the gradient of the groundwater table. Bio Diverse Solutions (2022) acknowledge that given there are varying depths of clay layers across the site, varying depths of perched groundwater exist and that this makes it more difficult to determine direction of flow and the groundwater gradient across the site.</p> <p>The western stormwater infiltration area would create some degree of groundwater mounding that would increase groundwater discharge to the small spring just to the west. While the increase may not be significant, pre-development groundwater monitoring with a deeper bore at this location to intercept the water table would help to demonstrate minimal impact on local groundwater levels and the springs.</p> <p><b>Water Licensing</b>          As Lot 1 &amp; 2 are within the proclaimed Albany Groundwater Area, an application for a 26D licence to construct a well and a 5C licence to take water from the well, are both required under the Rights in Water and Irrigation Act 1914. The work to construct the production bore may not commence until the 26D licence has been issued.</p>		
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<p>7.</p>	<p><b>Tourism WA</b>          Tourism Western Australia (Tourism WA) has been asked by Mr Paul King to provide support to his application to the City of Albany to undertake a tourism development on 'Lots 1 &amp; 2 Frenchman Bay Road'.          Mr King has operated his company, Seashells Hospitality Group Pty Ltd, in Western Australia since 1989, developing and managing well-known four-and-a-half-star apartment-style tourism accommodation across the State.          Seashells Hospitality Group Pty Ltd has won numerous tourism and hospitality awards over many years of tourism accommodation operations, and has an excellent reputation for service delivery.          Tourism WA would be pleased to see Mr King develop and operate accommodation in Albany, as we are of the opinion this would provide the City with further diversification of its accommodation offering, and offer visitors a greater selection of hospitality options.          Please note, however, that while Tourism WA is supportive of Mr King's application to develop tourism accommodation in Frenchman's Bay, this letter does not commit any financial assistance from this agency.</p>	<p><b>Noted.</b></p>	<p><b>Noted.</b></p>
<p>8.</p>	<p><b>Department of Biodiversity Conservation and Attractions</b>          The Department of Biodiversity, Conservation and Attractions South Coast Region (DBCA) has reviewed the referral documentation and recommends the following condition and advice.  <b>Condition</b>          Prior to the commencement of development works, a Fauna Management Plan is to be</p>	<p><b>Noted.</b></p>	<p>This will be applied as a condition of approval.</p>





<p>Access in two different directions to two different suitable destinations, in accordance with the acceptable solution, is not available until the intersection of Frenchman Bay Road and Robinson Road, approximately 20 kilometres from the subject site. Frenchman Bay Road is a no-through road that exceeds the acceptable maximum length of 200 where the adjoining classified vegetation has an extreme BHL. The BMP states that the proposal meets the intent of the performance principle based assessment. DFES note the information submitted in relation to Element 3 has not provided performance-principle based solutions in accordance with the criteria found in section 4.5.2.2 of the Guidelines.</p> <p>The BMP focuses on achieving compliance with vehicular access through the preparation of a BEEP that provides contingency actions that include early closure, off-site evacuation or sheltering within the proposed on-site refuge. This should not be incorrectly equated with compliance for offsite vehicular access, allowing safe and efficient evacuation by patrons and affected community, whilst simultaneously providing a safe operational environment for attending emergency services.</p> <p>The proposed performance principle based solution relies on a community refuge being developed as a result of the outcome of the BRIGS report. The alternative option explored within the performance principle based solution is to utilise the proposed Café as an on-site shelter. The BEEP has not been updated to reflect the proposed amendments to the LDP and the BMP has not addressed how the proposed maximum capacity of 212 patrons in lieu of the maximum capacity of 100 patrons specified in the acceptable solution can be safely evacuated to a suitable destination or accommodated within an on-site shelter.</p>		<p>Agreed – this will need to be demonstrated through an amended BMP to the satisfaction of the City of Albany (following referral to DFES) before construction of the tourism development commences. The bushfire consultant will also need to provide written confirmation that an appropriate area of BAL-10 can be provided prior to proceeding with the application. The development will be limited to a maximum capacity of 100 as per the Guidelines unless otherwise agreed to by the City of Albany (following DFES referral).</p>
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<p>The proposed design solution of early closure, off-site evacuation and refuge on-site as a last resort does not meet the intent or performance principle of P5viii.</p> <p><b>Water</b>  <b>A5.9 – not demonstrated</b></p> <p>It is unclear if the site will be connected to a reticulated water supply.</p> <p>It is unclear within the BMP if the local government have agreed to the location and vesting of management of the strategic water tank. Should this be agreed, the LDP should be amended to support the location identified in the BMP with a legal mechanism to ensure access for firefighting and maintenance purposes can be achieved in perpetuity.</p> <p>It has not been demonstrated that the proposed water tank will be dedicated for fire-fighting purposes and adjacent hard- standing can achieve BAL-29 or below and is accessible to a type 3.4 appliance.</p> <p>The acceptable solution is for a tank to be installed which is dedicated for firefighting purposes for the following reasons:</p> <ul style="list-style-type: none"> <li>• The use of domestic water for firefighting purposes is prohibited under the <i>Bushfires Act 1954</i>.</li> <li>• In the event of an emergency incident firefighters may drain the entire domestic tank in suppression efforts. Until the tank is refilled residents cannot return to their homes.</li> <li>• When a tank, used mainly for domestic purposes, is entirely emptied the sediment at the bottom of the tank may be disturbed when re-filling which can make the water unpotable.</li> </ul>		<p>Agreed - this will need to be addressed through an amended BMP prior to the lodgement of any development application of the tourist development.</p>
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<p>There is no guarantee that the tank will have an adequate reserve of water, as this is at the discretion of the landowner.</p> <p><b><u>Recommendation – not supported due to non-compliance</u></b></p> <p>The development application is not supported as it does not meet the intent of Element 1: Location. The proposal is intensifying land use through introduction of vulnerable users in a bushfire prone area with an extreme bushfire hazard both within and surrounding the lot.</p> <p>In addition to non-compliance with Element 1, the proposed development is also not supported for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The development design has not demonstrated compliance to Element 5: Vulnerable Tourism Land Uses.</li> <li>2. The proposed development is intensifying land use in a bushfire prone area at the end of a non-compliant no-through road.</li> </ol>		<p>Noted and agreed, with the exception of comments referring to Element 1 which is unable to be achieved. Acceptable land uses have already been established for this site under LPS1 (legacy site)..</p>
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		<p>Refuge for Stage 1 will be in BAL 29 building as per the WAPC guidelines.</p>	
<p>10.</p>	<p><b>DFES Second Response following Amended BMP</b></p> <p><b>Location:</b> The development is on a lot that has, and is surrounded by, an extreme hazard that, in the opinion of DFES, cannot be adequately managed. DFES believes that development of a vulnerable land use at this location does not comply with the intent of Element 1 of the Guidelines and the intent of SPP 3.7.</p> <p><b>Siting and design:</b> The Bushfire Consultant’s letter dated 15 September 2022 references Acceptable Solution 5.10. DFES’ assessment applied provisions of A5.7, which were also referenced in the BMP. DFES notes that A5.7b makes provisions for a BMP to define camping sites as a tolerable loss in the event of bushfire, however DFES advocates for provision of sufficient hazard separation to achieve BAL-29 or lower to reduce the potential impact of bushfires.</p> <p>DFES acknowledges commentary relating to lack of certainty on future requirements for an onsite shelter and that these matters would be dealt with at subsequent planning stages. The principle of whether such an arrangement is acceptable would be appropriately resolved at strategic planning stage and therefore previous comments remain valid.</p> <p><b>Vehicle Access:</b> The Bushfire Consultant’s letter indicates that DFES has assessed against Element 3, however this is not the case. DFES maintains that the proposed Performance Principle Based Solution (PPBS) does not adequately demonstrate that the design and capacity of vehicular access would allow the occupants to evacuate to a suitable destination before bushfire arrives to the site, while simultaneously allowing emergency service personnel to attend the site.</p>		<p>Compliance with Element 1 is unachievable due to this being a legacy site. Vulnerable land uses are already deemed acceptable under LPS1.</p> <p>Glamping tents have been removed from the application.</p> <p>Agreed – this will have to be resolved with an amended BMP prior to commencement of the tourist development.</p> <p>Agreed – see previous comment.</p>

<p>DFES’s comments made in earlier correspondence remain unchanged, i.e. that the PPBS does not demonstrate compliance with the intent or performance principle P5viii.</p> <p><b>Water:</b> The Bushfire Consultant’s letter references Acceptable Solution 5.15. DFES’ assessment applied provisions of A5.9, which were also referenced in the BMP.DFES’s comments made in earlier correspondence remain unchanged as there is no certainty in arrangements for water provisions regarding standards and availability.</p> <p><b>Refuge</b> Please note the bushfire shelter building should be designed to withstand bushfire attack in the form of wind, smoke, embers, radiant heat and flame contact. A refuge building needs to have a sufficient separation distance from the predominant bushfire prone vegetation to avoid exposure to a radiant heat flux exceeding 10kW/m<sup>2</sup>. A building designated as a bushfire shelter must comply with ABCB Design and Construction of Community Bushfire Refuges (2014). Sheltering in a compliant refuge must be accepted as being a last resort option when it is no longer safe to evacuate to an area not prone to bushfire risk. It should be emphasised that a refuge is not a standalone solution to mitigating risk to life safety. An onsite refuge is not a substitute for two access routes which provides safe and efficient access and egress for the community, while simultaneously providing a safe operational environment for emergency services personnel.</p> <p><b><u>Recommendation – not supported due to non-compliance</u></b></p> <p>The development application is not supported as it does not meet the intent of Element 1: Location. The proposal is intensifying land use through introduction of vulnerable users in a bushfire prone area with an extreme bushfire</p>		<p>Agreed – see previous comment.</p> <p>Noted.</p> <p>Noted and agreed, with the exception of comments referring to Element 1 which is unable to be achieved. Acceptable land uses have already been established for this site under LPS1 (legacy site).</p>
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	<p>hazard both within and surrounding the lot.</p> <p>In addition to non-compliance with Element 1, the proposed development is also not supported for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The development design has not demonstrated compliance to Element 5: Vulnerable Tourism Land Uses.</li> <li>2. The proposed development is intensifying land use in a bushfire prone area at the end of a non-compliant no-through road.</li> </ol>		
<p>10.</p>	<p><b>Department of Planning Lands and Heritage (Historic Heritage)</b></p> <p>The proposed Local Development Plan (LDP) has been considered for its potential impact on the adjacent State Registered Frenchman Bay Whaling Station (ruin) (Place No. 16612), and the following advice is provided:</p> <ol style="list-style-type: none"> <li>1. It is positive that the draft LDP contains reference to Frenchman Bay Whaling Station (ruin). This should be identified in the document as a State Registered place to ensure that it is a key consideration in any future adjacent development.</li> <li>2. Please note that future development proposals for the site will need to be referred to the Heritage Council for its advice prior to determination by the relevant decision making authority. Any development proposals will need to ensure that the heritage significance of the site is retained.</li> </ol>	<p><b>Points 1 to 6 are noted and appropriate references will be made in the LDP.</b></p>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. Noted.</li> <li>3. Noted – LDP has been updated</li> </ol>

<p>3. Section 2.3 that discusses Frenchman Bay Whaling Station (ruin) does not presently reference the mechanisms for protecting historic heritage places (Planning and Development Act 2005 and Heritage Act 2018). It is recommended that the document clearly references the legislative role of the Heritage Council under the Heritage Act 2018.</p> <p>4. The Register entry for Frenchman Bay Whaling Station (ruin) notes that the place has high importance as a research site, with high potential for subsurface archaeological remains. It is recommended that Section 2.3 also make reference to the Archaeological Management Plan (AMP) for the Frenchman Bay Whaling Station (ruin), commissioned by the City of Albany in June 2022, noting that any future development in the LDP area adjacent to this State Registered place should consider any relevant policies outlined in the AMP.</p> <p>5. References could include a link to the registration documentation for Frenchman Bay Whaling Station (ruin) which can be found on the inHerit database at:  <a href="http://www.inherit.stateheritage.wa.gov.au/Public/Inventory/Details/3080eec-9-c111-4a5c-ba3f-c3d1ba61b793">http://www.inherit.stateheritage.wa.gov.au/Public/Inventory/Details/3080eec-9-c111-4a5c-ba3f-c3d1ba61b793</a></p> <p>6. For consistency, the document should refer to the adjacent State Registered place as Frenchman Bay Whaling Station (ruin).</p> <p>Additional minor comments are noted in the draft document.</p> <p>We hope that these comments are of value in the development of the proposed Local Development Plan.</p>		<p>4. Noted – LDP has been updated</p> <p>5. Noted</p> <p>6. Noted – document to be updated.</p>
<p><b>Internal Referrals</b></p>		





	<p>development are to be completed so as to ensure that no additional mosquito breeding</p>		
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<p>sites are produced.</p> <p><b>LODGING HOUSE / HOLIDAY ACCOMMODATION</b></p> <p>L2 The chalet/holiday accommodation shall comply with the City of Albany Health Local Laws 2001.</p> <p>L3 Please contact the City of Albany Environmental Health team to arrange for a 'start-up' inspection to ensure compliance with relevant City of Albany Local Laws and Regulations.</p> <p>L4 An application for registration of a Lodging house shall be forwarded to the Environmental Health Section</p> <p><b>WASTE DISPOSAL</b></p> <p>WD1 Rubbish receptacles are kept clean and tightly sealed at all times except when refuse is being deposited or emptied, so as to avoid nuisance from smells or attracting pests / rodents.</p> <p><b>REFUSE STORAGE AREA</b></p> <p>H2 An enclosure for refuse receptacles shall be provided and be -</p> <ul style="list-style-type: none"> <li>• of sufficient size to accommodate all receptacles used on the premises;</li> <li>• constructed of brick, concrete, etc., in compliance with Town Planning requirements;</li> <li>• having walls a minimum of 1.5 metres high, access way a minimum of 1.0 metre wide and fitted with a self-closing gate;</li> <li>• contain a smooth, impervious, non-slip floor a minimum of 75mm thick and evenly graded to the sewerage system;</li> <li>• easily accessible; and</li> <li>• provided with a tap connected to an</li> </ul>	<p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	<p>Noted – any future development application will be referred to the Environmental Health Section.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted – A Waste Management Plan will be required as part of any development application.</p>
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	<p>motors and the like being installed to prevent loss of amenity to the area by its noise, emission or otherwise and in</p>		
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<p>accordance with the Environmental Protection Act 1986, and Environmental Protection (Noise) Regulations 1997.</p> <p><b>SWIMMING POOL</b></p> <p>Wastewater from pool backwash to be disposed into Water Corp Sewer or contained within property boundaries and to be disposed of so as to not cause any health or environmental nuisance.</p> <p>The backwash should not be disposed of into any on-site sewage treatment systems such as septic tank or leach drains, as pool water chemicals may kill the micro-organisms that are essential for sewage treatment.</p> <p>In the event that a pool needs to be fully emptied, the water should be de- chlorinated (using sodium thiosulphate or extended detention in sunlight) and any discharge to soakage matched to the infiltration rate of local soils. For saltwater pools the water should be discharged to a low permeability solar evaporation pan where practicable. Pool water discharge should not be allowed to flow overland, where it may harm surface ecosystems.</p> <p>Pool discharge wastewater should not discharge directly to wetlands, waterways or any drains that lead into these waters, as chemicals and salts may harm natural ecosystems</p> <p>SP2 Comply with the Code of Practice for the Design, Construction, Operation, Management &amp; Maintenance of Aquatic Facilities as published by the Executive Director, Public Health and read in conjunction with the Health (Aquatic Facilities) Regulations 2007</p>	<p><b>Noted.</b></p>	<p>Noted – Environmental Health will be referred any future development application where this can be addressed in greater detail.</p>
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2.	<p><b>Reserves comments are below:</b></p> <ol style="list-style-type: none"> <li>1. The Pink Spider Orchid <i>Caladenia harringtoniae</i>, which is listed as Vulnerable under the EPBC Act and the Vulnerable under the Biodiversity Conservation Act 2016 is located on the corner of Frenchman Bay Road and Whaling Station Road. All clearing works will need to consider the possible presence of this species. This species is currently not mentioned in the DA, as the record is not currently on the TPFL database as only recorded in 2019. There is only one other recent record of this species in Albany in Big Grove. There is one historical record from Mount Clarence (1983). These two records were detected when the plants were flowering on 9th Sept, 2019 and 11th October, 2017, so any surveys will need to be done at this time of the year. These crossovers may require a clearing permit (usually exempt) given their close proximity to the orchid record.</li> <li>2. There are two proposed crossovers onto Frenchman Bay Road. These will need to be assessed by City Assets via a crossover application.</li> <li>3. There is car parking indicated on Frenchman Bay Road, as part of this development. Whilst the City has plans to develop a public access plan for the Vancouver Peninsula, these car parks should be removed from the DA/BAL report. The BAL report needs to be amended if necessary.</li> <li>4. The BAL report also indicates a Low Fuel Zone on City of Albany road verges. There is currently no agreement with the</li> </ol>	<p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted. The indicative car parking areas have been removed.</b></p> <p><b>THE BMP is to be updated and further</b></p>	<ol style="list-style-type: none"> <li>1. Noted</li> <li>2. Noted</li> <li>3. Car parking has been removed from the LDP.</li> <li>4. Noted – awaiting information regarding discussions with the City of Albany Reserves Section as per applicant response.</li> <li>5. Agreed.</li> <li>6. Noted.</li> <li>7. Noted.</li> <li>8. Noted – a Local Water Management Strategy has been prepared by the applicant and endorsed by DWER (minor updated required/conditioned).</li> <li>9. Noted – the heritage trail is not proposed as part of this application.</li> </ol>

<p>developer to reduce the fuel load on City managed land, so need to make sure that the BAL report does not include this low fuel zone in the assessment. Report says "Fuel Reduce to AS3959 exc 2.2.3.2(f)".</p>	<p><b>consultation with the City of Albany and Reserves section undertaken.</b></p>	
<p>5. Any car parking requirements for the DA should not be met by developing car parks in City land.</p>	<p><b>Noted.</b></p>	
<p>6. Any proposed works on the road verge should involve a verge development application/permit via the City Assets and City Reserves.</p>	<p><b>Noted.</b></p>	
<p>7. Any proposed fence line clearing will require a fence line clearing application / permit via City reserves.</p>	<p><b>Noted.</b></p>	
<p>8. The City is already addressing drainage issues in the Frenchman Bay picnic area, which caused serious erosion last winter. Any development/works must not increase the amount of water flowing downhill into this public recreation area. The water that caused the erosion was coming down the access road. Any clearing on the steep slopes need to mitigate the risk of erosion.</p>	<p><b>Noted.</b></p>	
<p>9. Another comment, regarding the suggestion that the Heritage Trail could go under the power line to the south of Lot 2 – this is a concern, as people will then be encouraged to go close to a City managed water tank – that feeds the public toilet in the car park. May increase chance of vandalism. This is probably more of a consideration when the trail is being developed in the future.</p>	<p><b>Noted.</b></p>	





<b>DEVELOPMENT APPLICATION LPD1</b> APPLICANT MODIFICATIONS TO ORIGINAL SCHEDULE OF SUBMISSIONS Site details: Lots 1 & 2 Frenchman Bay Road Application details: Local Development Plan			
No.	Government Agency/Public Summary of Submission(s)	Proponent Comment	Officer Comment and Recommendation
<b>Public submissions</b>			
1.	<p><b>Support subject to modification</b></p> <p>It is encouraging to see a genuine tourist development proposal for this iconic site, with an experienced proponent in the driving seat and what looks to be a well-considered plan that would appear to have a reasonable chance of happening in the not-too-distant future.</p> <p>Having said this, we would appreciate the CoA consider the following:</p> <p><b>Bushfire Management</b></p> <ol style="list-style-type: none"> <li>1. The proposal is for a two-stage development, with Stage 2 dependent on the commercial success of Stage 1. However, the modelling undertaken in Bushfire Management Plan (Appendix E) appears to be based on development of both stages. What is not clear in the submission is whether the two Lots will be cleared during the development of Stage 1 to achieve the required BAL contours.</li> <li>2. Similarly, the provision of a safe refuge appears to be linked to development of Stage 2, which raises the question of why a safe refuge is not required for Stage 1.</li> <li>3. With respect to the safe refuge / community refuge area, the Goode Beach Fire Ready Group, of which we are members, have raised this issue with CoA</li> </ol>	<p><b>Noted</b></p> <p><b>The BMP will be updated to clarify the question on Staging. Stage 1 was to be independent with refuge in BAL 29 as per WAPC Guidelines. However Further advice indicates that this will not meet the Guidelines. Consequently the staging has been removed as a refuge for the lodge will need to be provided in the café/bar building.</b></p> <p><b>A landscape plan will be provided to outline vegetation modification required over the whole site including a perimeter fire access and weed management. All significant trees are to be retained and parkland clearing will ensure as much vegetation is retained as possible in order to maintain the character of the area and minimise the cost of revegetation.</b></p> <p><b>Agreed</b></p>	<p><b>Refer to Schedule of Submissions for Officer Comment.</b></p>

<p>(Nov 2021, Feb 2022) and have been informed that Whale World is the only potentially viable option. We would encourage the CoA to pursue this option with the Proponent and the owners of Whale World as a potential win-win-win solution for the CoA, the Proponent, day-visit tourists and the residents of Goode Beach.</p> <p><b>Vegetation Retention and Fauna Habitat</b></p> <p>Item 5.2.9 refers to a preparation of a 'Habitation Assessment and Tree Retention Report' undertaken by the previous owners in 2017. We would like to draw attention to the limited nature of the 2017 studies, which involved a single site visit on 28th April and the following statement from the report:</p>	<p><b>The report can be reviewed and amended. No further survey is required. All significant trees identified will be retained. A Section 40 application will be required prior to any clearing activity on the site as required by the B.C. Act.</b></p>	
<p><small>The conclusions presented are based upon opportunistic field data collected over a limited period of time indicative of the environmental condition of the site at the time. Some fauna species are reported as present occurring within the study area based on the presence of suitable habitat (quality and extent) within the site or immediately adjacent. With respect to opportunistic observations, the possibility exists that certain species not have been detected during field investigations due to seasonal inactivity during the field survey, species within micro habitats not surveyed, cryptic species able to avoid detection and transient wide-ranging species present during the survey period. Lack of observational data on some species should therefore not necessarily be taken as an indication that a species is absent from the site.</small></p>		
<p>Given the limited field work undertaken to date, two recommendations made in the 2017 report would appear to be equally relevant to the current Proposal and we would request that these be attached as conditions to any</p>		
<p><small>Bio Diverse Solutions recommended to the MTK Ventures Pty Ltd. that the significant trees are retained altering the current design where possible and that the western portion of bushland is retained where possible to maintain connectivity and possible habitat for native animals. This area (west) although may have not been previously cleared is heavily disturbed with weed infestations and weed management is recommended if retained. commencement of any site works significant trees should be clearly marked and site operators be maintaining works away from the tree base.</small></p>		
<p><small>The most significant areas of Ringtail Possum activity is located central to the subject site where there is a grove of <i>A. flexuosa</i> and <i>E. marginata</i>. There was a positive sighting of one Western Ringtail Possum in this area during survey. Based on the most recent Development Guide Plan this area is to contain several accommodation units. Bio Diverse Solutions therefore recommends further survey work through the use of detection cameras to ascertain if this area is being heavily utilised. Based on these findings, recommendations can be made on tree retention and retention of broader elements of habitat for this species. It is recommended that the three trees located in the north of the subject site (ID 1-3) be retained due to the presence of active hollows and a drey.</small></p>		
<p>new approvals.</p> <p><b>Broader Community Benefit</b></p>		

	<p>It is good to see the proponent is open to the opportunity to work with the CoA to upgrade public facilities at Frenchman Bay.</p> <p>We would like to see the CoA go further and develop an Integrated Frenchman Bay Precinct Management Plan that brings together the CoA, the Proponent, Whale World, Goode Beach residents, and day-visiting beach users.</p> <p>Frenchman Bay is a popular recreation destination for Goode Beach and Albany residents and visitors from out of town and as it is we already see Frenchman Bay suffering major congestion issues in the summer months. The addition of even more visitors staying at the new resort will only make matters worse. Recent discussions with one of our Council Representatives suggest our concerns are shared by others.</p> <p>The Plan could consider issues such as pedestrian and vehicle access (including whether continued access for boat launching is appropriate), parking, day-use facilities, protection of significant historical artefacts, management of conservation threats and landscaping, integration of the heritage trail and bushfire readiness and response.</p> <p>Such planning, undertaken in the right spirit, would bring great benefit to the local area and add to the quality of the day visitor experience. Given that Lots 1 and 2 are a "Strategic Site" under the current local planning scheme, LPS1, we think it only proper that the CoA looks beyond the narrow focus of the Proponent.</p>	<p><b>Noted</b></p> <p><b>Agreed</b></p> <p><b>Noted</b></p> <p><b>Agreed</b></p> <p><b>Agreed</b></p>	
<p><b>2.</b></p>	<p><b>Objection</b></p>		

<p>The proposed development of a tourist accommodation complex at Lots 1 and 2 Frenchman Bay will have a terrible impact on the ecology of the adjacent beaches and other sites. In particular, the area of grassland and Banksia heath to the north of the site is floristically rich, and is already under quite enough pressure from the settlement at Goode Beach.</p> <p>The site hosts a beautiful orchid flora, including purple enamel, leopard and cowslip orchids, as well as a wide variety of other wildflowers and plants associated with a thriving coastal heath habitat. These support a rich variety of native insects, including beetles and stick insects, and the heath provides shelter for carpet pythons and other species which are under pressure from urban sprawl and habitat destruction. You may or may not be aware that a beautiful specimen of the rare Hakea victoria has already been destroyed on that site. It fills me with dismay to think that this near pristine habitat is under threat of further compromise.</p> <p>The situation will be far worse if tourists in large numbers are encouraged to spread dieback in the area, especially given that dieback already affects more than half our endangered species. The alternative - of building ugly boardwalks on the picturesque site - is equally dismaying. Given that the authorities are not capable even at present of preventing tourists from eroding delicate sand-dune environments by climbing all over them, or from endangering their lives on the rocks in the hopes of killing native fish in our national parks, I dread to think of the damage which will be wrought in the beautiful dunes on the Whale World beach.</p> <p>By permitting building in wildlife-rich sites like</p>	<p><b>This is a replica of Submission No. 2 made when the DA for the previous proposal was made. The response from the then proponent and the City of Albany are supported. In essence, the contentions of submission are not supported and issues associated with use and development of the site will be appropriately managed.</b></p>	
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	<p>this, and in the nearby Lake Vancouver site, the City of Albany will only succeed in shooting its own tourist-attracting agenda in the foot. The chief attraction of Albany is its natural beauty and its extraordinary biodiversity. Responsible tourists will not want to stay in accommodation which has been built at the expense of the very environmental riches they are seeking, and a quick trip to Salmon Holes should be enough to convince anyone that we have plenty of irresponsible tourists already. Given that a large hotel complex is already proposed in a much more sensible location at Middleton Beach, it seems the height of foolishness to destroy one of the jewels in Albany's crown.</p> <p>There is enough urban sprawl in Albany already. Please think twice about depriving our city of one of its greatest assets: its extraordinary natural heritage.</p>		
<p>3.</p>	<p><b>Support subject to modification</b></p> <p><b>1. Resolving the ambiguous status of the LDP/structure plan</b></p> <p>1.1 The proponent has put forward a local development plan for Lots 1 &amp; 2 Frenchman Bay and titled it 'Proposed modifications to Frenchman Bay Local Development Plan', suggesting an intention to make minor amendments to the existing plan which is still in force owing to a covid-related extension.</p> <p>On Page 3, it lists key features included in the 2018 LDP1, without clarifying whether they are all to be incorporated into the new 2022 LDP, and which new features that are to be added to those enunciated in 2018.</p> <p>Several obviously are not included – for example the public access pathway.</p> <p>This confusion should be cleared up before the</p>	<p><b>It is proposed to modify the existing LDP in accordance with Section 59 of the Planning and Development (Local Planning Schemes) Regulations 2015. The modifications are clearly significantly different to the existing plan.</b></p> <p><b>The proposed uses are similar but vary in form, scale and configuration.</b></p> <p><b>The proponent is supportive of the heritage trail, but not through the site itself. The Council agenda report dated 13/11/2019 noted that a revised plan was prepared which showed stairs</b></p>	

<p>City submits its recommendation to Council.</p> <p>1.2 The SHG plan is complicated by its intention to stage the implementation. Stage 1 focuses only on the 'up-market' lodge, while reserving the option of modifying other developments in the plan prior to the commencement of Stage 2 should the commercial response to the lodge dictate the need to do so.</p> <p>Since presumably no one knows what those modification might be it is important that should the Council approve Stage 1, it makes no commitment to approve an unspecified Stage 2. Instead, the proponent should be requested to submit a new Development Plan after it has clarified what it intends to do</p> <p>In the meantime, the City should consider the merits of Stage 1 as quickly as possible.</p> <p><b>2. The density of dwellings and carparking</b></p> <p>2.1 Altogether the proponent proposes the construction of 48 'accommodation units' for which car parking will be required (14 bedrooms in the lodge, 33 chalets and glamping tents, and caretaker accommodation. In addition, daytime staff and short-term visitors will require car bays. When Stage 2 is seriously considered, car parking will become a big issue. Chalets and tents will be restricted to one bay per dwelling and the bistro will add considerably to the demand for car parking.</p> <p>2.2 The proponents have noted that they hope to be exempted from the requirement of two parking bays per chalet and glamping tent. The proponent has made provision for guests staying at the lodge provides for one bay per bedroom and notes (mysteriously) that 25-30 per percent of guests will arrive by air, though many of those would most likely hire their own</p>	<p><b>down to the beach from the Vancouver dam in case access was not permitted through lots 1 &amp; 2. Another option is for the trail to run to the south of Lots 1 &amp; 2.</b></p> <p><b>There is no complication. The staging plan has been removed at the request of the City as the café/bar may need to be built as a refuge for the lodge. The proposed chalets and tenting area are indicative and modifications to the LDP may be necessary in the ensuing 3 to 5 year period.</b></p> <p><b>Agreed</b></p> <p><b>The Lodge will consist of 10 to 12 bedrooms and sufficient car bays are provided for 12 bedrooms including 3 bays for staff &amp; visitors. Sufficient car parking will be provided for the chalets, tents and café/bar in accordance with Council's requirements.</b></p> <p><b>Car parking will only become an issue if:</b></p> <ul style="list-style-type: none"> <li>• car parking adjacent to the beach is lost and is not replaced within the area around the existing public conveniences; and</li> <li>• overall visitation to the area exceeds the carparking provided in the public realm.</li> </ul> <p><b>As noted in submission one above, the proponent is supportive of an integrated plan being prepared for the locality.</b></p> <p><b>One-bedroom chalets &amp; tents only require one bay each. As Council's scheme requires 2 bays per unit, regardless of the number of bedrooms, a variation is requested.</b></p> <p><b>The intent is to provide car parking on the</b></p>	
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<p>car rather than use a courtesy vehicle (which would require an additional dedicated parking bay). The proponent proposes use golf carts as transportation vehicles to reduce vehicular congestion. The proponents, it would appear, is also hoping to have some dedicated parking for patrons set aside in the public parking area adjacent to the bistro. Finally, there is no provision to park boats and caravans with room to secure them inside the resort. The absence of provision differentiates the 2022 LDP from the version approved in 2018.</p> <p>2.3 On the face of it, it seems that the proponent does not yet have a viable plan to meet the demands on car parking. It may not become an issue until the City is able to assess the particularities of a Stage 2 LDP submission, as recommended above. In the meantime, no commitment should be made by the City to make available existing public parking exclusively for guests.</p> <p><b>3. The preservation of public amenity</b></p> <p>3.1 One of the major differences between the 2018 LDP and the 2022 LDP is the prominence now given to the scale of coastal erosion predicted over the next 40 years. This will almost certainly impact on community use of the parking and picnic areas on the foreshore of Whalers Beach, irrespective of whether the resort is constructed.</p> <p>This picnic area is highly valued by Albany residents. On blustery days, of which Albany has many, this is one of the few protected beachfronts in Albany. The swimming areas are very calm, and safe for little kids. Though the foreshore is not part of the proposed development per se, the success of the tourist venture will depend on the easy access of the resort's guests, along with members of the public, to a protected, sandy beach below.</p>	<p><b>periphery of the site, in order to minimise the conflict between visitors and cars and maximise retention of amenity and vegetation within the site.</b></p> <p><b>There will be no provision for boats and caravans within the site.</b></p> <p><b>Carparking on-site will be provided in accordance with Council's requirements. It also makes sense to coordinate an upgrade of parking within Council's adjoining reserve, particularly adjacent to the proposed café/bar and local shop. The indicative car parking shown within Council's reserves has been deleted.</b></p> <p><b>Noted. Management of this area is the responsibility of Council which is why they have agreed to participate in the coastal hazard assessment.</b></p> <p><b>As noted above, an integrated plan for the area which can be adapted to address anticipated coastal erosion in the future by utilising the area around the public toilets makes sense. The proponent is prepared to assist Council in applying for funding for such a project.</b></p>	
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	<p>3.2 It is conceivable that within a few years under extreme conditions the rising sea levels will erode the car park and the BBQs, leading eventually to the closure of car parking and boat launching below. Under such circumstances the public car parking bays above will come under considerable pressure, especially if the proposed Stage 2 bistro goes ahead with up to 100 patrons requiring parking.</p> <p>I would urge the City to take the degradation of Whalers Beach as a serious threat and factor this awareness into any agreement to development on Lots 1 &amp; 2 that could reduce public access, or accelerate the deterioration of the beachfront.</p> <p>3.3 The only proposed access by guests to the beach is via the heritage cement stairs dating back to the Norwegian whaling station. I doubt these would be deemed safe and functional by safety experts.</p> <p>3.3 Frenchman Bay generally, and Whalers Beach in particular, have a rich Menang and European seafaring history. The proposed Reception Area on Lot 1 has some of the footings of the buildings that housed the Norwegian sailors. To take another example, the large Date Palm nearby was planted in the 1940s next to a tourist hostel and should be preserved. If the Heritage Trail cannot be approved, then some other means must be made to honour the historical significance of the site. Directing the Heritage Trail to run under the power lines out the back of the resort, as suggested, is hardly a satisfactory solution to the problem.</p>	<p><b>Car parking for the bar/kitchen/shop will be provided on site in accordance with Council's requirements.</b></p> <p><b>It is understood that Council is preparing a Foreshore Management Plan and Heritage Management Plan for the area and that a Coastal Management Plan will also be prepared once the projects associated with Emu Point, Middleton beach and Princess Royal Harbour have been progressed.</b></p> <p><b>The City of Albany advises that the concrete stairs do not meet the Australian Standard and pedestrian access to the beach will need to be reconsidered. As noted in Submission No. 1, an overall plan for access to Whaler's Beach is required and the proponent is prepared to assist in accessing the necessary funding.</b></p> <p><b>Noted. Additional comment will be provided and consultation will be undertaken following the return of the proponent from New Zealand. It is intended that the Date Palm will be retained.</b></p> <p><b>The proponent will comply with the Heritage Act 2018 and will have regard to the Archaeological Management Plan recently commissioned by the City of Albany.</b></p>	
<p><b>4.</b></p>	<p><b>Objection</b> Climate Change would be the biggest threat to this Frenchmans Bay Tourist development</p>		

<p>proposal. Erosion from high tides has already impacted heavily at the base of the reserves where the development is to be constructed. Water from heavy rainfall coming down the steep grade onto the development site will see a destabilising of the site.</p> <p>So much is under threat on such a pristine coastal reserve, the availability of Fresh water for such a large development, the impact of clearing the areas fragile land, effluent , sewage, the massive increase of vehicles, humans, scale &amp; weight of the buildings. Two swimming pools. Water availability in case of fire.</p> <p>The large scale of such a development will destroy all the flora &amp; fauna &amp; the habitats of all the native animals within the site.</p> <p>It can no longer be justified with the unpredictability that climate change is bestowing on the coastline, any such development proposals so close to the ocean.</p> <p>An example is Emu Point which is under serious threat of being washed into the sea from continuous high tides &amp; rising seawater levels. Yet still more buildings for accommodation have been approved so close to the eroded beach.</p> <p>We can no longer think that coastal developments on such a scale as the Frenchman's Bay proposal will escape the impacts.</p> <p>Council could look at &amp; justify the purchase of the Lots due to the very real threats of climate change, this will protect the site &amp; It's fragile environment into the future . Albany is known for It's pristine coastline we need to do</p>	<p><b>A detailed Coastal Hazard Assessment has been undertaken to address these issues.</b></p> <p><b>The land in question is not a reserve for conservation but is privately owned property which is zoned for tourist development. It is a highly degraded site, however, appropriate measures are proposed to retain the flora and fauna where possible.</b></p> <p><b>Acquisition of the site will not protect it from coastal erosion. Council resources would be better used to carry out measures to protect Whalers Beach.</b></p>	
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	<p>everything we can within our powers to protect the coastline from over development.</p> <p>Today in reality Developers building grand structures for humans to enjoy on fragile coastal reserves are doomed to fail as they cannot control the oceans power or that of the planets weather. One can only hope council will support protection of the fragile environment that is Frenchmans Bay by leaving the 2 reserves to the peace &amp; quite of the flora &amp; fauna &amp; most of all to the future generations, for only low impact recreational use.</p>		
<p>5.</p>	<p><b>Support subject to modification</b> Whereas I feel fairly positive about this proposal in general I do have a concern in regard to water supply and effluent disposal.</p> <p>My view is that the local aquifer should be as natural as possible and that scheme water should be used from the beginning, include the existing public facilities, and make the existing bore redundant. From what I can see scheme water infrastructure has already been put in place external to and bordering the proposed development. So it would make sense to use it.</p> <p>I could not see if there was a water extraction report undertaken on the capacity of the existing bore and aquifer which included the addition of the stage 1 proposal with its lodge demand and swimming pool. If a study has not been done it would seem clear that it should be to understand clearly the affect on groundwater.</p> <p>In regard to effluent disposal on site, my concern is related to the level of the water table which may change (up or down) with the increase in water extraction from the existing bore and / or with the adoption of scheme</p>	<p><b>The proponent's preference is to access scheme water and this is being further investigated.</b></p> <p><b>It is understood that the use of bore water will need to be properly justified if required.</b></p> <p><b>The use of on-site effluent disposal will need to meet the Department of Health and Government Sewerage Policy requirements.</b></p>	

	<p>water. I would assume that this potential change in water table level would affect on site effluent disposal.</p>		
<p><b>6.</b></p>	<p><b>Support subject to modification</b>          I have faith that the Council can fairly access the development application, My concern is the clarity on the developers intent to use the road reserve as part the development to meet parking requirements' The concern is two fold</p> <p>1 Unless the comment that 25 - 30% will arrive by air (Parachute in?) most visitors will arrive at the airport hire a car and drive in, Considering they would possibly like to visit more of Albany whilst here.</p> <p>"The proposed provision of car bays is considered more than adequate, as it is anticipated that up to 25%-30% of guests will arrive by air."</p> <p>2 It is confusing in the submission on the number of parking bays in the road reserve the developer is requesting, Plan page 7 31 bays and plan page 21 15 bays</p> <p>The development will require buffering from the general public and by installing the parking in the road reserve which is vested to the City of Albany would detract from the general natural coastal appeal of the area.</p> <p>For your consideration</p>	<p><b>Indicative car parking in the road reserve has been deleted.</b></p> <p><b>Regardless of how people arrive, car parking will be in accordance with Council's requirements.</b></p>	
<p><b>7.</b></p>	<p><b>Objection</b>          This area is the wrong location for this proposal. Its proximity to the National Park and it's abundance of wildlife make it an important area that should be preserved. Ecologically the resort complex will be a disaster. CoA must be aware that the area is, and can only be, serviced by one road in, one road out. In the event of a catastrophic wildfire, the additional 35 carloads (at a minimum) of</p>	<p><b>Disagree. The site has been identified in the City of Albany's Statutory Strategies and Policy documents as an important Local Strategic Tourist Site. It is acknowledged that there is a shortfall of self-contained high-quality accommodation in the region. Bushfire management issues will be addressed. The site is 3.26ha in area, which only represents approximately 0.08% of the 3,967 hectares set aside for protection of the</b></p>	

	<p>visitors, plus staff, will be trying to use the same road to get out as the Goode Beach residents, and the same road as fire trucks trying to get in - a true nightmare. The area gets such great reviews as it is from visitors - both international and from all over Australia. Would CoA really want to jeopardise tourism from people who want to enjoy a remote, idyllic, unspoilt beach and surroundings, for the benefit of resort owners and the few who desire accommodation onsite? Could not the latter use the superb accommodation recently completed at the Albany Waterfront, and that proposed for Middleton Beach? Does Albany really need more accommodation, especially at the expense of a pristine environment and the historic Vancouver Springs, first documented over 230 years ago? Surely not.</p>	<p><b>surrounding natural environment.</b></p>	
<p>7.</p>	<p><b>Support</b>                  Fantastic.                  Time to develop this fantastic position. Close to the countries number 1 beach but no development!                  Those standing in the way of progress should moved to the side. People are just beginning to discover the beauty that is Albany. Time to move with the times.</p>	<p><b>Noted</b></p>	
<p>8.</p>	<p><b>Support</b>                  As the holder of the Management Order upon which Albany's Historic Whaling Station at Discovery Bay, Torndirrup and as the owner of this iconic award-winning tourist attraction on which it sits, we write to fully support the Local Development Plan for Lots 1 and 2 Frenchman Bay Road, Frenchman Bay submitted by Frenchman Bay Albany Pty Ltd.                   The Frenchman Bay area has, for too long, been deprived of short stay accommodation since the demolition of the Frenchman Bay Caravan Park 16 years ago.                   The proposed staging of development that will</p>	<p><b>Noted</b></p>	

	<p>add a Lodge with 10-12 bedrooms and the later addition of 25 chalets and 8 glamping sites is both imaginative and commercially sensible and will add considerably to the attraction of the Flinders Peninsula as a tourist destination.</p> <p>It has the potential to not only improve the viability of our tourist attraction operation but also significantly impact the local economy because of the style of the proposed development.</p> <p>We therefore offer our full support and encourage Council to approve the proposal.</p>		
<p>9.</p>	<p><b>Support subject to modification</b></p> <p>This proposal should be considered as a completely new development proposal for the site and should be assessed accordingly by the City.</p> <p><b>Questions of Ownership, Title and Zoning.</b> Within the current proposal and appendices, the following owners/developers are named as being associated with the resort development: (i) Seashells Hospitality Group; (ii) 'separate business entities'; (iii) Frenchman Bay Albany Pty Ltd; (iv) Paul King (SHG); and (v) Interests associated with Paul King. It is therefore unclear which of these is responsible for the resort development. So, who is the developer? A single developer needs to be identified to ensure that by dealing with a single entity no part of the site can effectively be zoned as permanent residential property.</p> <p><b>No Allowance for the Frenchman Bay Heritage Trail.</b> Under the existing DGP, land on the northern boundary of the site is to be ceded to the City to widen the foreshore reserve and provide a</p>	<p><b>The proponent is Frenchman Bay Albany Pty Ltd and the Director is Paul King</b></p> <p><b>The site is recommended for high end tourist accommodation. It is not a large site and unrestricted public access will impact on the amenity and potential security of the proposed</b></p>	

<p>route for the Frenchman Bay Heritage Trail. The new proposal does neither. During the 2015/2018 'negotiations' it was understood that the expanded foreshore reserve was required for any development on the property.</p> <p>Based on conversations with City Planners, the coastal hazard mapping of Whalers Beach has complicated this requirement. These mapping results indicate that managed retreat of the Stage 1 assets could be required after 40 years and that the Trail would also need to be moved under this scenario. If you can manage the retreat of a Lodge, why can't you manage the retreat of a Trail?</p> <p>Reading between the lines, you get the feeling that the Proponent simply does not want people walking on a public trail in front of the Lodge and Stage 2 glamping area, because this may disturb the patrons. Given the overall heritage value of and the probable interest in the Trail, this seems short sighted as the Trail would be 'good for business'. The suggested route behind the property is not acceptable to me, as the public would not experience the panoramic views over King George Sound, a very important section of the long-term Trail route.</p> <p>Bushfire control and bushfire management of any extended reserve for the Trail could be the responsibilities of several parties, including the community. I feel this should be possible to resolve with ongoing discussions.</p> <p>It is obvious that this Trail would add a significant amount of extra tourism interest/'clout' to the area. I feel that every effort should be made to negotiate the presence of the Trail into the project plan.</p> <p><b>Insufficient Setback and Geotechnical.</b></p> <p>The proposed development is not set back far enough from the shoreline to ensure that public access to the foreshore, beach, picnic area, boat launching area and associated parking can be maintained in the face of future erosion,</p>	<p><b>development. However, public access will be encouraged and accommodated at the eastern end of the site where the bar/kitchen/shop will be located.</b></p> <p><b>The proposed trail can provide the experience of both the panoramic views and a diversion down to Whalers Beach via the Vancouver Springs. This has the potential to provide a more varied and interesting trail.</b></p> <p><b>The LDP report clearly states that provision of a public footpath through the tourist development is incompatible with the proposed concept.</b></p> <p><b>There are other options for the footpath, however it is noted that Council has determined that it is not a priority in its overall planning for trails. While the proponent does not object to the trail, connection to the Whaling Station and the Bald Head Trail is considered more important and he would be prepared to assist in obtaining funding for that proposal.</b></p> <p><b>The proposed development is setback in accordance with the Coastal Hazard Assessment provided by MP Rodgers &amp; Associates.</b></p>	
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<p>as sought by WA's coastal planning policy SPP2.6. The proposal therefore puts Councillors in the difficult position of having to balance the public interest in continued access to Whalers Beach and foreshore amenities against the private interest of the Proponent.</p> <p>As discussed above, the results of coastal hazard mapping have indicated that the managed retreat of Stage 1 assets could be required after about 40 years. Associated with estimating future beach/slope erosion, why has there not been an updated geotechnical study of the slope between the escarpment and the beach; and relating these results to the potential damage estimated to be caused by coastal hazards? For example, erosion and subsidence at the toe of a slope, due to coastal hazard processes, may cause instability in the slope above the damage, resulting in slope movement. Combining coastal hazard mapping with geotechnical studies in areas of steep slope could be another way of quantifying slope movement with time.</p> <p><b>Water Supply Issues.</b></p> <p>The proposed use of groundwater to supplement the Lodge (Stage 1) rainwater supply has not been properly considered. Stage 2 is not relevant to this discussion as scheme water is the proposed supply.</p> <p>The 2015/2018 proposals state that the potable water supply will comprise a mix of scheme water, rainwater tanks and possibly underground water via an abstraction bore. It was ultimately intended to extend scheme water from the Goode Beach infrastructure to the site.</p> <p>In my submissions on previous proposed developments, I had warned about the lack of groundwater knowledge at the site and therefore the associated danger of relying upon a possibly unsustainable groundwater supply at this location. This still applies, as described</p>	<p><b>Council is responsible for the management of the foreshore area and has participated in jointly funding the Coastal Hazard Assessment. It is understood they intend to further consider the future management of the area once they have dealt with other priorities such as Emu Point, Middleton Beach and Princess Royal Harbour.</b></p> <p><b>The proponent's preference is for scheme water to be made available for both stages and that is under further consideration.</b></p> <p><b>Utilisation of the underground water resource as a long-term potable water supply is not assumed.</b></p>	
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<p>below.                  The current proposal allows for the provision of a Stage 1 potable water supply by way of filtered bore water and rainwater tanks. The groundwater is probably not potable and will require treatment (probably significantly more than 'filtering') and the sustainable quantity of groundwater available is unknown, as the existing bore on the property has never been tested for yield. A thorough aquifer testing program needs to be completed before any conclusions on available groundwater quantity/quality under this site can be reached. I am happy to help in this regard as a volunteer with extensive groundwater experience.                  Lastly, the Bio Diverse Solutions soils report states that the existing bore on the property is going to be decommissioned, so a new water supply bore will be drilled? It appears that water supply issues for Stage 1 have not yet been fully addressed and need to be. Simply assuming that a sustainable, long-term groundwater resource exists under the site is foolhardy without additional work, comprising mainly aquifer testing programs and additional groundwater drilling.</p> <p><b>Effluent Disposal System</b>                  The proponent states (correctly, I think) that connecting to scheme sewers would not be economically viable at this time, therefore an on-site disposal system will be required to dispose of waste processed by a treatment plant. A single treatment plant should be the preferred that would service both Stages 1 and 2.                  This disposal would probably be mainly via subsurface septic infiltration fields. Bio Diverse Solutions have completed two studies (test pits, auger holes and falling head permeability tests) on the upper 2m of soils under the site and have concluded that the soils are suitable for effluent disposal. However, my concern is the fate of the</p>	<p><b>Unless scheme sewer is provided by the Water Corporation, an on-site effluent disposal system will be provided. Staging of the development by the developer will necessitate separate effluent treatment arrangements for each stage.</b></p> <p><b>The effluent disposal system will be designed, installed and managed in accordance with the Government Sewerage Policy.</b></p>	
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<p>treated effluent from the septic fields. How far does it travel in the subsurface? Will it move towards the escarpment? Given the layering of the uppermost soils under the site (interbedded silts and sands), the effluent can be expected to generally move sub-horizontally. However, the movement distance and direction have not been determined, nor has the chemical quality. Computer modelling of the predicted subsurface effluent movement and quality of the subsurface effluent will probably not be necessary; however, a network of shallow monitoring bores should be installed around septic fields to measure any impact. It would not be a good look environmentally to have treated effluent discharging from the slope under the escarpment.</p> <p>Lastly, tertiary treatment of effluent is mentioned (with a plant description/quotation), in the 2015/2018 documents while only secondary treatment is mentioned in the current proposal. Surely the highest level of effluent treatment is required for on-site disposal in order to minimise environmental impacts. Also, regular chemical analysis of the effluent (at the treatment plant outlet) should be completed to ensure acceptable design quality targets are being met. This should be addressed and clarified in the proposal.</p> <p><b>Consultation and Protection of Noongar and European Heritage.</b></p> <p>Indigenous heritage and consultation with local First Nations Elders appear to not be considered in the proposal. They need to be. Protection of European heritage (the remains of the Norwegian whaling station, wrecks, water supply) is also not integrated into the proposal. It is important to remember that the historic Norwegian whaling station is a WA state-registered heritage precinct and that, for example, Vancouver Spring has probably been used by Noongar people for thousands of years</p>	<p><b>The Department of Health has confirmed that effluent disposal will be by way of a secondary treatment system.</b></p> <p><b>The Department of Planning, Lands &amp; Heritage – Aboriginal Heritage advises that the proposed works and land parcels do not intersect with any known Aboriginal Sites or Heritage Places. Nevertheless, the proponent proposes to consult with the local First Nation Elders, but due to COVID restrictions has been, until recently, unable to return from New Zealand. He understands the significance of both Noongar and European Heritage in relation to tourist development and consequently proposes to give it due</b></p>	
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<p>as a supply of fresh water. Involvement in the City's dual-naming project resulted in two features being given Noongar names in the Trail area. Signage on the proposed Frenchman Bay Heritage Trail will highlight both Noongar and European heritage of the area and thereby help to 'protect' its heritage.</p> <p>I recommend that work in the Noongar consultation/heritage disciplines is needed for this proposal. It should be completed and reported upon before any approval is given.</p> <p><b>Beach Access and Staging</b></p> <p>The proposal has no provision for beach access from the site, except mentioning the existing concrete heritage stairs at the NE corner of the property. These stairs are not near the Lodge and probably do not comply with today's safety standards. Therefore, while they must be preserved because of their heritage status, they probably cannot be used as the sole access to the beach. A new set of safer stairs next/near to the concrete stairs would therefore be required in this area. 'Adaptive re-use' was mentioned during a recent meeting with Planning staff, which involves including in-situ portions of the heritage stairs in any new stair construction detail.</p> <p>Also, it is a significant distance from the Lodge to the NE corner of the property. Lodge patrons could eventually be walking through work areas associated with Stage 2 construction.</p> <p>Given that Lodge patrons would presumably like to walk on the beach, this route through work zones may not be acceptable.</p> <p>Another possibility for Lodge patrons to reach the beach without going through Stage 2 works is constructing stairs near the Lodge, which go directly down slope from the escarpment to the beach. I am not in favour of such stairs (especially given that the Trail is not currently being considered) because it means that Lodge</p>	<p><b>consideration. Council has commissioned an Archaeological Management Plan for the Frenchman Bay Whaling Station (ruin) and the proposed development will have due regard to the recommendations of that plan.</b></p> <p><b>As the concrete stairs no longer comply with current safety standards, alternative pedestrian access to the beach will need to be provided. All access will be located at the eastern end of the site and will need to be coordinated with the City of Albany as it will go through their reserve.</b></p> <p><b>Refer to response to Submission No. 3.</b></p>	
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<p>patrons would have the only access to this 'short cut' to the beach from this location.          I remember from earlier discussions with City Reserves staff that the City does not normally allow such stairs, but if they were approved, a zig-zag construction pattern is required.          Discussions and proposals concerning access from the development to the beach should be addressed in the report.</p> <p><b>Protection of Vancouver Spring</b>          Certain proposed Stage 1 assets (tennis courts, maintenance shed) are located within the assumed 'environmental protection' catchment area of Vancouver Spring. This spring and the associated Vancouver Dam are located within the Norwegian Whaling Station heritage-listed precinct (16612). Vancouver Spring has important European and First Nations history/heritage and now has a Noongar name (Kep Mardjit), commemorating the occurrence of the spirit snake at this location.          The tennis courts, as a source of environmental contaminants, seem benign and it would appear to be acceptable to locate these within the spring catchment.          The maintenance shed, however, is a different story.</p> <p>The proposal states that:</p> <p>"The shed will be placed on a concrete slab and designed to ensure no contaminants will be emitted into the environment".</p> <p>However, the shed will contain oil, grease, fuel, chemicals, and maintenance equipment.          Despite the concrete slab floor proposed for this shed, spillage of pollutants could flow across the floor and enter the subsurface. Therefore, this is not a good location.</p> <p>However, if this shed location is approved,</p>	<p><b>The proponent is proposing to delete the tennis court and relocate the shed so that it is located outside the Vancouver Springs catchment boundary.</b></p> <p><b>The proponent is well aware of the fact that the shed will contain potential pollutants and while it will be relocated, appropriate measures will be put in place to prevent the migration of the pollutants into the surrounding environment.</b></p>	
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<p>building an impermeable bund around the outside perimeter of the concrete slab is required to prevent migration of pollutants into the subsurface within the catchment of Vancouver Spring.</p> <p>First Nation Elders should be consulted about the placement of these structures in the catchment.</p>		
<p><b>10. Support subject to modifications</b></p> <p><b>Introduction and Summary</b> At first sight this is an attractive proposal for this important tourism development site, but there are serious problems that need to be addressed.</p> <p><b>Insufficient setback.</b> The proposed development is not set back far enough from the shoreline to ensure that public access to the foreshore, beach, picnic area, boat launching area and associated parking can be maintained in the face of future erosion, as sought by WA's coastal planning policy SPP2.6. The proposal therefore puts Councillors in the position of having to balance the public interest in continued access to Whalers Beach and foreshore amenities against the private interest of the proponent.</p> <p><b>The unclear status of the proposal.</b> It is presented as Proposed Modifications to Frenchman Bay Local Development Plan, i.e. the existing Development Guide Plan (DGP, the previous terminology) which the City approved in September 2015; but it does not make clear which aspects of the DGP carry through and which are supplanted, nor address how it fits the planning and strategic context, which has changed since 2015.</p> <p><b>Just what is Council being asked to</b></p>	<p><b>Refer to previous Submission No. 3.</b></p> <p><b>Refer to previous Submission No. 3.</b></p>	

<p><b>approve?</b> As the proposal stands, the proponent intends to develop Stage 1 (the small luxury lodge) on a small part of the site, but only hopes to be able to develop Stage 2 in later years. The proposed LDP should set out parameters for Stage 2 in such a way as to ensure that any significant deviation from the present proposal will require approval via an amendment to the LDP or a new LDP.</p> <p><b>Questions of ownership and title.</b> We urge the City to ensure that this is addressed in the new LDP as in the DGP, to ensure that no part of the site can effectively be turned into residential property (the proposed caretaker’s residence accepted).</p> <p><b>Unsatisfactory provision for the Frenchman Bay Heritage Trail.</b> Under the existing DGP, land on the northern boundary of the site is to be ceded to the City to widen the foreshore reserve and provide a route for the Frenchman Bay Heritage Trail. The new proposal does neither.</p> <p><b>Protection of Noongar and European heritage.</b> Indigenous heritage is not considered in the consultation document, and protection of European heritage e.g. the remains of the Norwegian whaling station—is not integrated into the proposal.</p> <p><b>Bushfire Management.</b> The proposed development needs a bushfire refuge. The logical solution is a community refuge at Discovery Bay for local residents, staying visitors, and day visitors alike.</p> <p><b>Water supply.</b> The Local Planning Scheme requires that “all development” on the site be connected to scheme water, but the proposal envisages that Stage 1 of the development will rely on</p>	<p><b>Noted. Refer to previous submissions.</b></p>	
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	<p>rainwater and bore water while proposing to decommission the existing bore on the site. More investigation of groundwater conditions is needed to ensure that the proposed use of bore water is sustainable and environmentally acceptable.</p> <p><b>Effluent Disposal.</b> The new proposal envisages secondary treatment of sewage before infiltrating it into the subsoil. This appears to be a backward step from the tertiary treatment included in the 2015 DGP and subsequent Development Application. More work is also needed to give confidence that effluent will not travel through the subsoil to emerge on the escarpment or beach.</p> <p>In the light of these shortcomings, the proposal should be revised and presented as a new LDP to replacing the 2015 DGP. (Confusion is increased because the City in its website and letter about the consultation refers to the DGP as “the existing Local Development Plan 1”.)</p> <p>If these matters are satisfactorily resolved, the application will be supported.</p>		
<p><b>11.</b></p>	<p><b>Objection</b></p> <p>I refer to the Local Development Plan (LDP) for Lot 1 and 2 Frenchman Bay Road, Frenchman Bay, that is currently available for public comment. As the owner of 4 La Perouse Road, Goode Beach, I object to the proposed LDP amendments for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Firstly, Lots 1 and 2 are zoned Special Use (No.13). The permitted uses for the site are caravan park, caretaker’s dwelling, holiday accommodation, shop, office and restaurant. The Shop, Office and Restaurant land uses may only be permitted by the Local Government subject</li> </ol>		

	<p>to that land use being incidental to an approved caravan park or holiday accommodation use. The amendments to the café/restaurant and associated amphitheatre (proposed to be used for weddings and events) are not at a scale which is incidental to the predominant holiday accommodation use of the site. In addition, a 'day spa' is not a use which is permitted within the Special Use zone and should not be supported by the City.</p> <p>2. The LDP references that "25-30% of guests will arrive by air". Does this suggest that a helipad or other similar land use is to be incorporated? If so, this would be inconsistent with the current zoning and would not be considered to be incidental to the holiday accommodation usage. There are also numerous other factors (inc effects on wildlife, nuisance to residents) that would need to be considered;</p> <p>3. Further, any long term habitation or sale of these chalets would inconsistent with the Special Use zoning of these two lots. I strongly oppose the LDP stating that the chalets will "likely to be in a different ownership structure". The selling or changing of ownership of these chalets should not be allowed as is inconsistent with the current LDP and the zoning;</p> <p>4. The proposed LDP represents a much greater intensity of development at the site than what is approved under the current LDP. The site already cannot meet the requirements of two access routes under the Bushfire Guidelines. In addition, Stage one is proposed to beconstructed without a community refuge facility. The proposed location of the site and the associated bushfire constraints, do not support the</p>	<p><b>It is proposed to delete the tennis court. A 'Day Spa' is considered to be an incidental use within the proposed Tourist development. As Whaleworld proposes to develop an amphitheatre is has been deleted from the proposal.</b></p> <p><b>It is anticipated that some guests will fly to Albany and can be picked up at the airport by a courtesy car. Sufficient car bays will be provided should guests decide to hire a car.</b></p> <p><b>Long term habitation is not permitted by the Local Planning Scheme and the proponent proposes short stay tourist accommodation. The financial arrangements to achieve the tourist development are not dictated by the Local Planning Scheme.</b></p> <p><b>In terms of the number of people that the proposed development will cater for, there is little difference to the approved plan which catered for up to 200 people. Up to 6 people per unit were proposed compared to 2 persons per chalet and 2 persons for each bedroom in the Lodge. The café catered for up to 76 people compared to the 100 people in this proposal.</b></p>	
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<p>greater intensity of use at the site;</p> <p>5. The greater intensity of development will also undoubtedly have an impact on the already eroding beach and dunes. The development will increase the number of people utilising the nearby beach, as well as increasing the regularity of people visiting the beach. I am concerned that this has not been properly addressed in the LDP and there is no clear rectification works or environmental asset management planning for the area. Will these increased costs be met purely by the City of Albany? Is there any planning to deal with the increased degradation of the natural assets that will be caused by the development?;</p> <p>6. The LDP shows that there will be removal of significant trees and vegetation from the site. From the plans, it looks like they will be replaced by large open areas of grass and concrete etc. However, there does not seem to be any consideration in the LDP of how this may affect runoff and water erosion of the site and surrounding areas. Obviously replacing trees and vegetation with grass and concrete will significantly change the way the water flows; this has not been appropriately considered by the LDP;</p> <p>7. The LDP amendments propose an expanded building envelope and development footprint which will result in a greater loss of trees and vegetation on site. The latest Habitat Assessment and Tree Retention Report was prepared almost five years ago. Given the proposed changes to the development footprint, an updated report must be provided prior to the determination of the LDP. It was noted</p>	<p><b>Council is responsible for the management of the surrounding reserves and the proponent is supportive of the need for a co-ordinated plan for the area to be initiated.</b></p> <p><b>It is proposed to retain significant trees and retain vegetation where possible. The footprint of the proposed chalets and vehicular access is less than the previous proposal and there is greater flexibility to retain existing vegetation. A Local Water Management Plan will address issues relating to stormwater runoff and potential water erosion.</b></p> <p><b>Disagree. The footprint of the proposed development covers approximately one hectare of the site compared to approximately 1.2ha for the previous development proposal.</b></p>	
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	<p>in the 2017 report that the site contained potential threatened Carnaby's Black Cockatoo foraging habitat and Ringtail Possum activity. Due to the potential changes in the vulnerability of both these species (due to continuing habitat destruction throughout Western Australia), it is essential that a current Habitat Assessment and Tree Retention Report is provided. It is also worth noting that Carnaby's Black Cockatoos feed on a rarely reported food source at Goode Beach—the grubs or larvae of longicorn and there are known clusters of Ring Tail Possums at Goode Beach;</p> <p>8. I note from the LDP that examples of potential buildings have been provided from Mason &amp; Wales Architects. I query why the building examples being provided are of actual residential developments, as opposed to holiday chalets. I also reiterate my opposition to these chalets being made available for sale. By doing this, the LDP is essentially creating a new suburb. Another issue with the nature of this development and something that the LDP has not addressed, is the lack of any sustainable/eco characteristics. The LDP talks about preserving the area, but makes no mention of how any eco principles will be incorporated (i.e. solar power, water recycling etc). Mason &amp; Wales Architects are also New Zealand based and seem to specialise in more of an alpine/mountain style of architecture, so it seems that these developments are not suitable for this region of Western Australia;</p> <p>9. Also, given the greater amount of people that will be located in the area, the LDP makes no mention of how issues associated with dieback might be</p>	<p><b>Refer to previous Submission No. 3.</b></p> <p><b>As previously noted, the chalets are for short stay accommodation only.</b></p> <p><b>Given the isolated nature of the site, especially in terms of access to service infrastructure, the proponent is investigating the opportunity to incorporate a series of sustainable design initiatives into the project. These include the use of solar power and storage of renewable power, geothermal heating for the pools, geothermal heating, ventilation and air conditioning systems, rainwater capture, use of grey water and reticulation of treated effluent. The use of modular construction and prefabricated modules constructed off site can minimise the impact on the environment and facilitate relocation in response to coastal erosion.</b></p> <p><b>Waste within the site will be managed by the proponent. Council will be responsible within the surrounding public realm.</b></p>	
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	<p>addressed. In addition, the LDP makes little mention of how the increased amount of rubbish/litter will be managed. Frenchman Bay is a pristine area that must be protected from the inevitable increase in waste and litter that will result if the development goes ahead. How will it be managed (with particular reference to the glamping tents located close to the coast)?</p> <p>10. The amendments propose intrusion into the 65m setback from the Vancouver Spring, which is not supported. Stormwater runoff will occur from the tennis court and maintenance shed and will impact the Spring's catchment. The potential environmental impacts have not been appropriately considered. Further, the Spring itself has significant heritage value which has not been considered by the LDP. In regards to Vancouver Spring, I note the following:</p> <ul style="list-style-type: none"> <li>- Vancouver Spring was included on the Western Australia Heritage Council Heritage List on 27 October 2020:</li> <li>- Vancouver Spring is also included in the City of Albany's Local Heritage Survey and is listed as having "Exceptional – Registered" significance; and</li> <li>- Vancouver Spring is listed in the City of Albany's Municipal Inventory as a Category B site. The Spring is significant to the Menang Noongar as it is the water source of the Mardjit – the ancestral creative snake. The site is also significant to European settlement and also to European history prior to Albany's settlement;</li> </ul>	<p><b>As noted previously, the tennis court has been deleted and the shed moved outside the catchment.</b></p> <p><b>Noted.</b></p>	
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<p>13. I also note that the LDP makes no mention of any consultation with Albany’s Menang Noongar community and/or elders (nor any of Albany’s various Aboriginal Corporations). Given the significance of Vancouver Spring to the Menang Noongar population (as its the water source of the Mardjit – the ancestral creative snake), there must be extensive consultation with Albany’s Menang Noongar community and/or elders. Also, the LDP makes no mention of how this site will be acknowledged or even protected from the risks associated with the development and increased human presence;</p> <p>14. A news article featured in the Albany Advertiser on 19 March 2020, titled ‘Preservation of Albany’s rich heritage to be strengthened’, talks about strengthening historical protection. This LDP has made no mention on how the historical sites here will be protected from an increased human presence. Due to the number of surveys, reports and lists which acknowledge the significance (including a report by the WA Museum), surely there is a need for an archaeological survey and proper consultation. Especially considering that the whaling station did seem to have buildings/structures located on Lots 1 and 2. As the historical sites are already rapidly degrading, at the very least, there must be some protection proposed by the LDP;</p> <p>15. The LDP references that the site (including tennis court and amphitheatre) could be used for functions and/or special events (i.e. weddings). This is not consistent with the uses permitted for this special use site. Clarification is required that the site will not be used for these purposes and the</p>	<p><b>Noted. See previous submission.</b></p> <p><b>The City of Albany has commissioned a heritage assessment of the site. The proponent will have due regard to the recommendations of the report.</b></p> <p><b>Refer to previous submissions.</b></p>	
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<p>associated impacts to the environments needs to be considered. The creation of a day spa is also a use that is not consistent with the uses permitted for this special use site (plus there are potential waste water implications due to potential chemicals that may be used in this process);</p> <p>16. The scale and intensity of the proposed restaurant is unclear in the LDP. The report states that due to the constraints of requiring a community refuge facility, the restaurant will be limited to 100 people, which is not commercially viable. However, the parking assessment is based on accommodating 100 people in future. Clarification is therefore required. Notwithstanding, a restaurant accommodating greater than 100 people is not considered to be incidental to the accommodation use of the site and will generate an unacceptable amount of traffic to the area, which is in addition to the people staying at the facility;</p> <p>17. The car parking assessment has not considered parking for the 10-12 bedroom holiday lodge;</p> <p>18. Parking for the restaurant is indicated within the Frenchman Bay Road reserve. This is not considered appropriate and requires entering the 60km/hr road in reverse gear from the parking bays. Accommodating restaurant parking in the verge removes access to public parking for the beach. The development should not rely on parking being accommodated within the road reserve;</p> <p>19. Given the proposal for a large restaurant/bar/café, there does not seem to have been appropriate consideration in</p>	<p><b>The current approval provides for a café catering for up to 76 people. The indicative plan allows for a facility catering for up to 100 people. The scale of the bar/kitchen/shop will be further considered and will be dependent on bushfire management guidelines.</b></p> <p><b>Disagree. Car parking is provided.</b></p> <p><b>Parking for the bar/kitchen/shop is provided for on-site. The parking within the road reserve has been deleted.</b></p>	
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	<p>the LDP to the potential impacts of this increased land use intensity. For example, I would have concerns regarding whether the road infrastructure (i.e. lighting, line marking, shoulder etc) is appropriate to handle the amount of people utilising this increased restaurant/bar/café. This development (and the increased traffic) also places further risks on the residents of Goode Beach (and other areas) due to the volume of traffic, the nature of the traffic (i.e. late night after the restaurant/bar/café closes) and also the potential for people driving under the influence on a badly lit stretch of road. The potential impacts to native animals being hit by cars (due to the increased traffic) should also be considered;</p> <p>20. The LDP makes mention of a “mixed commercial enterprise [being] in high demand from local residents”, but there is no evidence in the LDP of consultation with local residents and how they arrived at this conclusion;</p> <p>I trust the above will be considered as part of the City’s assessment of the proposed LDP.</p>	<p><b>The proponent is responsible for the infrastructure within the development site and it will be designed in accordance with the City’s standards.</b></p> <p><b>The provision of a ‘Local Shop’ has always been mooted for the site and will be given further consideration at the detailed design stage.</b></p>	
<p><b>12. Support</b></p>	<p>I write in support of the above proposed tourism development by Paul King of Seashells Hospitality.</p> <p>I am aware of the need for such a development in Albany with its ever-increasing attraction to tourists.</p> <p>As someone who has ongoing involvement in Seashells Broome and Seashells Mandurah, I am only too aware of the quality of these properties, their ongoing maintenance programs, and the satisfaction of guest stays.</p>	<p><b>Noted.</b></p>	

<p>Seashells Yallingup and Seashells Scarborough are also outstanding properties which, combined with those of Broome and Mandurah will only enhance a future venture into Albany.</p> <p>I have also known Paul King for decades and admire his ability to locate and develop these key tourism sites for Western Australia. I have also known and served with Paul on the Tourism Council of WA where he has been honoured for his long and successful service.</p> <p>It is therefore my hope that this proposal will be given positive consideration and ultimate approval.</p>		
<p><b>13. Support</b></p> <p>I understand that a new draft local development plan has been submitted for Frenchman's Bay Albany on the old Frenchman's Bay caravan Park site.</p> <p>I am writing this brief email in support of this development. As a reasonably frequent visitor to Albany, we have been very impressed with what the City of Albany has done in terms of the infrastructure works on the Foreshore, the Esplanade and at key tourism sites such as the Anzac Centre, the Blow holes, the coastal walks, etc but what is sorely lacking is new accommodation options. Whilst it appears new developments such as the Hilton will cater to corporate or those requiring small rooms, I see little being done to cater to the needs of those seeking more refined accommodation or bungalows.</p> <p>I understand that there is proposal for a low-level luxury lodge and some bungalows along with a boutique bar etc and that the Seashells Group is behind this Frenchman's Bay proposal. Having stayed at their properties in Broome, Mandurah and Yallingup I can attest</p>	<p><b>Noted.</b></p>	



	<p>to their quality. They are extremely well run and cater to the needs of all travellers, not just corporates. Albany sorely needs developments like this that are in harmony with its natural attractions and are built with environment and the City's needs at the forefront. Albany is in dire need of some new, unique and alternative places to stay to add to its existing attractions.</p>		
14.	<p><b>Support</b> I have been made aware of a draft Local Development Plan for Lots1&amp;2 Frenchman Bay Road.</p> <p>After looking at the developers structure plan and proposed development I feel its appropriate for that particular site and I would fully support such development especially with the developers experience in the accommodation and hospitality industry in other locations around the world.</p>	<p><b>Noted.</b></p>	
15.	<p><b>Support</b> I wrote to support the proposal by Seashells HG on the above site It is a good solution and appropriate for a valuable site which has been underutilised for many years.</p> <p>I think the density proposed is fair and the Developer is competent and has a good track record.</p>	<p><b>Noted.</b></p>	
16.	<p><b>Support subject to modification</b></p> <p>I have three major concerns with regard to the current proposal.</p> <p><b>1. No provision for low cost campers.</b> As most Albany residents and former tourists would be aware, Lot 1 &amp; 2 Frenchman Bay used to be a caravan park. With the advent of the Garden Hilton on Albany's foreshore, the new 4 or 5 star hotel at Middleton Beach and many other 'exclusive' or expensive short stay venues in and around Albany, the district caters</p>	<p><b>Guidance within the City of Albany Strategies &amp; Policy is for the provision of high-quality accommodation given the availability of many other sites for camping and caravan parks elsewhere in Albany.</b></p>	

<p>well for 'well-healed' tourists. Where will campers, backpackers (including seasonal agricultural and hospitality workers) and caravaners go? What new cheaper options are on offer?</p> <p>The current proposal with a few modifications should also include at least some provision for low cost camping sites. Rather than disturb the 'high end' market – the obvious targets for the chalets and glamping in this proposal, the additional interaction with more young overseas visitors is likely to add to rather than detract from the enjoyment of other tourists.</p> <p><b><i>Access to the beach by the general public must be clearly safe-guarded in determining access roads and tracks associated with this proposal.</i></b></p> <p><b>2. Lack of independent marine survey</b>          Frenchman Bay is a shallow, sea grass rich small bay. Before any further development is permitted above this unique site, a comprehensive marine flora and fauna survey should be conducted. The effect of any run-off (rain water), effluent leakage, gardening products or machinery leakage from the site must be monitored and where necessary modified. This marine study (flora, fauna, sea water quality) should be undertaken (with appropriate follow-up) by marine scientists who are not under contract from the developers or owners of the site. UWA Albany marine researchers would be ideally suited for this on-going study. Before new work commences on the site, a base-line study needs to be completed.</p> <p><b>3. Coastal Erosion</b>          Whilst the proponents' documentation allows for a 'managed retreat' following inundation and destruction of the now delightful beach, the proponents are assuming that the shoreline of</p>	<p><b>It is understood that young overseas visitors and backpackers prefer to be located where they have convenient access to the facilities, activities and services available in the City centre.</b></p> <p>Noted.</p> <p><b>The proponent will undertake all necessary assessments and associated implementation, such as the coastal Hazard Assessment, Local Water Management Plan, Site &amp; Soil Evaluation, Bushfire Management, update flora and fauna studies and service infrastructure. While it is supportive of the other more wide-ranging research such as marine studies it does not have the resources to undertake such work.</b></p> <p><b>The proponent understands the beach will be subject to ongoing risk which will potentially impact on its accessibility. The City has the prime responsibility for its management.</b></p>	
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<p>Frenchman Bay will be safe for decades.</p> <p><b>3.1.1 Storm Event</b>  <i>As outlined previously, Frenchman Bay has a northerly aspect and so is protected from the most severe wave energy from the south by the Flinders Peninsula. Given the above, storm events that are predominately from the west through south would be expected to have little impact on the shoreline fronting the resort.</i></p> <p><i>m p rogers &amp; associates pl p.17.          Figure 3.1 Coastal Hazard Map (MRA, 2022)</i></p> <p><i>Inundation hazards were also considered within the Coastal Hazard Assessment; however, given the elevation of the site is above 12 mAHD, inundation will not be an issue.</i></p> <p><i>m p rogers &amp; associates pl p.10.</i></p> <p><b>4.4 Recently the CoA closed beach access to Frenchman Bay beach due to storm damage and erosion near the picnic area.</b> (It is still partially fenced off in the hope that the sand and grass will recover.) This demonstrates again the vulnerability of this much loved site.</p> <p>The assumed impact of coastal erosion does not take into account many current observations and predictions of climate change. It also ignores the history of this particular part of our coastline. Whilst it is true that generally most storms feature westerly and southerly winds, the most destructive winds on this part of the coast affecting Goode Beach and Frenchman Bay are northerly and easterly winds. This is well documented – the most dramatic demonstration being <i>the 1921 storm which wrecked the Norwegian Whaling Station at Frenchman Bay and breeched the dunes of Goode Beach, with sea water entering Lake</i></p>	<p><b>MP Rogers &amp; Associates are well aware of the history of coastal erosion in the area and have taken it into account in their study and recommendations.</b></p>	
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	<p><i>Vancouver/Naaranyirrap.</i> Several ship wrecks at Goode Beach and Frenchman Bay show the foolishness of ignoring their power. This is particularly the case at Goode Beach where deeper water, unprotected by the tighter point of Bombie Rock (Frenchman Bay) allows large swells to impact the shore during easterlies and north easterlies.</p> <p>The foolishness of allowing any major development near or behind the dunes of Goode Beach should be noted. <b><i>Until climate change is brought under control, Lot 660 Goode Beach should never be built on.</i></b></p> <p>Will the City of Albany come to the rescue should the owners (current or future) see that the major attraction of their resort – the beach itself - is under threat or destroyed? Millions of dollars have been spent by CoA and the State Government to ‘guarantee’ the future of Middleton Beach hotel etc.. Could the owners of this resort use this as a precedent to hold to account future local and state governments for similar support?</p>	<p><b>The City of Albany and State Government have responsibility for the overall management of the coast and hinterland. Hence their proactive response in preparing Coastal Hazard Assessments and action in relation to Emu Point, Middleton Beach and Princess Royal Harbour. It is also why they have participated in the studies for Frenchman Bay and it is understood further work will be undertaken once the other priority areas have been dealt with.</b></p>	
<p>17.</p>	<p><b>Support</b></p> <p>I am writing in support of LDP1 - Local Development Plan LDP (1) - Lot 1 &amp; 2 Frenchman Bay Road, Frenchman Bay being proposed by Paul King and Seashells</p> <p>I am writing as the Executive Director of Icon Tourism Consulting. I have been working in the WA tourism industry for over 30 years and operated tours to Albany in the 80, 90 and early 00's. I was in and around the Albany Tourism Industry working with local operators and suppliers during this time. Since then, I have consulted on several projects in Albany and so I have a good understanding of tourism in Albany.</p>	<p><b>Noted.</b></p>	

<p>I support the proposal from Seashells and Paul King whom I have known as a creative and successful operator of hotels all over WA for over 2 decades</p> <p>I also worked with Paul directly when he was President of the Tourism Council of WA, and he was the leader that turned this organisation into the leading advocacy for tourism that it is today.</p> <p>Paul is passionate about tourism in WA and gives up many hours of his time to assist the industry to grow.</p> <p>Whenever Seashells has opened a property, the local economy has benefited and even during challenging times has operated successfully.</p> <p>Albany desperately needs more high-end accommodation, and this product will begin to add to the reputation of Albany as an upmarket destination and would further support inbound traffic into Albany.</p> <p>The proposed site is an amazing location and fits perfectly into the Seashell branding. This is an opportunity for Albany to bring in another high calibre, well respected internationally recognised operator that will assist greatly with the continued growth of Albany.</p> <p>I hope that this application is successful, and Albany will continue to grow its tourism industry particularly for the benefit of the under 25 youth employment opportunities that a project like this brings to Albany. Seashells is a respected employer providing outstanding training and career opportunities within the tourism and hospitality industry.</p>		
<p><b>18. Support</b> Please accept my submission in favour of the</p>		

<p>proposed modifications originally approved for this “Special Use” site.</p> <p>I have read the detailed submission prepared by Ayton Planning in April 2022, and I fully support their conclusions and recommendations.</p> <p>Having lived and worked in the region for 20 years, I have witnessed first hand the considerable increase in tourism related development and infrastructure – not the least of which are the recently completed Hilton Hotel at the Marina and the purchase of a hotel site at Middleton Beach.</p> <p>I have in the past had a professional relationship with the proponent (Seashells Hospitality Group/Paul King) and would suggest that their credentials and expertise in developing tourism properties similar to that proposed at Frenchman Bay is amply demonstrated by existing developments at Scarborough, Fremantle, Yalligup, Mandurah and Broome.</p> <p>The proponent has had a long term commitment to Tourism Council WA, and Paul King himself is a past Chairman of the organisation.</p> <p>I hope and trust that my submission in favour of the proposal will be considered in arriving at your decision.</p>	<p><b>Noted.</b></p>	
<p><b>19. Support subject to modification</b>                  I would welcome a high class resort, of the kind described in the consultation document, on this site.                  The current proposal leaves many loose ends and gives the impression that the proponent hoped the City would wave it through as a mere modification to the existing 2015 Development</p>	<p><b>Noted.</b></p>	

<p>Guide Plan. I am happy to learn that it is being properly assessed as a proposal for a new LDP. If the current proposal is revised to address concerns raised in the Frenchman Bay Association's response to this consultation it will have my support.</p>		
<p><b>20. Support</b> i fully support this application and would like to see this go ahead. i believe having a company like seashells in Albany would be great draw card for the area my previous stays in there accommodation has been excellent and they set a very high standard in the industry.</p>	<p><b>Noted.</b></p>	
<p><b>21. Support</b> Very supported of this LDP. The development has the potential to showcase environmental tourism in a unique location. City of Albany would do well to support this type of tourism development. The proposed concept of a lodge, chalets, non-permanent "Glamping" Tents, with well located resort style infrastructure is long overdue in the region. An important project that deserves community support</p>	<p><b>Noted.</b></p>	
<p><b>22. Support</b> The new plans are a significant improvement on the previous plans for townhouses that I believe were completely unsuitable for the site. The vision in the new plans is extremely sympathetic to the location and I believe will be of a new standard for Albany and long overdue. Something similar to Bunker Bay out of Dunsborough. The images of the lodges in NZ in the submission are really exciting. Paul King is an extremely experienced operator in both the tourism and residential development spheres. Having experienced his developments and tourism operations around the state first hand, I have confidence that he</p>	<p><b>Noted.</b></p>	

	<p>and the Seashells brand will add positively to Albany and the Frenchman Bay site in particular.</p> <p>My introduction to Albany as a boy was staying at the old caravan park at Frenchmans - probably 8 years in a row. so, I really appreciate this site and how special it is. I want to see something impressive done with it and the idea of the lodge, restaurant/bar, cabins, pools and Glamping tents sounds pretty great to me.</p>		
<p><b>23.</b></p>	<p><b>Objection</b> As a frequent visitor to Goode Beach due to a family connection, I object to the proposed LDP amendments for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Lots 1 and 2 are zoned Special Use (No.13). The permitted uses for the site are caravan park, caretaker's dwelling, holiday accommodation, shop, office and restaurant. The proposed LDP clearly exceeds what is currently permitted and is much more intense;</li> <li>2. The site already cannot meet the requirements of two access routes under the Bushfire Guidelines;</li> <li>3. Coastal erosion and degradation (which is already a problem at the nearby beach), will increase due to the increased intensity of usage;</li> <li>4. The latest Habitat Assessment and Tree Retention Report was prepared almost five years ago, so it is largely out of date. Due to the changes to the development footprint, an updated reported must be provided;</li> <li>5. The amendments propose intrusion into the 65m setback from the Vancouver Spring, which is not supported. Stormwater runoff will occur from the tennis court and other large and flat grassed/paved areas.</li> </ol>	<p><b>Refer to previous submissions.</b></p>	
<p><b>24.</b></p>	<p><b>Objection</b> As a resident of 2 La Perouse Road, I object to the proposed LDP amendments for the</p>		



	<p>following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed LDP clearly exceeds what is currently permitted and is much more intense than the current LDP;</li> <li>2. Stormwater runoff will occur from the tennis court and other large and flat grassed/paved areas, which will affect the Vancouver Spring Catchment;</li> <li>3. Parking for the restaurant is indicated within the Frenchman Bay Road reserve. This is not considered appropriate and requires entering the 60km/hr road in reverse gear from the parking bays;</li> <li>4. The scale and intensity of the proposed restaurant is unclear in the LDP. Notwithstanding, a restaurant accommodating greater than 100 people is not considered to be incidental to the accommodation use of the site and will generate an unacceptable amount of traffic to the area, which is in addition to the people staying at the facility;</li> <li>5. There has been no consultation with the local Noongar population in the LDP; and</li> <li>6. There has been no consideration of the potential impacts on the heritage listed Vancouver Spring or Whaling Station ruins.</li> </ol>	<p><b>Refer to previous submissions.</b></p>	
<p><b>25. Support</b></p>	<p>I am writing in support of Mr Paul King's Local Development Plan application for Lot 1 &amp; 2 Frenchman Bay Road, Frenchman Bay.</p> <p>I have provided PR and marketing services to developer Paul King's Seashells Hospitality Group for 14 years and in that time have been closely involved in each of his developments under the Seashells Brand – mostly in regional WA: Broome, Scarborough, Mandurah, and Yallingup.</p>	<p><b>Noted.</b></p>	

<p>Each of these properties has been carefully and thoughtfully designed and developed, respecting the location, the environment and community whilst providing a high-quality accommodation facility for leisure and business travellers, and particularly for families.</p> <p>My client relationships are based on mutual trust and respect, and I have no hesitation on supporting Paul in his proposal for Frenchman Bay as I know he has strong family ties to Albany and will create a tourism asset for Albany for many years to come that enhances its surrounding environment.</p> <p>Paul has been a leader in WA's tourism industry for a number of years, Chairing Tourism Council of WA for a number of years and winning the coveted Sir David Brand Award for Tourism for his services to the industry.</p>		
<p><b>26. Support</b>          I write in support of the proposed development at lots 1 &amp; 2 Frenchman bay rd Frenchman bay. I have reviewed the submission and as an Albany resident feel that the low impact approach to this site that has languished for many years is a good outcome for the area. It will provide some services that are sadly lacking in this premier tourist location. It will have minimal impact on the popularist environmental issues that beset all proposed developments.          I confirm that I am in full support of the proposal.</p>	<p><b>Noted.</b></p>	
<p><b>27. Support</b>          I am writing in support of Lot 1 &amp; 2 Frenchman Bay Road Frenchman Bay submitted by Seashells Hospitality Group.          Whilst I am not currently a local resident, I am</p>	<p><b>Noted.</b></p>	

	<p>very familiar with the development expertise of Paul King and the Seashells Hospitality Group as one of Western Australia's highest regarded Tourism developers. I have spent a significant amount of time in Albany including serving as the tourism representative on the City of Albany National Anzac Centre Advisory Group.</p> <p>The Frenchman Bay development has my full support and I confident Seashells represents the best possible chance of success for both the city and the tourism industry.</p>		
<b>Agency Submissions</b>			
<p><b>1.</b></p>	<p><b>Department of Health</b></p> <p><b>Water Supply and Wastewater Disposal</b> The development is required to connect to scheme water.</p> <p>For Wastewater, an approved 'Secondary' treatment system, certified to AS1546.3:2008, is to be installed as per the recommendation in the site and soil report prepared by Bio Divers Solutions (12/04/2022).</p> <p>Requirements for all on-site wastewater disposal systems and design specific standards should be met as per the site and soil evaluation report Table 4.</p> <p>The report indicates conservative values have been used to calculate the size of the land application area. However, the wastewater volumes need to accommodate the maximum number of people and volumes not the conservative values.</p> <p>A Site Soil Investigation to capture soil characteristics along the eastern and southern boundaries (where the land application areas located) was conducted on the 22nd March</p>	<p><b>Noted. Connection to scheme water is being further considered.</b></p> <p><b>Noted and agreed.</b></p> <p><b>Noted and agreed.</b></p> <p><b>Noted. The report will be amended.</b></p>	

<p>2018. This does not reflect site conditions at the wettest time of the year. Accordingly, for the DOH to further review the proposal, additional detail regarding site assessment/groundwater levels in proximity to the proposed land application areas under wettest time of the year conditions is requested.</p> <p><b>Public Health Impacts</b>          Whilst this site does not appear to be classified under S13 of the Contaminated Sites Act 2003, it may be subject to other classifications not recorded on the Contaminated Sites database. City of Albany should obtain a Basic Summary of Records relating to the land and its surroundings to complete their assessment of the site's suitability for a more sensitive land use.</p> <p>The proponent should satisfy themselves that they have complied fully with all legislative and regulatory requirements (e.g. Health (Asbestos) Regulations, Work-Safe occupational health &amp; safety requirements).</p> <p>Advice should be sought from WorkSafe Division, Department of Mines, Industry Regulation and Safety regarding compliance with asbestos related work provisions under the Occupational Safety and Health Regs 1996 and the proposed new Regulations and whether such asbestos related work is permitted.</p> <p><b>Food Act Requirements</b>          All food related areas (kitchen, preparation areas, etc.) to comply with the provisions of the Food Act 2008 and related code, regulations and guidelines.</p> <p><b>Health (Miscellaneous Provisions) Act</b></p>	<p><b>The Site &amp; Soil Assessment responds to this query.</b></p> <p><b>Noted. It is not proposed to develop a more sensitive land use. The use will remain as a tourist, short stay accommodation and associated facilities development.</b></p> <p><b>Noted. These matters will be further considered at the DA stage of development.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	
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	<p><b>Requirements</b> All public access areas (dining areas, etc.) are to comply with the provisions of the Health (Miscellaneous Provisions) Act 1911, related regulations and guidelines and in particular Part VI – Public Buildings.</p> <p>Aquatic Facilities are to comply with the Health (Aquatic Facilities) Regulations 2007 and Code of Practice for the design, operation, management and maintenance of aquatic facilities.</p>	<p><b>Noted.</b></p> <p><b>Noted.</b></p>	
<p>2.</p>	<p><b>Department of Planning, Lands and Heritage – Aboriginal Heritage</b> Thank you for your letter of 4 May 2022 to the Department of Planning, Lands and Heritage (DPLH) in regard to the above Local Development Plan</p> <p>A review of the Register of Places and Objects as well as the DPLH Aboriginal Heritage Database concludes that the proposed works and land parcels do not intersect with any known Aboriginal Sites or Heritage places.</p> <p>The DPLH recommends that proponents refer to the State’s Aboriginal Heritage Due Diligence Guidelines (Guidelines). The Guidelines can be found on the DPLH website at the following link:</p> <p><a href="https://www.dplh.wa.gov.au/information-and-services/aboriginal-heritage/land-use-under-the-aha">https://www.dplh.wa.gov.au/information-and-services/aboriginal-heritage/land-use-under-the-aha</a></p> <p>The Guidelines allow proponents to undertake their own risk assessment regarding any proposal’s potential impact on Aboriginal heritage.</p>	<p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	
<p>3.</p>	<p><b>Department of Planning, Lands and Heritage</b> Please find below the comments of the</p>		

<p>Department of Planning, Lands and Heritage, Land Use Planning Division.</p> <p><i>Planning Framework</i> The subject land is zoned 'Special Use' within the City of Albany Local Planning Scheme 1. The subject land is listed within Schedule 4, being SU13 which specifies a range of tourism based land uses, and has a range of provisions to control land use. The proposed land uses appear generally consistent with the land uses and provisions specified within SU13.</p> <p>The Local Development Plan could consider design standards, including built form, heights, and could specify BAL setbacks.</p> <p>The LDP should generally follow the Local Development Plan Framework. You can access this at the following URL: <a href="#">Local Development Plan Framework</a></p> <p><i>Bushfire</i> The subject land is located in a Bushfire Prone Area with singular direction vehicle access. The City of Albany should have detailed consideration on the bushfire matters, having regard to the Department of Fire and Emergency Services. The Department notes that the BMP outlines the subject site is to be modified to a low threat state. Consideration should be given to retaining significant trees throughout the site, and provisions listed within the LDP to achieve this outcome. The BMP also outlines that areas outside the subject site on Reserve 21337 will be maintained as an Asset Protection Zone. Consideration should be given to liaising with the land manager of Reserve 21337 to determine if they have any concerns with this approach.</p> <p>The Local Government can seek assistance from the Bushfire Local Government Reference</p>	<p><b>Noted.</b></p> <p><b>Noted. The proposal will comply with the height and BAL requirements for the site. Indicative examples of the built form have been provided and will be further detailed at the DA Stage of development.</b></p> <p><b>Noted. The LDP will be amended to follow the LDP Framework.</b></p> <p><b>Noted. The BMP will be modified to address the issues in consultation with the City of Albany.</b></p>	
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	<p>Group if needed. Please contact the Bushfire Land Use Planning Policy Team at <a href="mailto:bushfire@dplh.wa.gov.au">bushfire@dplh.wa.gov.au</a> for further information.</p> <p><i>Heritage</i> The subject land adjoins the Frenchman Bay Whaling Station (P16612) which is listed as a Historic Heritage Place under the <i>Heritage Act 2018</i>.</p> <p>The LDP has been referred to the Heritage team within DPLH for comment. Please contact <a href="mailto:HeritageEnquiries@dplh.wa.gov.au">HeritageEnquiries@dplh.wa.gov.au</a> to follow up. They will provide a response directly.</p> <p><i>Coastal</i> The subject land adjoins the coastal and has provided a coastal report. The LDP has been referred to the Coastal team within DPLH for comment. Please contact <a href="mailto:coastal@dplh.wa.gov.au">coastal@dplh.wa.gov.au</a> to follow up. They will provide a response directly.</p>	<p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	
<p>4.</p>	<p><b>Water Corporation</b> While the Water Corporation has no fundamental objections to the LDP or the proposed development of this site, our main interest in the proposal concerns the intention to extend a water main to the development site (as outlined in section 5.2.5 of the LDP report), and the suggestion of a proposal for scheme water supply to a larger area for tourism purposes.</p> <p>The development site is outside the extent of the current water zone and is not covered by Water Corporation water scheme planning.</p> <p>In order to provide more detailed advice on the proposal and the broader tourism precinct, it would be very useful if the proponents could commission an engineering consultant to</p>	<p><b>Noted. The proponent has commissioned an engineer to undertake a water assessment and liaise with the Water Corporation.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	

	<p>undertake a water demand assessment of the various proposals. It is possible that they may already have done this work.</p> <p>This will be a critical input to further planning that the Corporation needs to undertake to determine the feasibility and capacity to allow a water main extension off the existing scheme that serves the Goode Beach settlement area. Depending on the projected water demands, the development proposals could have significant implications for the water source, water treatment and transfer and the water storage capacity at the Goode Beach tank, which would trigger the need for upgrades across the network.</p> <p>Advice along these lines was provided to the proponent's consultants back in 2017 (email attached above).</p>	<p><b>Noted.</b></p>	
<p>5.</p>	<p><b>Department of Planning, Lands and Heritage – Coastal</b></p> <p>Department of Planning, Lands and Heritage – Coastal Team have no objection in general to the proposed Local Development Plan, however we do recommend that the Local Development Plan include provision that enable the following conditions to be applied to any development approval on the land by the City. These conditions will provide assurance that the proposed structures will be removed at the appropriate time prior to coastal erosion having impact. They will also ensure that landowners are appropriately notified of nature of the coastal risk area and that monitoring will identify any erosion which may occur at a faster rate than projected.</p> <p>Conditions: 1. Development approval shall be limited</p>	<p><b>Noted.</b></p>	



	<p>to a period of not more than 39 years from the date of approval, at which point the approval will lapse and:</p> <p>i) The development shall be removed; and</p> <p>ii) The land shall be rehabilitated to its pre-development condition, to the specifications and satisfaction of the Local Government, at the landowners cost.</p> <p>2. Any development approval granted in respect of the Condition 1 shall cease to have effect and:</p> <p>i) The development shall be removed; and</p> <p>ii) The land shall be rehabilitated to its pre-development condition, to the specifications and satisfaction of the Local Government, at the landowners cost when the most landward part of the Horizontal Shoreline Datum is within 15 metres of the most seaward part of the lot boundary.</p> <p>3. Any development approval granted in respect of the Condition 1 shall cease to have effect and:</p> <p>i) The development shall be removed; and</p> <p>ii) The land shall be rehabilitated to its pre-development condition, to the specifications and satisfaction of the Local Government, at the landowners cost where a public road is no longer available or able to provide legal access to the property.</p> <p>4. Any development approval granted in respect of the Condition 1 shall cease to have effect and:</p>	<p><b>The 2061 planning time frame and requirement for monitoring and review of the coastal hazards every 5 years is acknowledged. At such time as the trigger point is impacted by erosion of the shoreline, it is also understood that the managed retreat/removal of development will be initiated and land rehabilitated. However, as part of the property is located outside the 100 year erosion hazard line and given the possibility that erosion may vary from the suggested line, the suggested conditions requiring all the land to be ceded free of cost are not acceptable.</b></p>	
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	<p><i>available as they have been removed/decommissioned by the relevant authority due to coastal hazards.'</i></p> <p>6. Development on the lot/s is to have a minimum finished floor level of 2.9 metres AHD as identified in the Frenchman Bay Coastal Hazard Risk Management and Adaptation Plan to ensure adequate protection from inundation. (Local Government)</p> <p>7. The landowner is to undertake monitoring and review the coastal hazards every five years as identified in the Frenchman Bay Coastal Hazard Risk Management and Adaptation Plan. The landowner is to provide reporting to the Local Government on this matter to the satisfaction of the Local Government. (Local Government)</p> <p>Advice Notes:</p> <p>1. In relation to Conditions 1, there is no limit to the number of extensions that the City may grant, allowing the development to remain until such time condition 2, 3 or 4 occur at which time the development will be required to be removed in accordance with condition 2, 3 or 4.</p> <p>2. The applicant is advised that the Horizontal Shoreline Datum means the active limit of the shoreline under storm activity, as defined in State Planning Policy 2.6 – State Coastal Planning Policy (2013).</p> <p>3. The applicant is advised that the 15 meters distance between the Horizontal Shoreline Datum and the most seaward part of the lot boundary is the S1 value</p>	<p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	
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	<p>for this location which is obtained from the Frenchman Bay Coastal Hazard Assessment prepared for the City of Albany. S1 is the allowance for absorbing the current risk of storm erosion, as defined in State Planning Policy 2.6 – State Coastal Planning Policy (2013).</p> <p>4. With regard to Condition 6 the applicant is advised that AHD means Australian Height Datum, which is the official national height datum used for all height measurements.</p>	<p><b>Noted.</b></p> <p><b>Noted.</b></p>	
<p>6.</p>	<p><b>Department of Water and Environmental Regulation</b></p> <p>The Department has identified that the proposal has the potential for impact on environment and water values. While the Department does not object to the proposal key issues and recommendations are provided below, and these matters should be addressed:</p> <p><b>Waterways</b></p> <p>The Vancouver Springs and Whaler’s Beach have important social, cultural and environmental values. Management of water quantity and quality for protection of ground, surface and marine water is required. It is therefore expected that the proponent will liaise with the Department to determine requirements for obtaining baseline data on the hydrology of the Vancouver Springs and any investigations required. Baseline data is considered integral to determine potential for impacts of the development on both catchment and water quality of the springs. Further details in relation to undertaking hydrological studies and ongoing management and/or monitoring is provided below.</p> <p><b>Local water management strategy</b> Preparation of a Local Water Management</p>	<p><b>Noted.</b></p> <p><b>The approved DWER groundwater monitoring program, including monitoring of the springs, was undertaken over 2 years. A groundwater monitoring report based on work to date, will be prepared and provided to the City of Albany and DWER. As agreed with the previous development proposal, monitoring of the bore to an agreed date/timeframe will be undertaken.</b></p>	

<p>Strategy is recommended as a condition of planning approval. This should be prepared and implemented to the satisfaction of the Department. The plan will need to be in accordance with Better Urban Water Management (WAPC 2008). The proponent is encouraged to work closely with the Department regarding development of the LWMS.</p> <p>Disposal and treatment of stormwater and wastewater as well as any on site excavation needs to consider possible impacts of the Vancouver Springs. The Department therefore questions the planning report statement that tennis courts and a swimming pool can be constructed within the springs catchment area as these are a 'benign use and will have no detrimental impact'.</p> <p><b>On site sewerage disposal setbacks</b>          Connection to reticulated sewerage is still considered the best means for minimising the potential impacts of the proposal to waterways. However, previous technical studies and assessments including the more recent geotechnical investigation (Biodiverse Solutions, 2018) has confirmed wastewater irrigation areas can achieve the necessary minimum Vertical separation to groundwater required as per the Government Sewerage Policy 2019.</p> <p>To be in accordance with the Government Sewerage Policy's minimum requirement for separation from waterways, a 100 m separation is required from the catchment boundary of the Vancouver Springs rather than a 100 m setback to the springs outflow onto Whaler's Beach. See Appendix D: Site Soil Evaluation Figure 4 — Indicative Land Application Areas.</p> <p>The location of the Vancouver Springs catchment needs to be mapped in relation to the proposed development. The recharge and discharge area of the springs should be</p>	<p><b>A Local Water Management Strategy will be prepared in consultation with DWER. The tennis court, swimming pool and maintenance shed will be removed from the Vancouver Spring setback.</b></p> <p><b>The Site &amp; Soil Evaluation report will be updated in accordance with the Government Sewerage Policy and Department of Health requirements. Original site testing was undertaken in late winter conditions (30<sup>th</sup> September 2016). Effluent disposal areas will be set back 100 metres from the Vancouver Springs.</b></p>	
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<p>informed by groundwater monitoring as this is necessary to understand the springs catchment and groundwater flow to the springs. Drainage and nutrient management will also be critical with pre- development and post-development water quality and quantity monitoring required.</p> <p><b>Potential risks exist for infiltrating wastewater in the Vicinity Of the Vancouver Springs.</b> It is recommended that the Groundwater Monitoring Program prepared by Bio Diverse Solutions and approved by DWER in May 2018 is implemented. Water quality targets will need to be met throughout the life of the development. Separation of the wastewater irrigation area for Stage 1 (the Lodge) may need to be modified due to the uncertainty which exists regarding proximity to the Vancouver Springs catchment area. As part of proposed Stage 2, the proposed 100 m setback to the coastline can be met for development on the southern boundary of Lot 1 (chalets). As part of proposed Stage 2, the proposed wastewater irrigation areas located on the eastern boundary need to be separated from areas where stormwater is concentrated.</p> <p><b>Separation to groundwater</b> Drill holes undertaken in Geotechnical Investigations — Frenchman Bay Resort (Landform Research, 2008) show the water table was intersected at the north- western boundary and at a number of the sites drilled. Shallow monitoring bores drilled by Biodiverse Solutions after this time (installed in March 2018) are at a depth (2m) which is limited for the purpose of monitoring the water table. Monitoring bores need to be drilled to a depth that will intersect the watertable and be screened below the watertable. The Department recommends that development approval not be provided until the monitoring</p>	<p><b>Refer to response above regarding groundwater monitoring. Waste water irrigation areas will be moved towards the southern boundary of the site and on the eastern boundary will be separated from the stormwater management areas.</b></p> <p><b>Refer to comments above.</b></p>	
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<p>bores are installed and monitoring is commenced as per Groundwater Monitoring Plan, Table 1 - Monitoring Plan Summary (Biodiverse Solutions 2018).</p> <p><b>Site and Soil Evaluation</b> Soils across the development area very low PRI and therefore have low microbiological purification capacity. While secondary treatment systems with nutrient removal will be used, these systems can be highly variable with treatment of pathogens from wastewater. Information on the quantity and quality of wastewater and disposal options needs to be provided. Appendix D: Site and Soil Evaluation is based on a maximum of approximately 200 persons at any one time. Does this figure take into account public usage? Information from the Site Soil Evaluation in regard to hydraulic loading needs to be assessed against water balance and usage figures from a Local Water Management Strategy.</p> <p><b>Foreshore Reserve</b> Further consideration is required regarding the interface between the development area and the foreshore reserve. The Department recommends that an adequate foreshore reserve width based on the current development requires further consultation between the developer, the City of Albany, DPLH and DWER. An appropriate foreshore reserve width must be based on the requirements of SPP 2.6 — State Coastal Planning Policy (WAPC 2019). The development does not appear to be aligned with Policy Objective 3 and 4 of SPP 2.6 given the coastal development does not cater for future access along the foreshore. The report also needs to show where additional beach access is proposed to be located. A foreshore management plan should address</p>	<p><b>The Site &amp; Soil Evaluation will be updated to clarify the number of people being catered for.</b></p> <p>The existing foreshore reserve abutting the subject land is considered adequate in that it accommodates and allows for the protection of the most steeply sloping vegetated land abutting whalers beach. It also allows for public access at the eastern end of the subject land and for the protection of the historic ruins associated with the Norwegian Whaling Station. The public access includes a concrete stairway which provides access to the proposed bar/kitchen/shop and a bitumen road which allows for vehicular access to Whalers Beach. The City of Albany advises the stairway is no longer considered structurally sound and alternative pedestrian access will need to be provided. Recent storm activity has also impacted car parking on Whalers Beach and Council is currently considering whether to replace it either adjacent to the beach or on the more elevated area of the reserve adjacent to the public conveniences. The proponent is prepared to assist in attracting funding to replace and upgrade the public access. Extension of the foreshore reserve is not considered necessary for public access associated with the proposed development.</p>	
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<p>the Coastal Hazard Assessment and Appendix B: Coastal Hazard Risk Management and Adaptation Planning Report in addition to environmental impact on the foreshore area of the development.</p> <p>Under Appendix A: Coastal Hazard Assessment Table 3.5 S4 Inundation Levels, levels are predicted to rise from 1.93 m AHD in 2021 to 2.20 m AHD in 2061. While the report states that due to topography development will be above these elevations and not impact this does not consider public access. Public access should be accommodated above the escarpment for this to occur and extension of the foreshore reserve width should allow for this.</p> <p>As the eastern end of Lot 1 is likely to be where the interface with public and the facility is greatest (café/bar/amphitheatre etc), upgrades to the eastern end of the Council managed reserve with improvements to the amenity, provides greater recreation opportunities for both the development and the City of Albany. Increasing amenities at eastern end may also reduce recreation pressure within the foreshore. Although under the coastal hazard assessment managed retreat is identified as an option, the City of Albany needs to consider where the development can be relocated beyond 2061. The southern boundary of the lots border onto crown reserve and an Environmentally Sensitive Area (National Park). It is therefore unlikely that an extension of the foreshore could be initiated at the time as is proposed.</p> <p><b>Groundwater licencing</b> The development area is within a proclaimed groundwater area under the Rights in Water and Irrigation Act, 1914. A licence to construct a well and take water is required unless any of the following apply</p> <ul style="list-style-type: none"> <li>o it is for a domestic household use, non-</li> </ul>	<p>The provision of a public path between the proposed development and the foreshore reserve, while agreed to by the previous development proposal, is not considered compatible with the proposed tourist concept. The heritage trail feasibility study put to Council in November 2019, recommended the trail could be diverted onto Whalers Beach if access was not available through the subject land. As noted in Section 4 of the LDP, another option exists for the trail to be relocated along the southern boundary of the development site. This has the benefit that it would not have to be relocated as a result of the coastal erosion should it occur within the next 100 years.</p> <p><b>The City of Albany is preparing a foreshore management plan which will address the Coastal Hazard Assessment report.</b></p> <p><b>The DPLH – Coastal, recommends that approval for the proposal only be granted for a period of 39 years from the date of approval and/or development be removed at such time as the most landward part of the Horizontal Shoreline Datum is within 15 metres of the most seaward part of the lot. Construction of a public access along the ridgeline will also be under threat unless it is provided, as suggested, to the rear of the proposed development. Alternatively, protective action by the City of Albany and/or proponent may ensure that public access to Whalers Beach is retained. As the reserve is a C class reserve designated for recreation and camping, the City could potentially facilitate managed retreat of the tourist development.</b></p> <p><b>Noted.</b></p>	
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<p>intensive stock use, firefighting or for an area of garden less than 0.2ha, or</p> <ul style="list-style-type: none"> <li>o for monitoring purposes, or</li> <li>o it is for dewatering where the water is taken at a pump rate not exceeding 10 litres per second over a period of less than 30 consecutive days; and the volume of water taken over the period does not exceed 25 000 kilolitres.</li> </ul> <p><b>Bore decommissioning</b> The existing production bore on the site is a deep bore and is suitable to be used as a monitoring bore for the purpose of obtaining baseline data on groundwater quality and quantity at the site.</p> <p>As the bore is proposed to be decommissioned, it should be noted that Section 18 of the Australian Drilling Industry Association's Minimum Construction Requirements for Water Bores in Australia Edition 4 specifies bore decommissioning requirements.</p> <p><b>Bushfire Management Plan</b> Appendix E: Bushfire Management Plan shows that no clearing is required within the current foreshore reserve with the exception of the areas in Section 3.1 of the report. These include the area on Lot 1's northern-eastern boundary and the eastern boundary of the lot fronting Frenchman Bay Road. The proposed Master Plan which addresses soft/hard treatment and fencing of the development's boundaries should complement the Foreshore Management Plan.</p> <p><b>Weed management</b> Weed control should be undertaken at the time of development with measures to prevent encroachment into adjacent crown reserve land.</p>	<p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	
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<p>7.</p>	<p><b>Tourism WA</b>          Tourism Western Australia (Tourism WA) has been asked by Mr Paul King to provide support to his application to the City of Albany to undertake a tourism development on 'Lots 1 &amp; 2 Frenchman Bay Road'.          Mr King has operated his company, Seashells Hospitality Group Pty Ltd, in Western Australia since 1989, developing and managing well-known four-and-a-half-star apartment-style tourism accommodation across the State. Seashells Hospitality Group Pty Ltd has won numerous tourism and hospitality awards over many years of tourism accommodation operations, and has an excellent reputation for service delivery.          Tourism WA would be pleased to see Mr King develop and operate accommodation in Albany, as we are of the opinion this would provide the City with further diversification of its accommodation offering, and offer visitors a greater selection of hospitality options.          Please note, however, that while Tourism WA is supportive of Mr King's application to develop tourism accommodation in Frenchman's Bay, this letter does not commit any financial assistance from this agency.</p>	<p><b>Noted.</b></p>	
<p>8.</p>	<p><b>Department of Biodiversity Conservation and Attractions</b>          The Department of Biodiversity, Conservation and Attractions South Coast Region (DBCA) has reviewed the referral documentation and recommends the following condition and advice.  <b>Condition</b>          Prior to the commencement of development works, a Fauna Management Plan is to be prepared and implemented, consistent with the requirements of the Department of Biodiversity, Conservation and Attractions, to manage</p>	<p><b>Noted.</b></p>	











<p>M1 Before commencement of any building work, submit these plans to:-</p> <p>Department of Local Government, Sport and Cultural Industries Gordon Stephenson House Level 2, 140 William Street, Perth WA 6000</p> <p>Email : rgl@dlgsc.wa.gov.au Web site: www.dlgsc.wa.gov.au</p> <p><b>MISCELLANEOUS</b></p> <p><b>ENVIRONMENTAL</b></p> <p>E1 Where petrol, benzene or other inflammable or explosive substances or grease, oil or greasy/oily matter is likely to be discharged, it shall be discharged to a sealed area and</p> <p>an approved Class 1 separation system (in accordance with EN858-1) shall be installed prior to connection to the sites stormwater system.</p> <p>The Class 1 separator system must be maintained in accordance with the manufacturers operation and maintenance manual with a manifest recording all maintenance operations kept on site at all times. Maintenance to be performed every 6 months or whenever the early alert probe is activated.'</p> <p>E2 Prevention of dust and sand blowing causing a nuisance to adjoining landowners, by the installation of sprinklers (only with Water Corps Approval), utilisation of water tankers, mulching, hydro-mulching (Spray on Lawns) or by the adoption and implementation of any other suitable land management system in</p>	<p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	
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<p>accordance with the Department of Environmental Protection's Dust Control Guidelines and the City of Albany Prevention and Abatement of Sand Drift Local Law 2009.</p> <p>E3 Management of the property being undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.</p> <p>E6 No processes being conducted in the approved structure or machinery, installed, that may cause a detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.</p> <p>E7 The level of noise emanating from the premises not exceeding that prescribed in the Environmental Protection Act 1986, and the Environmental Protection (Noise) Regulations 1997.</p> <p>E8 The level of noise emanating from the site must comply with good construction noise control practises as per the Environmental Protection (Noise) Regulations 1997.</p> <p>E9 The location of external fans, compressors, pumps, air conditioning apparatus, swimming pool motors and the like being installed to prevent loss of amenity to the area by its noise, emission or otherwise and in accordance with the Environmental Protection Act 1986, and Environmental Protection (Noise) Regulations 1997.</p> <p><b>SWIMMING POOL</b></p> <p>Wastewater from pool backwash to be disposed into Water Corp Sewer or contained within property boundaries and to be disposed of so as to not cause any health or environmental nuisance.</p>	<p><b>Noted.</b></p>	
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	<p>tested) where its quality continuously meet health-related drinking water criteria. If you are in doubt, you need to take appropriate precautions by testing your water supply and getting expert advice.</p> <p><b>CARAVAN PARKS</b></p> <p>CP1 A comprehensive plan is to be submitted to Council's Environmental Health Section of the proposed facility showing:</p> <ul style="list-style-type: none"> <li>• the site, and where applicable, denoting the types of sites;</li> <li>• the buildings;</li> <li>• the roads and paths;</li> <li>• the drainage and waste water disposal systems; and</li> <li>• the location of fire hoses, fire hydrants and extinguishers.</li> </ul> <p>CP2 An application for the grant or renewal of a licence for a Caravan Park shall be submitted to Council's Environmental Health Section.</p> <p>CP3 Caravan Park development to comply with the Caravan Parks and Camping Ground Regulations 1997.</p> <p>CP5 Council's Environmental Health Section to be notified prior to the opening of the facility to enable inspection and approval.</p>	<p><b>Noted.</b> <b>A caravan park is not proposed.</b></p>	
<p>2.</p>	<p><b>Reserves comments are below:</b></p> <p>1. The Pink Spider Orchid <i>Caladenia harringtoniae</i>, which is listed as Vulnerable under the EPBC Act and the Vulnerable under the Biodiversity Conservation Act 2016 is located on the corner of Frenchman Bay Road and Whaling Station Road. All clearing works will need to consider the</p>		

	<p>possible presence of this species. This species is currently not mentioned in the DA, as the record is not currently on the TPFL database as only recorded in 2019. There is only one other recent record of this species in Albany in Big Grove. There is one historical record from Mount Clarence (1983). These two records were detected when the plants were flowering on 9th Sept, 2019 and 11th October, 2017, so any surveys will need to be done at this time of the year. These crossovers may require a clearing permit (usually exempt) given their close proximity to the orchid record.</p> <p>2. There are two proposed crossovers onto Frenchman Bay Road. These will need to be assessed by City Assets via a crossover application.</p> <p>3. There is car parking indicated on Frenchman Bay Road, as part of this development. Whilst the City has plans to develop a public access plan for the Vancouver Peninsula, these car parks should be removed from the DA/BAL report. The BAL report needs to be amended if necessary.</p> <p>4. The BAL report also indicates a Low Fuel Zone on City of Albany road verges. There is currently no agreement with the developer to reduce the fuel load on City managed land, so need to make sure that the BAL report does not include this low fuel zone in the assessment. Report says "Fuel Reduce to AS3959 exc 2.2.3.2(f)".</p> <p>5. Any car parking requirements for the DA should not be met by developing car parks in City land.</p> <p>6. Any proposed works on the road verge</p>	<p><b>Noted. Surveys are being undertaken to address this issue.</b></p> <p><b>Noted.</b></p> <p><b>Noted. The indicative car parking areas have been removed.</b></p> <p><b>THE BMP is to be updated and further consultation with the City of Albany and Reserves section undertaken.</b></p> <p><b>Noted.</b></p>	
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	<p>should involve a verge development application/permit via the City Assets and City Reserves.</p> <p>7. Any proposed fence line clearing will require a fence line clearing application / permit via City reserves.</p> <p>8. The City is already addressing drainage issues in the Frenchman Bay picnic area, which caused serious erosion last winter. Any development/works must not increase the amount of water flowing downhill into this public recreation area. The water that caused the erosion was coming down the access road. Any clearing on the steep slopes need to mitigate the risk of erosion.</p> <p>9. Another comment, regarding the suggestion that the Heritage Trail could go under the power line to the south of Lot 2 – this is a concern, as people will then be encouraged to go close to a City managed water tank – that feeds the public toilet in the car park. May increase chance of vandalism. This is probably more of a consideration when the trail is being developed in the future.</p>	<p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p> <p><b>Noted.</b></p>	
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# BAL CONTOUR PLAN & BUSHFIRE MANAGEMENT PLAN



Lot 1 and 2 Frenchman Bay Road  
Frenchman Bay, WA 6330  
Final V 4  
05/09/2022



Site Details					
Address:	Lot 1 & 2 Frenchman Bay Road				
Suburb:	Frenchman Bay	State:	W.A.	Postcode	6330
Local Government Area:	City of Albany				
Description of Building Works:	Proposed tourism development				
Stage of WAPC Planning	Local Development Plan				

BAL Contour Plan Details			
Report / Job Number:	MSC0403-002	Report Version:	Final v4
Assessment Date:	5 January 2022	Report Date:	5 September 2022
BPAD Practitioner	Kathryn Kinnear (Level 2)	Accreditation No.	BPAD 30794



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# 1. Introduction

Bio Diverse Solutions (Bushfire Consultants) were commissioned to prepare an overarching Bushfire Management Plan (BMP) to guide future staged development of a Local Development Plan (LDP). The LDP is to the City of Albany for the construction of a variety holiday accommodation styles at Lots 1 and 2 Frenchman Bay Road, Frenchman Bay (the subject site), within the City of Albany (CoA).

The Bushfire Management Plan (BMP) is developed to assess the proposal to ensure it is consistent with the current and endorsed 'Guidelines for Planning in Bushfire Prone Areas Version 1.4 (WAPC, 2021), 'State Planning Policy 3.7' (WAPC, 2015). A previous BMP was prepared and approved through the CoA Development Approval process in 2018. In 2021 an updated version of the BMP report was produced to support a draft Local Development Plan (LDP). This version of the report updates the LDP plan and the current version of the WAPC guidelines (Vers 1.4, WAPC, 2021). Components of the previous approved BMP (2018) has been re-used in this plan to demonstrate the compliance to the performance-based assessment of the tourism/vulnerable land use components of the LDP.

This BMP has been developed as an overarching BMP to guide the planning of the LDP and subsequent staged development of the site and will be revised as required with updated information as available. Specifically, the implementation table (Section 6) of this document has outlined where and when updated information is required by the proponent to demonstrate compliance to this BMP report. (Note: A peer review to a L3 Bushfire Partitioner as per FPAА PN03 is occurring during the referrals process).

## 1.1 Location

The Subject Site is defined as Lot 1 and 2 Frenchman Bay Road, Frenchman Bay, within the municipality of the City of Albany (CoA). It is located approximately 21km southeast of the Albany CBD. The site is bound by Frenchman Bay Road to the east, Frenchman Bay beach to the north and CoA reserve to the south and west. The location of the Subject Site is shown on Figure 1.



Figure 1: Location Mapping of the subject site.

### 1.2 Development Proposal

In September 2015, the CoA approved a Local Development Plan (LDP) for Lots 1 and 2 Frenchman Bay Road, which are designated as Special Use Site No. 13 under the provisions of the City of Albany's Local Planning Scheme No. 1. The Special Use site provides for the development of Holiday accommodation, Caravan Park, Caretaker's Dwelling and a shop and is identified as an important Local Strategic Tourist site in Council's Local Tourism Planning Strategy. Following approval of the LDP, a development application was lodged with the Southern Joint Development Assessment Panel in December 2017 and approved in June 2018. The developer subsequently resolved not to proceed with the development and the property has been acquired by Frenchman Bay Albany Pty Ltd.

Frenchman Bay Albany Pty Ltd propose an alternative development to what was previously proposed. They propose separating the site into three components consisting of:

- A luxury holiday lodge with 10-12 bedrooms (occupancy approx. 24 people);
- Up to 25 single bedroom holiday chalets (occupancy approx. 50 people);
- Eight glamping tents (occupancy approx. 16 people);
- Day spa (patrons of village);
- Caretakers/manager's accommodation (occupancy approx. 2 people); and
- A signature café/restaurant with associated kiosk/shop and reception office (occupancy approx. 100 people).

The proposed LDP is shown in Figure 2.

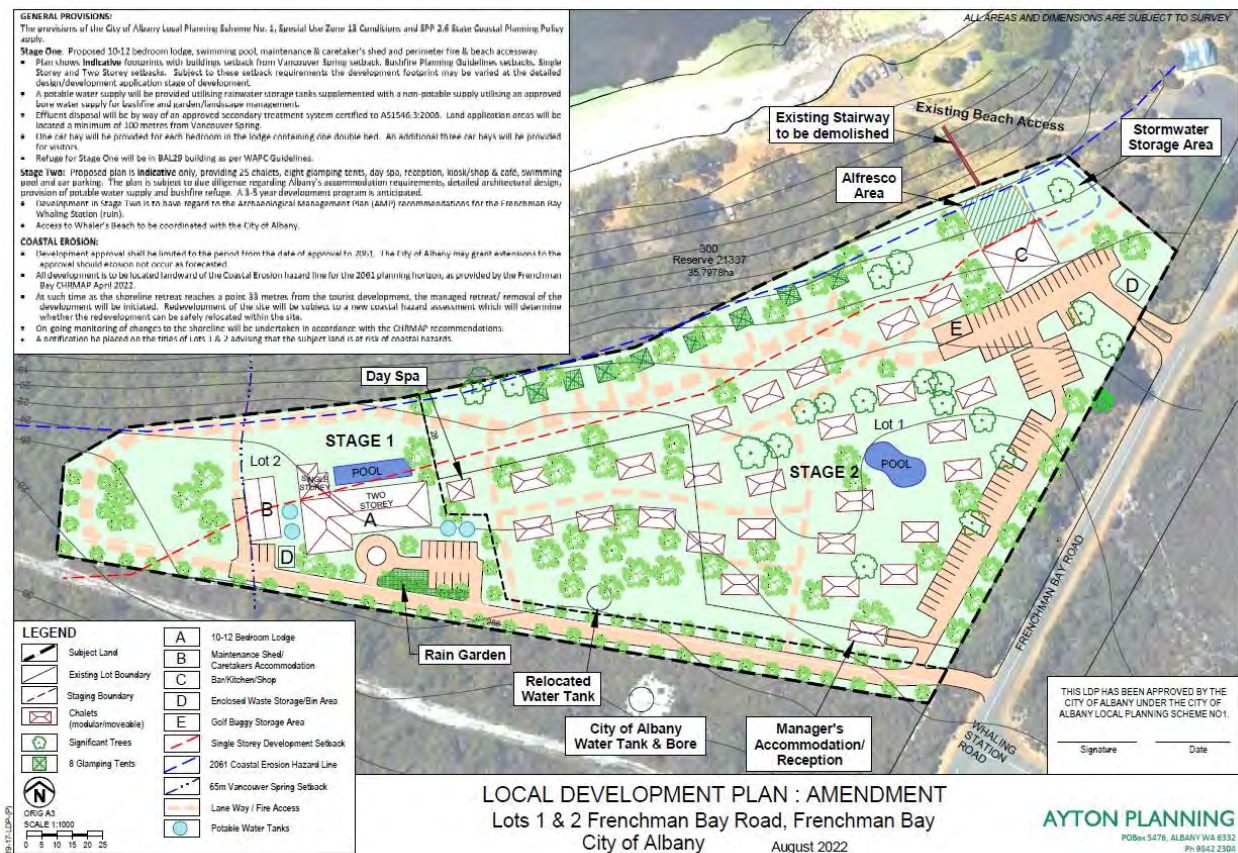


Figure 2: Local development plan



The LDP is proposed to be developed in stages comprising of:

**Stage 1:** Caretakers/manager's accommodation (occupancy approx. 2 people) and a luxury holiday lodge with 10-12 bedrooms, Swimming pool and tennis court and maintenance shed; and

**Stage 3:** Balance of development, subject to further due diligence and design.

It is noted that each stage will still require planning approval from the City of Albany. The Caretakers shed/managers accommodation is the first DA which will be applied for. This BMP is to guide the LDP and subsequent development stages of the site. At this stage of planning some detail of the LDP are yet to be resolved and may require further review and consultation. The subject site is zoned as Special Residential under the City of Albany Local Planning Scheme (No. 1). The publicly released Bushfire Prone Area Mapping (OBRM, 2021) shows that the subject site is located within a Bushfire Prone Area (within 100m of >1ha of bushfire prone vegetation) and as such is subject to a planning assessment of the bushfire risks. Bushfire Prone Area Mapping (OBRM, 2019) is shown in Figure 3.



Figure 3: Map of Bushfire Prone Areas and relevance to subject site (OBRM, 2021).

### 1.3 Statutory Framework

This document and the recommendations contained within are aligned to the following policy and guidelines:

- *Planning and Development Act 2005;*
- *Planning and Development (Local Planning Scheme) Regulations 2015;*
- State Planning Policy (SPP) 3.7 Planning in Bushfire Prone Areas 2015 (WAPC, 2015);
- Guidelines for Planning in Bushfire Prone Areas (WAPC, 2021, vers 1.4);

- *Building Act 2011*;
- *Building Regulations 2012*;
- Building code of Australia (National Construction Code) (NCC, n.d.);
- *Fire and Emergency Services Act 1998*.
- AS3959-2018 “Construction of Buildings in Bushfire Prone Areas” current and endorsed standards;
- *Bushfires Act 1954*; and
- City of Albany Fire Management Notice (CoA, 2021).

## 2 Environmental Considerations

### 2.1 Native Vegetation – Modification and Clearing

The Subject Site lies within the WAR – Warren Region Interim Bio-geographic Regional Area (IBRA). Hearn *et al.* (2002) describes the Warren IBRA region as; 'Dissected undulating country of the Leeuwin Complex, Southern Perth Basin (Blackwood Plateau), South-West intrusions of the Yilgarn Craton and western parts of the Albany Orogen with loamy soils supporting Karri forest, laterites supporting Jarrah-Marri forest, leached sandy soils in depressions and plains supporting low Jarrah woodlands and paperbark/sedge swamps, and Holocene marine dunes with *Agonis flexuosa* and Banksia woodlands and heaths.' The vegetation has been mapped on a broad scale by J.S. Beard (Shepherd et al 2002) in the 1970's, where a system was devised for state-wide mapping and vegetation classification based on geographic, geological, soil, climate structure, life form and vegetation characteristics (Sandiford and Barrett 2010). A GIS search of J.S. Beards (DPIRD, 2017) vegetation classification places the Subject Site within one System and Vegetation Association (DPIRD\_006, 2017):

- **System Association Name:** Torndirrup
- **Vegetation Association Number:** 423
- **Vegetation Description:** Shrublands; Acacia scrub-heath (unknown spp.)

To the north, south and west is City of Albany Reserve 7374. The Subject Site is located 212m away from an Environmentally Sensitive Area (ESA) being; Torndirrup National Park. A general habitat and vegetation survey was conducted over the Subject Site and adjoining foreshore area on the 28th April 2017 in association with the Habitat and Tree Retention Survey (Bio Diverse Solutions, 2017). **The Western Ringtail Possum was found to inhabit the site during the original survey. Records from the current caretakers indicate they are still present.** A total of 51 species were recorded from the survey area (2018), of which 37 or 72.5% were native (14 weed species recorded). The survey found the area is predominately covered by peppermint woodland, with variations in species composition across the site. There was also found to be coastal heath present along the northern, western and southern boundaries of the Subject Site and open grassland within the eastern extent of the foreshore reserve, extending into the north-east extent of the Subject Site, and a small area along the southern boundary. The open grassland area remains largely cleared from the previous Caravan Park facility. Refer to Section 5.2 of this report for further information on future low fuel management and standards. Vegetation within the site will be managed in a low threat state as per the WAPC Asset Protection Zone (APZ) Schedule 1 Standards (refer to Appendix B). This low fuel zone will be managed in perpetuity as per the current maintenance regime over the park with additional requirements as outlined in Section 6 of this report. **External low fuel areas are noted on this BMP, as per the previously approved BMP (2018) which was agreed to by the CoA reserves team when the original development was approved. Any clearing of vegetation may be subject to a Section 40 approval from DBCA as per the WA Biodiversity Conservation Act requires due to the presence of the Western Ring Tail Possum. Minimization and avoidance will be exercised with trees remaining as marked on the LDP. The was found to be in the northern areas of Stage 2, the WRP near and around the glamping tents, which by nature will have trees remaining as much a possible while reaching a low fuel status, similar to the previous DA approvals in 2018.**

### 2.2 Review of the Environmental Data Sets (Landgate SLIP)

A review of the environmental data sets (Landgate SLIP) as identified in the Department of Planning Lands and Heritage BMP Template for a complex development application, does not identify that any regulated (restricted) vegetation will be affected by the proposal, see Table 1 Environment Dataset Review.

**Table 1: Environmental Dataset Review.**

<b>CCW</b>	<b>Impact on Proposal</b>	<b>Comment</b>
<b>CCW and buffers</b>	No	
<b>RAMSAR wetlands</b>	No	
<b>Threatened and priority fauna</b>	Yes	A Section 40 and fauna management plan will be require din Stage 2 development and prior to any vegetation modification. Avoidance of habitat where able (near glamping tents).
<b>Threatened and priority flora</b>	No	A flora survey been undertaken of the site;
<b>Threatened Ecological Communities</b>	No	
<b>Bush Forever areas 2000</b>	No	
<b>Clearing regulations –ESA</b>	No	
<b>Swan Bioplan Regionally Significant Natural Areas 2010</b>	N/A	
<b>Conservation Covenants WA</b>	No	

### **2.3 Revegetation or Landscaping**

Revegetation is not proposed for this development, a Landscaping masterplan is recommended as part of this BMP to guide the LDP development.



### 3 Bushfire Assessment Results

The bushfire assessment for this site has followed the Bushfire Attack Level (BAL) Assessment and WAPC Planning in Bushfire Prone Areas Guidelines (Vers 1.4, 2021).

#### 3.1 Assessment Inputs

Bushfire Assessment inputs for the site has been calculated using the Method 1 BAL Assessment procedure as outlined in AS3959-2018. This incorporates the following factors:

- WA adopted Fire Danger Index (FDI), being FDI 80;
- Vegetation Classes;
- Effective Slope under classified vegetation; and
- Distance between proposed development site and classified vegetation.

##### 3.1.1 Vegetation Classification

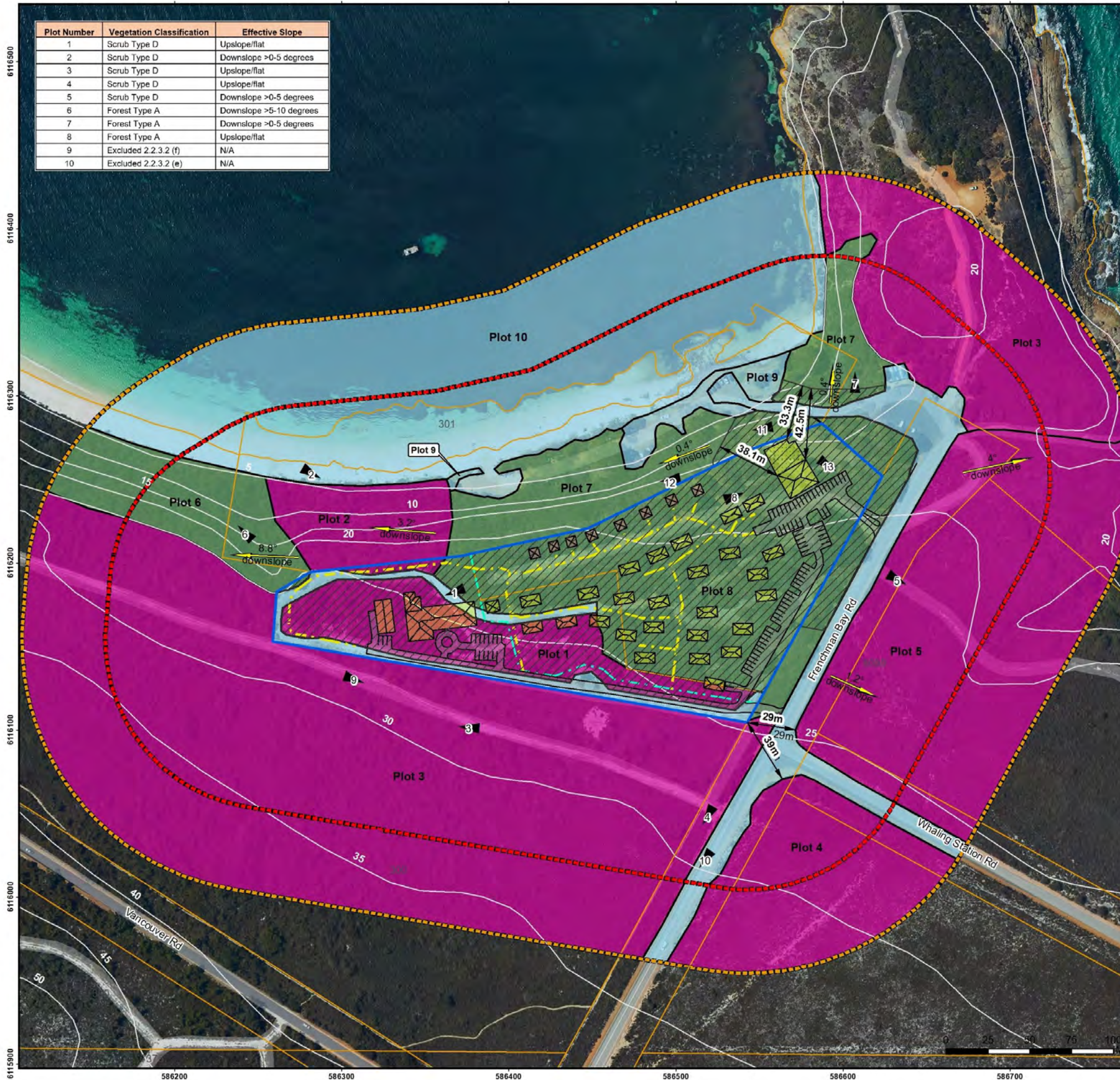
Site assessment occurred on the 9<sup>th</sup> September 2020 and reviewed in 2021 by Principal Bushfire Consultant of Bio Diverse Solutions, Kathryn Kinnear (BPAD 30794). All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the following pages and shown on the Vegetation Classes Maps.

A summary of the Plot data assessed as per Clause 2.2.3 of AS 3959-2018 is provided below in Table 1 below, detailed plot data is provided in Appendix A.

**Table 2: Vegetation Classification Table (in accordance with AS 3959-2018) of the subject site.**

Plot number	Vegetation Type (Table 2.3)	Slope (Table 2.4.3)
1	Scrub Type D	Upslope/flat
2	Scrub Type D	Downslope >0-5 degrees
3	Scrub Type D	Upslope/flat
4	Scrub Type D	Upslope/flat
5	Scrub Type D	Downslope >0-5 degrees
6	Forest Type A	Downslope >5-10 degrees
7	Forest Type A	Downslope >0-5 degrees
8	Forest Type A	Upslope/flat
9	Excluded 2.2.3.2 (f)	N/A
10	Excluded 2.2.3.2 (e)	N/A





Plot Number	Vegetation Classification	Effective Slope
1	Scrub Type D	Upslope/flat
2	Scrub Type D	Downslope >0-5 degrees
3	Scrub Type D	Upslope/flat
4	Scrub Type D	Upslope/flat
5	Scrub Type D	Downslope >0-5 degrees
6	Forest Type A	Downslope >5-10 degrees
7	Forest Type A	Downslope >0-5 degrees
8	Forest Type A	Upslope/flat
9	Excluded 2.2.3.2 (f)	N/A
10	Excluded 2.2.3.2 (e)	N/A

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 Denmark Office: 7/40 South Coast Highway Denmark, WA 6333 (08) 9848 1309  
 Esperance Office: 2A/113 Dempster Street Esperance, WA 6450 (08) 9072 1382



Overview Map Scale 1:100,000

**Legend**

- Subject Site
- 100m Assessment Boundary
- 150m Assessment Boundary
- Cadastral
- 5m Contours
- Separation Distance
- Slopes Degrees
- Photo Point
- Proposed Buildings
- Proposed Alfresco Area
- Proposed Glamping Tents
- Proposed Internal Roads and Carparks
- Lane Way / Fire Access
- Staging Boundary
- Future Low Fuel
- Vegetation/Plot Boundary

**Vegetation**

- Forest Type A
- Scrub Type D
- Low fuel or non vegetated 2.2.3.2

**Scale**  
 1:2,250 @ A3  
 GDA MGA 94 Zone 50

**Data Sources**  
 Aerial Imagery: WA Now, Landgate Subscription Imagery  
 Cadastral, Relief Contours and Roads: Landgate 2017  
 IRIS Road Network: Main Roads Western Australia 2017  
 Overview Map: World Topographic map service, ESRI 2012

**CLIENT**  
 Paul King  
 Lot 1 & 2 Frenchman Bay Road  
 Frenchman Bay, WA 6330

Vegetation Classes		
BAL Assessor	QA Check	Drawn by
KPK	MLH	GSK
STATUS	FILE	DATE
FINAL	MSC0403-002	30/08/2022



### 3.2 Assessment Outputs

A Method 1 BAL calculation (in the form of BAL contours) has been completed for the proposed subdivision in accordance with AS3959-2018 methodology. The BAL rating gives an indication of the level of bushfire attack (i.e., the radiant heat flux) that may be received by proposed buildings and subsequently informs the standard of building construction required to increase building tolerance to potentially withstand such impacts in line with the assessed BAL.

The assessed BAL ratings for the subdivision are depicted as BAL contours, as shown on Figure 5 and Table 3.

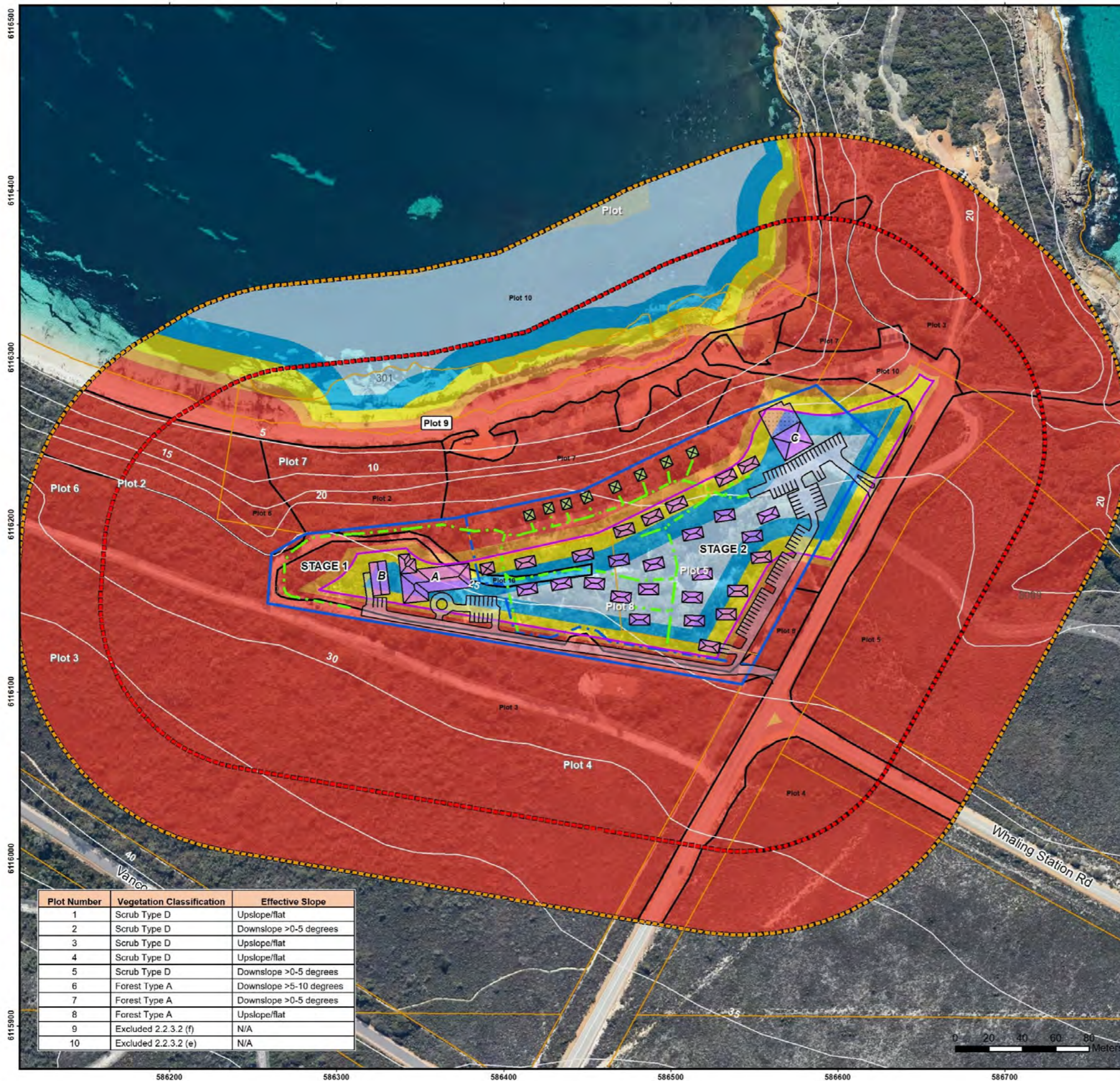
**Table 3: AS3959 Determined BAL rating for the proposed staged development on the site**

Stage	Building	Vegetation Classification	Effective Slope	Separation (m)	BAL Allocation
1	(A – Single Storey and Two Storey) 10-12 Bedroom lodge	Scrub Type D (Plot 3)	Upslope/flat	13m	BAL-29
	(B) Maintenance Shed/Caretaker	Scrub Type D (Plot 3)	Upslope/flat	13m	BAL – 29
2	(E) Day Spa	Forest Type A (Plot 7)	Downslope >0-5 degrees	30m	BAL – 29
	(C) 25 Single Bedroom chalets	Forest Type A (Plot 7)	Downslope >0-5 degrees	28m	BAL-29 or less can prevail
	(F) Manager’s Accommodation	Forest Type A (Plot 8)	Upslope/flat	22m	BAL – 29
	8 Glamping Tents	Forest Type A (Plot 7)	Downslope >0-5 degrees	1-4m	BAL – FZ
3	(D) Reception, Kiosk/Shop and Café	Forest Type A (Plot 7)	Downslope >0-5 degrees	32m	BAL – 19

**Assumptions/comments on BAL Contour Plan:**

- Method 1 (AS3959-2018) Simplified procedure was used for vegetation classification and BAL Assessment process;
- The BAL Contour Plan was prepared by an Accredited Level 2 Bushfire Planning Practitioner (BPAD30794);
- The BAL Contour Map (Figure 5) has been prepared in accordance with Department of Planning (WAPC) Guidelines for Planning in Bushfire Prone Areas (Version 1.4; WAPC, 2021);
- The vegetation within the subject site has been excluded as this vegetation will be modified to a low threat state, trees >50cm DBH can remain however are managed in a fuel reduced state;
- The assumptions contained within the BAL Contour Plan is based on plan of LDP as supplied by the client (Figure 2); and
- Subject site is located in a Bushfire Prone Area, see Figure 3 (OBRM, 2019).





Plot Number	Vegetation Classification	Effective Slope
1	Scrub Type D	Upslope/flat
2	Scrub Type D	Downslope >0-5 degrees
3	Scrub Type D	Upslope/flat
4	Scrub Type D	Upslope/flat
5	Scrub Type D	Downslope >0-5 degrees
6	Forest Type A	Downslope >5-10 degrees
7	Forest Type A	Downslope >0-5 degrees
8	Forest Type A	Upslope/flat
9	Excluded 2.2.3.2 (f)	N/A
10	Excluded 2.2.3.2 (e)	N/A

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Esperance, WA 6450  
(08) 9072 1382

Overview Map Scale 1:100,000

**Legend**

- Subject Site
- 100m Assessment Boundary
- 150m Assessment Boundary
- Cadastre
- 5m Contours
- Proposed Internal Roads and Carparks
- Proposed Buildings
- Proposed Alfresco Area
- Proposed Glamping Tents
- Lane Way / Fire Access
- Staging Boundary
- Developable Area (BAL-29)
- Vegetation/Plot Boundary

**BAL Contours**

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW

Scale  
1:2,250 @ A3  
GDA MGA 94 Zone 50

**Data Sources**  
Aerial Imagery: WA Now, Landgate Subscription Imagery  
Cadastre, Relief Contours and Roads: Landgate 2017  
IRIS Road Network: Main Roads Western Australia 2017  
Overview Map: World Topographic map service, ESRI 2012

**CLIENT**  
Paul King  
Lot 1 & 2 Frenchman Bay Road  
Frenchman Bay, WA 6330

BAL Contour Plan

BAL Assessor <b>KPK</b>	QA Check <b>MLH</b>	Drawn by <b>BRM</b>
STATUS <b>FINAL</b>	FILE <b>MSC0403-002</b>	DATE <b>23/08/2022</b>



## 4 Identification of Bushfire Hazard Issues

### 4.1 Bushfire Hazard Level

The identified bushfire risks associated with the subject site is the continuous vegetation to the west, north (limited), east and south of the subject site. This area presents as predominantly Forest Type A and Scrub Type D which are defined as Extreme Bushfire Hazard Level (BHL). Under hot, dry and unstable conditions (Severe to Catastrophic bushfire weather) the subject site is most at risk from bushfire from these directions. Surrounding the subject site to the north is the Southern Ocean and a small sliver of vegetation fringing the City of Albany (CoA) recreation site of Frenchman Bay. The vegetation is less than 100m wide and presents limited fire run potential from this direction. Internal to the site will be low fuel areas with trees remaining for amenity and conservation of habitat trees. **External low fuel areas are noted on this BMP, as per the previously approved BMP (2018).**

All of the new habitable buildings associated with the development application to the CoA are located in BAL-29, BAL-19 and BAL-12.5 zones (Figure 5). All new buildings will be constructed in accordance with AS3959-2018 and subject to building approval and are located in BAL-29 to BAL-12.5 zones. It is noted that only Class 1, 2, 3 and decks associated with 10A are required to be built to BAL under the *Building Act 2011*. Buildings classified under the Building Code of Australia (BCA) Class 4-9 are not required to build to AS3959 however will need to be constructed according to the fire requirements in Part 2 of the BCA. It is also noted that the tent style structures on the north foreshore zone are noted to be “tolerable losses” under the WAPC guidelines and do not need to build to AS3959 and can be located in BAL FZ and BAL-40 zones.

**A method 2 calculation has not been undertaken by the bushfire practitioners for Stage 2 café. Similar to the previous DA approval the café may act as a on site “last resort refuge”. Eco Logical Australia have confirmed that with a modified fuel calculation with similar inputs to the previous approved BMP (2018) can be achieved to gain <10kW/m<sup>2</sup>. This detail will be supplied in the future when this Stage is closer to being developed. Stage 1 includes the caretakers/managers shed **and in time a DA for the proposed lodge.****

**The lodge, the holiday chalets and glamping tents have all been assessed to the bushfire protection criteria, namely the:**

**‘Other short-term accommodation – including motel, serviced apartments, tourist development (includes cabins and chalets), holiday accommodation and caravan park (which incorporates caravan parks)’.**

**The 2021 WAPC planning guidelines are based on applying the performance based criteria or the acceptable solutions for a proposal and therefore given the size and nature of the combined LDP (i.e. each is not assessed in isolation from each other) this is deemed by the practitioner the appropriate criteria to assess this proposal. Upon acceptance of the LDP and this BMP (given it is based on previous approved BMP with alterations) the performance based solutions applicable to design will be incorporated into an updated BAL contour and BAL certificate for each proposed building. See Implementation Table Section 6.**

A peer review can be undertaken of this BMP by level 3 practitioners Eco Logical Australia if required.

### 4.2 Landscape Risk

Analysis of the vegetation types and corresponding bushfire fuels (to AS3959-2018) outlines the contiguous vegetation to the west, southwest, south, north, east and northwest which correspondingly has the highest risk of fire run into the subject site. Forest Type A and Scrub Type D are classified as Extreme BHL and present extreme risks to the subject site. **The bushfire risks are minimised from the north due to the presence of the Southern Ocean and the low fuel area of the CoA Frenchman Bay recreation site along the foreshore. “Fire runs” into the area is potentially from the west, south and east. The development has been designed similarly to the previous ethos (previous approved BMP in 2018) whereby setbacks to achieve BAL 29 or les can be undertaken in the west, south and east. The northern areas of the LDP propose glamping tents which are removable structures or can be a “tolerable loss” in a bushfire event.**

### 4.3 Access

The proposed development area and existing CoA recreation site to the north is accessed from Frenchman Bay Road, along with the existing public road network provides safe access to the west and (subsequently) north to Albany city centre along the Torndirrup Peninsula. Frenchman Bay Road, (formed public road) terminates at the CoA recreation site to the north. As such, the development proposal does not meet the requirement of two access routes under the WAPC guidelines (2021). Two accesses into and out of the LDP provide for emergency access to Frenchman Bay Road in the east.

The development cannot meet the Acceptable Solution as Frenchman Bay Road is effectively a long cul-de-sac which is a legacy issue to the siting of the project and cannot be overcome. The tourism venture proposed cannot overcome the issue, this BMP present two options to meet a performance-based assessment (one previously approved by the decision maker (DM) in 2018). No-through roads or dead-end roads are to be avoided in bushfire prone areas; this cannot be avoided as the land is already approved for tourism under the Albany LPS and associated approved schemes.

To assist meeting the provision of access, Eco Logical Australia (Level 3 Bushfire Practitioners) prepared a Bushfire Emergency Evacuation Plan in 2018 (prepared by Level 3 Accredited Bushfire Practitioners, refer to Section 5.2.6 of this report and Appendix C) which assists to meet compliance to this element of the bushfire protection criteria and applies the acceptable solutions in the WAPC guidelines (WAPC, 2021). This was for 200 people on site and was approved by the DM at the time (JDAP). This option may still be viable, however also there is the possibility of community refuge in the Goode Beach/Frenchman Bay area. Refer to Section 4.4 for more detail.

As the development is staged (Stage 1 is the maintenance shed, pool, tennis courts and Lodge) then there would be sufficient time to investigate this refuge option further. Refer to Section 5.2.4 of this report whereby a Bushfire Emergency Evacuation Plan (BEEP) was prepared by ELA in the original Development Application in 2018 (and approved). This BEEP will be updated and reviewed prior to planning approval and occupation to ensure all relevant persons and responsibilities are designated. It is also noted further due diligence and planning is required for the Cafe/kiosk area, to re-enforce the requirement of a detailed and more defined BEEP at Development Approval stages.

The internal driveways/road layout has a cul-de-sacs within the development due to the low key “back to nature” style of the development. The glamping tents and cabins in the north have linking lane ways/fire service access through to the driveway/road network roads to ensure there is two-way access to Frenchman Bay Road available at all times. The linking Fire Service Access Ways occurs along the west and northern sections to assist connectivity on the site and fire appliances accessing the vegetation outside of the development footprint. All access is to meet the minimum technical standards of the WAPC guidelines as outlined in Table 5 of this report. The internal access is shown in Figure 6 – Access Plan.



Figure 6: Access Plan

#### 4.4 Building Bushfire Resilience in the Great Southern (BRIGS)

In 2020 work was undertaken within the City of Albany for the Western Australian and Commonwealth governments National Partnership Agreement for Natural Disaster Resilience that delivers the Natural Disaster Resilience Program (NDRP). An application was submitted to the NDRP to fund the three local governments (Shire of Denmark, City of Albany and Shire of Plantagenet) to enhance the evacuation planning and bushfire risk mitigation strategies through applying a scientific and methodological approach to extreme-risk communities. Details on the methodologies applied for each precinct are documented in the overarching report –Bushfire Resilience in the Great Southern, report prepared for the Natural Disaster Resilience Program (2019).

The BRIGS project, delivered under the 2018-19 NDRP, found that access in/out of the Goode Beach precinct and water supply through the reticulated network, would be severely impacted from bushfire. The management of bushfire fuels, strategic water and a community refuge area/neighbourhood safer place were identified within the scope of the project. A copy of the recommendations for possible community refuge areas (three options presented) by ELA is shown in Figure 7. As the development is staged (Stage 1 is the maintenance shed and Lodge) then there would be sufficient time to investigate this refuge option further. Also refer to Section 5.2.4 of this report whereby a Bushfire Emergency Evacuation Plan (BEEP) was prepared (and approved) by ELA in the original Development Application in 2018. This BEEP will be updated and reviewed prior to planning approval and occupation to ensure all relevant persons and responsibilities are designated. It is also noted further due diligence and planning is required for the Cafe/kiosk area, again re-enforcing the requirement of detailed and more defined BEEP at Development Approval stages. Consultation with LEMC, CoA and DFES is continuing by the bushfire practitioner on the viability of a community refuge in the Goode Beach/Frenchman Bay area March-May 2022). As the development is staged (Stage 1 is the maintenance shed, pool, tennis courts and Lodge) then there would be sufficient time to investigate this refuge option further.





Figure 7: ELA Figure 14 Goode Beach Precinct Report (BRIGS, 2020)

#### 4.5 Water Supply

The development will be provided with reticulated scheme water from onsite sources. Strategic water will be supplied in accordance with the requirements of the BMP and the staged development. Onsite rainfall capture to tanks and bore water supply will be the initial water supply. Trickle feed is currently available to the site from Water Corporation WA. Given this is an overarching BMP to guide development there is a possibility that reticulated water may still occur for the larger development, however this Stage 2 development is still subject to further due diligence. The CoA will be provided with detail on water supply for each stage as planning approval is sought.

The commercial buildings will be subject to detailed hydraulic design by a qualified consultant and requirements and specification to the BCA will be subject to approval from the City of Albany at building construction stages.

..



## 5 Assessment against the Bushfire Protection Criteria

### 5.1 Compliance Table

The Guidelines for Planning in Bushfire Prone Areas (WAPC, 2021, Vers 1.4) outlines bushfire protection criteria which subdivision and development proposals are assessed for compliance. The bushfire protection criteria (Appendix 4, WAPC, 2021, Vers 1.4) are performance-based criteria utilised to assess bushfire risk management measures and they outline four elements, being:

- Element 1: Location;
- Element 2: Siting and Design of Development;
- Element 3: Vehicle Access; and
- Element 4: Water.
- Element 5: Vulnerable Tourism Land Uses

The subject site and the LDP/future development proposal will be assessed to, and are required to meet the “Acceptable Solutions” of each element of the bushfire mitigation measures (WAPC, 2021, vers 1.4). The proposal will be assessed against ‘Element 5’ of the bushfire protection criteria (Table 4) applicable to ***‘Other short-term accommodation – including motel, serviced apartments, tourist development (includes cabins and chalets), holiday accommodation and caravan park (which incorporates caravan parks)’***.

Note: A Performance based assessment has been provided to address “Access”, provision of additional information that meets the acceptable solutions is provided.

**This BMP has been developed as an overarching BMP to guide the planning of the LDP and subsequent staged development of the site and will be revised as required with updated information as available.**

**Table 4: Bushfire protection criteria applicable to the subject site**

Element	Acceptable Solution	Applicable or not Yes/No	Proposal meets Acceptable Solution
Element 5.7 - Siting and design	A5.7a Siting and Design.	Yes	<p>Compliant</p> <p>The LDP has all buildings/facilities in APZ areas that will upon completion be subject to a BAL rating of BAL-29 or lower. BAL-19, BAL-12.5 or BAL-LOW will apply to future buildings (excepting the glamping huts see 5.7b below) on the subject site as demonstrated in the BAL Contour Plan Figure 5. This includes all buildings in all classes of the BCA, noting only Class 1, 2 and 3 and 10a structures associated with Class 1, 2 and 3 buildings. It is recommended that the class building outside of the requirements (i.e. non habitable sheds, day spa and café) are built to BAL or the BCA and NCC as deemed appropriate by a building surveyor. Noting if the café is to be used as a last resort this will have additional building requirements to the ABCB handbook. <b>A method 2 BAL calculation is to be provided prior to planning approval for Stage 2.</b> See Section 5.2.6.</p> <p><b>Proposal with further supporting information at each staged development meets Acceptable Solution A5.7a.</b></p>
	A5.7b Siting and Design.	Yes	<p>Compliant</p> <p>The LDP identifies “glamping huts” in BAL FZ located along the northern area of the plan. These structures are identified as BAL FZ in the plan and are noted to be a “tolerable” risk and sited in areas &gt;29kW/m2. A tolerable risk as defined by the WAPC guidelines is not something to be ignored, however will be reviewed in line with the evacuation procedures and any site closures as designated through the BEEP. Refer to Section 5.2.6 which outlines evacuation well in advance of bushfire and site closures. It is also recommended that soft and hard landscaping treatments at the interface of this CoA Reserve will be important, and attention to fencing (See Section 5.2.4) and other landscaping in these areas should be documented <b>into a Landscaping Masterplan prior to each staged Development Approval.</b></p> <p><b>Proposal with further supporting information at each staged development</b> meets the Acceptable Solution A5.7b.</p>
	A5.7c Siting and Design.	Yes	<p>Compliant</p> <p>An APZ for the site can be provided in accordance with Element 2 – Siting and Design. <b>The APZ for all “Short term accommodation” buildings is to meet BAL-29 requirements as the BAL contour plan clearly demonstrates.</b> Refer to BAL Contour Plan Figure 45 The APZ utilises the future low fuel areas of the internal site and fronting the Frenchman Bay Access Road and the existing recreation site. Any landscaping/replanting is to conform to WAPC APZ standards (WAPC, 2021, vers 1.4). <b>This is an overarching BMP (not DA) and any landscaping in these areas should be documented into a Landscaping Masterplan prior to each staged Development Approval.</b> Refer to the standard Appendix B and further information Section 5.2.2 of this report.</p> <p><b>Proposal with further supporting information at each staged development</b> meets the Acceptable Solution A5.7c.</p>
	A5.7d Siting and Design.	Yes	<p>Compliant</p> <p><b>As outlined in sections above a Landscape Masterplan is to be developed and reviewed by the Bushfire Practitioner prior to each staged DA approval sought with the CoA. The Landscaping plans are to confirm the low fuel status of the APZ and the elements in the site conform to this BMP.</b> This is noted in the Implementation Table Section 6 of this report and is to be provided prior to DA and before any staged planning approval to guide the staged development of the site in site and hard landscaping features. Upon development of Landscaping Masterplan the proposal meets Acceptable Solution A5.8d.</p>

Table 4 cont.

Element	Acceptable Solution	Applicable or not Yes/No	Proposal meets Acceptable Solution
A5.7 – siting and design cont.	A5.7e Siting and Design.	Yes	<p>Compliant</p> <p>As outlined in sections above a Landscape Masterplan is to be developed prior to DA and reviewed by the Bushfire Practitioner which confirms the linking footpaths through the site. If on-site shelter is proposed through the subsequent staged development then footpaths are to clearly link to the on-site refuge (proposed café). This is noted in the Implementation Table Section 6 of this report and is to be provided prior to DA and before any staged planning approval to guide the staged development of the site.</p> <p>Upon development of Landscaping Masterplan the proposal meets Acceptable Solution A5.7e.</p>
	A5.7f Siting and Design.	Yes	<p>Compliant</p> <p>In 2020 the BRIGS Goode Beach Precinct outlined 3 “community refuge” options for the Goode Beach Precinct, with one of these at the Whale World facility to the east of this site. If community refuge for the area is proposed this would greatly assist in the safety of the existing Goode Beach area and this proposed development. In the event that this is not a viable option during the staged development then the Café area is proposed to the last resort refuge area, refer to the original BEEP Appendix C and the summary of the BEEP in section 5.2.6. If onsite refuge is proposed then a method 2 BAL assessment to achieve 10kW/m<sup>2</sup> will be required and provided prior to DA of the Café and assessment of the building size as per AS 5.7g below. Consultation with LEMC, CoA and DFES is continuing by the bushfire practitioner on the viability of a community refuge in the Goode Beach/Frenchman Bay area March-May 2022).</p> <p>Upon development of Landscaping Masterplan the proposal meets Acceptable Solution A5.7f.</p>
	A5.7g Siting and Design.	Yes	<p>Compliant</p> <p>If onsite refuge is proposed then a method 2 BAL assessment to achieve 10kW/m<sup>2</sup> will be required of the Café and assessment of the building size and location in accordance with the NCC and the ABCB Handbook: Design and construction of Community Bushfire Refuges (2014). Also refer to the BEEP previously prepared by ELA section 5.2.6 and Appendix C of this report.</p> <p>Upon development of the Café to the ABCB Handbook (if required) the proposal meets Acceptable Solution A5.7e.</p>
A5.8.1 Vehicular access for all proposals	A5.8.1a	Yes	<p>Compliant</p> <p>The trafficable carriageway of the proposed new internal roads is to be 6m (subject to detailed civil engineering design). Two access points are provided for on the LDP onto Frenchman Bay Road meeting the requirements of 5.8.1a. The internal driveways/road layout has a cul-de-sacs within the development this is due to the low key “back to nature” style of the development. The glamping tents and cabins in the north have linking lane ways/fire service access through to the driveway/road network roads to ensure there is two-way access to Frenchman Bay Road available at all times. The linking Fire Service Access Ways occurs along the west and northern sections to assist connectivity on the site and fire appliances accessing the vegetation outside of the development footprint. Any staged development is to incorporate the two access points and linking internal access network to Frenchman Bay Road.</p> <p>Proposal meets Acceptable Solution A5.8.1a.</p>

Table 4 cont.

Element	Acceptable Solution	Applicable or not Yes/No	Proposal meets Acceptable Solution
A5.8.1 Vehicular access for all proposals	A5.8.1b	Yes	Compliant The internal driveway/road network is to meet the minimum requirements of the WAPC guidelines and as outlined in Table 5 of this report. These are to be detailed in civil engineering designs and approved by the CoA at any staged development. Any staged development is to incorporate the two access points and linking internal network to Frenchman Bay Road. Turnaround areas are to meet the WAPC requirements of Figure 7 of this report. Proposal meets Acceptable Solution A5.8.1a.
	A5.8.1c	Yes	Compliant Signage is to be provided within the site advising of where access routes travel and to exit points to Frenchman Bay Road. Signage in public spaces it to also reflect actions to take in the event of a bushfire. To be developed with the updated BEEP and prior to Development Approval. Proposal meets Acceptable Solution A5.8.1c
P5viii	A 5.8.2	Not able to achieve compliance to AS Performance based assessment	A performance-based assessment of the proposal through the provision of BEEP (previously approved by the DM in 2018) has been supplied. Although prepared for a previous development (2018) the numbers of the previous Development Approval were similar (200 people), whereas this development is proposing 198 people. The internal linking service and driveway access as demonstrated above has 2 access points and the ability for the site to be evacuated in an emergency through the principles of the BEEP, See Section 5.2.6 and Appendix C. As outlined in previous sections above if a community refuge is proposed in the Goode Beach Precinct then two destinations may be achieved which also meets the intent of a safe destination. As the development is greater than 100 persons then A5.8.2 (outside of a built up area cannot meet the Acceptable solutions. The risk of bushfire is accepted and the provision of elements in this BMP (and specifically detailed in Section 5.2 of this report) have addressed and responded to the level of risk in the allocation of BAL, management of the landscaping and internal access and the provision of an Bushfire Emergency Evacuation Plan. Proposal meets the intent of a performance-based assessment with an updated BEEP prior to DA and provision of either a community safer place in the local area or an onsite refuge at the Café. Proposal meets intent of performance based assessment P5viii.
A5.9 Provision of water	A5.9a Identification of future water supply	Yes	Compliant. A reticulated water supply is currently not available to the site. Water is proposed to be reticulated in the long term via extension of the reticulated system to the site. Staged development will include onsite water supply and to be provide in accordance with the strategic supply as outlined in Section 5.2 of this report. Provision of strategic water (see Section 5.9b) is also proposed to support the risk of bushfire and loss of water pressure or water in an extreme event. Proposal with further supporting information at each staged development meets the Acceptable Solution A5.9a.
	A5.9b Water for firefighting supply	Yes	Compliant. Additional strategic water is proposed, retaining the existing site tank along the southern boundary (see LDP Figure 2). Strategic water is to meet the requirements as outlined in Schedule 2 of the WAPC guidelines and Section 5.2.3 of this report. Proposal with further supporting information at each staged development meets the Acceptable Solution A5.9b.

Further to the provisions of Element A5.8.1 in Table 4 above, the following vehicular access standards Table 5 and Figure 7 are to apply to turn around areas and are to be scheduled in the civil engineering plans and approved via the City of Albany.

**Table 5 – Vehicle Access requirements**

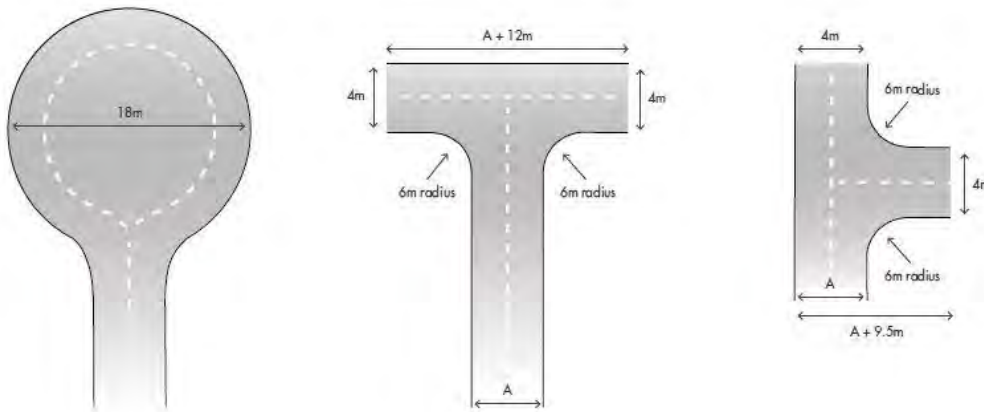
Technical requirements	1. Public Roads	2. Emergency Access Ways <sup>1</sup>	3. Fire Service Access Ways <sup>1</sup>	4. Private Driveways <sup>2</sup>
Minimum trafficable surface (m)	6*	6*	6	6
Minimum Horizontal clearance (m)	N/A	6	6	6
Minimum Vertical clearance (m)	4.5			
Minimum weight capacity (t)	15			
Maximum grade unsealed road <sup>3</sup>	As outlined in the IPWEA Subdivision guidelines.	1 in 10 (10%)		
Maximum grade sealed road <sup>3</sup>		1:7 (14.3%)		
Maximum average grade sealed road		1 in 10 (10%)		
Curves minimum inner radius (m)		8.5		

**Notes:**

<sup>1</sup> To have crossfalls between 3 and 6%.

<sup>2</sup> Where driveways and battle-axe legs are not required to comply with widths in A3.5 or A3.6, they are to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision.

<sup>3</sup> Dips must have no more than a 1 in 8 (12.5%- 7.1 degrees) entry and exit angle.



**Figure 7: Turn Around Standards (WAPC, 2021)**

## 5.2 Other Bushfire Mitigation Measures

The bushfire risk assessment (Section 4.0) has outlined the extreme bushfire risks for the site the future development of new facilities. The following section outlines additional measures to assist in mitigating the bushfire risk for the proposed development.

### 5.2.1 Minimise Ignition Sources

There is little control of offsite ignition sources, however the following is recommended to be undertaken by the developer while in ownership of the land and during construction periods.

Prior to the bushfire season (October) the following activities are undertaken:

- Mowing, slashing and brush cutting (noting illegal to do so on designated total fire ban days);
- Maintenance of road access into and out of the site; and
- Sub-contractors are aware of their obligations through contractual requirements.

During the summer bushfire season (1<sup>st</sup> December to 30<sup>th</sup> April inclusive as designated in the CoA fire management notice) maintenance activities internal to the site should be planned and risk assessed prior to commencement.

This includes but not limited to:

- Mowing, slashing and brush cutting (noting illegal to do so on designated total fire ban days);
- Welding, grinding and hot works (not undertaken on designated total fire ban days);
- Temporary waste disposal areas and green waste dumps – ensure piles are not exceeding 1.5m high and have bare mineral earth surrounding (min of 10m); and
- A water tender (min of 200L) fast attack unit is on site during the fire season (any site construction activities).

The Site Construction manager in consultation with developer are responsible for safety in during the bushfire season and are to ensure safety of the site and adjacent properties at all times from potential ignition sources.

### 5.2.2 Fuel Reduction and APZ Management

Ongoing fuel reduction by landowners to ensure their allocated BAL applies through mechanical slashing and mowing will be required to be undertaken regularly to ensure all internal grasses are maintained. Buildings are to be inspected regularly for build-up of wind-borne debris and leaf accumulation in gutters and at penetrations to buildings (doors, windows, etc). The site manage/ owner is to be responsible for implementation of the maintenance schedule to maintain the BAL and general bushfire preparedness which should generally reflect the following actions, refer to Table 6.

**Table 6: Maintenance schedule**

<b>Frequency</b>	<b>Activity</b>
<b>Weekly</b>  <b>(during fire season operations and prior to event)</b>	Check all buildings for wind borne debris build up and remove.
	Check waste materials collected from site are correctly sorted and stored (i.e. green waste, refuelling in designated areas only).
	Check personal safety equipment before each use.
	Check dust filters on equipment.
	Visually check vehicles and equipment for leaks or potential oil spills, check on fuel storage areas (if applicable).
	Check signage, gates and access gates are unlocked and accessible on emergency cues points.
	Check gutters are free from vegetation or overhand.
	Trimming and removing dead plants or leaf litter.
	Pruning climbing vegetation (such as vines) on a trellis, to ensure it does not connect to a building, particularly near windows and doors.
	Removing vegetation in close proximity to a water tank to ensure it is not touching the sides of a tank.
	Check fire firefighting water tanks are full and serviceable.
	Check outdoor objects around buildings (see list below).
	Raking and cleaning underfloor spaces (if applicable).
<b>Monthly</b>	Mowing, slashing and maintaining grasses, more frequent during spring and Autumn growth periods.
	Whipper snipper/grass cutter around all buildings.
	Ensure all Fire Service Access tracks are traversable and no erosion or washouts.
	Check no combustible materials are store near buildings or penetrations of buildings (windows, doors, etc.) includes, but not limited to – gas bottles, fences, stored combustible material, vines, plants etc.
<b>Yearly</b>  <b>(prior to bushfire season)</b>	Undertake any fuel reduction burning (if applicable).
	Maintain firebreaks and fire service access tracks, check gates can easily be opened and closed.
	Check locks are in working order, check gates which are not to be locked (i.e., for emergency access) are not locked.
	Check water tank cam lock (Storz) valves are working and in good order (i.e., open and shut).
	Check hardstand areas are clear and traversable adjacent to firefighting storage tanks.
	Ensure weeds or woody material is not encroaching into the APZ area around buildings (20m minimum), attend to any dead material through trimming and pruning, raking and removing to green waste.
	Any material from pre fire season preparation is either disposed to green waste or burn in piles away for the buildings with a 10m mineral earth break around the pile.

Prior to a bushfire event best practice recommends that objects within the APZ are moved away from the building prior to any bushfire event. Objects may include, but are not limited to:

- Door mats
- Outdoor furniture
- Potted plants
- Shade sails or umbrellas
- Plastic garbage bins
- Firewood stacks
- Flammable sculptures
- Playground equipment and children's toys.

These should always be considered in the proximity to buildings and stored appropriately when not in attendance at site. Consider any replanting or landscaping refer to the Country Fire Authority's Landscaping for Bushfire: Garden Design and Plant Selection (CFA, 2012) – Plant Selection Key or aim for plants within the APZ that have the following characteristics:

- Grow in a predicted structure, shape and height.
- Are open and loose branching with leaves that are thinly spread.
- Have a coarse texture and low surface-area-to-volume ratio.
- Will not drop large amounts of leaves or limbs, that require regular maintenance.
- Have wide, flat, and thick or succulent leaves.
- Trees that have bark attached tightly to their trunk or have smooth bark.
- Have low amounts of oils, waxes, and resins (which will often have a strong scent when crushed).
- Do not produce or hold large amounts of fine dead material in their crowns.
- Will not become a weed in the area.

Also refer to Schedule 1, Appendix B of this report.

### 5.2.3 Strategic Water Sources for Bushfire

Strategic, standalone water sources for bushfire and structure fires is recommended within the site (not mandatory). Strategic water is supplied for bushfire in addition to water required for drinking and domestic water purposes. A minimum of 20,000L/habitable building is recommended for additional safety if the power and/or scheme water sources fail in a bushfire event. The following standards are to apply for strategic water sources as per Schedule 2 of the WAPC guidelines (WAPC, 2021, vers 1.4), to be implemented for this site:

**Above ground tanks:** should be constructed of a non-combustible material, and may need to comply with AS/NZ 35001:2018. Fittings for above ground tanks are to be in accordance with the following standards:

- Commercial land uses: 125mm Storz fitting; or
- Strategic water tanks: 50mm or 100mm male camlock coupling with full flow valve;
- Combined water tanks: 50mm male camlock coupling with full flow valve or a domestic fitting, being a standard house hold tap that enables an occupant to access the water supply with domestic hoses or buckets for extinguishing minor fire.

**Below ground tanks:** should have a 200mm dia access hole to allow tankers or emergency service vehicles to refill direct from the tank with the outlet clearly marked on the top. The tank may need to comply with AS/NZ 35001:2018.

**Tank outlets:** where an outlet is provided for an emergency service then an unobstructed, hardened surface is to be provided within 4m of the water supply. Refer to figure 6 below outlining the location of a tank to a hardstand area.

**Pipe fittings:** all above-ground exposed water supply pipes and fittings should be metal. Fittings should be located away from the source of the bushfire attack.



**Water tank location:** Tanks are to be located with a consideration to surrounding vegetation and should avoid locations where the tanks is situated near or under vegetation or where vegetation might grow or overhand the tank. Refer to Figure 8 below.



**Figure 8: A good and a bad example of landscaping around a water tank and relation to hardstand areas. (WAPC, 2021)**

#### 5.2.4 Barrier Fencing

In November 2010, the Australian Bushfire CRC issued a “Fire Note” (Bushfire CRC, 2010), which outlined the potential for residential fencing systems to act as a barrier against radiant heat, burning debris and flame impingement during bushfire. The research aimed to observe, record, measure and compare the performance of commercial fencing of Colourbond steel and timber (treated softwood and hardwood).

The findings of the research found that:

*“.. Colourbond steel fencing panels do not ignite and contribute significant heat release during cone calorimeter exposure”* (exposure to heat)

*“.. Colourbond steel (fencing) had the best performance as a non-combustible material. It maintained structural integrity as a heat barrier under all experimental exposure conditions, and it did not spread flame laterally and contribute to fire intensity during exposure”*

It is also noted that non-combustible fences are recommended by WAPC (2021, Vers 1.4), through APZ standards: Fences and sheds within the APZ are constructed using non-combustible materials e.g., colourbond iron, brick, limestone, metal post and wire. The developer will be encouraged to build Colourbond or non-combustible fences where applicable.

#### 5.2.5 Evaporative Air Conditioners

Evaporative air conditioning units can catch fire as a result of embers from bushfires entering the unit. These embers can then spread quickly through the home causing rapid destruction. It can be difficult for fire-fighters to put out a fire in the roof spaces of homes.

It is also recommended that the proponent:

- Ensure that suitable external ember screens are placed on roof top mounted evaporative air conditioners compliant with AS3959-2018 (current and endorsed standards) and that the screens are checked annually; and
- Maintain evaporative air conditioners regularly as per DFES recommendations, refer to the DFES website for further details: <http://www.dfes.wa.gov.au>

### 5.2.6 Bushfire Emergency Evacuation Plan (BEEP)

Access into the site is restricted to a one-way access along Frenchman Bay Road. This access is also within Extreme bushfire hazards with the likelihood of the road being closed rated as “High”. The Bushfire Emergency Evacuation Plan (BEEP) (Appendix C) has been prepared by Eco Logical Australia Level 3 BPAD Bushfire Practitioners and is to be made available to all visitors/residents/lodgers at all times. The BEEP is guided by the following overarching principles:

- All clients are notified at time of deposit/confirmation of stay that Frenchman Bay Retreat is located in a bushfire prone area and may be subject to closure and/or re-schedule of stay if weather conditions are Catastrophic Fire Danger Rating (FDR) , see Figure 9.
- The key to the evacuation plan is - off-site evacuation is always safer and the priority. It is also dependant that adequate time is available to complete it safely. Confirm with Lead Agency (DFES or other Emergency Service) prior to evacuating and follow all directions.
- Evacuation of the site to Albany ALAC centre or another off site activated undertaken prior to a bushfire event occurring.
- Evacuation well in advance of a fire’s predicted arrival time is safer than remaining on-site.
- Off-site evacuation is to occur by driving directly to Albany Leisure and Aquatics Centre (ALAC) on Barker Road (this has been previously used as an evacuation centre for the town).
- Preparedness of all guests and staff during the bushfire danger period (1<sup>st</sup> November to 30<sup>th</sup> April) on bushfire evacuation procedures.
- Evacuation plan is a poster style to be displayed in guest’s rooms and in reception.
- Evacuation and management triggers are provided for specific actions for both managers and guests for the site.
- Site closures on Catastrophic FDR days.
- Provides for staged construction.

It is noted that the current BEEP provides for “on-site refuge” in the previous Café/caretakers building for 200 people. Since the development of this BEEP the “Bushfire Resilience in the Great Southern”(BRIGS) (Bio Diverse Solutions, 2020) project has identified options of 3 neighbourhood safer place or a community refuge areas (see Figure 7.). If a neighbourhood safer place or a community refuge areas is located at the historic Whaling Station to the east, it is recommended that the BEEP is updated to reflect this change and that community safety is undertaken for the whole of the area in a more holistic way and documented with Local Emergency Management Committees (LEMC). If a community refuge area cannot be sourced as per the BRIGS recommendations then an updated Method 2 BAL calculation will be required on the café to confirm the application of as onsite refuge.

The BEEP outlines evacuation of any lodgers evacuate to Albany Leisure and Aquatic Centre (ALAC) via road. The ALAC is an evacuation point consistent with CoA Local Emergency Management Committee (LEMC) planning.

The BEEP is to be included into the facilities emergency response procedures and guides the procedures that occupants and staff at the site are to follow in a bushfire emergency. The BEEP prepared by Eco Logical Australia is a two page poster which is designed as a quick ready reckoner.

The BEEP will be updated prior to the next stages of Development Approval (currently LDP) occupation of the site to include specific details required for the implementation (i.e. contact numbers of the site office and caretaker).

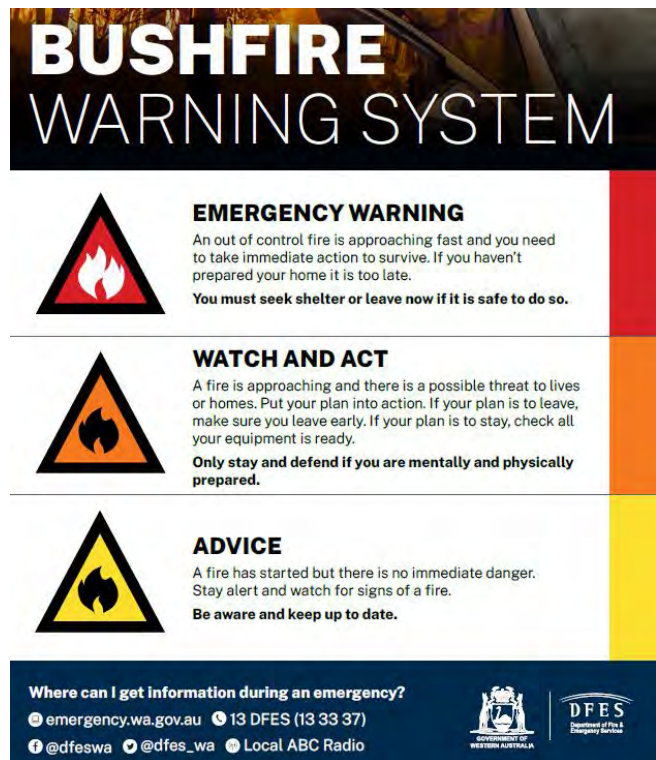
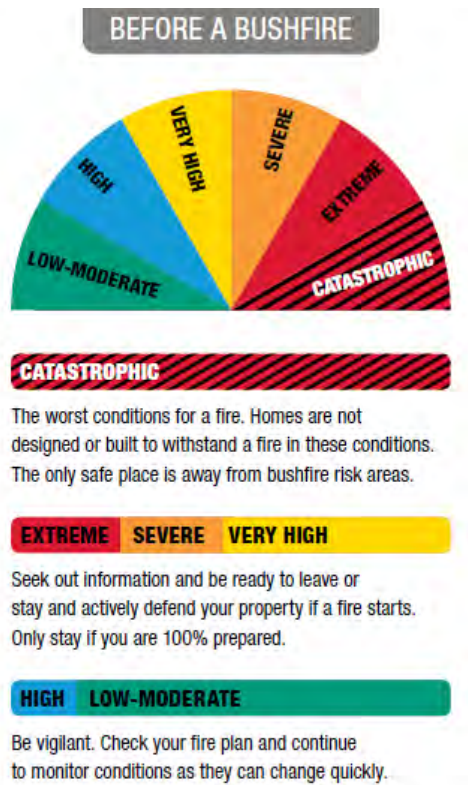


Figure 9: DFES Warning Systems (DFES, 2022).

## 6 Implementation Actions

The responsibilities of the developer(s), Landowners and local government are shown in Table 6, 7 and 8.

### 6.1 Developer's Responsibility

It is recommended the developer be responsible for the following:

**Table 7: Implementation actions land owner/developer prior to each staged DA**

Developer		
No	Implementation Action	DA Clearance
1	Where a building has been identified as requiring an increased construction standard (i.e. BAL/AS3959) ensure that the design and construction of any building is compliant with the requirements of AS3959 (current and endorsed standards).	✓
2	Establish/maintain APZ's to the standard stated in this BMP, see Schedule 1 Standards for APZ's (See Appendix B). A S40 in accordance with the Biodiversity Conservation Act is applied for prior to any vegetation disturbances.	Prior to DA
3	Ensure (if reticulated) water is supplied in accordance with the Water Corporation's No 63 Water Reticulation Standard (WC, 2016) and hydrants are to be identified by standard pole and/or road markings.	✓
4	Strategic onsite water supply is detailed in each DA in accordance with the specifications as outlined in Section 5.2.3 of this report.	Prior to DA
5	Update the BEEP prior to occupation of the tourist components of the site. If onsite refuge is to be utilised then an update of the Method 2 BAL assessment is required.	Prior to DA
6	All internal driveway's to be designated/ installed for access into the development to the minimum technical standards as required by WAPC. To be demonstrated to CoA at planning approval stages.	✓
7	The subject site is to be compliant with the relevant local government's annual firebreak notice issued under s33 of the <i>Bushfires Act 1954</i> .	✓
8	Ensuring that suitable external ember screens are placed on roof top mounted evaporative air conditioners compliant with AS3959-2018 (current and endorsed standards) and that the screens are checked annually.	✓
9	The commercial buildings will be subject to detailed hydraulic design by a qualified consultant and requirements and specification to the BCA will be subject to approval from the City of Albany at building construction stages.	✓
10	Ensure land/building owners are aware of the BAL Contour Plan and the applicable BAL to their property through provision of BAL Contour Plan. Update the BAL contour plan and provide certification of BAL Contour prior to lodgement of titles (post construction).	✓
11	Ensure the Fire Service Access Ways are constructed at Stage 1 to provide for access around the site, minimum construction standards as per Table 5.	✓
12	The soft and hard landscaping treatments such as linking footpaths, fencing and other soft and hard landscaping treatments should be documented into a Landscaping Masterplan prior to Development Approval.	Prior to DA
13	If the café is to be designated as a refuge, then any architectural designs are to respond and be built in accordance with the NCC and the ABCB (2014) <i>Handbook: Design and construction of Community Bushfire Refuges</i> .	Prior to DA

Table 6 cont.

14	Signage is to be provided within the site advising of where access routes travel and to exit points to Frenchman Bay Road. Signage in public spaces it to also reflect actions to take in the event of a bushfire. To be developed with the updated BEEP and prior to Development Approval.	<b>Prior to DA</b>
15	An update and review of this BMP is required if any aspect of design changes in the subsequent stages and to document the updated BEEP and refuge strategies for the site.	<b>Prior to DA</b>

## 6.2 Local Government Responsibility

It is recommended the local government be responsible for the following:

**Table 8: Implementation actions, City of Albany**

<b>SoD</b>		
<b>No</b>	<b>Implementation Action</b>	<b>Clearance sage</b>
1	Request BAL certification at Building Approval stages on any proposed habitable buildings. Buildings to be located in BAL-29, BAL-19 and BAL-12.5 zones.). Certified BAL on specific buildings as required for buildings approval.	<b>Building approval</b>
2	All internal driveways to be designated/ installed for access into the site to the minimum technical standards as required by WAPC and outlined in Table 5 of this document. To be demonstrated to CoA at Planning approval/building approval stages.	<b>Development Approval</b>
3	Ensure reticulated water is supplied in accordance with the Water Corporation's No. 63 Water Reticulation Standard (WC, 2016) and hydrants are to be identified by standard pole and/or road markings.	<b>Development Approval</b>
4	Monitor landowner compliance with the Bushfire Management Plan and the annual CoA Fire Management Notice (CoA, 2020).	<b>Ongoing</b>
5.	Request a Landscaping Masterplan prior to Development Approval.	<b>Prior to DA</b>
6	If the café is to be designated as a refuge, then any architectural designs are to respond and be built in accordance with the NCC and the ABCB (2014) <i>Handbook: Design and construction of Community Bushfire Refuges</i> .	<b>Prior to DA</b>
7	Signage is to be provided within the site advising of where access routes travel and to exit points to Frenchman Bay Road. Signage in public spaces it to also reflect actions to take in the event of a bushfire. To be developed with the updated BEEP and prior to Development Approval.	<b>Prior to DA</b>
8	An update and review of this BMP is required if any aspect of design changes in the subsequent stages and to document the updated BEEP and refuge strategies for the site.	<b>Prior to DA</b>

## 7 Disclaimer

The recommendations and measures contained in this assessment report are based on the information available at the time of writing following the instructions of the regulatory authorities and following the requirements of the Australian Standards 3959-2018 – Building in Bushfire Prone Areas, WAPC State Planning Policy 3.7 (WAPC, 2015), WAPC Guidelines for Planning in Bushfire Prone Areas (WAPC, 2021, vers 1.4), and applying best practise as described by Fire Protection Association Australia. These are considered the minimum standards required to balance the protection of the dwellings and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire, people injured, or fatalities occur either at the site or while evacuating. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed development are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the bushfire consultant has no control. Notwithstanding anything contained within, the consultant/s will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the bushfire consultant) arising out of the services rendered by the consultant.

**AS3959-2018 disclaimer:** It should be borne in mind that the measures contained within this Standard (AS3959-2018) cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behaviour of fire and extreme weather condition.

Building to AS3959-2018 is a standard primarily concerned with improving the ability of buildings in designated bushfire prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as to the building itself (AS3959, 2018).

## 8 Certification

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level (s) stated in this document have been prepared in accordance with the requirements of AS 3959-2018 and the Guidelines for Planning in Bushfire Prone Areas (WAPC, 2021, Vers 1.4).



SIGNED, ASSESSOR: ..... DATE: 5/09/2022

Kathryn Kinnear, Bio Diverse Solutions

Accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD30794)

(Note: A peer review to a L3 Bushfire Practitioner as per FPAA PN03 is occurring during the referrals process)



## 9 Revision Record

Revision	Prepared By	Summary	Reviewed By	Date
Draft Id 5/04/2022	Kathryn Kinnear	Internal QA review	Mary Holt	5/04/2022
Draft Id 6/04/2022	Kathryn Kinnear	Internal Technical review	Jason Benson	7/04/2022
Draft Id 8/04/2022	Kathryn Kinnear	Issued to client	Nick Ayton	8/04/2022
Final Id Vers 3.0 11/04/2022	Kathryn Kinnear	Updated from client review, final issued to client		11/04/2022
Final ID V4	Kathryn Kinnear	Updated from consultation with CoA, ELA and client.		05/09/2022



## 10 References

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## **11 Appendices**

**Appendix A: Vegetation Classifications to AS3959-2018**

**Appendix B: Schedule 1 - WAPC Asset Protection Zone (APZ) standards to apply**

**Appendix C: ELA Bushfire Emergency Evacuation Plan (2018)**

**Appendix A**

Vegetation Classification to AS3959-2018

## Vegetation classification to AS3959-2018

Site Details			
<b>Address:</b>	Lot 1 & 2 Frenchman Bay Road		
<b>Suburb:</b>	Frenchman Bay	<b>State:</b>	W.A.
<b>Local Government Area:</b>	City of Albany		
<b>Stage of WAPC Planning</b>	Subdivision Application		

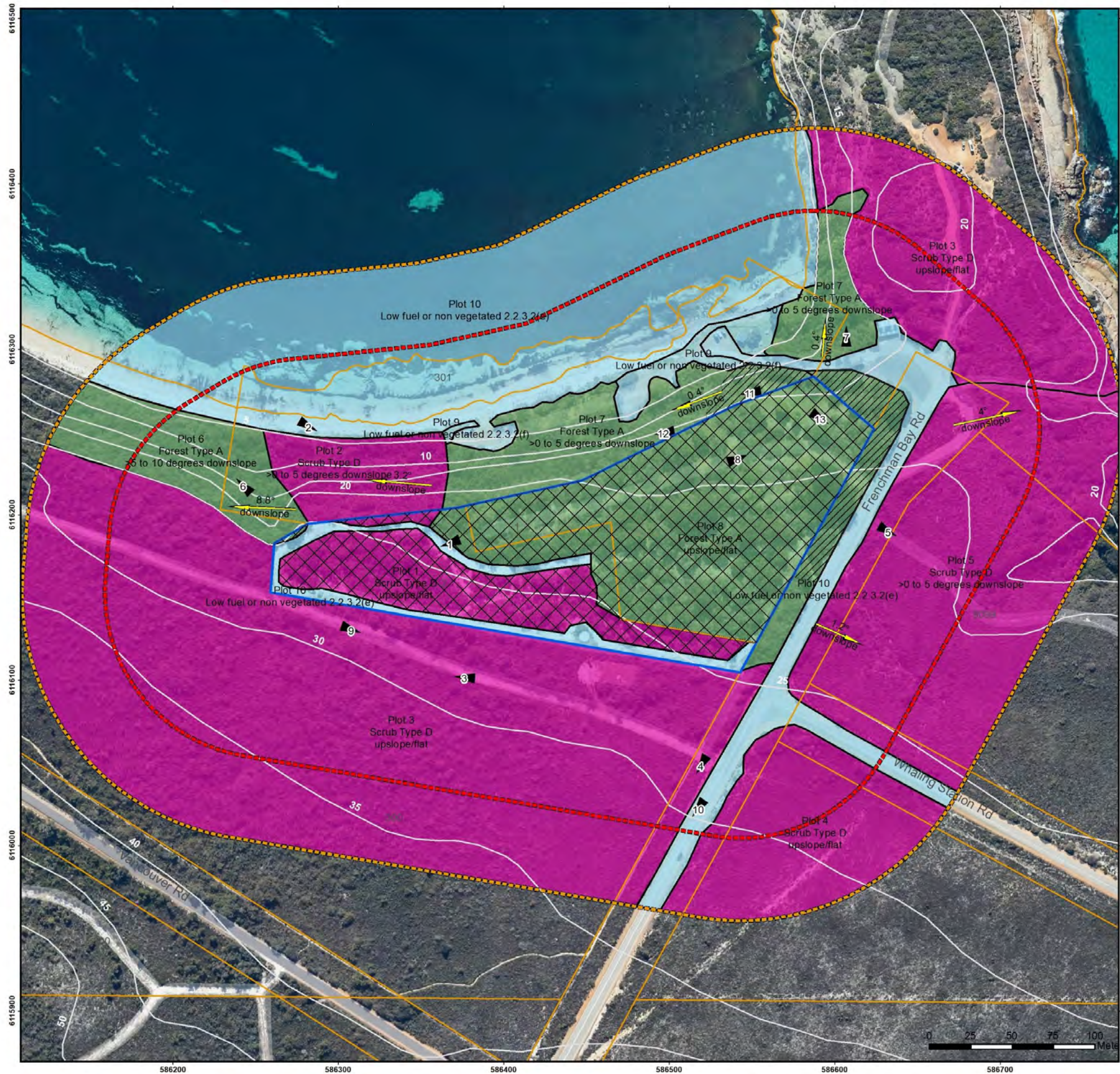
BMP Plan Details			
<b>Report / Job Number:</b>	MSC0403	<b>Report Version:</b>	Final
<b>Assessment Date:</b>	11 February 2020	<b>Report Date:</b>	3 August 2021
<b>BPAD Practitioner</b>	Kathryn Kinnear	<b>Accreditation No.</b>	BPAD 30794

**Vegetation Classification**

Site assessment occurred on the 11<sup>th</sup> February 2020 and reviewed in 2021 by Kathryn Kinnear (BPAD 30794). All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2018. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level (BAL) is identified in the following pages and shown on the Vegetation Classes Map Page 3.

<b>Plot number</b>	<b>Vegetation Type (Table 2.3)</b>	<b>Slope (Table 2.4.3)</b>
1	Scrub Type D	Upslope/flat
2	Scrub Type D	Downslope >0-5 degrees
3	Scrub Type D	Upslope/flat
4	Scrub Type D	Upslope/flat
5	Scrub Type D	Downslope >0-5 degrees
6	Forest Type A	Downslope >5-10 degrees
7	Forest Type A	Downslope >0-5 degrees
8	Forest Type A	Upslope/flat
9	Excluded 2.2.3.2 (f)	N/A
10	Excluded 2.2.3.2 (e)	N/A





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Albany, WA 6330  
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Denmark Office:  
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Denmark, WA 6333  
(08) 9848 1309

Esperance Office:  
2A/113 Dempster Street  
Esperance, WA 6450  
(08) 9072 1382

**BPAD**  
Bushfire  
Planning & Design  
Accredited Practitioner  
Level 2

**BIO  
DIVERSE  
SOLUTIONS**

Overview Map Scale 1:100,000

**Legend**

- Subject Site
- 100m Assessment Boundary
- 150m Assessment Boundary
- Cadastre
- 5m Contours
- Slopes Degrees
- Photo Point
- Fuel reduce to AS3959 exc 2.2.3.2(f)
- Future Low Fuel
- Vegetation/Plot Boundary

**Vegetation**

- Forest Type A
- Scrub Type D
- Low fuel or non vegetated 2.2.3.2

**Scale**  
1:2,250 @ A3  
GDA MGA 94 Zone 50

**Data Sources**  
Aerial Imagery: WA Now, Landgate Subscription Imagery  
Cadastre, Relief Contours and Roads: Landgate 2017  
IRIS Road Network: Main Roads Western Australia 2017  
Overview Map: World Topographic map service, ESRI 2012



**CLIENT**


Paul King  
Lot 1 & 2 Frenchman Bay Road  
Frenchman Bay, WA 6330

**Vegetation Classes**


BAL Assessor <b>KK</b>	QA Check <b>BT</b>	Drawn by <b>CV</b>
STATUS <b>FINAL</b>	FILE <b>MSC0403-002</b>	DATE <b>03/08/2021</b>



Plot	1	Classification or Exclusion Clause	Scrub Type D
			<p><b>Location:</b> Within the Subject Site, making up the southern portion of the site.</p> <p><b>Separation Distance:</b> 0m.</p> <p><b>Description:</b> Coastal scrub and some stunted Jarrah.</p> <p><b>Average vegetation height:</b> 3.5m general not exceeding 4m, with isolated Jarrah reaching 5m.</p> <p><b>Vegetation Coverage:</b> &gt;30%.</p> <p><b>Available fuel loading:</b> 25 t/ha.</p> <p><b>Effective slope:</b> Upslope.</p>
<p><i>Photo Id 1: View looking at Plot 1 in a westerly direction from within the plot.</i></p>			
Plot	2	Classification or Exclusion Clause	Scrub Type D
			<p><b>Location:</b> Adjacent to the north-west boundary of the site, with a small portion of the plot within the Subject Site.</p> <p><b>Separation Distance:</b> 0m.</p> <p><b>Description:</b> Coastal scrub.</p> <p><b>Average vegetation height:</b> 3.5m with isolated trees reaching 4m.</p> <p><b>Vegetation Coverage:</b> &gt;30%.</p> <p><b>Available fuel loading:</b> 25 t/ha.</p> <p><b>Effective slope:</b> &gt;0 to 5 degrees downslope.</p>
<p><i>Photo Id 2: View looking along beach edge of Plot 2 in easterly direction.</i></p>			


Plot	3	Classification or Exclusion Clause	Scrub Type D
		<p><b>Location:</b> In two locations, one to the south and west of the Subject Site and the other to the north-east.</p> <p><b>Description:</b> Low coastal scrub of stunted Jarrah, banksia and Tea tree.</p> <p><b>Average vegetation height:</b> 3.5m with occasional taller jarrah at 5m.</p> <p><b>Vegetation Coverage:</b> &gt;30%.</p> <p><b>Available fuel loading:</b> 25 t/ha.</p> <p><b>Effective slope:</b> Upslope.</p>	

*Photo Id 3: View looking toward the west from western boundary of the Subject Site*


Plot	4	Classification or Exclusion Clause	Scrub Type D
		<p><b>Location:</b> To the south of the Subject Site adjoining Frenchman Bay Road on the northern and southern side of road.</p> <p><b>Separation Distance:</b> 0 to 40m.</p> <p><b>Description:</b> Low coastal shrubs and herbs. Open heathland.</p> <p><b>Average vegetation height:</b> 1.2m.</p> <p><b>Vegetation Coverage:</b> &gt;30%.</p> <p><b>Available fuel loading:</b> 25 t/ha.</p> <p><b>Effective slope:</b> Upslope.</p>	

*Photo Id 4: View looking south along Frenchman Bay Road.*





Plot	5	Classification or Exclusion Clause	Scrub Type D
		<p><b>Location:</b> To the east of the Subject Site on the eastern side of Frenchman Bay Rd.</p> <p><b>Separation Distance:</b> 26m.</p> <p><b>Dominant species &amp; description:</b> Low coastal shrubs.</p> <p><b>Average vegetation height:</b> 1.2m.</p> <p><b>Vegetation Coverage:</b> &gt;30%.</p> <p><b>Available fuel loading:</b> 25 t/ha.</p> <p><b>Effective slope:</b> &gt;0 to 5 degrees downslope.</p>	

*Photo Id 5: View looking east across plot 5 from the eastern edge of Frenchman Bay Road.*


Plot	6	Classification or Exclusion Clause	Forest Type A
		<p><b>Location:</b> Located directly to the north-west of the Subject Site.</p> <p><b>Separation Distance:</b> 24m.</p> <p><b>Description:</b> Tall coastal scrub interspersed with Jarrah and Peppermint trees. Multilayered; bracken, woody scrubs mid-storey and smaller herbs and shrubs as understorey.</p> <p><b>Average vegetation height:</b> 7m.</p> <p><b>Vegetation Coverage:</b> &gt;30 – 70%.</p> <p><b>Available fuel loading:</b> 25 - 35t/ha.</p> <p><b>Effective slope:</b> &gt;5 to 10 degrees downslope.</p>	

*Photo Id 6: View looking west through Plot 6 from inside the plot.*


Plot	7	Classification or Exclusion Clause	Forest Type A
		<p><b>Location:</b> Two plots to the north of the Subject Site. Plots are separated by a beach access road.</p> <p><b>Separation Distance:</b> 0 to 14m.</p> <p><b>Description:</b> Jarrah and peppermint trees, eastern part of plot recently burnt. Not multilayered, grasses and bracken to 0.5m.</p> <p><b>Average vegetation height:</b> 7m.</p> <p><b>Vegetation Coverage:</b> &gt;30-70% foliage cover.</p> <p><b>Available fuel loading:</b> 245 - 35t/ha.</p> <p><b>Effective slope:</b> &gt;0 to 5 degrees downslope.</p> <p>Note: areas of this Plot will be fuel reduced to AS3959 Exclusion 2.2.3.2 (f)</p>	
<p><i>Photo Id 7: View north through Plot 7 to beach and picnic area.</i></p>			

Plot	8	Classification or Exclusion Clause	Forest Type A
		<p><b>Location:</b> Located within the Subject Site in previous disturbed areas of the caravan park site. Also, along Frenchman Bay road reserve.</p> <p><b>Separation Distance:</b> 0m.</p> <p><b>Description:</b> Peppermint trees and tall coastal vegetation. Not multilayered, grasses and bracken to 0.5m understorey.</p> <p><b>Average vegetation height:</b> 6m-8m</p> <p><b>Vegetation Coverage:</b> &lt;30-70% foliage cover</p> <p><b>Available fuel loading:</b> 25 - 35t/ha.</p> <p><b>Effective slope:</b> Upslope/flat.</p> <p>Note: areas of this Plot will be fuel reduced to AS3959 Exclusion 2.2.3.2 (f).</p>	

*Photo Id 8: View looking within plot from southern edge of beach access road.*

Plot	9	Classification or Exclusion Clause	Low fuel or non-vegetated areas exclusion 2.2.3.2 (f)
		<p><b>Location:</b> Foreshore area to the north of the Subject Site in Frenchman Bay recreation site.</p> <p><b>Description:</b> Managed lawns and gardens and other low-threat vegetation. Includes maintained beach picnic area etc.</p> <p>Excluded as per AS3959 exclusion clause 2.2.3.2 (f).</p> <p><b>Available fuel loading:</b> &lt;2 t/ha.</p>	

*Photo Id 9: View looking towards recreation site to the north of the subject site.*

Plot	10	Classification or Exclusion Clause	Low fuel or non-vegetated areas exclusion 2.2.3.2 (e)
		<p><b>Location:</b> Frenchman Bay beach and the Southern Ocean to the north of the Subject Site. Adjacent roads include Frenchman Bay Road, Whaling Station Road and the firebreak track within the Subject Site.</p> <p><b>Description:</b> Roads, driveways, tracks, water bodies, bare beach areas, buildings and other non-vegetated areas.</p> <p>As per exclusion clause 2.2.3.2 (e) of AS3959-2018.</p>	
<p><i>Photo Id 10: View looking south along Frenchman Bay Road.</i></p>			



**COMMENTS ON VEGETATION CLASSIFICATIONS:**

- Distances from vegetation were made based on surface fuels to edge of lot (subject site) boundary;
- Effective slopes were measured in the field using a Nikon Forestry Pro and represented on the respective plots;
- Method 1 (AS3959-2018) Simplified procedure was used for vegetation classification Assessment process;
- All vegetation was classified within the subject site and within 150m of the lot boundaries to AS3959 Table 2.3; and
- The perimeter of the vegetation was measured using field GPS and notations on field GIS maps.

**CERTIFICATION**

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2018.



SIGNED, ASSESSOR: ..... DATE: 3/08/2021

Kathryn Kinnear , Bio Diverse Solutions  
Accredited Level 2 BAL Assessor (Accreditation No: BPAD30794)



**REVISION RECORD**

Revision	Prepared By	Summary	Reviewed By	Date
Draft Id 16/07/2021	Kathryn Kinnear	Internal Review	Bianca Theyer	16/07/2021
Final Id 16/07/2021	Kathryn Kinnear	Final Issued to Client		3/08/2021

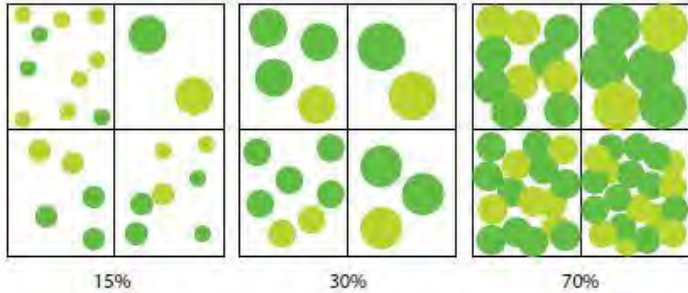
**Appendix B**

Schedule 1 WAPC Asset Protection Zone (APZ) standards to apply

**Schedule 1**

**Standards for an Asset Protection Zone (APZ)**

(WAPC, 2021)

<p>Fences within the APZ</p>	<ul style="list-style-type: none"> <li>• Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).</li> </ul>
<p>Fine fuel load (Combustible, dead vegetation matter &lt;6 millimetres in thickness)</p>	<ul style="list-style-type: none"> <li>• Should be managed and removed on a regular basis to maintain a low threat state.</li> <li>• Should be maintained at &lt;2 tonnes per hectare (on average).</li> <li>• Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch &gt;6 millimetres in thickness.</li> </ul>
<p>Trees* (&gt;6 metres in height)</p>	<ul style="list-style-type: none"> <li>• Trunks at maturity should be a minimum distance of six metres from all elevations of the building.</li> <li>• Branches at maturity should not touch or overhang a building or powerline.</li> <li>• Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation.</li> <li>• Canopy cover within the APZ should be &lt;15 per cent of the total APZ area.</li> <li>• Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.</li> </ul> <p><b>Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity</b></p> 
<p>Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub &gt;6 metres in height are to be treated as trees.</p>	<ul style="list-style-type: none"> <li>• Should not be located under trees or within three metres of buildings.</li> <li>• Should not be planted in clumps &gt;5 square metres in area.</li> <li>• Clumps should be separated from each other and any exposed window or door by at least 10 metres.</li> </ul>
<p>Ground covers* (&lt;0.5 metres in height. Ground covers &gt;0.5 metres in height are to be treated as shrubs)</p>	<ul style="list-style-type: none"> <li>• Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above.</li> <li>• Can be located within two metres of a structure, but three metres from windows or doors if &gt;100 millimetres in height.</li> </ul>

Grass	<ul style="list-style-type: none"> <li>• Grass should be maintained at a height of 100 millimetres or less, at all times.</li> <li>• Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.</li> </ul>
Defendable space	<ul style="list-style-type: none"> <li>• Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.</li> </ul>
LP Gas Cylinders	<ul style="list-style-type: none"> <li>• Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building.</li> <li>• The pressure relief valve should point away from the house.</li> <li>• No flammable material within six metres from the front of the valve.</li> <li>• Must sit on a firm, level and non-combustible base and be secured to a solid structure.</li> </ul>

*\* Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes*



**Appendix C**

ELA (2018)

Bushfire Emergency Evacuation Plan (BEEP)

**1. Location details**

Facility type:  
 ▪ Short-term accommodation in Rural Area  
 Location:  
 ▪ Lots 1 and 2 Frenchman Bay Road, Albany, Western Australia  
 Infrastructure:  
 ▪ 25 accommodation units, including café and caretaker's residence  
 Occupation / Visitation (number of people):  
 ▪ Maximum visitors: 200 (based on 150 residential guests/caretaker, and 50 café patrons)  
 Access:  
 ▪ Frenchman Bay Road (one formal and one emergency access route), internal paths and tracks within site.  
 Fire Weather Forecast Area:  
 ▪ South West Land Division Fire District  
 ▪ Stirling Coast

**2. Communications**

Mobile:  
 ▪ Mobile reception is available – however, mobile communications can become unreliable during bushfire/emergency events due to the volume of usage  
 Landline / NBN:  
 ▪ The resort will have a landline available for emergency use  
 Radio:  
 ▪ ABC: Albany - Local Radio (630 AM), Southern Agricultural – News Radio (92.1 FM)  
 Internet Sites:  
 ▪ Preparing your Property – [DFES Link](#)  
 ▪ Emergency WA – [www.emergency.wa.gov.au](http://www.emergency.wa.gov.au)  
 ▪ DFES on Facebook - [www.facebook.com/dfeswa](http://www.facebook.com/dfeswa)  
 ▪ DFES on Twitter - [www.twitter.com/dfes\\_wa](http://www.twitter.com/dfes_wa)  
 ▪ National Bushfires app - [www.bushfireblankets.com/bushfire-app.html](http://www.bushfireblankets.com/bushfire-app.html)

**3. Contacts**

Fire reporting	000
Resort Manager	TBC
DFES (Emergency Information)	13 33 37
SES (Emergency Assistance)	132 500
WA Police	000
WA Ambulance	000
Bureau of Meteorology (BoM) Recorded Information	1300 659 213

**4. Evacuation preparedness**

▪ All guests must be briefed during the Bushfire Danger Period on the bushfire evacuation procedures with updated advice provided when the Fire Danger Rating (FDR) exceeds Very High or a fire warning is issued by Emergency Services (currently DFES) for the locality.  
 ▪ This Evacuation Plan is to be displayed in **guest's** rooms, reception and communal areas.

**BUSHFIRE PREPAREDNESS MATRIX**

ACTION	LOW/MOD	HIGH	VERY HIGH	SEVERE	EXTREME	CATASTROPHIC
Resort Manager to perform daily check (after 4 pm) on the DFES and BoM websites to determine the Fire Danger Rating (FDR) for the following day and weekly prediction. Update resort visitors if there is a likelihood of the site being closed to visitors due to FDR.						
Resort Manager to monitor Emergency WA / or DFES website or ABC Radio or 'National Bushfires' app for fire incidents	Min. 1 pm	Min. 1pm, 3pm	Min. 11am, 1pm, 3pm (or more frequently if fire event in locality)			Resort Closed to visitors
Complete building preparedness checks		By 10 am	By 8 am	By 8 am		

**5. Evacuation triggers**

A decision to evacuate off-site or to the nominated bushfire shelter (shelter-in-place; the café/caretakers building) is to be determined by:  
 ▪ Instructions from Police, DFES, other Emergency Services or **Resort Manager**  
 ▪ the Bushfire Evacuation Matrix (overleaf)  
 ▪ A warning regarding a known bushfire in the locality (see Bushfire Evacuation Matrix overleaf)

**SEE EVACUATION DECISION MATRIX (OVERLEAF)**

**6. Evacuation Procedures**

Every bushfire attack is different. The response to each must therefore be specific and be in response to bushfire warnings

**Bushfire Warning Notification**

▪ Emergency WA website, SMS or **the 'National Bushfires' App** (for smartphones) will provide initial notification of a fire and evacuation instructions.  
 ▪ DFES, Police (or other incident personnel) may also attempt to notify visitors (on site).  
 ▪ The Resort Manager is also responsible to ensure any visitors are aware of a fire warning has been issued.

**Off-site evacuation**

▪ Off-site evacuation is always safer, provided adequate time is available to complete safely. Confirm with Lead Agency (DFES or other Emergency Service) prior to evacuating and follow all directions.  
 ▪ Off-site evacuation is to occur by driving private vehicles directly to Albany Leisure and Aquatics Centre (ALAC) on Barker Road (this has previously been used as an evacuation centre for the town). The ALAC is an evacuation point consistent with City of Albany Local Emergency Management Committee (LEMC) planning. Obtain further advice from media warnings once safely in Albany.  
 ▪ Evacuation well in advance of a **fire's predicted arrival time is safer** than remaining on-site.

**On-site evacuation**

▪ Evacuating to the nominated on-site refuge may be required where it is not possible to evacuate to Albany safely.  
 ▪ This nominated building (café/caretakers building) has been constructed to a BAL-29 standard, is situated in an area subject to a radiant heat flux of <10kW/m<sup>2</sup>, and will provide for a greater level of protection than remaining outdoors.

**Staging works**

▪ Due to staging works, the café/caretakers building (i.e. on-site refuge) will not be available pre-Stage 3a, and will be subject to a separate Development Approval. Until the café/caretakers building is constructed, a temporary site sales office will be located in the **café/caretaker's** garage area/location and constructed to BAL-29. The site sales office will be moved once the café/caretakers building is established and operational and can be used as the on-site refuge.

The temporary on-site refuge will contain an office/sales area and a conference room which is commensurate with the maximum number of potential residents on site. For example, by the end of stage 3 construction and prior to Stage 4 the temporary site sales office will contain 85m<sup>2</sup> of useable space to cater for 84 residents (i.e. 14 units @6 persons) in the event it is required as an on-site refuge.

**7. Visitor welfare during shelter-in-place**

▪ This will be provided by the Resort Manager. Serious medical needs will require emergency response via 000.

**8. Building Preparedness Checks**

▪ Include such tasks as ensuring reduced fuel loads around buildings, routine house maintenance is up to date including cleaning of gutters, fire breaks are in place, and static water supply is available.  
 ▪ Detailed information and checklists are available on the DFES website including the **'The Homeowner's Bushfire Survival Manual'** and the **'Prepare Act Survive Booklet'** published by DFES:

[https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DFES\\_Bushfire-Homeowners\\_Survival\\_Manual.pdf](https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DFES_Bushfire-Homeowners_Survival_Manual.pdf)  
[https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DFES\\_Bushfire-Prepare\\_Act\\_Survive\\_Booklet.pdf](https://www.dfes.wa.gov.au/safetyinformation/fire/bushfire/BushfireManualsandGuides/DFES_Bushfire-Prepare_Act_Survive_Booklet.pdf)

**9. Notes on Fire Danger Rating and Total Fire Ban Declaration**

▪ The Fire Danger Rating (FDR) gives an indication of the potential consequences of a fire, if a fire was to start.  
 ▪ The rating is based on predicted conditions such as the forecast temperature, humidity, wind and dryness of the landscape.  
 ▪ The higher the fire danger rating, the more dangerous the conditions.  
 ▪ During the Bushfire Danger Period (1<sup>st</sup> November – 30<sup>th</sup> April) the forecast FDR for the following day is typically released around 4pm but can be changed as weather conditions unfold.  
 ▪ Both predicted and current FDR are available from the DFES and BoM websites.



A **'Total Fire Ban' (known as TFB)** is a separate declaration (i.e. a particular day or part thereof may have both **'Severe' FDR and a TFB**.

**10. What to do if caught in a bushfire**

The following provide current guidelines\* on what to do if caught in a bushfire in a building or on foot. Each requires a different response involving critical decisions for your survival.

**What to do if caught in a bushfire IN A BUILDING**

**Outside your building**  
 ▪ Ensure you drink plenty of water so you do not dehydrate  
 ▪ Block your downpipes, (a sock full of sand/soil will help) and fill your gutters with water  
 ▪ Move flammable items such as outdoor furniture, doormats,  
 ▪ Gas cylinders should have the valve facing away from the building  
 ▪ Do not stand on the roof with a hose. In bush fires, often more people are injured by falling from roofs than suffering burns  
 ▪ Patrol the outside of the building, putting out any embers and spot fires that may start. An ember or spark can reach your home hours before the fire front arrives  
 ▪ Just before the fire arrives, wet down timber decks and gardens close to the building  
 ▪ Move any firefighting equipment to a place where it will not get burnt.

**Inside your building**  
 ▪ Continue to drink water so you do not dehydrate  
 ▪ Close doors, windows, vents, blinds and curtains to prevent flames, smoke and embers from entering  
 ▪ Put tape across the inside of the windows so they stay in place if they break  
 ▪ Shut off gas at the meter or bottle  
 ▪ Move furniture away from the windows to prevent any embers that enter the building from igniting  
 ▪ Fill sinks, bath and buckets with water for putting out any fires that may start inside  
 ▪ Place wet towels around window and door edges to stop smoke and embers from entering  
 ▪ Put a ladder next to the access hole to the roof space so you can check for spot fires.

**During the fire**  
 ▪ When the fire arrives, go inside to protect you from the radiant heat  
 ▪ Ensure you have torches ready as it is likely to become completely dark and you will not be able to see  
 ▪ Patrol the inside of the building, including the roof space for sparks and embers  
 ▪ Remember – if your life is at risk, call Triple Zero (000) immediately.

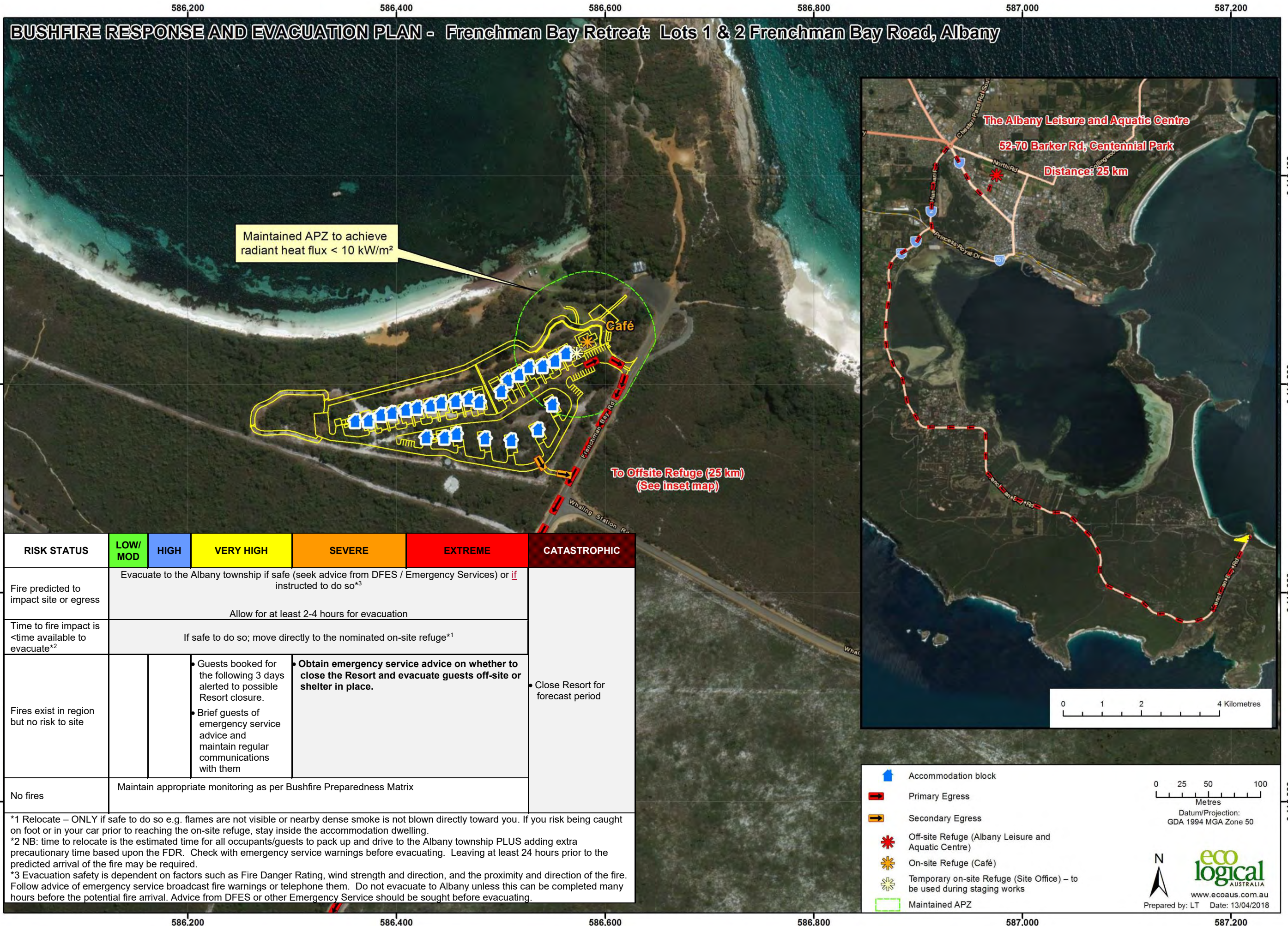
**After the fire**  
 ▪ Once the fire has passed, you may need to patrol the property for hours. Go outside and put out any part of the building which is alight.  
 ▪ An ember or spark from a fire can impact on a house many hours after the main fire front has passed and small spot fires can quickly get out of control.

**What to do if caught in a bushfire ON FOOT**

▪ Try to move on to bare or burnt ground at least 100 m from where fire is likely to burn, if this is not feasible find the largest bare or burnt ground possible  
 ▪ Do not run uphill or away from the fire unless you know a safe refuge is able to be reached before the fire arrives. Try and position yourself downhill of the on-coming fire.  
 ▪ Move across the slope out of the path of the fire front and work your way downslope towards the back of the fire or onto burnt ground.  
 ▪ Do not attempt to run through flames unless you can see clearly behind them. This generally means that the flames are less than 1 metre high and less than 1 to 2 metres deep at the back or on the flanks of the fire.  
 ▪ Lulls in the fire often result in the flames in these parts being low enough to step or run through to the burnt ground beyond.  
 ▪ When conditions become severe use every possible means to protect yourself from radiation. On bare ground cover yourself, use wheel ruts, depressions, large rocks or logs to give protection.  
 ▪ Take refuge in ponds, running streams or culverts, but behind solid objects such a rock  
 ▪ Remain calm and do not run blindly from the fire. If you become exhausted you are much more prone to heat stroke and you may easily overlook a safe refuge. Consider an alternative course of action.

\* adapted from NSW RFS bushfire training modules.







**NBC Bushfire Attack Assessment Report V2.1**

AS3959 (2009) Appendix B - Detailed Method 2



Printed: 18/04/2018 Assessment Date: 18/04/2018

Site Street Address: Lot 1 & 2, Frenchman Bay Road (Frenchman Bay Retreat), Albany  
 Assessor: Bruce Horkings; Ecological Australia  
 Local Government Area: WA Alpine Area: No

**Equations Used**

Transmissivity: Fuss and Hammins, 2002  
 Flame Length: RFS PBP, 2001  
 Rate of Fire Spread: Noble et al., 1980  
 Radiant Heat: Drysdale, 1985; Sullivan et al., 2003; Tan et al., 2005  
 Peak Elevation of Receiver: Tan et al., 2005  
 Peak Flame Angle: Tan et al., 2005

Run Description: 10 kW/m2 Refuge

Vegetation Information

Vegetation Type: Woodland	Vegetation Group: Forest and Woodland
Vegetation Slope: 5 Degrees	Vegetation Slope Type: Downslope
Surface Fuel Load(t/ha): 15	Overall Fuel Load(t/ha): 25

Site Information

Site Slope: 0 Degrees	Site Slope Type: Level
Elevation of Receiver(m): Default	APZ/Separation(m): 55.5

Fire Inputs

Veg./Flame Width(m): 100	Flame Temp(K): 1200
--------------------------	---------------------

Calculation Parameters

Flame Emissivity: 95	Relative Humidity(%): 25
Heat of Combustion(kJ/kg): 18600	Ambient Temp(K): 308
Moisture Factor: 5	FDI: 80

Program Outputs

Category of Attack: LOW	Peak Elevation of Receiver(m): 7.93
Level of Construction: BAL 12.5	Fire Intensity(kW/m): 26263
Radiant Heat(kW/m2): 9.98	Flame Angle (degrees): 78
Flame Length(m): 16.22	Maximum View Factor: 0.116
Rate Of Spread (km/h): 2.03	Inner Protection Area(m): 56
Transmissivity: 0.773	Outer Protection Area(m): 0

**Lots 1 & 2 Frenchman  
Bay Road, Albany WA  
6330**

## Water Management Plan



Bio Diverse Solutions

1/09/2022

## DOCUMENT CONTROL

**TITLE:** Local Water Management Strategy – Lot 1 & 2 Frenchman Bay Road, Frenchman Bay

Author (s): Chiquita Cramer (Bio Diverse Solutions)

Reviewer (s): Mary Holt, Kathryn Kinnear & Nick Ayton

Job No.: MSC0403

Client: Frenchman Bay Albany Pty Ltd

### REVISION RECORD

Revision	Summary	Revised By	Date
Draft Id 30/08/2022	Internal QA review	M. Holt	30/08/2022
Final Id 30/08/2022	Updated according to QA Review	C. Cramer	30/08/2022
Final Id 1/09/2022	Updated according to N. Ayton comments	N. Ayton	1/09/2022



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**APPENDICES**

Appendix A – Geotechnical Investigation (Landform Research, 2008)

Appendix B – Pre-development water quality results for Vancouver and Small Spring

Appendix C – Coastal Hazard Risk Management and Adaption (M P Rogers and Associates, 2022)



# 1 Introduction

## 1.1 Background

Lots 1 and 2 Frenchman Bay Road Water Management Plan (WMP) has been prepared by Bio Diverse Solutions on behalf of Frenchman Bay Albany Pty Ltd 'The Client' in support of a Development Application prepared for the site.

The WMP provides the framework for the application of total water cycle management to the proposed development proposal. This is consistent with the Department of Water (DoW) principles of Water Sensitive Urban Design (WSUD) described in the Stormwater Management Manual (DoW, 2007).

## 1.2 Key Design Principles and Objectives

The WMP employs the following key documents to define its content, key principles and objectives:

- Stormwater Management Manual for Western Australia (DoW, 2007).
- Better Urban Water Management (WAPC, 2008).

A summary of the key design principles and objectives from these documents is summarised below and provided in Table 1.

### 1.2.1 Stormwater Management Manual (DoW 2007)

The Water and Rivers Commission (now Department of Water, DoW) released *A Manual for Managing Urban Stormwater Quality in Western Australia* in 1998. The manual defines and practically describes Best Management Practices (BMP's) to reduce pollutant and nutrient inputs to stormwater drainage systems. The Manual also aims to provide guidelines for the incorporation of water sensitive design principles into urban planning and design, which would enable the achievement of improved water quality from urban development.

The document was released to provide a guideline for best planning and management practices and was intended for use by Water and Rivers Commission, but also by other State and Local Government Authorities and sectors of the urban development industry.

DoW completed a major review of the manual in consultation with a working team comprising industry and government representatives. The revised manual was officially launched in August 2007.

DoW's current position on urban stormwater management in Western Australia is outlined in Chapter 2: *Understanding the Context of the Stormwater Management Manual for Western Australia* (DoW, 2007), which details the management objectives, principles and a stormwater delivery approach for WA. Principle objectives for managing urban water in WA are stated as:

- Water Quality: To maintain or improve the surface and groundwater quality within development areas relative to pre-development conditions.
- Water Quantity: To maintain the total water cycle balance within development areas relative to the pre-development conditions.
- Water Conservation: To maximise the reuse of stormwater.
- Ecosystem Health: To retain natural drainage systems and protect ecosystem health.
- Economic Viability: To implement stormwater systems that are economically viable in the long-term.
- Public Health: To minimise public risk, including risk of injury or loss of life to the community.
- Protection of Property: To protect the built environment from flooding and water logging.

- Social Values: To ensure that social aesthetic and cultural values are recognised and maintained when managing stormwater.
- Development: To ensure the delivery of best practice stormwater management through planning and development of high quality developed areas in accordance with sustainability and precautionary principles.

**1.2.2 Better Urban Water Management (WAPC 2008)**

The guideline document Better Urban Water Management (WAPC, 2008), focuses on the process of integration between land use and water planning. The document specifies the level of investigation and documentation required at various decision points in the planning process, rather than the provision of any specific design objectives and criteria for urban water management.

This WMP complies with the BUWM process.

**Table 1: Summary of design principles and objectives**

Key Guiding Principles		
<ul style="list-style-type: none"> <li>• Facilitate implementation of sustainable best practice urban water management.</li> <li>• Provide integration with planning processes and clarity for agencies involved with implementation.</li> <li>• To minimise public risk, including risk of injury or loss of life.</li> <li>• Protection of infrastructure and assets from flooding and inundation.</li> <li>• Encourage environmentally responsible development.</li> <li>• Facilitate adaptive management responses to the monitored outcomes of development.</li> </ul>		
Category	Key Design Principles & Objectives	WMP Criteria
Surface Water Management	<ul style="list-style-type: none"> <li>• Minimise changes in hydrology to prevent impacts on receiving environments.</li> <li>• Manage water flows from major events to protect infrastructure and assets.</li> <li>• Apply the principles of WSUD.</li> <li>• Adopt nutrient load reduction design objectives for stormwater runoff.</li> <li>• Floodplain management and urban drainage.</li> <li>• Adopt treatment train approach.</li> </ul>	<ul style="list-style-type: none"> <li>• Post-development critical peak flows will be consistent with pre-development peak flow at the discharge point of each sub-catchment within the Subject Site up to the 1% AEP.</li> <li>• First 15mm of rainfall from storm events will be treated at source where possible.</li> <li>• Manage surface water flows from major events to protect infrastructure and assets from flooding and inundation.</li> <li>• Ensure no adverse impacts from stormwater to Vancouver and Small Springs and the adjoining Frenchmen Bay foreshore.</li> </ul>
Groundwater Management	<ul style="list-style-type: none"> <li>• Manage groundwater levels to protect infrastructure and assets.</li> <li>• Maintain groundwater regimes for the protection of groundwater-dependent ecosystems.</li> <li>• Protect the value of groundwater resources.</li> <li>• Adopt nutrient load reduction design objectives for discharges to groundwater.</li> </ul>	<ul style="list-style-type: none"> <li>• Managing and minimising changes in groundwater levels and groundwater quality following development.</li> </ul>
Monitoring and Implementation	<ul style="list-style-type: none"> <li>• Adopt an adaptive management approach.</li> <li>• Maintain drainage and treatment structures.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Design based on methodology in Stormwater Management Manual of adopting a treatment train including:                             <ul style="list-style-type: none"> <li>• structural treatment measures (infiltration storages, plus bio-retention treatment structures).</li> <li>• Non-structural measures to reduce applied nutrient loads.</li> </ul> </li> <li>▪ Maintain groundwater quality at pre-development levels (median winter concentrations) and, if possible, improve the quality of water leaving the development area to maintain and restore ecological systems.</li> </ul>
Water Conservation	<ul style="list-style-type: none"> <li>• Adopt drinking water consumption target.</li> <li>• Ensure that non-potable water supply systems deliver a net benefit to the community.</li> <li>• Ensure that non-potable water supply systems are designed as part of an integrated water supply.</li> </ul>	<ul style="list-style-type: none"> <li>• Aim to achieve the State Water Plan target for water use and reduce water use where possible.</li> <li>• Consider alternative fit for purpose water sources where appropriate and cost-effective.</li> </ul>

### 1.3 Suitable Qualified Hydrologist

This WMP has been prepared by Chiquita Cramer, who has 13 years of experience working as a hydrologist and hydrogeologist.

Chiquita Cramer has the following tertiary qualifications:

- Bachelor of Science in Natural Resource Management (University of Western Australia); and
- Graduate Certificate in Hydrogeology (University of Western Australia).

Chiquita's experience includes preparation of local and urban water management strategies, hydrological and hydraulic investigations, surface water and groundwater monitoring reports and hydrogeological reports. Chiquita worked as a hydrologist and senior hydrologist at JDA Consultant Hydrologists in Perth for 8 years during this time she also completed a Graduate Certificate in Hydrogeology and in 2017 joined Bio Diverse Solutions (BDS) to provide expertise in hydrology and hydrogeology to the company.

### 1.4 Location

The Subject Site is defined as Lot 1 and 2 Frenchman Bay Road, Frenchman Bay, within the municipality of the City of Albany (CoA). It is located approximately 21km southeast of the Albany CBD. The site is bound by Frenchman Bay Road to the east, Frenchman Bay beach to the north and CoA reserve to the south and west. The location of the Subject Site is shown on Figure 1.

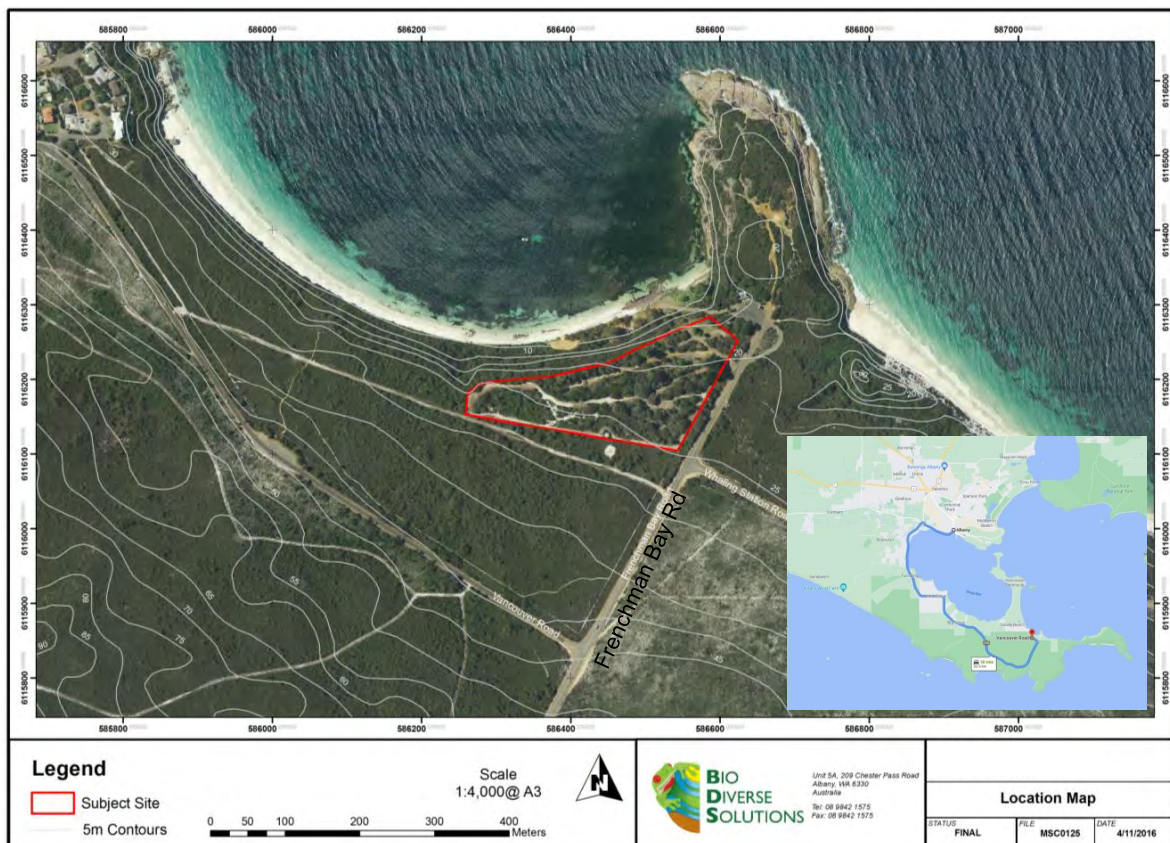


Figure 1: Location Plan

## 2 **Proposed Development**

In September 2015, the CoA approved a Local Development Plan (LDP) for Lots 1 and 2 Frenchman Bay Road, which are designated as Special Use Site No. 13 under the provisions of the City of Albany's Local Planning Scheme No. 1. The Special Use site provides for the development of holiday accommodation, caravan park, caretaker's dwelling and a shop, and is identified as an important local strategic tourist site in the City of Albany's Local Tourism Planning Strategy. Following approval of the LDP, a development application was lodged with the Southern Joint Development Assessment Panel in December 2017 and approved in June 2018. The developer subsequently resolved not to proceed with the development and the property has more recently been acquired by Frenchman Bay Albany Pty Ltd.

Frenchman Bay Albany Pty Ltd propose an alternative development to what was previously proposed. They propose separating the site into three components consisting of:

- A luxury holiday lodge with 10-12 bedrooms;
- Up to 25 single bedroom holiday chalets, eight glamping tents, day spa and manager's accommodation; and
- A signature café/restaurant with associated kiosk/shop.

The proposed LDP is shown in Figure 2.



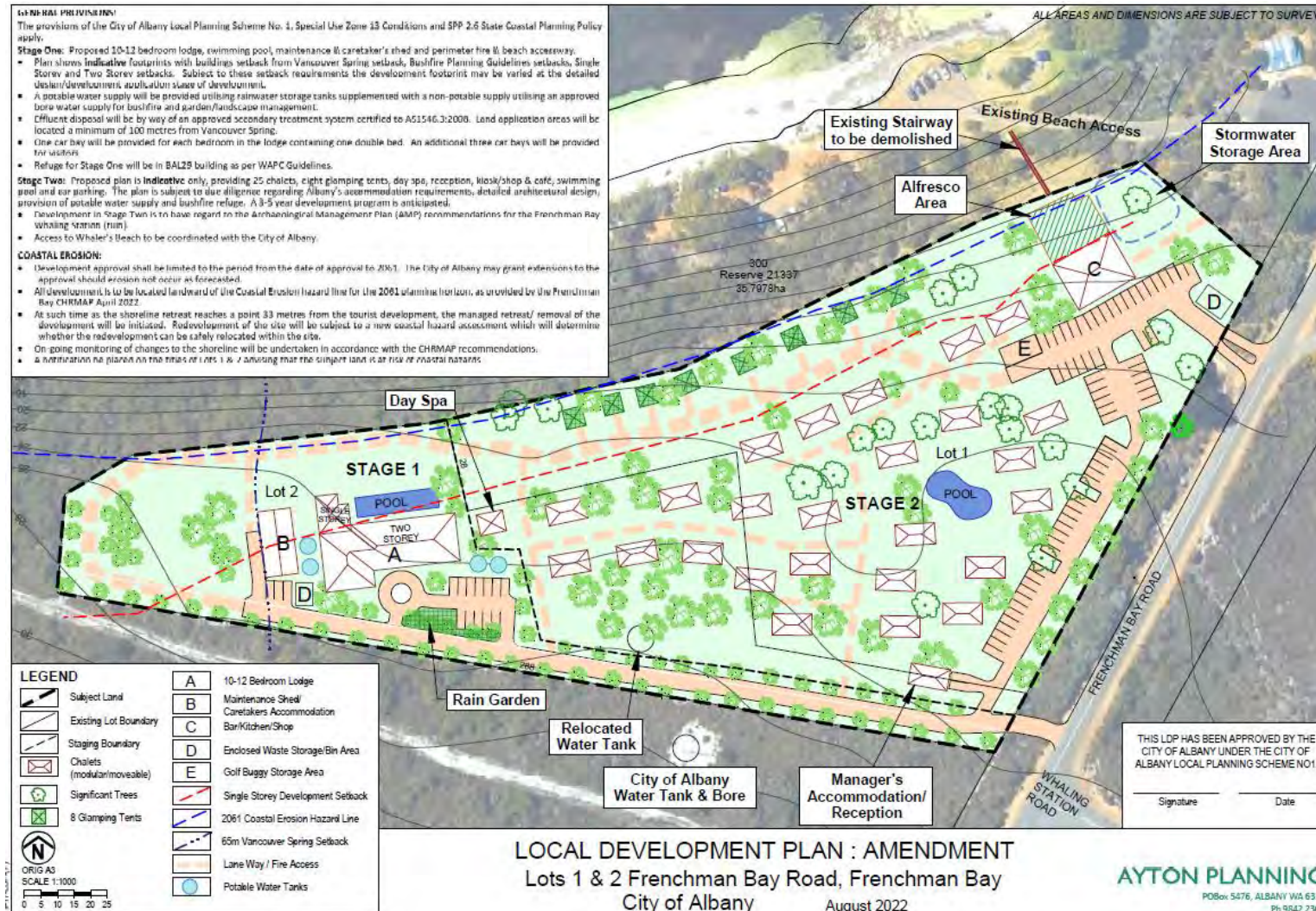


Figure 2: Proposed Local Development Plan

### 3 Pre-development Environment

#### 3.1 Existing Land Use

The site is currently vacant land and unoccupied. Previously this site had been the location of the (since demolished) Frenchman Bay Caravan Park. No infrastructure remains on site, with some illegal access evident (camping).

#### 3.1 Climate

The Frenchman Bay area is characterised by a Mediterranean climate with warm dry summers and cool wet winters. The long-term average annual rainfall is 938 mm (Bureau of Meteorology Little Grove Station Site No. 9766). The average annual pan evaporation for the Albany area is approximately 1397 mm (Luke et al, 1988).

#### 3.2 Topography

The Subject Site is situated at the top of a steep slope extending from the coast line below. Topography across the site is gently sloping, ranging in height from 14m AHD in the northeast corner of the site to 28m AHD in the southwest corner of the site. Topographic Contours are shown in Figure 3.

#### 3.3 Geology and Soils

Department of Primary Industries and Regional Development (DPIRD) (2018) Soil Landscape Mapping - Systems (DPIRD-064) dataset shows the Subject Site lies within the Albany Sandplain Zone (242) and is described as; '*Gently undulating plain dissected by a number of short rivers flowing south. Eocene marine sediments overlying Proterozoic granitic and metamorphic rocks. Soils are sandy duplex soils, often alkaline and sodic, with some sands and gravels*'.

In 2008 Landform Research conducted a geological study of the site for a previous proposed development. In summary six air blast drill holes were constructed to varying depths from 15 – 21 m BGL (Below Ground Level), the drill holes were tested for soil type and presence of groundwater. Soil type in all six drill holes was found to be predominantly Quaternary coastal, Aeolian sands (from 0m BGL to between 6.5 and >16 m BGL). Holes 1, 2, 3 and 5 consisted of Quaternary coastal, Aeolian sands overlying possible Pallinup Siltstone, with the depth of the siltstone layer ranging from 6.5 - 16.5 m BGL in Hole 3 to 16 - >21 m BGL in Hole 1. Peats consistent with the Werillup Formation were found at Hole 3 only, from 16.5 m BGL. The location of the drill holes is shown in Figure 3.





**Figure 3: Topography and Geology**

Soil testing was also conducted at the Subject Site on the 30th September 2016 by Great Southern Geotechnics under late winter conditions. The soil testing was conducted to assess the suitability of the site for onsite effluent disposal. Soil testing included soil analysis, photographic recording, logging of soil types, measuring of water table and laboratory analysis. Six test holes were constructed to a depth of 1800mm and left open for a minimum of 1 hour to identify any water table present. The location of the test holes is shown in Figure 3.

The 6 test pits showed that soils in the north (the lower lying areas) of the Subject Site were found to be predominantly fine to medium grained sand with silt from the surface to the depth of hole (1.8m depth).

Further soil testing was conducted on the 22<sup>nd</sup> March 2018, to include the proposed effluent disposal areas (at the time of testing) along the south eastern and south western boundaries of the site. Six test pits were constructed here to a depth of 2.0 m. The location of the test holes is shown in Figure 3. Soils here were also found to be predominantly fine to medium grained sand with silt from the surface to the depth of hole.

### **Permeability**

Permeability testing was conducted on Test hole 1 (0 - 0.5m BGL) and Test hole 6 (0 – 1.2 m BGL) by Liquid Labs WA as part of the 2016 Geotechnical Investigation. Test hole 1 recorded a permeability of 0.19 m/day whilst Test hole 6 recorded a permeability of 4.9 m/day.

Permeability testing was conducted on Test hole 3 (0.4 – 1.0m BGL) and Test hole 5 (0.8 – 2.0m BGL) by Liquid Labs WA as part of the 2018 Geotechnical Investigation. Test hole 3 recorded a permeability 0.39 m/day whilst Test hole 5 recorded a permeability of 0.22 m/day.

### **Phosphorous Retention Index**

Phosphorous retention Index (PRI) is the ability of soils to absorb nutrients and heavy metals within the soil (i.e. Soil microbe disinfecting ability). Soils with a PRI less than 1 have a very poor ability to retain nutrients and heavy metals, whilst soils with a PRI of >5 having a high ability to retain nutrients and heavy metals. PRI testing was conducted on samples from Test hole 1 (0-500mm) and Test hole 6 (0-1200mm) by CSBP Soil Laboratories. The test results indicate that the site soils have a very low ability of fixing nutrients and heavy metals in the silty sands characteristic of the site. Test hole 1 had a PRI of 0.1 and Test hole 6 had a PRI of 0.7.

### 3.4 Acid Sulphate Soils

Acid sulphate soils (ASS) are naturally occurring soils and sediments containing sulphide minerals, predominantly pyrite (an iron sulphide). When undisturbed below the water table, these soils are benign and not acidic (potential acid sulphate soils). However, if the soils are drained, excavated or exposed by lowering of the water table, the sulphides will react with oxygen to form sulphuric acid (EPA 2008). Acid Sulphate Soil (ASS) Risk Mapping indicates the Subject Site does not sit within any known areas of ASS.

### 3.5 Remnant Vegetation

The Subject Site lies within the WAR – Warren Region Interim Bio-geographic Regional Area (IBRA). Hearn et al. (2002) describes the Warren IBRA region as “*Dissected undulating country of the Leeuwin Complex, Southern Perth Basin (Blackwood Plateau), South-West intrusions of the Yilgarn Craton and western parts of the Albany Orogen with loamy soils supporting Karri forest, laterites supporting Jarrah-Marri forest, leached sandy soils in depressions and plains supporting low Jarrah woodlands and paperbark/sedge swamps, and Holocene marine dunes with Agonis flexuosa and Banksia woodlands and heaths.*”

The vegetation has been mapped on a broad scale by J.S. Beard (Shepherd et al 2002) in the 1970's, where a system was devised for state-wide mapping and vegetation classification based on geographic, geological, soil, climate structure, life form and vegetation characteristics (Sandiford and Barrett 2010). A GIS search of J.S. Beards (DEC, 2005) vegetation classification places the subject site within one System and Vegetation Association (Source DEC Pre-European Vegetation GIS dataset, 2005):

- **System Association Name:** Torndirrup
- **Vegetation Association Number:** 423
- **Vegetation Description:** Shrublands; Acacia scrub-heath (unknown spp.)

There are no Conservation Parks or Class “A” Reserves within the vicinity of the Subject Site. To the north, south and west is City of Albany Reserve # 7374.

A general habitat and vegetation survey was conducted over the Subject Site and adjoining foreshore area on the 28<sup>th</sup> April 2017 in association with the Habitat and Tree Retention Survey (Bio Diverse Solutions, 2017). A total of 51 species were recorded from the survey area, of which 37 or 72.5% were native (14 weed species recorded). The survey found the area is predominately covered by peppermint woodland, with variations in species composition across the site. There was also found to be coastal heath present along the northern, western and southern boundaries of the Subject Site and open grassland within the eastern extent of the foreshore reserve, extending into the north-east extent of the Subject Site, and a small area along the southern boundary. The open grassland area remains largely cleared from the previous caravan park facility.

### 3.6 Surface Water Hydrology

There are no existing drainage networks or water bodies within the Subject Site. Surface water generally runs off the site in a north easterly direction towards the coastal foreshore. There are however many localised low



points across the site which would trap most of the surface runoff from the site during high frequency low intensity storm events. The north-eastern portion of the site has a steeper slope with fewer localised low points and as such surface water here drains more directly off the site, via sheet flow, down the embankment towards the foreshore.

There are two natural springs (Vancouver Spring and Small Spring) located approximately 65m and 40m respectively, from the north-west corner of the Subject Site. Only a very small portion of the Subject Site in the northwest drains towards the springs.

Surface water from the section of Frenchman Bay Road adjacent to the Subject Site, including the adjoining beach car park and turn around area, is directed towards the foreshore via the road network. There are two kerb breaks in the steeper section of road directing stormwater off the road and down the embankment towards the beach. The surface water hydrology of the Subject Site is shown in Figure 4.

### 3.7 Hydrogeology and Groundwater

Australian Geoscience Mapping and Department of Water and Environmental Regulation (DWER) 250K Hydrogeological mapping places the Subject Site within the *Tertiary - Cainozoic - Phanerozoic (TPw) period: Werillup Formation – bryozoans limestone, siltstone, sandstone, peat and basal conglomerate; weathered*. The aquifer is described as; *a sedimentary aquifer with intergranular porosity – extensive aquifers, major groundwater resources*. Hydrogeological mapping is shown in Figure 4.

DWER 250K Hydrogeological mapping is consistent with findings by Landform Research (2008) which showed peats consistent with the Werillup Formation and encountered groundwater at Drill Hole 2 (9.8m AHD), Drill Hole 3 (11.3m AHD), Drill Hole 4 (-0.7m AHD) and Drill Hole 6 (5.8m AHD). Groundwater was not encountered during the September 2016 geotechnical investigation to 1.8m depth (Great Southern Geotechnics, 2016). The drill holes and their respective depths to groundwater are shown in Figure 4.

There is one existing production bore located on the Subject Site. The production bore was previously used for water supply to the caravan park via a 200kL tank located at the high point of the site. Subsequent to the caravan park's closing the bore was used by the City of Albany (CoA) to supply water to an adjacent public toilet facility. More recently the CoA constructed a new production bore and associated tank immediately south of the Subject Site to service the public toilets and such the Subject Site bore is currently unutilised. The location of the Subject Site production bore and the 200kL tank are shown in Figure 4.

Desktop analysis of the Subject Site indicates it is not located within a designated Public Drinking Water Source Area (PDWSA) as defined by the *Country Areas Water Supply Act 1947*. The closest designated PDWSA is located 1.4km to the southwest, being Limeburners Creek Catchment (Priority 1) (DWER, 2021).

### 3.8 Wetlands

There are no conservation category or significant wetlands within the Subject Site or within the vicinity of the Subject Site. There are two natural springs (Vancouver Spring and Small Spring) located approximately 65m and 40m respectively from the Subject Site. The springs will not be impacted as part of the development.



## 4 **Local Water Management Strategy**

### 4.1 Water Balance

The water balance of the site is influenced by the frequency and intensity of rainfall, evapotranspiration and infiltration. The most reliable estimates of rainfall, evaporation, transpiration and recharge are at regional scales. Annual average values have been assumed and the site has been considered as a whole, without further detailed assessment of the various land uses.

#### Pre-development Water Balance

The pre-development water balance assumptions are as follows:

- Rainfall based on the long term annual average for Little Grove Station of 938 mm;
- Recharge is 8% of rainfall as estimated in Davidson and Yu (2006); and
- The balance of inputs is discharged as surface runoff.

#### Post-development Water Balance

Assumptions for the post-development water balance are:

- Water supply for all garden/grounds irrigation will be met by the sub surface waste water irrigation and bore water supply where required. An irrigation rate of 5,000 kL/yr is used as a conservative estimate based on the garden vegetation proposed (At least 50% native plants and grassed areas);
- Water supply for buildings will be via rainwater capture supplemented with treated groundwater, groundwater supplementation for households is assumed as 20% of total household water requirement. Household water use calculations are based on the retreat accommodating 92 people at any one time with a water use rate of 180L per person per day and the café/restaurant accommodating 100 people at any one time with a water use rate of 30L per person per day. Output of building water supply will be via an onsite effluent disposal system (sub-surface irrigation – evapotranspiration and infiltration);
- Surface runoff matches pre-development flows; and
- The balance of inputs will be discharged via infiltration to groundwater.

Results of the water balance are presented in Table 2.

**Table 2: Site water balance**

Pre Development						
	Use	Area (ha)	Quantity mm/yr	Total kL/yr	%	
Inputs	Rainfall	3.3	938	30,954	100	
				<b>Input total</b>	30,954	100
Outputs	Evapotranspiration	<i>Native Bush</i>	2.3	938	21,574	70
		<i>Cleared</i>	1.0	300	3,000	10
	Surface Runoff				3,904	12
	Aquifer recharge				2,476	8
				<b>Output total</b>	30,954	100
				<b>Balance</b>	0	
Post Development						
	Use	Area (ha)	Quantity mm/yr	Total kL/yr	%	
Inputs	Rainfall	3.3	938	30,954	79	
	Groundwater Abstraction	<i>Household/gardens</i>			8,360	21
			<b>Input total</b>	39,314	100	
Outputs	Evapotranspiration	<i>Urban (buildings/roads/gardens)</i>	3.3	350	11,550	29
	Effluent Disposal (evapotranspiration/infiltration)	<i>Household/café</i>			19,560	50
	Surface Runoff				3,904	10
	Aquifer Recharge				4,310	11
				<b>Output total</b>	39,314	100
				<b>Balance</b>	0	

## 4.2 Water Sustainability Initiatives

### 4.2.1 Water Supply

Water supply for the proposed lodge will be provided through rainwater capture (roof surface and rainwater tank). The most cost effective water supply option for the remainder of the retreat and the café is via a combination of rainwater capture, with supplementation from an on-site production bore and associated water treatment plant. Based on Department of Housing recommendations of 180L per person per day, for an off-grid solution it is calculated storage provided by 2 x 100kL tanks would be adequate to supply potable water to the proposed retreat. There are many factors influencing the utilisation of these tanks but supplementing from an on-site bore would still be required, especially in summer (Pritchard Francis, 2022).

There is currently one production bore at the Subject Site. This production bore will be decommissioned as part of development works and a new production bore will be established. The location of the new production bore will ensure there is adequate (at least 30m) separation from effluent disposal areas to the bore. Water quality testing will be conducted on the groundwater at the existing bore prior to the new bore construction to ensure the water supply meets Australian Drinking Water Guidelines (ADWG) (National Health and Medical Research Council, 2011) or has the ability to meet ADWG guidelines following treatment.

There is currently no groundwater licence associated with the existing bore. A groundwater licence for the proposed new bore will be secured as part of development works. The water supply strategy shall be confirmed

prior to development of the retreat and include water source/s, achievable abstraction volumes and groundwater quality results.

#### 4.2.2 Water Efficiency Measures

##### Gardens and Grounds

Garden areas are to be at least 50% native plants, with water wise irrigation system design and waterwise landscaping. A sub-surface irrigation system is also recommended as the preferred method of disposing of effluent water following secondary treatment (Site Soil Evaluation, BDS 2022) further reducing the landscaping water requirements.

##### Units & Cafe/Caretakers

Water conservation measures will be encouraged to reduce water consumption within the development. All buildings will be built to current Building Commission Australia water efficiency standards including water efficient fixtures and fittings (taps, showerheads and toilets).

#### 4.2.3 Wastewater Management

The Subject Site is situated in an area that does not have access to deep or reticulated sewerage. The health and environmental requirements for wastewater treatment and disposal for developments not serviced by deep sewerage systems are contained in the *Government Sewerage Policy*, (DPLH, 2019). The *Government Sewerage Policy* (DPLH, 2019) states minimum requirements apply for all on-site sewage disposal systems.

A Site Soil Evaluation (SSE) (BDS, 2022) has been prepared for the Subject Site. The SSE details the site soils under late winter conditions and assesses the suitability for on-site effluent disposal across the site in relation to the proposed development.

In summary the SSE identifies the majority of the site as suitable for onsite effluent disposal (BDS, 2022). Both groundwater and topography were found not to be limiting factors for land application of effluent. The silty sand soil type across the site is ideal for onsite effluent disposal allowing for adequate infiltration preventing backing up of the disposal systems and on-site water logging, whilst still providing sufficient water holding capacity within the soil to allow for evapotranspiration and uptake of effluent and associated nutrients by plants. Given the PRI of the soil was found to be low (0.1 to 0.7) it is recommended a soil amendment be incorporated into the land application areas to increase PRI to a minimum of 5.

Despite Vancouver Spring and Small Spring being within 100m from the Subject Site boundary land application for effluent disposal for the proposed development can be and shall be achieved outside of the 100m separation setback from the springs. A 100m setback from the coastline to all land application areas shall also apply, adequate land application areas are achievable on the Subject Site >100m from the coastline.

The SSE (BDS, 2022) presents the minimum land application areas required for the proposed development. It also identifies a subsurface irrigation system with a secondary (and potentially tertiary) treatment system as the most suitable type of land application system, given the landscaping proposal (driveways/carparks lined with trees and parkland style gardens) for the site and given sub-surface irrigation system rely not only on infiltration but also evapotranspiration allowing for a reduction in leaching and an increased potential for uptake of nutrients/contaminants by plants.

#### 4.3 Wetland/Foreshore Management

As part of the LWMS the following key measures will be implemented to ensure the nearby Frenchman Bay foreshore and Vancouver and Small springs to the north-east of the site, will not be negatively impacted by the proposed development;

- Stormwater runoff from high frequency, low intensity storm events from the internal driveway and carpark network will be treated and infiltrated on site.

- The post-development hydrology of the site will be consistent with the pre-development hydrology.
- No buildings are located within the Vancouver and Small springs catchment.

A foreshore Management Plan (FMP) has been prepared by Bio Diverse Solutions (2018) for the Subject Site. The FMP provides a mechanism for coordinating and implementing management and protection of the foreshore area along the northern boundary of the Subject Site based on site characteristics, the impact of surrounding development on the foreshore and the environmental significance of the area.

The objectives of the FMP are to:

- Provide the Developer guidance on remnant vegetation to be protected during the development process;
- Provide a framework for implementing revegetation works and weed management across the Subject Site; and
- Provide protection to the existing and future Frenchman Bay foreshore and increase future biodiversity values to the foreshore area.

This LWMS is consistent with the management strategies outlined in the FMP.

#### 4.4 Stormwater Management

##### 4.4.1 Sub-catchments

The storm water sub-catchments were defined in order to confirm the extent of flow and volume of storage required for each post development sub-catchment. The sub-catchments include the road and carpark areas only, as runoff from buildings shall be captured by rainwater tanks and soakwells. In addition runoff from buildings and landscaping is considered 'clean' runoff whilst runoff from roads and carparks requires water quality treatment prior to discharge. Based upon the size of the upstream catchment, the surface sheet flow nature of the existing stormwater flow paths and the short but impervious nature of the proposed development the critical storm event was deemed as the partial catchment area, with higher intensity rainfall and short times of concentration. The sub-catchments are shown in Figure 5 with the total area for each sub-catchment shown in Table 3.

**Table 3: Sub-catchment Areas**

Post-development Land Use	Sub-catchment		
	A	B	C
POS/drainage (ha)	212	102	338
Road/carpark (ha)	1321	563	1886
<b>Total Area (ha)</b>	<b>1423</b>	<b>665</b>	<b>2224</b>

##### 4.4.2 Modelling

The stormwater modelling has been completed utilising the Rational Method, based on the relatively small scale of the development area. A critical design criterion for the rational method includes the runoff coefficients which are shown in Table 4.



**Table 4: Runoff coefficients**

Land Use	Runoff Coefficient		
	First 15mm	20% AEP	1.0% AEP
Road Reserve	0.9	0.9	0.95
Drainage Area	0.7	0.8	0.9
Existing Bushland	0.1	0.1	0.1

Multiple storm events have been modelled utilising the Rational Method as described in Australian Rainfall and Runoff (AR & R) (Engineering Australia, 1987/1999). Predevelopment outflow rates have been calculated based upon peak flow stream discharge as determined by Section 1.4 of AR & R.

Rainfall intensities for the various storm events and storm durations are calculated and provided by the Bureau of Meteorology (BoM) computerised design IFD Data System ([www.bom.gov.au](http://www.bom.gov.au)). Calculations have been undertaken utilising up to date IFD charts.

The Boyd method has been utilised to calculate the stormwater storage volume required for storage of the 1% AEP storm event based on the post-development runoff from the site and the allowable outflow set for the storage, which is determined by the peak pre-development outflow rate. The Boyd method is considered a conservative estimate of stormwater storage volume calculation.

#### 4.4.3 Drainage System Requirements

The key components of the stormwater management strategy for this development are;

- The environmental storm event (first 15mm of each rainfall event) runoff and up to the critical 20% AEP runoff from buildings and their associated impervious areas will be retained using a combination of rainwater tank storage and overflow soakwell infiltration, at source.
- It is proposed that the accommodation villas, lodge and cafe will be constructed with rainwater tanks as a supplementary water supply. These rainwater tanks will assist with the retention of the smaller rain events, in cases where the rainwater tank is not already full. It is also proposed that an alternate mechanism for stormwater management is also incorporated into the development. Each building will be provided with additional soakwell storage volume as an overflow from the rainwater tank.
- The soakwells shall be sized based upon storing the full quantity of 15mm of stormwater generated by the building’s impervious area. It has been determined that groundwater at the site is >6m below ground level (Landform, 2008) and as such is not expected to interfere with the soakwell capacity. The soakage of the existing site soil types has been previously investigated across the development as part of the Site Soil Evaluation (BDS, 2022). The laboratory testing recorded for the existing soil permeability shall be utilised for the calculation of the required soakwell sizes, including a reduction for clogging and reduced permeability over time.
- The internal road and carpark network runoff from the environmental storm event and up to the critical 20% AEP storm event will be retained, treated and infiltrated within roadside bio-retention swales. The bio-retention swales will have the capacity to retain and infiltrate up to the critical 20% AEP storm event and have the capacity to convey up to the 1% AEP storm event. Construction details of the bio-retention swales shall be provided at detailed design stage.
- The base of the bio-retention swales shall be underlain with 0.4m depth of amended soil, 0.15m depth of a transition layer (coarse sand) and 0.15m depth of a drainage layer with 100mm (maximum) perforated collection pipes (subsoils). The base of the bio-retention storages shall also be planted. The specifications for the amended soil and the planting are provided in Section 4.5.

- It is intended that the bio-retention swale will not be a continuous swale but rather segregated with rock riffles or similar, trapping the stormwater in cells/ponds to maximise retention and infiltration through the bio-filtration media. The rock riffles shall be located at regular intervals based upon the longitudinal grade of the road/carpark. Based upon the SSE (BDS, 2022) and the laboratory permeability testing undertaken, which indicated medium to low permeability of the existing soil the implementation of a subsoil drainage pipe has been recommended beneath the bio-retention swale. The subsoil will collect the infiltrated and treated stormwater and convey it to the downstream outlet.
- The maximum side slopes of the bio-retention swales shall be 1:3, with at least 0.3m of freeboard provided between the 20% AEP top water level and road/paved level. A stabilised low point in the swale bund shall be provided at the downstream end of the swale so that overflow is directed off site when/if the capacity of the storage is exceeded.
- Bio-retention swales shall be interconnected (where required) and connected to the external drainage system via a pit and pipe network.
- Runoff from storm events >20% AEP up to the 1% AEP at the proposed lodge site shall be directed to Frenchman Bay Road from the eastern portion of the Lodge driveway and to the north of the lodge from the western portion of the lodge driveway and lodge carpark. Outflow to the west shall be directed towards the foreshore away from the buildings and associated infrastructure. Outflow from the Lodge driveway/carpark to both the east and west shall be via an outlet pipe set at the 20% AEP top water level in the bio-retention swale and sized to convey the critical 1% AEP storm event (Table 5).
- Runoff from storm events >20% AEP up to the 1% AEP from the proposed retreat and café carpark and driveway entrance shall be retained within in a stormwater storage in the northeast of the site. Outflow from the stormwater storage here will be set at the base of the stormwater storage and sized to convey the critical pre-development 1% AEP storm event from the connected sub-catchment.
- Runoff from storm events >20% AEP up to the 1% AEP from the buildings and landscaped areas will be via sheet flow towards the Frenchman Bay foreshore consistent with the existing hydrological regime. It is assumed the velocity of the runoff will be reduced due to the roughness and pervious nature of the proposed landscaping which will cover most of the site. Overflow/outlets from rainwater tanks and soakwells shall be directed away from the buildings and infrastructure.
- Building finished levels will be set a minimum 500 mm above the 1.0% AEP top water level in stormwater storage areas.

The First 15mm, 20% AEP and 1% AEP storage requirements are presented in Table 5. The stormwater management plan for the Subject Site is shown in Figure 5. A conceptual cross-section of the bio-retention storage systems is shown in Figure 6.



**Table 5: Drainage System Requirements**

	Sub-catchment		
	A	B	C
<b>First 15mm</b>			
Runoff Volume (m <sup>3</sup> )	19	9	30
Storage Volume Required (m <sup>3</sup> )	19	9	30
Max Ponding Depth (m)	0.3	0.3	0.3
<b>20% AEP</b>			
Critical Storm Duration (hours)	0.5	0.5	0.5
Storm Duration Runoff Volume (m <sup>3</sup> )	21	10	33
Storage Volume Required (m <sup>3</sup> )	21	10	33
Max Ponding Depth (m)	0.5	0.9	0.9
Peak Outflow from Storage (L/s)	0	0	0
<b>1% AEP</b>			
Critical Storm Duration (hours)	0.5	0.5	0.5
Storm Duration Runoff Volume (m <sup>3</sup> )	46	22	72
Storage Volume Required (m <sup>3</sup> )	21	10	65*
Max Ponding Depth (m)	0.5	0.5	0.5
Peak Outflow from Storage (L/s)	1.3	0.61	4.2

Note: \* Storage volume required = bio-retention storage combined with the extreme event stormwater storage. Extreme event stormwater storage volume required = total storage volume required minus bio-retention storage provided (32m<sup>3</sup>).





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 Esperance Office: 2A/113 Dempster Street, Esperance, WA 6450

**BIO DIVERSE SOLUTIONS**

Overview Map Scale 1:100,000

**Legend**

- Subject Site
- Local Development Plan:
  - Cafe deck
  - Glamping tent
  - Car bays
  - Carrageway
  - Building
  - Pool
  - Staging Boundary
  - Tree
  - Topographic Contours (2m)
  - Indicative Land Application Area
  - Drainage Direction
  - Drainage Catchments
  - Pipe Network
  - Stormwater Storage
  - Bio-retention swale

Scale: 1:1,200 @ A3, GDA MGA 94 Zone 50

**Data Sources**  
 Aerial imagery: WA Now, Landgate Subscription Imagery  
 Cadastre, Relief Contours and Roads: Landgate 2017  
 IRIS Road Network: Main Roads Western Australia 2017  
 Overview Map: World Topographic map service, ESRI 2012

**CLIENT**  
 Frenchman Bay Albany Pty Ltd  
 Lot 1 and 2 Frenchman Bay  
 Frenchman Bay, WA 6330

**Figure 5: Stormwater Management Plan**

	QA Check <b>KK</b>	Drawn by <b>CC</b>
STATUS <b>FINAL</b>	FILE <b>MSC403</b>	DATE <b>25/08/2022</b>



#### 4.5 Water Quality Management

The Subject Site proposes the use of a treatment train of structural and non-structural controls to treat up to the first 15mm of rainfall from storm events.

Structural controls include the use of:

- Rainwater tanks to capture runoff from rooves and reduce runoff from the site.
- Soakwells and rain gardens to capture and infiltrate storm water at source, which allows for treatment of water as it moves through the soil profile.
- Bio-retention swales which will receive runoff from the development's internal road network and carparks. Bio-retention swales are designed to treat the first flush event (first 15mm) and convey up to the 1% AEP storm event. Bio-retention swales will allow for infiltration at source, underlain with amended soil and planted to allow for plant root uptake of nutrients and heavy metals, as shown in Figure 6. The minimum specifications for all bio-retention swales are presented in Table 6.

**Table 6: Minimum requirements for bio-retention swales**

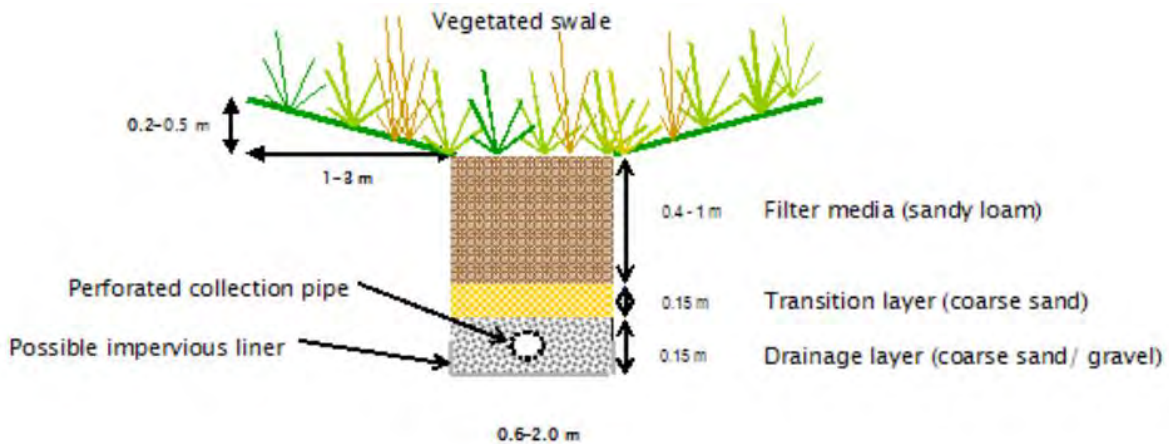
Item	Specification
Amended soil media	<ul style="list-style-type: none"> <li>• Well graded sand.</li> <li>• Clay and silt content &lt;3%.</li> <li>• Organic content between 3 and 5%.</li> <li>• Hydraulic Conductivity (sat) &gt;150mm/hour.</li> <li>• Light compaction only.</li> <li>• Infiltration testing of material prior to installation and again once construction is complete. On-going testing as per the monitoring program.</li> </ul>
Plant selection	<ul style="list-style-type: none"> <li>• In accordance with Vegetation Guidelines for Stormwater Biofilters in the South-West of WA (Monash University, 2014).</li> <li>• Tolerant of periodic inundation and extended dry periods.</li> <li>• Spreading root system.</li> <li>• Preferential selection of endemic and local native species.</li> <li>• Planting to provide 70-80% coverage at plant maturity.</li> </ul>
Planting density and distribution	<ul style="list-style-type: none"> <li>• Planting density appropriate for species selection.</li> <li>• Even spatial distribution of plant species.</li> </ul>

The bio-retention systems should be sized to function correctly with a hydraulic conductivity (K) (saturated) of at least 3 m/day. Research conducted by the Facility for Advancing Water Biofiltration (FAWB, 2008) indicates that the desired  $K_{sat}$  is in the range of 2.5 to 7 m/day, to fulfil the drainage requirements as well as retain sufficient moisture to support the vegetation. The FAWB (2008) research also specifies that for vegetated systems some clogging will occur in the first few years until the vegetation is established. Once the plants are established, the roots and associated biological activity maintain the conductivity of the soil media over time.

Bio-retention systems are to be planted in a low fuel manner so as to not increase the bushfire risk of the area.

Non-structural source controls to reduce nutrient export from the Subject Site will focus on reducing the need for nutrient inputs into the landscape. The following strategies are proposed;

- The use of local native plants for at least 50% of the proposed landscaping. The use of local native plants will reduce the need for fertilisers across the site; and
- The use of eco-friendly cleaning products at the lodge, retreat and café.



**Figure 6: Conceptual bio-retention swale cross-section**

#### 4.6 Groundwater Management

The groundwater management objectives for the Subject Site are to:

- Manage groundwater levels to protect infrastructure and assets,
- Maintain groundwater regimes for the protection of groundwater dependent ecosystems,
- Protect the value of groundwater resources, and
- Adopt nutrient load reduction design objectives for discharges to groundwater.

The highest groundwater level recorded as part of the Geotechnical Investigation (Landform Research 2008) was 11.3m AHD which is approximately 6.8m below ground level, as such groundwater levels are not likely to impact infiltration capacity of soakwells and bio-retention storages. There will also be adequate separation between finished building levels and maximum groundwater levels and therefore a subsoil drainage system beneath the development is not required. The finished development levels will be presented in the subsequent detailed design stage.

It is predicted that infiltration of storm water will increase in the post development scenario however given the relatively small area of the Subject Site and the steep gradient of the groundwater table consistent with recorded water table levels and natural surface contours this increase will have little to no impact on local groundwater levels.

#### 4.7 Coastal Hazard Risk Management

A Coastal Hazard Risk Management and Adaption Plan (CHRMAP) has been prepared by M P Rogers and Associates (2022) (Appendix C). The CHRMAP considers the potential risks posed by coastal hazards over a range of horizons covering the 100 year planning timeframe. This planning timeframe is required by SPP2.6 for development on the coast.

In summary the CHRMAP found that based on the coastal inundation assessment, the elevations of the Subject Site are well above the 500-year ARI inundation water level (2.9 mAHD). This level is inclusive of allowance for nearshore wind and wave setup and allowance for the full extent of sea level rise. Given the absolute lowest level on the site is above 12 mAHD the development is not likely to be impacted by coastal inundation (M P Rogers and Associates, 2022).

Based on the coastal erosion assessment the developments key assets are situated landward of the coastal erosion hazard lines up to 2061 (40 years from now) and were therefore assessed to have an insignificant level of consequence to coastal erosion. Beyond 2061 through to 2121 (100 years from now), some assets were evaluated to have a moderate to major consequence of coastal erosion. Being a luxury resort and given the coastal nature of the infrastructure, it is envisaged that the design life of the development's structures will be limited to around 40 years, to 2061. Therefore, the proposed coastal management strategy shall be focused on a 40 year planning horizon when considering the initial construction of the resort (M P Rogers and Associates, 2022).

The completion of the coastal hazard risk assessment for the proposed development has shown that there is a risk of coastal hazard impact over the 100 year planning timeframe. However, these risks are limited to erosion impacts and are tolerable during the 40 year planning timeframe to 2061. The serviceable design lifetime of the built form structures within the proposed development are within this planning timeframe. As such the short term (40 year plan) is to avoid the potential coastal hazards. The long term (100 year plan) is a managed retreat, which may include building replacement. Given the proposed management strategy, the proposed development should appropriately respond to risks posed by coastal hazards in the short, medium and long term (M P Rogers and Associates, 2022).

## 5 Implementation

### 5.1 Detailed Design Stage

Further works that are identified for inclusion at detailed design stage include:

- Outline a water supply strategy including groundwater abstraction volumes required, exact location of the new production bore, groundwater quality data and any treatment processes required to meet Australian drinking water guidelines.
- Detailed design of drainage system including finished pad levels of buildings, pipe details (size, invert levels and location) and soakwell details.
- Detailed design of bio-retention and extreme event storage areas including finished levels, inlet and outlet pipe levels, plant species and soil media used.
- Include any final detailed design landscape drawings.

The information presented in this WMP will be updated to include the above inclusions and resubmitted.

### 5.2 Construction Management

Any temporary stormwater storage required during construction will be built where the final storage area will be located. The temporary storage will be sized to contain the ultimate capacity of stormwater runoff from the connected area. Measures will be taken to prevent the transportation of sediment during the construction phase including infiltrating at source where possible and sand bagging/rock placement at the inlet of any pipe systems discharging outside the Subject Site. Remedial measures will be undertaken by the developer if any disturbances to the surrounding areas are caused during construction.

### 5.3 Maintenance of Drainage Systems

The stormwater storage area and drainage system will require regular maintenance to ensure its efficient operation. It is considered the following operating and maintenance practices will be required and undertaken by the client periodically:

- Removal of debris to prevent blockages;
- Sweeping to reduce particulate build up on road surfaces and gutters;
- Maintenance of vegetation in bio-retention systems/ storages; and
- Cleaning of sediment build up and litter layer on the bottom of storages.

### 5.4 Monitoring Program

The monitoring program has been designed to allow a quantitative assessment of hydrological impacts of the proposed development.

#### **Groundwater Monitoring**

Three groundwater monitoring bores were installed and monitored quarterly from June 2018 to March 2019 as part of the pre-development monitoring program for the site. One groundwater monitoring bore was established immediately upstream and two immediately downstream (north-west corner and north-east corner) of the proposed development. The groundwater monitoring bores were constructed to 2m depth, no groundwater was intercepted during the monitoring period.

It is recommended the bores or replacement bores if required be monitored post-development quarterly for two years within the months of April, July, October and January consistent with the pre-development monitoring program. If a significant change in water quality or level parameters is detected in the bores compared to pre-development data appropriate contingency actions shall be undertaken to ensure the proposed development is not impacting on the groundwater resources.

The monitoring parameters for each sampling event at each bore will include depth to groundwater, pH, EC, dissolved oxygen, total nutrients, heavy metals, total organic carbon, BOD5, hydrocarbons, suspended solids and thermotolerant coliforms consistent with the pre-development monitoring program.

#### **Vancouver and Small Springs**

Surface water monitoring was conducted at Vancouver Spring and Small Spring quarterly from June 2018 to March 2019 to determine baseline water quality data. Grab samples were taken from the springs near where the springs discharge to the coastline. The monitoring parameters for each sampling event included pH, EC, dissolved oxygen, total nutrients, heavy metals, total organic carbon, BOD5, hydrocarbons, suspended solids and thermotolerant coliforms. The pre-development monitoring results for Vancouver Spring and Small Spring are shown in Appendix B.

It is recommended two years of quarterly post-development monitoring of the springs occur upon completion of the retreat, lodge and café. Sampling shall be conducted within the months of April, July, October and January) consistent with pre-development monitoring program.

If a significant change in water quality parameters is detected in the springs compared to pre-development data appropriate contingency actions shall be undertaken to ensure the proposed development is not impacting on the springs.

All sampling is to be conducted according to Australian Standards and all water quality sample testing will be conducted by a NATA approved laboratory.

Monitoring results should be submitted to the Department of Water on an annual basis, the Developer will be responsible for coordinating the annual monitoring reports and implementing.

#### **Hydraulic Performance Monitoring**

The hydraulic performance monitoring will aim to measure the movement of storm water through the stormwater storage structures to determine if stormwater conveyance is consistent with the intended design.

Where amended soil profiles have been installed in the bio-retention swales, infiltration testing should be completed to test the hydraulic conductivity of the media. Testing should be repeated every 12 months to ensure clogging of bio-retention does not occur.

Water levels in the stormwater storage structures should be observed during significant storm events to ensure stormwater storage is consistent with design and not overflowing.

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## **Appendix A**

Geotechnical Investigation (Landform Research, 2008)



GEOTECHNICAL INVESTIGATIONS  
FRENCHMAN BAY, ALBANY

11 March 2008

**Background**

A resort is proposed for the caravan park and cafe site at Frenchman Bay. The caravan park has been demolished and currently the site is unoccupied.

As part of the development process, a number of studies have been conducted on site. These have included planning by Dykstra Planning, engineering, environmental studies by RPS Bowman Bishaw Gorham and architectural input by Ross McDonald Architects. A flora and vegetation study has been completed by Landform Research, a waste water management study has been completed by RPS Bowman Bishaw Gorham and a coastal and wave-storm prediction analysis completed by Oceanica.

**Purpose of this Study**

This study aims to provide additional data on the site conditions, particularly in relation to the on site geology and nature of the adjoining coast.

The information collected was then to be used to provide background on the site and coast and assist with predictions to be made on the potential impact of future coastal impacts from wave and storm action.

The potential for the slope to become unstable is recognised by Department of Planning and Infrastructure in the DPI internal memorandum dated 3 December 2007. This study is to provide additional information on the geology and geomorphology of the site.

**Site and Proposed Development Description**

The site lies on a ridge behind Frenchman Bay, at elevations of 13 – 26 metres AHD. The site is elongate, set back 50 metres from the edge of the existing vegetation and 60 metres from mean sea level. The land between the site and Frenchman Bay is coastal reserve. Figure 6.

The development itself lies back from Whalers Beach which is sandwiched between Waterbay Point in the east and Vancouver Point in the west. Figure 1.

A grassed and formed carpark and lawns occupy portion of the coastal reserve adjacent to the beach in front of the central and eastern parts of the site. Two springs occur on the beach near the western end of the site. One of these is called Vancouver Spring after it is believed to have been used as a source of water by Vancouver.

The remains of a nineteenth century Norwegian Whaling Station lie on the beach to the north east of the site.

Disturbed and cleared vegetation covers most of the site with remnant native vegetation in the west. The reserve between the site and the water is a steep slope covered either by dense vegetation or, near the previous development area, dense grass cover that is quickly returning to native vegetation through natural regeneration.

### Site Investigations

- **Previous studies**

Oceanica has investigated the site, the coast and sea conditions. They commissioned four surveyed profiles across the coastal interface and undersea surface. They then used this information, combined with wave and sea level data, to provide information on current and future storm conditions.

Predictions were made of the elevations and runup of the design storms, taking into account possible influences of global warming.

- **This study**

Lindsay Stephens of Landform Research has inspected the site on a number of occasions; 1 September 2006, 5 January 2007 and 1 February 2008.

On 1 February 2008 a series of six air blast drill holes were drilled across the site to determine the site geology. The surrounding soils, geomorphology and geology were also recorded at this time. The elevations of the collar were estimated by locating the drill holes on the aerial photograph and surveyed contour plan, Figure 1 and 2.

Lindsay Stephens selected the location of the drill holes and logged all holes on site. Samples of the sediments were collected every metre and are held by STEG Pty Ltd in their Albany office. Selected small samples are retained by Landform Research.

The samples from the drilling were accurately bagged every metre. There were however several times when the fine silt and sand caused the rods to stick and may have resulted in contamination of some samples. This would most likely be expected to occur near the sand – silt interface but is expected to be minor.

Using that information and the information provided by Oceanica, geological sections were added to the coastal profiles and the wave elevations added to the profiles. The location of the surveyed sections are shown on Figures 1, 2, 3A to 3D.

Comments and comparisons were then made to the behaviour of the coast in this area from the potential impacts of the design storms and wave conditions.

### Geology and Geomorphology

The site rises from 13 metres AHD in the north eastern corner to 26 metres AHD in the south west with the majority of the site having an elevation in excess of 20 metres AHD. The lower elevations are generally as a result of cut during the construction of the caravan park and cafe development that previously existed on site. Figures 1 and 2.

From the coast there is a low carpark and picnic area at elevations of 3 – 4 metres AHD that extend back 30 metres from the edge of the coastal vegetation in front of the central and eastern parts of the site. In the west, the coast rises gently to 4 – 5 metres, some 20

metres back from the edge of the coastal vegetation. See Figures 3B – 3D. Figure 3A lies to the east of the proposed site.

Some of this coastal landform has been terraced and protected by granite stone to form the carpark and picnic area. The access road to the beach is sealed. A new City of Albany brick ablution block is located to the north east of the development site.

From the gently sloping coastal edges the land slopes steeply up to the edge of the development site. The slope has been cleared in the central and eastern parts but is generally unmodified. See Figures 3A – 3D.

The whole site is underlain by dissected Yilgarn Shield, the basement of which locally is shown as PreCambrian “Granitoid Gneiss” (Smith R A, 1993, 1:250 000 Hydrological Series, Mt Barker Albany, Geological survey of Western Australia).

This base forms an undulating basement of granitoid rocks that has higher peaks and lower valleys.

Overlying the granitoid basement is the Tertiary Plantagenet Group.

Smith 1993, shows the site as being covered by the Plantagenet Group (Werillup Formation).

The granitoid basement outcrops on the headland immediately adjoining to the east at Waterbay Point. The development itself lies back from Whalers Beach, which is sandwiched between Waterbay Point in the east and Vancouver Point in the west. Figure 6.

Granitoid outcrop occurs on the ridge behind the development extending inland back from both Waterbay and Vancouver Points. See Figures 1 and 6.

The geology of the site, determined from the drilling, generally agrees with Smith 1993, but varies in the nature of the sediments under the site.

Examination of the coast to the west of the site reveals a typical form of dune sand that had probably extended inland from the south at some time in the past, pushing into Frenchman Bay. This had then been eroded by coastal processes to give a characteristic gentle upper slope and steeper coastal slope. See Figure 4B. Figure 4C, from Esperance, provides an image of how this may have occurred, although the Esperance photograph is from an exposed coast facing the Southern Ocean. It could also be that the site is an eroded portion of a larger area of Plantagenet Group which had infilled between granitoid basement highs.

From geomorphological evidence it would appear that the site may have a cover of dune sand. On the other hand the site may be Werillup Formation as indicated by Smith 1993, that was eroded by marine processes.

The drilling determined that there is a deep layer of sand of aeolian grainsize across the development site. This extends to depths as shown in Table 1 below.

**Table 1 Summary of Drill Hole data. See Appendix 1 for Drill Logs**

DRILL HOLE	Base of Aeolian Sand	Base of Werillup Formation	Base of Drill Hole
Hole 1	8.5 m AHD	>3.5 m AHD	3.5 m AHD
Hole 2	10.3 m AHD	> 5.8 m AHD	5.8 m AHD
Hole 3	11.6 m AHD	> 0.01 m AHD	0.01 m AHD
Hole 4	> -1.7 m AHD	not intersected	- 1.7 m AHD
Hole 5	7.7 m AHD	> 3.7 m AHD	3.7 m AHD
Hole 6	> 3.8 m AHD	not intersected	3.8 m AHD

The aeolian sand in the upper part of the site is typical of the coastal sands of south west Western Australia which originally had a component of calcareous material that has since been lost through dissolution. The sand is not calcareous, and therefore different to the sand associated with the Tamala Limestone, which is calcareous and forms limestone. The sand is therefore from a more siliceous source or significantly older. Smith 1993, classified the sediments on site as Werillup Formation (Figure 6) which is Tertiary and this is likely to be correct based on the silica content.

The aeolian sand is a medium grained sand that tends to fine in places. It is highly permeable and tends to vary from grey surface sand through light brown sand with weak ferricrete (coffee rock) development; the iron oxide probably originating from weathering of traces of heavy minerals. See attached drill logs.

There is however a definite underlying slit that is grey, very fine grained and of reduced permeability. This silt is typical across the Albany Region. When saturated it tends to be of reduced stability because of the high moisture content. The sand was encountered in Holes 1, 2 3, and 5. Underlying the sand was a layer of peat in Hole 3 in the central east of the site. The basal silts are undulating in elevation and range from > - 1.7 m AHD to 11.6 m AHD.

The undulating basement of silts is likely to be related to erosion of that boundary because the silt is generally thought to be a marine or estuarine deposit.

The permeability of the overlying sand and reduced permeability of the underlying silt cause the water table to be perched on the silt and generally run along the top of the silt layer. For example the springs to the north west of the site are related to this, with Vancouver Spring having been opened at an elevation of approximately 8 metres AHD, the elevation of the silt/sand interface. See Figure 3A. The lack of springs on the foreshore in front of the central and eastern parts of the development area is most likely to be due to deep sand lenses in these areas. For example Holes 4 and 6. Figures 3C and 3D.

No basement granitoid rock was intersected.

The data collected is produced in this report and when combined with the samples that have been retained from the drilling will be able to be used to assist in the design of the foundations for developments on site.

**Long Term Behaviour of the Coast**

The on site observations and investigations lead to the conclusion that the beach has been in position for a relatively long period of time.

The illustrations of Vancouver show that the coast had some granite boulders poking out of the sand. The only place this occurs today is to the west near the dwellings in that area.

It may be that the spring called Vancouver Spring was used by Vancouver or a spring closer to the granite boulders was used. An illustration from the memorial plaque is attached as Figure 4E.

The Norwegian Whaling Station was at this location over 100 years ago. The remnants of the station remain on the beach and in the water. On this basis there would appear to have been little or no alteration of the coast at that time. The brick and rock remnants may have themselves caused some impact on the coast.

Oceanica have considered the stability of the coast within their reporting.

### **Elevation of Developments**

The existing dwellings to the west are located on the edge of the gently sloping land surface at elevations of 20 – 25 metres, at St Georges Crescent, which is protected by granite headland (Vancouver Point). Figure 6C.

Further west and north of Vancouver Point at Vancouver Bay, where the bay is exposed to much greater wave action, the elevation of the dwellings is between 5 and 10 metres AHD on a sandy low shore (La Perouse Court). See Figure 6C.

The Cheyne Beach Whaling Station and dwellings is located at elevations of 10 – 15 metres AHD.

The residence and cafe that was on site was at an elevation of 14.5 metres AHD.

The proposed resort development will be located at elevations of 15 to 25 metres AHD.

### **Storm Modeling and Coastal Impact**

Storm Modeling using SBEACH, run by Oceanica reveals that the wave action from the WAPC Design Storm is below the current vegetation on Profiles 1 – 4. See Figures 3A to 3D.

The predicted storm elevations for 100 years, taking into account sea level rises is 2.45 to 2.85 metres.

- **Profile 1**

The WAPC Design Storm will touch the vegetation on the lower slope of Profile 1. The WAPC Design Storm reaches an elevation of 2.45 m AHD. This is probably related to the slope near the beach being steepened in this area as a result of the excavation of Vancouver Spring. It is not known when this was excavated, but is likely to have been used as a supply of water for the Norwegian Whaling Station. Anecdotal evidence also suggests that the spring was used in the early days of Albany as a source of water that was carted to the townsite. The spring is also likely to have been used by the caravan park.

The opened sump has been formed into a dam and water has been pumped from it. A pump house is located next to the opened sump. Opening up the spring into a sump/dam resulted in the water level being maintained at a slightly higher elevation at that point and, with the steepened rear slope, there was a slump of the rear face. This is shown in Figure 3A, by the land surface profile line and the boards that have been used to shore up a small section of the spring.

Alternatively the slump may have occurred some time prior to the opening of the sump as a result of the presence of basal groundwater flows in that area.

The slump is interpreted to have occurred prior to the creation of the title for the caravan park and cafe. The north western corner of the land boundary is cut off to avoid the steep slope associated with the opened sump that resulted from an old slump. The rear slope is now heavily vegetated and stable unless altered or supersaturated. See Figure 3A.

- **Profile 2**

The WAPC Design Storm will touch the seaward edge of an old beach bench that is heavily vegetated. This point of contact is set back 5 - 0 metres from the base of the steeper slope. The WAPC Design Storm reaches 2.85 m AHD. See Figure 3B.

- **Profile 3**

The WAPC Design Storm will also touch the seaward edge of an old beach bench that has been formed into a picnic area and carpark. The point of contact is set back 10 – 15 metres from the base of the steeper sand scarp. The WAPC Design Storm reaches 2.70 m AHD. See Figure 3C.

- **Profile 4**

The WAPC Design Storm will just touch the base of the steeper sand scarp at an elevation of perhaps 1 metre up the slope. WAPC Design Storm reaches 2.80 m AHD.

It is unclear what impact this will have because this area is in the location of the old Norwegian Whaling Station, in an area of landforms altered by past developments and landscaping. The bitumen access road and picnic areas are located in this location.

- **Behaviour of the Site Under Storm Impact**

The behaviour of sand scarps under erosion is well known. The coast does not behave in the same manner as a flat sandy coast exposed to the direct impact of oceans on the west coast of Western Australia. It would be unwise to apply the same generalised principles to a coast in a different geomorphological situation exposed to a different coastal erosion regime.

The coast at this point is sandwiched between two granite headlands; Vancouver Point in the west and Waterbay Point in the east. The beach and coast is facing north, away from the prevailing storm waves of the Southern Ocean. At this site Oceanica showed that the design storm waves, even allowing for climate change, will have a runup of less than 3 metres.

In only one area on Profile 4, will the runup level touch the steep sand bank at the rear of the beach system. As noted earlier it is likely that the beach at this point has been modified as a result of constructions and landscaping which have affected the wave pattern and beach geomorphology. Profile 4 may be less valid, and existing earthworks may provide protection.

In all other locations, Profiles 1 – 3, dense vegetation and constructed carparks and picnic areas provide protection to the coast.

The point of contact of the predicted design storm waves is 20 – 40 metres seawards from the edge of the land that is proposed to be developed. In addition the latest plans for the

development show setbacks of around 30 metres from the lot boundary of the site, providing 60 – 70 plus metre setback from the seaward extent of vegetation.

The next point is what might occur if the base of the scarp was impact on by waves.

The sand scarp is steep and densely vegetated. When impacted on by waves at the base. it is no different to a sand quarry where a loader is taking material from the base of the face. Landform Research has worked in a number of sand quarries which use a single face operation, such as Action Sands at the Lakes, NLG Sand Supplies at Herron and Cougar Sand at Lake Clifton.

The sand at Action sands is of alluvial origin, angular to subangular and coarse grained. On the other hand the sand in NLG and Cougar Sand quarries is aeolian in origin, derived from Tamala Limestone and coastal dune formation.

The formation and nature of the sand at the NLG and Cougar sand pits is similar to that occupying the upper layers of the Frenchman Bay Site. Examination of the sand from both sites shows the sand to be essentially similar in grainsize and form.

Both the NLG Sand and Cougar Sand quarries have faces in excess of 20 metres. The angle of repose of dry sand is 40 – 45 degrees. For damp sand the angle of repose is sometimes slightly greater if a trace of clay occurs. Normally, however, moist sand is similar in angle of repose to dry sand.

An angle of repose of 45 degrees has been drawn onto the surveyed profiles, See Figures 3A – 3D. This shows that in all situations the current slopes are less than the natural angle of repose.

Figure 5 shows excavating sand from the base of Cougar Sand pit. As the loader takes the sand the sand above slides down. This is the same mechanism that will occur under erosion. An example can be seen at Esperance in Figure 4 where the Southern Ocean is directly impacting on high coastal dunes.

As the sand at the base moves back by one metre the face slides and the top also moves back by one metre. In the case of the Frenchman Bay Site any sand that was excavated from the base of the scarp will cause some sand to slide down the created face. This sand is heavily vegetated and the vegetation will drop to the beach and protect it against further erosion by the storm waves. Figure 5A.

With the form of the waves, the type of erosion and dense vegetation, the potential for movement of the sand along its extent is likely to be minimal with one storm event. After a severe storm event, revegetation, stabilisation and other measures can be taken to ensure the coast is returned to a stable form. The beach in front of the proposed resort, has some sand removed in storms and returned in calmer weather (See Oceanica reporting).



**Conclusions**

Considering the nature of the site, the fact that the site has previously been developed and is therefore not a “green” site, the nature of the geology and geomorphology, and the storm elevations modelled by Oceanica, the available setbacks would appear manageable.

The section of coast is not exposed to ocean storms and full erosion potential. Any potential beach erosion on this site will be significantly reduced when compared to exposed ocean sites and smaller setbacks can therefore be applied when compared to ocean sites.

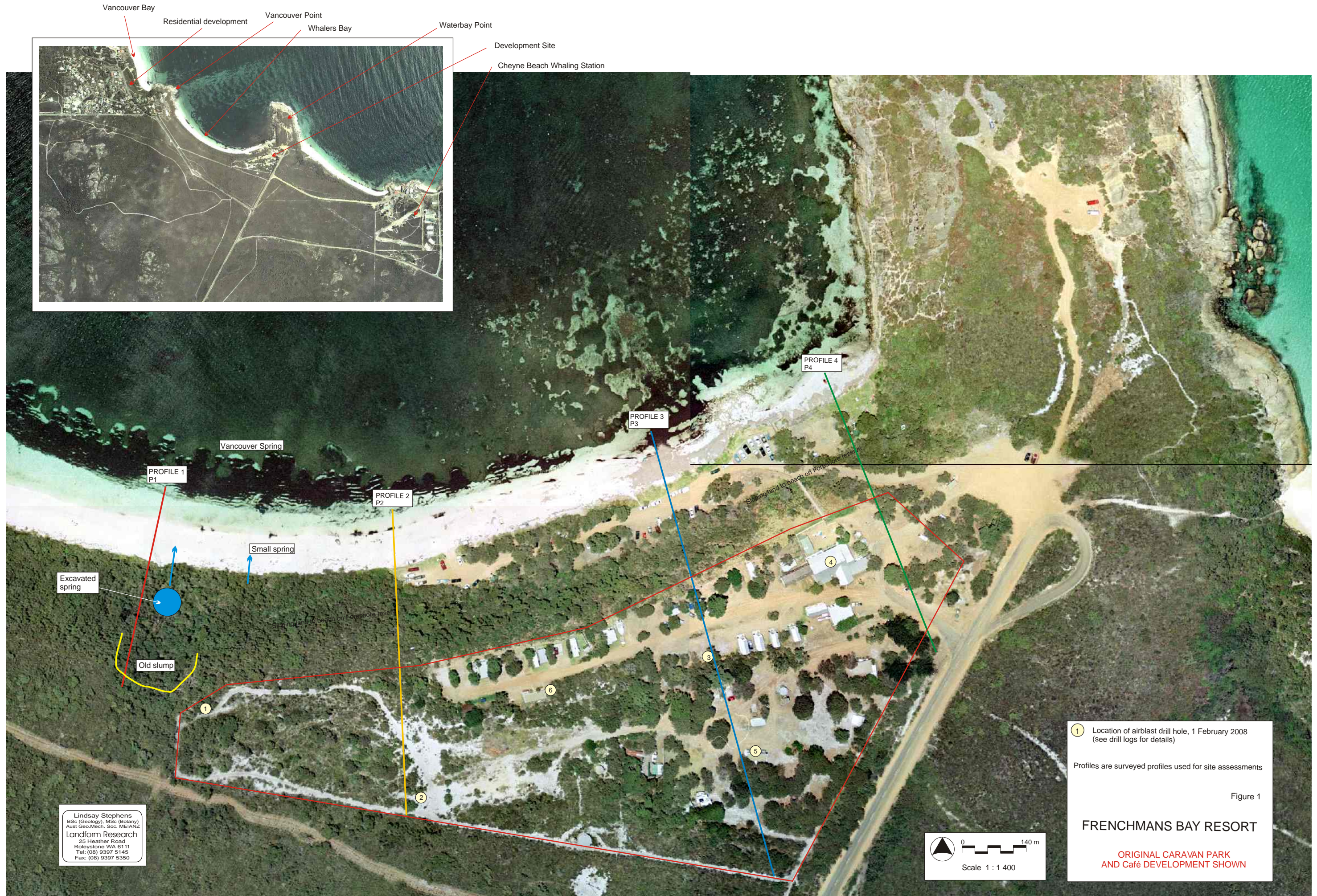
With the proposed setbacks available, there will be adequate space for management of any erosion over the years, if any should start to occur on this section of coast as a result of occasional large storm events.

The drillhole and other site information in addition to retaining all the samples from the drilling will be available to the engineers who will be responsible for designing the foundations for any proposed development.

Lindsay Stephens

Attached	Appendix 1	Drill Hole Logs
	Figure 1	Aerial Photograph
	Figure 2	Site Contours
	Figure 3A-3D	Profile Sections
	Figure 4A-4E	Site Photographs
	Figure 5A-5B	Behaviour of the Coast under Storm Conditions
	Figure 6A-6c	Published Geology and Local Contours





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① Location of airblast drill hole, 1 February 2008  
 (see drill logs for details)

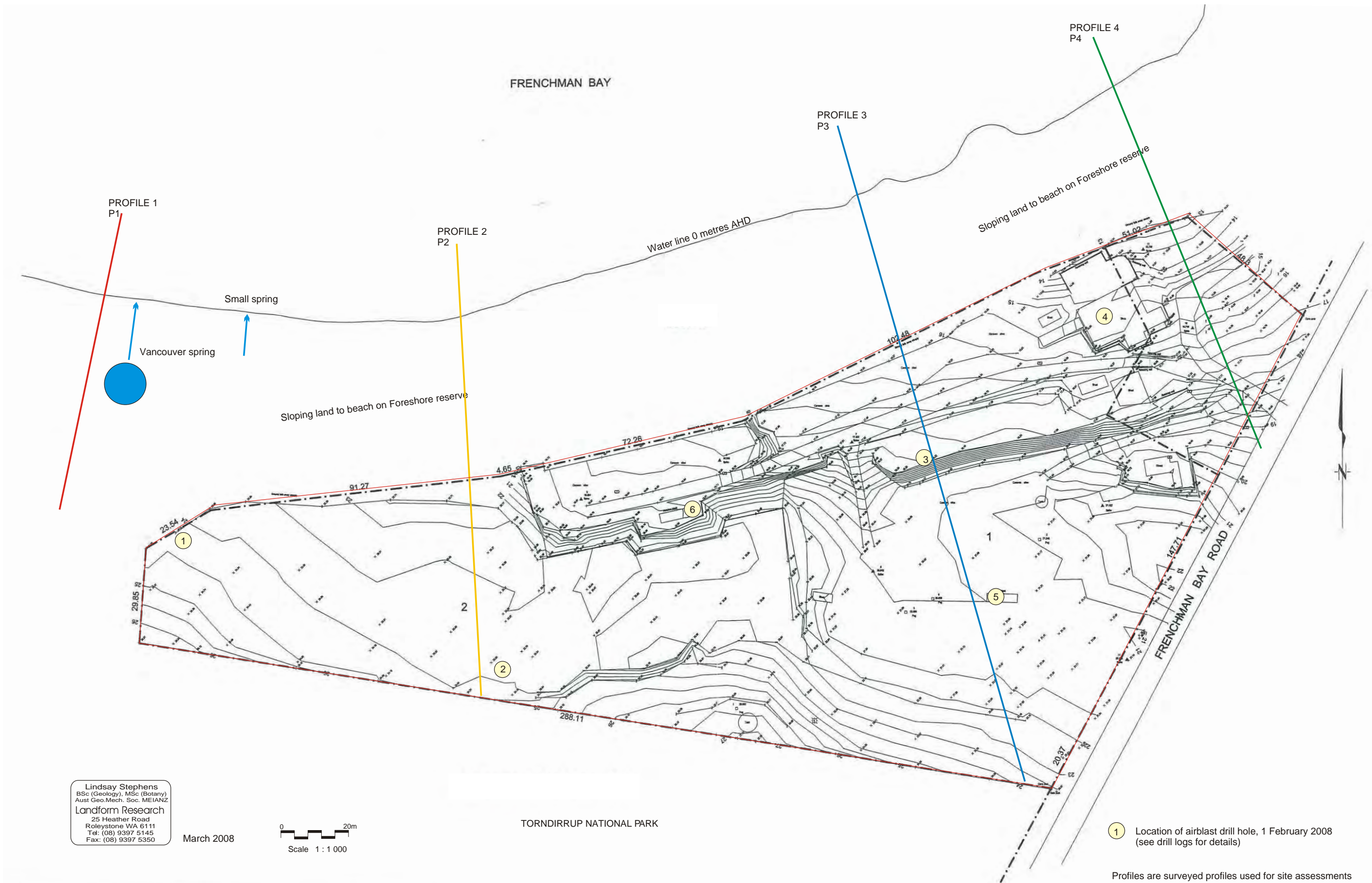
Profiles are surveyed profiles used for site assessments

Figure 1

**FRENCHMANS BAY RESORT**

ORIGINAL CARAVAN PARK  
 AND Café DEVELOPMENT SHOWN





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March 2008

0 20m  
 Scale 1 : 1 000

① Location of airblast drill hole, 1 February 2008  
 (see drill logs for details)

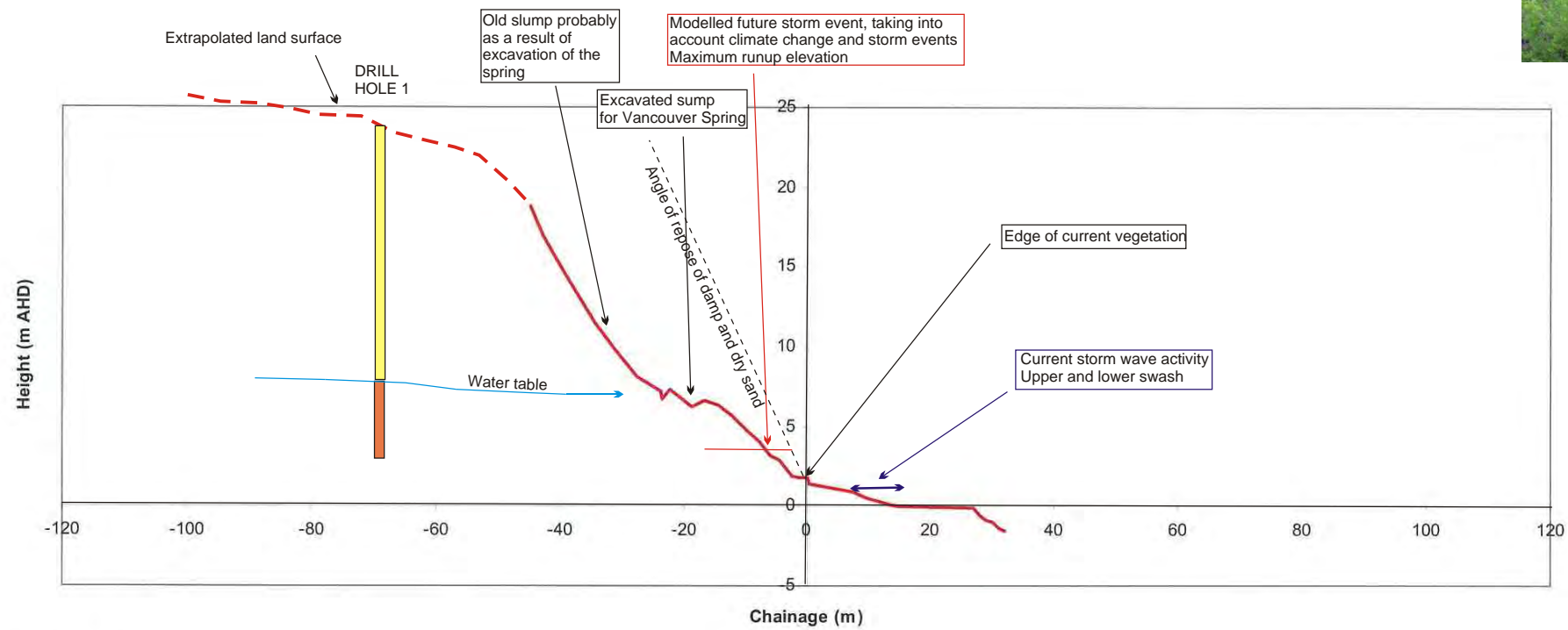
Profiles are surveyed profiles used for site assessments

Figure 2





Heavily vegetated slope above the excavated Vancouver sump



FRENCHMANS BAY RESORT SITE  
PROFILE 1  
Figure 3A

**PROFILE 1**

Features on profile:

Chainage (m)	Comment
0	Vegetation line
7.4	Upper swash
14.3	Lower swash

Modelled future storm wave is 3.64 m elevation including sea level change (supplied by Oceanica)

	Quaternary coastal, aeolian sands
	Probable Pallinup Siltstone over Werrilup Formation or Werilup Formation (Tertiary)
	Werrilup Formation - Peat

**COMMENTS ON IMPACTS OF 100 YEAR STORM EVENT**

The 100 year design storm event is predicted to have a runup that will touch the base of the scarp.

The scarp at this location is heavily vegetated with dense trees and shrubs that will protect the base of the scarp in the event of wave action touching that point. Dislodged vegetation will drop to the base of the scarp and protect against further erosion.

At this site the excavated Vancouver Spring may slump or fail if the base of the scarp is undercut sufficiently, but on the basis of the interpretations, the spring will not be destroyed, but rather the excavated pool may be weakened leading to the potential of soil movement below the excavated pool.



Vancouver spring that has been excavated to form a pool (sump)  
Note that the upslope side has been retained by timber to prevent slumping.

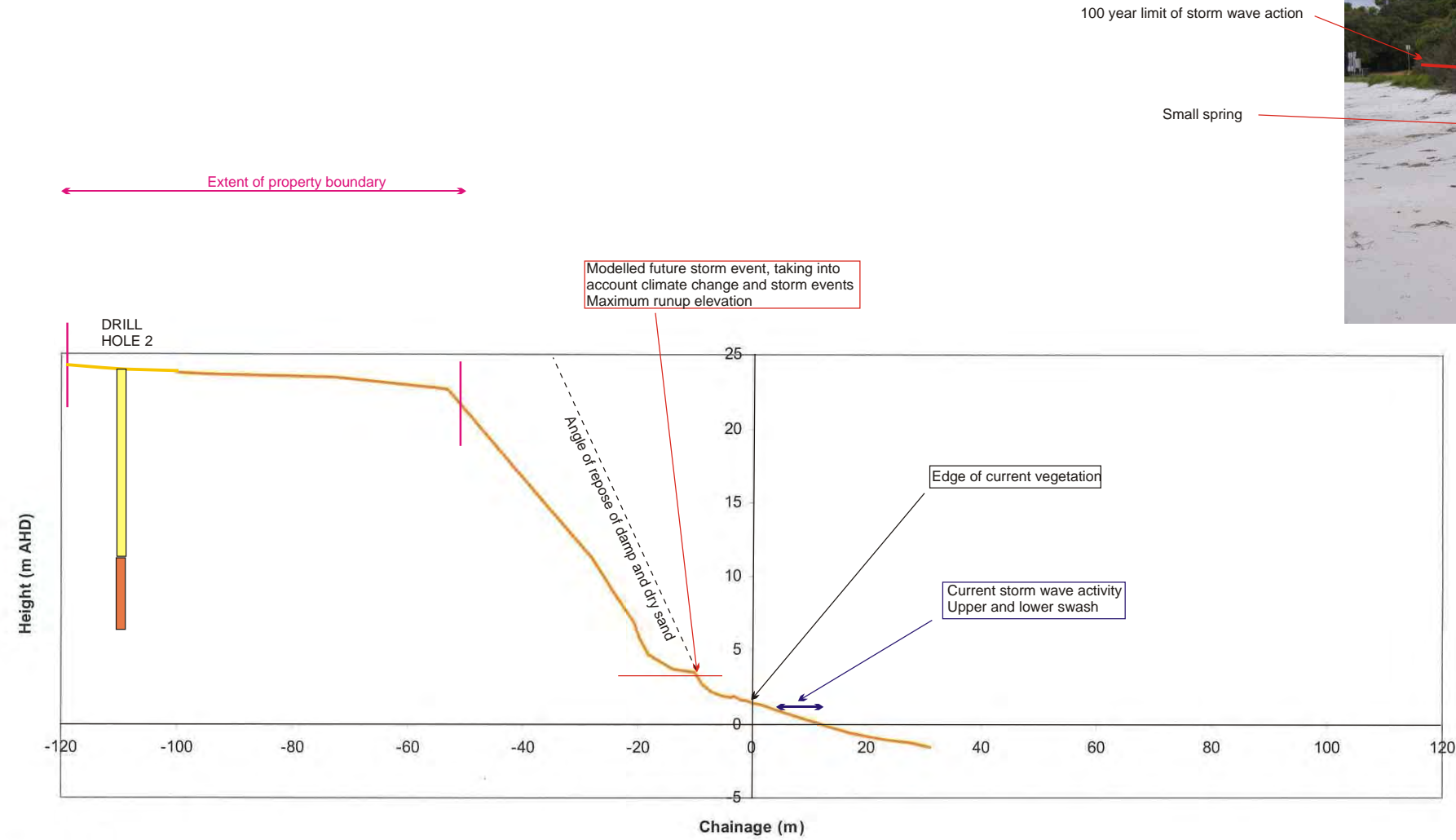


Exit of Vancouver Spring onto the beach  
Note the heavily vegetated slope.

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Storm data and section lines  
prepared and supplied by  
**OCEANICA**





Heavily vegetated fore-dune and slope

FRENCHMANS BAY RESORT SITE  
PROFILE 2  
Figure 3B

**PROFILE 2**

Features on profile:	Chainage (m)	Comment
	0	Vegetation line
	5.3	Upper swash
	11.9	Lower swash

- Quaternary coastal, aeolian sands
- Probable Pallinup Siltstone over Werrilup Formation or Werrilup Formation (Tertiary)
- Werrilup Formation - Peat

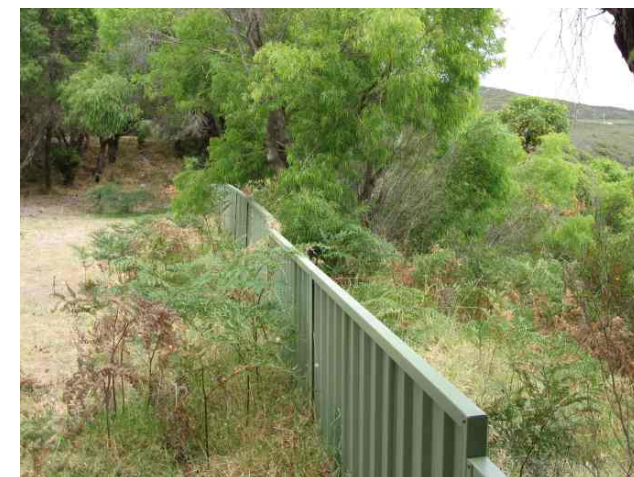
Modelled future storm wave is 3.31 m elevation including sea level change (supplied by Oceanica)

**COMMENTS ON IMPACTS OF 100 YEAR STORM EVENT**

The 100 year design storm event is predicted to have a runup not quite to the base of the scarp.

The scarp is heavily vegetated with dense trees and shrubs that will protect the base of the scarp in the event of wave action touching that point. Dislodged vegetation will drop to the base of the scarp and protect against further erosion.

There are some seepages along the top of the Werrilup Formation that lead to the seepages and springs on the beach



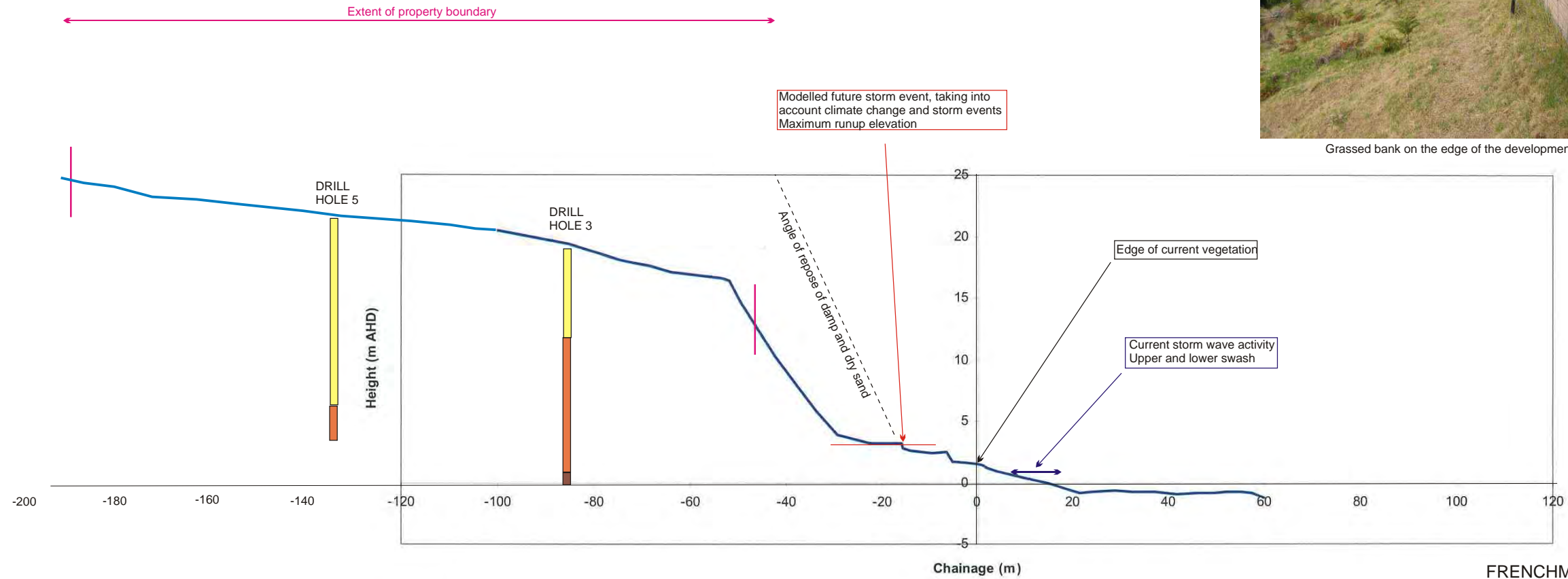
Well vegetated and regrowing slope



View of foreshore picnic area towards the west. Section 2 is just past the cleared area.

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Grassed bank on the edge of the development area

**PROFILE 3**

Features on profile:	Chainage (m)	Comment
	0	Vegetation line
	7.2	Upper swash
	15.2	Lower swash

FRENCHMANS BAY RESORT SITE  
PROFILE 3  
Figure 3C

- Quaternary coastal, aeolian sands
- Probable Pallinup Siltstone over Werrilup Formation or Werrilup Formation (Tertiary)
- Werrilup Formation - Peat

Modelled future storm wave is 3.26 m elevation including sea level change (supplied by Oceanica)

**COMMENTS ON IMPACTS OF 100 YEAR STORM EVENT**

The 100 year design storm event is predicted to have a runup that will not touch the base of the scarp. The waves will dissipate on the picnic area.

The scarp at this location is heavily vegetated with dense grass with regenerating trees and shrubs that will protect the base of the scarp.

The rock structures in the car park and picnic area will help break up wave action.

Dislodged vegetation will help protect against further erosion.

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Picnic area that will be affected by 100 year storm event

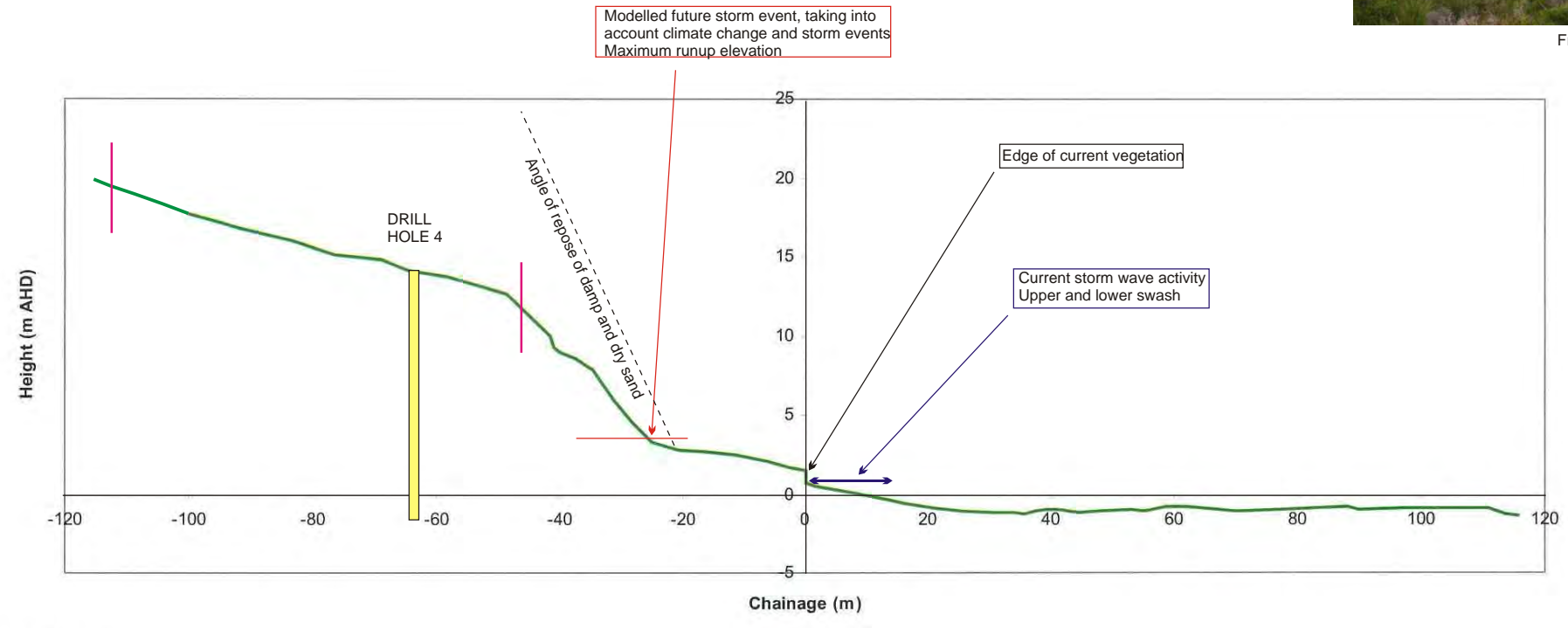


Note heavily vegetated slope above limit of storm action





Extent of property boundary



FRENCHMANS BAY RESORT SITE  
PROFILE 4  
Figure 3D

**PROFILE 4**

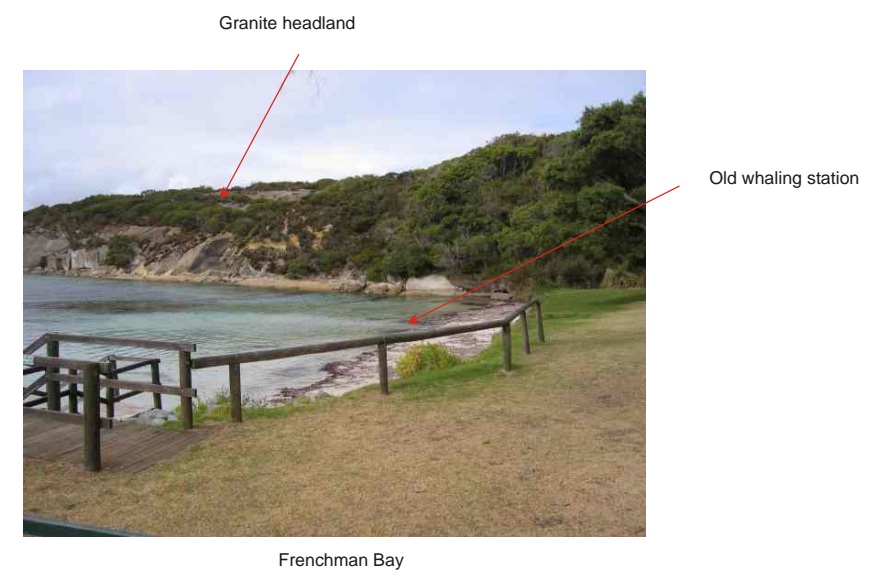
Features on profile:

Chainage (m)	Comment
0	Vegetation line
1.8	Upper swash
13.8	Lower swash

- Quaternary coastal, aeolian sands
- Probable Pallinup Siltstone over Werrilup Formation or Werillup Formation (Tertiary)
- Werrilup Formation - Peat

Modelled future storm wave is 3.31 m elevation including sea level change (supplied by Oceanica)

**COMMENTS ON IMPACTS OF 100 YEAR STORM EVENT**  
 The 100 year design storm event is predicted to have a runup that will touch the base of the scarp in the picnic area and bitumen access road.  
 The waves will dissipate on the picnic area with the existing rock and grass helping to break up wave action.  
 The scarp at this location is heavily vegetated with dense grass with regenerating trees and shrubs that will protect the base of the scarp.  
 Dislodged vegetation will help protect against further erosion.



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Storm data and section lines prepared and supplied by **OCEANICA**





Old Norwegian whaling station

Figure 4A Overview of the development site from the west

Approximate location of site



Erosion cut slope

Figure 4B View west towards Vancouver Point

Granite boulders on the shore line



Figure 4C Erosion of soft sand and limestone coast at Esperance



Figure 4D Drilling proposed development site

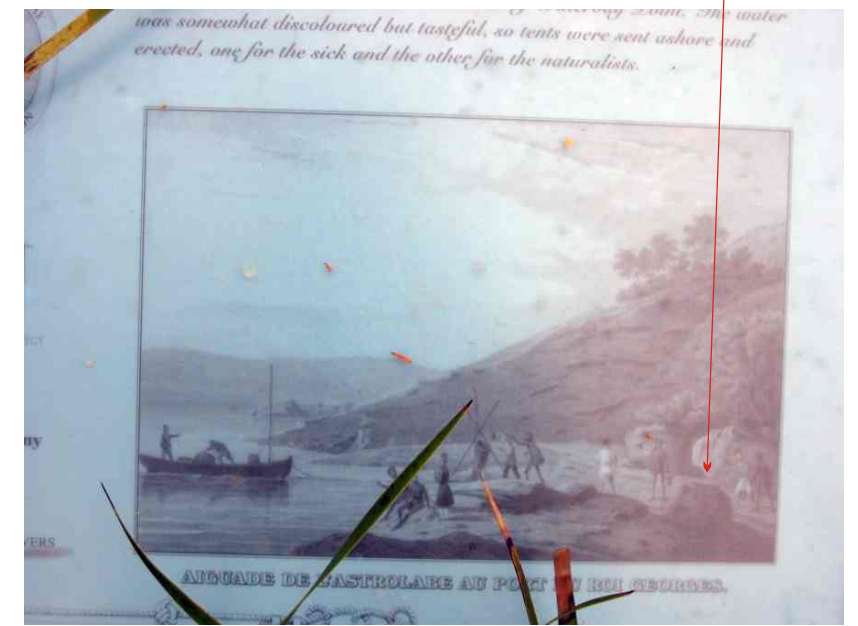
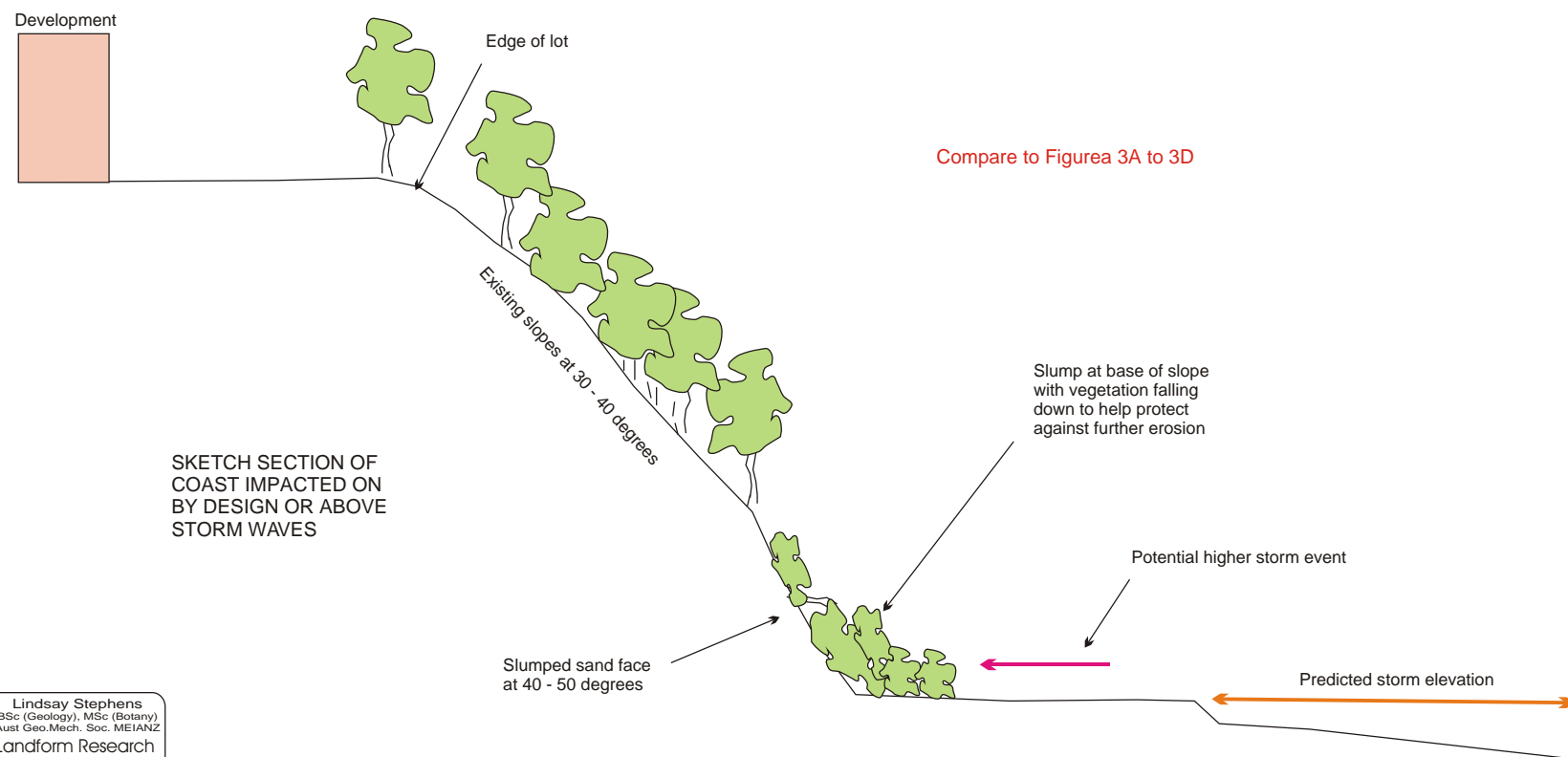
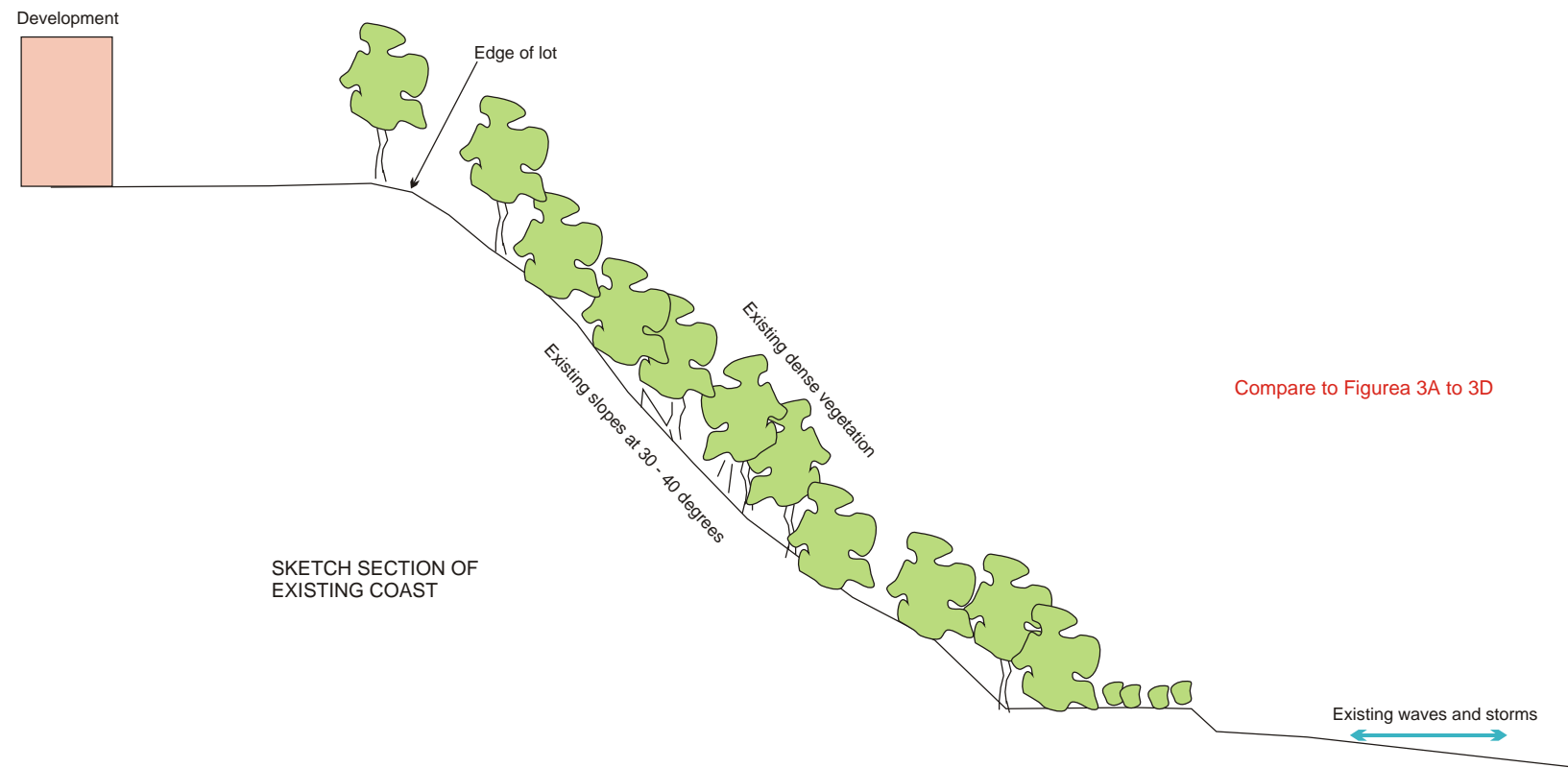


Figure 4E Sketch from Vancouver expedition (memorial plaque)

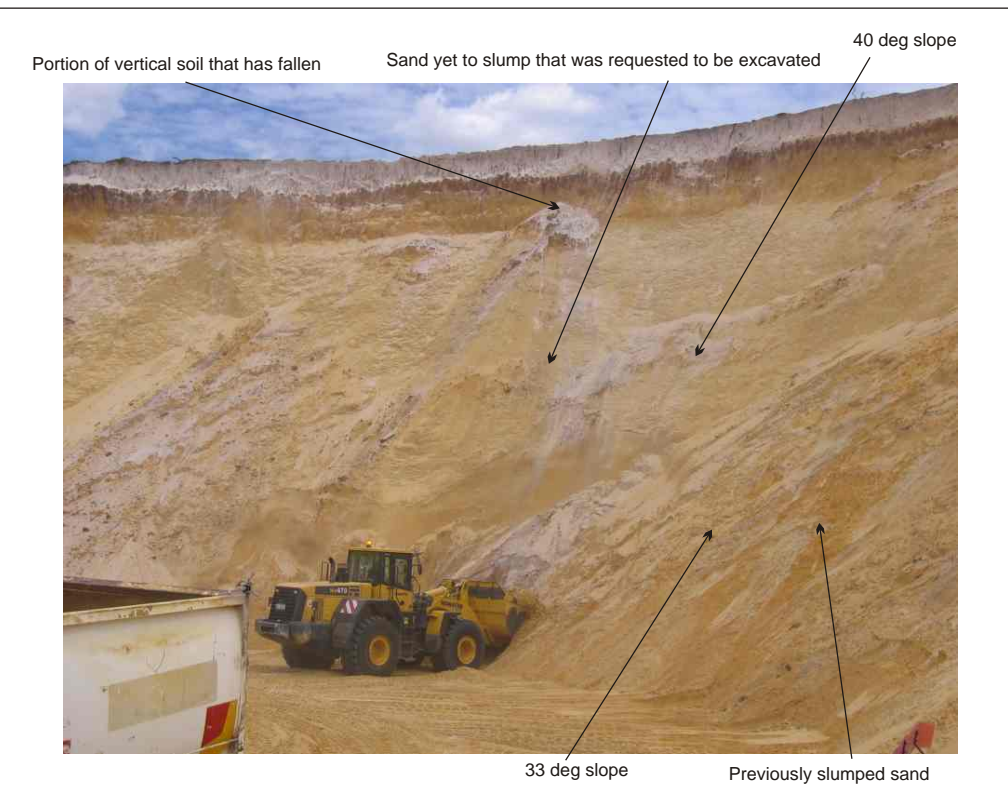
Figure 4A - 4 E





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Figure 5A BEHAVIOUR OF SLOPE UNDER STORM CONDITIONS



BEHAVIOUR OF AEOLIAN SAND DURING EXCAVATION (Cougar Sand Pit)




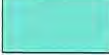
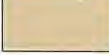
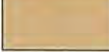


Figure 5B

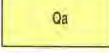
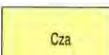
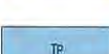

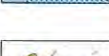







Figure 5A and 5B



**AQUIFER CHARACTERISTICS**

-  Surficial aquifer—local aquifers, probable extensive sedimentary aquifer beneath, minor groundwater resources
-  Sedimentary aquifer with intergranular porosity—extensive aquifers, major groundwater resources
-  Sedimentary aquicludes and local aquifers—minor or no groundwater resources (section only)
-  Fissured aquifer, locally fractured and jointed—minor groundwater resources
-  Fractured and weathered rocks—local aquifers, minor groundwater resources
-  Fractured and weathered rocks—local aquifers, very minor or no groundwater resources

**HYDROGEOLOGY**

PHANEROZOIC	CENOZOIC		TERTIARY	BREMER BASIN
	QUATERNARY			
		Qa	Alluvial, estuarine, lagoonal, and eolian deposits—sand, clay, and limestone; mainly coastal	Minor local aquifers; fresh to saline
		Cza	Alluvial and colluvial deposits—pebbles, sand, silt, and clay; some lateritized, in valleys with lakes; mainly overlying Werillup Formation; includes minor lacustrine deposits	Minor local aquifers; fresh to saline
		TP	PLANTAGENET GROUP—siltstone, spongolite; minor sandstone, peat, and conglomerate	Minor to major aquifers; fresh to saline
		TPd	PALLINUP SILTSTONE—multicoloured (predominantly red and white) siltstone, spongolite, and minor sandstone (section only)	Minor local aquifers; fresh to saline
		TPw	WERILLUP FORMATION—bryozoan limestone, siltstone, sandstone, peat, and basal conglomerate; outcrop (indicated by overprint); weathered	Major aquifers; fresh to saline
PROTEROZOIC		Ed	Dolerite dyke; interpreted where dashed	Very minor local aquifers; saline
		q	Quartz vein	Minor local aquifers; brackish to saline
		Ps	STIRLING RANGE FORMATION—interbedded metamorphosed sandstone, quartzite, and shale; outcrop (indicated by overprint); weathered	Minor local aquifers; fresh to saline
		Pg	Granitoid rock, porphyritic and even-grained; outcrop (indicated by overprint) subsurface; generally weathered to clayey sand	Minor local aquifers; brackish to saline
ARCHAIC		En	Granitoid gneiss, minor metamorphic rock and quartzite; outcrop (indicated by overprint) subsurface; generally weathered to clay	Aquiclude, very minor local aquifers; saline
		Ag	Granitoid rock, porphyritic and even-grained; outcrop (indicated by overprint) subsurface; generally weathered to clayey sand	Minor local aquifers; brackish to saline
		An	Granitoid gneiss, migmatite, minor quartzite and schist; outcrop (indicated by overprint) subsurface; generally weathered to clay	Aquiclude, very minor local aquifers; saline

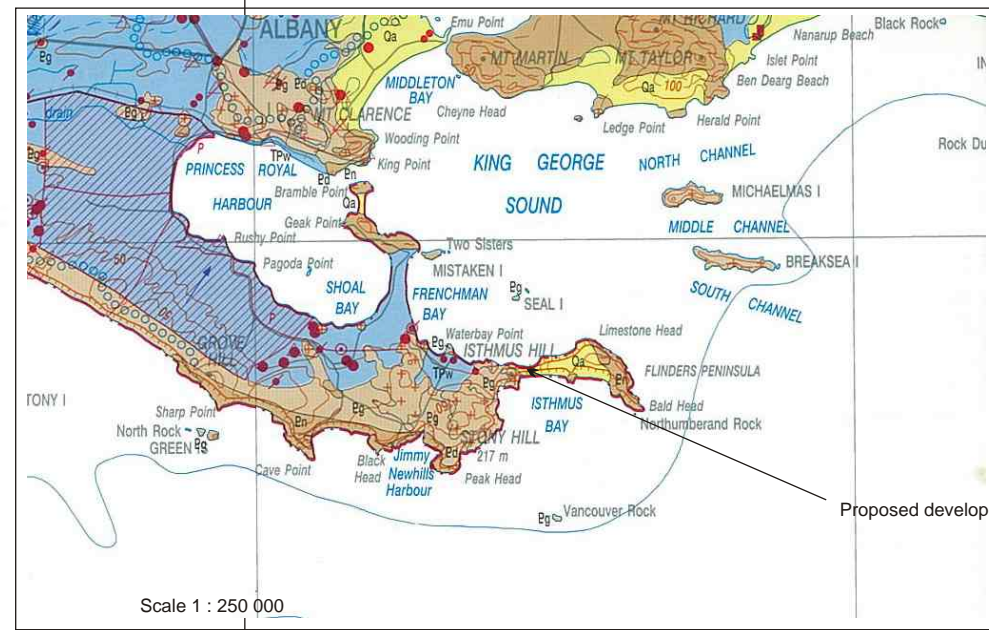


Figure 6A Published Geology



Figure 6B Overall Aerial Photograph

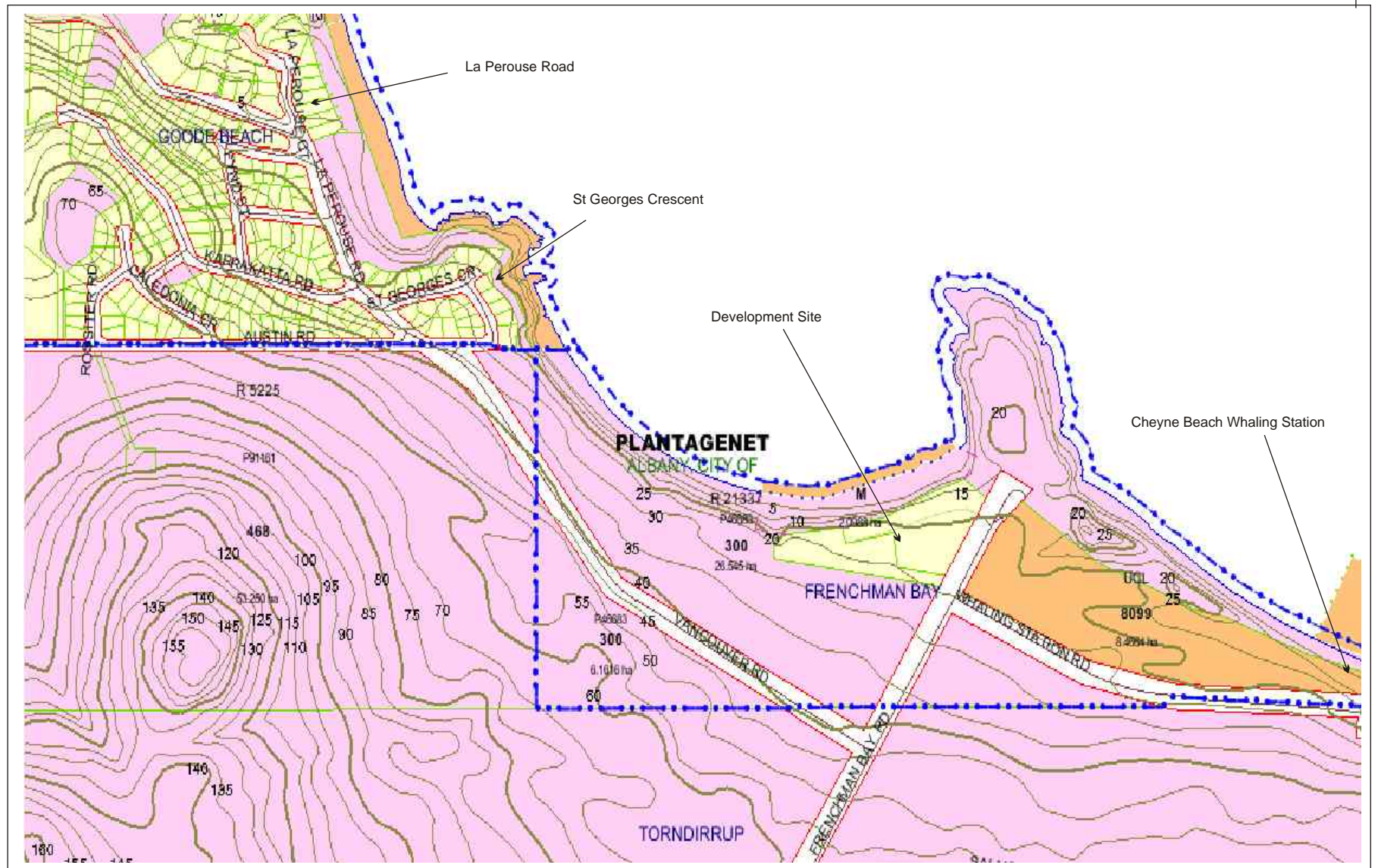


Figure 6C Local Contours and Development Areas

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Geological Map  
 Smith R A, 1993, 1 : 250 000 Hydrological Series  
 Mt Barker - Albany

Figure 6A, 6B and 6C





Regolith and Lithological Logs

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Project	STEG PTY LTD	Site Assessed by	L Stephens
Location	FRENCHMAN BAY	Date of Inspections	1 February 2008
HOLE	Hole 1. Elevation 24.5 m AHD	Drill Methods	Rotary Air (no percussion)





Regolith and Lithological Logs

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Project	STEG PTY LTD	Site Assessed by	L Stephens
Location	FRENCHMAN BAY	Date of Inspections	1 February 2008
HOLE	Hole 2. Elevation 23.8 metres AHD	Drill Methods	Rotary Air (no percussion)





Regolith and Lithological Logs

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Project	STEG PTY LTD	Site Assessed by	L Stephens
Location	FRENCHMAN BAY	Date of Inspections	1 February 2008
HOLE	Hole 3. Elevation 18.1 metres AHD.	Drill Methods	Rotary Air (no percussion)

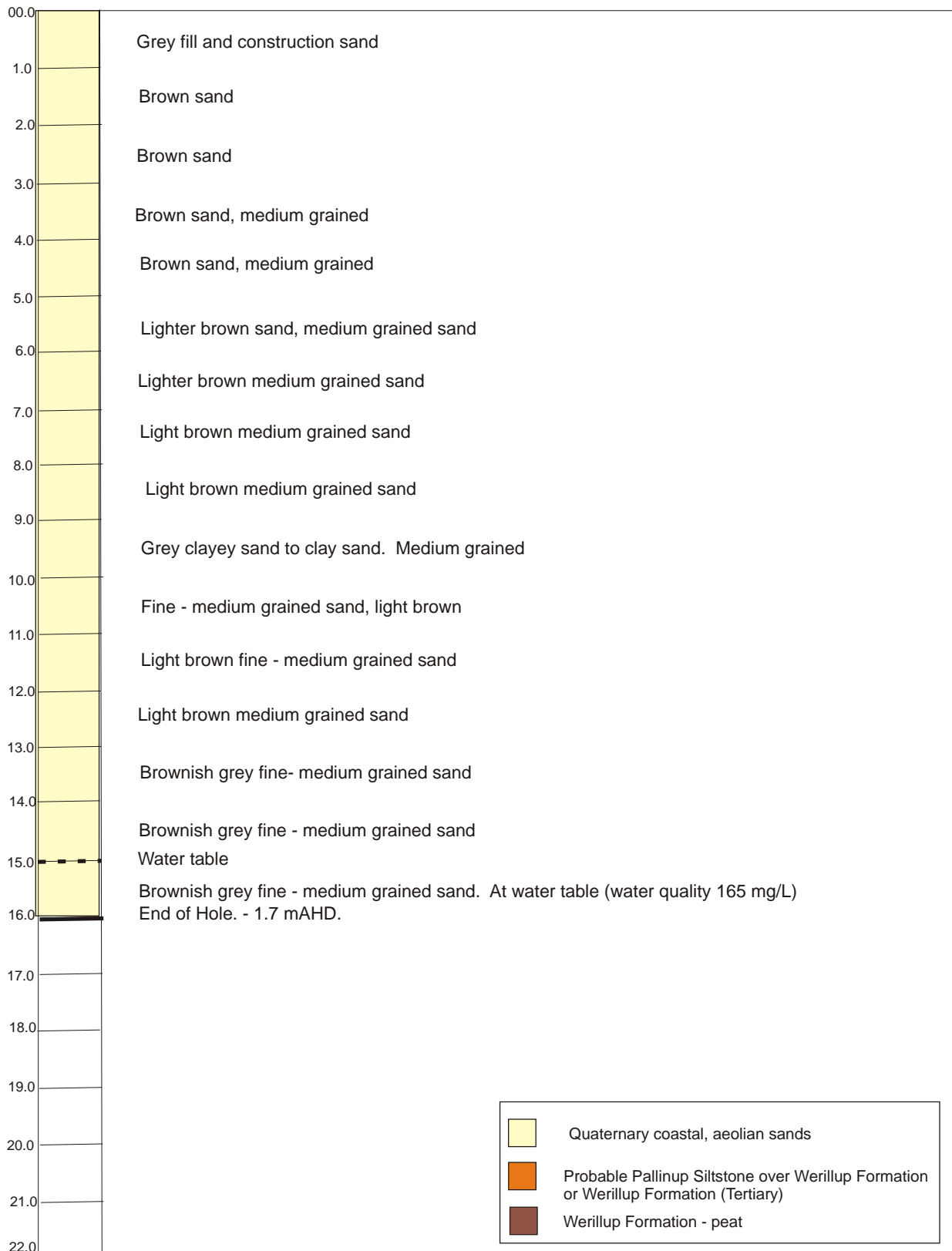




Regolith and Lithological Logs

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 Phone 9397 5145 Fax 9397 5350

Project	STEG PTY LTD	Site Assessed by	L Stephens
Location	FRENCHMAN BAY	Date of Inspections	1 February 2008
HOLE	Hole 4. Old cafe site. Elevation 14.3 metres AHD	Drill Methods	Rotary Air (no percussion)

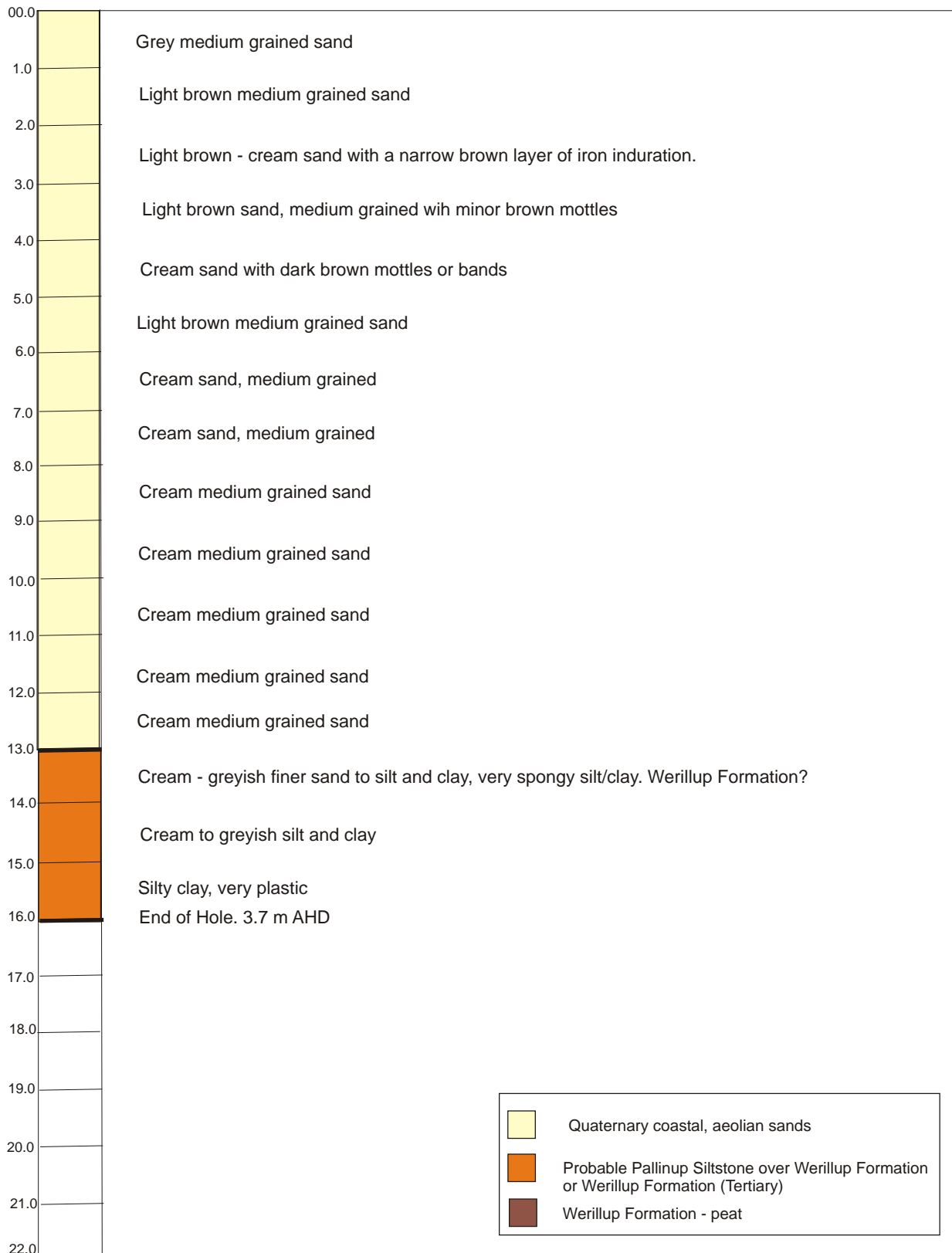




Regolith and Lithological Logs

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 Phone 9397 5145 Fax 9397 5350

Project	STEG PTY LTD	Site Assessed by	L Stephens
Location	FRENCHMAN BAY	Date of Inspections	1 February 2008
HOLE	Hole 5. Elevation 20.7 metres AHD	Drill Methods	Rotary Air (no percussion)

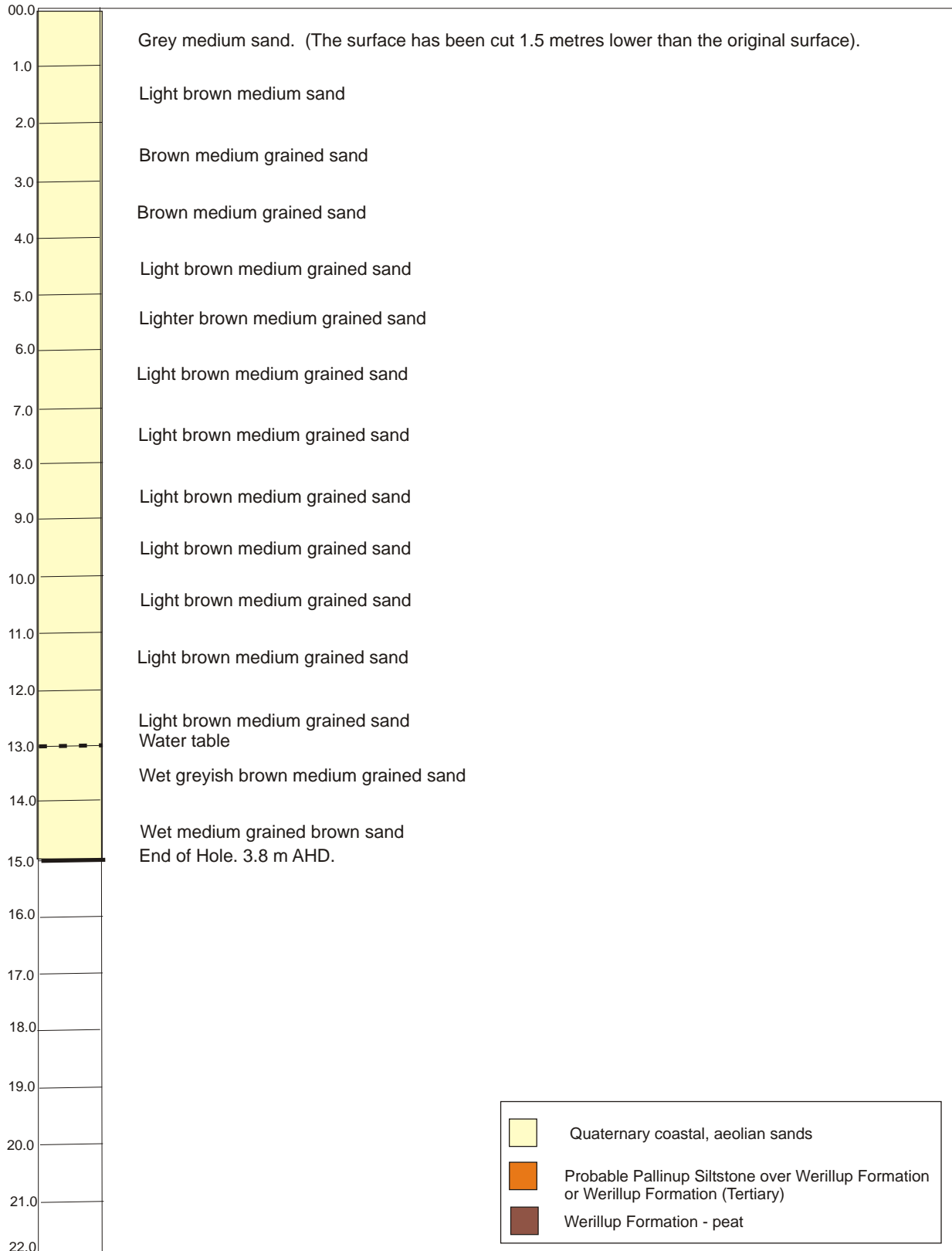




Regolith and Lithological Logs

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 Phone 9397 5145 Fax 9397 5350

Project	STEG PTY LTD	Site Assessed by	L Stephens
Location	FRENCHMAN BAY	Date of Inspections	1 February 2008
HOLE	Hole 6. Elevation 18.8 metres AHD.	Drill Methods	Rotary Air (no percussion)









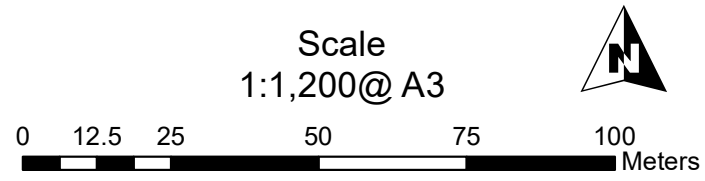
## **Appendix B**

Pre-development Water Quality Results for Vancouver and Small Spring





- Legend**
-  Existing Production Bore
  -  Monitoring Sites
  -  Subject Site
  -  Cadastre




**BIO DIVERSE SOLUTIONS**

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Australia  
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Fax: 08 9842 1575

CLIENT MTK Ventures Pty Ltd Lot 1 & 2 Frenchman Bay Road Albany WA 6330		
<b>Spring &amp; Bore Monitoring Locations</b>		
STATUS FINAL	FILE MSC0125-001	DATE 22/5/2018



SP01

Parameters	Guideline	28/06/2018	18/09/2018	12/12/2018	19/03/2019	18/06/2019	24/09/2019	17/12/2019	24/03/2019
<b>A. Physico-chemical</b>									
pH	7 to 8.5 <sup>3)</sup>	6.15	6.2	6.27	6.22	6.46	6.19	6.3	6.35
Electrical Conductivity (uS/cm)	<1500 <sup>3)</sup>	424	470	437	428	487	462	442	363
Dissolved Oxygen (mg/L)		5	5	6.93	5.6	6.22	8.7	12.15	5.28
Total Dissolved Solids (mg/L)	<1000 <sup>3)</sup>	0.275	0.28	0.283	0.28	0.317	0.308	0.287	0.248
BOD (mg/L)		<5	10	<5	6	<5	<5	<5	17
Total Suspended Solids (mg/L)		<5	<5	7	5	11	5	5	36
Total Organic Carbon (mg/L)		5	2	2	2	2	2	2	6
<b>B. Nutrients (mg/L)</b>									
TN	<1.5 <sup>3)</sup>	0.6	0.2	0.2	0.013	0.2	0.1	0.2	0.5
NO <sub>2</sub> _N	<0.1 <sup>3)</sup>	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
NO <sub>3</sub> _N	<0.1 <sup>3)</sup>	0.011	0.028	0.025	0.013	0.016	0.023	0.01	0.016
NH <sub>3</sub> _N	<0.04 <sup>3)</sup>	0.028	0.023	0.015	0.022	0.015	0.013	0.015	0.023
TP	<0.06 <sup>3)</sup>	0.06	<0.05	<0.05	<0.005	<0.005	<0.05	<0.05	<0.05
PO <sub>4</sub> _P	<0.03 <sup>3)</sup>	<0.005	0.007	<0.005	0.025	<0.005	<0.005	<0.005	<0.005
<b>C. Heavy Metals (mg/L)</b>									
Aluminium, Al	<0.055 <sup>2)</sup>	0.03	0.08	0.04	0.02	0.03	0.03	0.03	0.02
Arsenic, As	<0.013 <sup>2)</sup>	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Cadmium, Cd	<0.0002 <sup>2)</sup>	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001
Chromium(VI), Cr <sup>6+</sup>	<0.001 <sup>2)</sup>	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Copper, Cu	<0.0014 <sup>2)</sup>	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Iron, Fe	<0.3 <sup>5)</sup>	0.13	0.12	0.09	0.09	0.1	0.09	0.17	0.02
Mercury, Hg	<0.00005	<0.00005	<0.00005	<0.00005	<0.00005	<0.00005	<0.00005	<0.00005	<0.00005
Manganese, Mn	<1.9 <sup>2)</sup>	0.01	0.008	0.008	<0.005	<0.005	<0.005	0.005	0.009
Nickle, Ni		<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	0.001
Lead, Pb		<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Zinc, Zn	<0.008 <sup>2)</sup>	0.013	0.006	0.003	0.002	0.002	0.004	0.002	0.008
<b>D. MBTEXN (µg/L)</b>									
MTBE (µg/L)		<1	<1	<1	<1	<1	<1	<1	<1
Benzene (µg/L)	950	<1	<1	<1	<1	<1	<1	<1	<1
Toluene (µg/L)		<1	<1	<1	<1	<1	<1	<1	<1
Ethylbenzene (µg/L)		<1	<1	<1	<1	<1	<1	<1	<1
m+p-xylene (µg/L)		<2	<2	<2	<2	<2	<2	<2	<2
o-xylene (µg/L)	350	<1	<1	<1	<1	<1	<1	<1	<1
Naphthalene (µg/L)		<1	<1	<1	<1	<1	<1	<1	<1
<b>E. Total Recoverable Hydrocarbons</b>									
TRH C6 - C9 (µg/L)		<10	<10	<10	<10	<10	<10	<10	<10
TRH C6 - C10 (µg/L)		<10	<10	<10	<10	<10	<10	<10	<10
TRH C6 -C10 less BTEX (F1) (µg/L)		<10	<10	<10	<10	<10	<10	<10	<10
TRH C10 - C14 (µg/L)		<50	<50	<50	<50	<50	<50	<50	<50
TRH C15 - C28 (µg/L)		<100	<100	<100	<100	<100	<100	<100	<100
TRH C29 - C36 (µg/L)		<100	<100	<100	<100	<100	<100	<100	<100
TRH >C10 - C16(µg/L)		<50	<50	<50	<50	<50	<50	<50	<50
TRH >C10 -C16 less N (F2) (µg/L)		<50	<50	<50	<50	<50	<50	<50	<50
TRH >C16 - C34 (µg/L)		<100	<100	<100	<100	<100	<100	<100	<100
TRH >C34 - C40 (µg/L)		<100	<100	<100	<100	<100	<100	<100	<100
<b>F. PAHs in water</b>									
Naphthalene (µg/L)	16	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fluorene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Anthracene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Pyrene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)anthracene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chrysene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(b,j,k)fluoranthene (µg/L)		<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Benzo(a)pyrene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Indeno(1,2,3-c,d)pyrene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dibenzo(a,h)anthracene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(g,h,i)perylene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)pyrene TEQ (µg/L)		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Total +ve PAH's (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
<b>G. Microbial Testing</b>									
Faecal Enterococci (cfu/100mL)	<1cfu/100mL	24	<10	<1	17	370	<1	<10	10
Thermotolerant Coliforms (cfu/100mL)	<1cfu/100mL	<1	<10	<1	<1	30	<1	<10	90
E.coli (cfu/100mL)	<1cfu/100mL	<1	<10	<1	<1	30	<1	<10	90

<sup>1)</sup> Practical Quantitation Limit (PQL) defined as the lowest concentration at which an analyte can be detected in a sample within a reasonable degree of accuracy and precision; values lower than PQL are green-shaded.

<sup>2)</sup> ANZECC and ARMCANZ (2000) Trigger values for toxicants in freshwater ecosystems at 95% level of protection, stated otherwise; target exceedance printed in red.

<sup>3)</sup> ANZECC and ARMCANZ (2000) Trigger values for South-west Australia for slightly-disturbed wetlands ecosystems; target exceedance printed in red.

<sup>4)</sup> NHMRC (2011) Trigger values for Australian drinking water standards; target exceedance printed in brown.

<sup>5)</sup> DoH (2006) Trigger values for domestic non-potable groundwater use; target exceedance printed in orange.

<sup>6)</sup> ANZECC and ARMCANZ (2000) Trigger value for recreational water quality and aesthetics: secondary contact; target exceedance printed in purple.

<sup>7)</sup> ADWGW (2011) Drinking water aesthetic value

SP02

Parameters	Guideline	28/06/2018	18/09/2018	12/12/2018	19/03/2019	18/06/2019	24/09/2019	17/12/2019	24/03/2020
<b>A. Physico-chemical</b>									
pH	7 to 8.5 <sup>3)</sup>	6.34	6.22	6.2	6.18	6	5.85	5.73	5.8
Electrical Conductivity (uS/cm)	<1500 <sup>3)</sup>	623	520	385	424	468	436	410	312
Dissolved Oxygen (mg/L)		5.14	6.56	3.81	4.53	3.87	8.93	11.48	3.68
Total Dissolved Solids (mg/L)	<1000 <sup>3)</sup>	0.4	0.35	0.249	0.275	0.304	0.284	0.266	0.213
BOD (mg/L)		<5	19	<5	15	<5	<5	<5	22
Total Suspended Solids (mg/L)		28	49	5	170	80	8	31	89
Total Organic Carbon (mg/L)		4	5	2	12	28	2	5	16
<b>B. Nutrients (mg/L)</b>									
TN	<1.5 <sup>3)</sup>	1	0.9	0.3	2.3	0.2	0.1	0.3	0.8
NO <sub>2</sub> _N	<0.1 <sup>3)</sup>	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
NO <sub>3</sub> _N	<0.1 <sup>3)</sup>	<0.005	0.024	0.04	0.022	0.016	0.016	0.016	0.016
NH <sub>3</sub> _N	<0.04 <sup>3)</sup>	<0.005	0.013	<0.005	<0.005	0.013	0.008	<0.005	0.018
TP	<0.06 <sup>3)</sup>	<0.05	0.08	<0.05	<0.05	<0.05	<0.05	<0.05	0.12
PO <sub>4</sub> _P	<0.03 <sup>3)</sup>	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
<b>C. Dissolved Metals (mg/L)</b>									
Aluminium, Al	<0.055 <sup>2)</sup>	<0.01	0.01	<0.01	<0.01	<0.01	<0.01	0.01	0.01
Arsenic, As	<0.013 <sup>2)</sup>	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Cadmium, Cd	<0.0002 <sup>2)</sup>	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001	<0.0001
Chromium(VI), Cr <sup>6+</sup>	<0.001 <sup>2)</sup>	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Copper, Cu	<0.0014 <sup>2)</sup>	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Iron, Fe	<0.3 <sup>5)</sup>	0.1	0.24	0.03	0.02	0.04	0.04	0.12	0.02
Mercury		<0.00005	<0.00005	<0.00005	<0.00005	<0.00005	<0.00005	<0.00005	<0.00005
Manganese, Mn	<1.9 <sup>2)</sup>	<0.005	0.012	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
Nickel		<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Lead Pb		<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
Zinc, Zn	<0.008 <sup>2)</sup>	0.01	0.018	0.004	0.003	0.002	0.002	0.003	0.002
<b>D. MBTEXN (µg/L)</b>									
MTBE (µg/L)		<1	<1	<1	<1	<1	<1	<1	<1
Benzene (µg/L)	950	<1	<1	<1	<1	<1	<1	<1	<1
Toluene (µg/L)		<1	<1	<1	<1	<1	<1	<1	<1
Ethylbenzene (µg/L)		<1	<1	<1	<1	<1	<1	<1	<1
m+p-xylene (µg/L)		<2	<2	<2	<2	<2	<2	<2	<2
o-xylene (µg/L)	350	<1	<1	<1	<1	<1	<1	<1	<1
Naphthalene (µg/L)		<1	<1	<1	<1	<1	<1	<1	<1
<b>E. Total Recoverable Hydrocarbons</b>									
TRH C6 - C9 (µg/L)		<10	<10	<10	<10	<10	<10	<10	<10
TRH C6 - C10 (µg/L)		<10	<10	<10	<10	<10	<10	<10	<10
TRH C6 -C10 less BTEX (F1) (µg/L)		<10	<10	<10	<10	<10	<10	<10	<10
TRH C10 - C14 (ug/L)		<50	<50	<50	<50	<50	<50	<50	<50
TRH C15 - C28 (ug/L)		<100	<100	<100	<100	<100	<100	<100	<100
TRH C29 - C36 (µg/L)		<100	<100	<100	<100	<100	<100	<100	<100
TRH >C10 - C16(µg/L)		<50	<50	<50	<50	<50	<50	<50	<50
TRH >C10 -C16 less N (F2) (µg/L)		<50	<50	<50	<50	<50	<50	<50	<50
TRH >C16 - C34 (µg/L)		<100	<100	<100	<100	<100	<100	<100	<100
TRH >C34 - C40 (µg/L)		<100	<100	<100	<100	<100	<100	<100	<100
<b>F. PAHs in water</b>									
Naphthalene (µg/L)	16	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fluorene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Anthracene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Pyrene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)anthracene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chrysene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(b,j+k)fluoranthene (µg/L)		<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Benzo(a)pyrene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Indeno(1,2,3-c,d)pyrene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dibenzo(a,h)anthracene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(g,h,i)perylene (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)pyrene TEQ (µg/L)		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Total +ve PAH's (µg/L)		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
<b>G. Microbial Testing</b>									
Faecal Enterococci (cfu/100mL)	<1cfu/100ml	36	<10	12	34	<10	<1	<10	10
Thermotolerant Coliforms (cfu/100mL)	<1cfu/100ml	18	<10	9	70	80	<1	40	<10
E.coli (cfu/100mL)	<1cfu/100ml	18	<10	9	70	80	<1	40	<10

<sup>1)</sup> Practical Quantitation Limit (PQL) defined as the lowest concentration at which an analyte can be detected in a sample within a reasonable degree of accuracy and precision; values lower than PQL are green-shaded.

<sup>2)</sup> ANZECC and ARM CANZ (2000) Trigger values for toxicants in freshwater ecosystems at 95% level of protection, stated otherwise; target exceedance printed in red.

<sup>3)</sup> ANZECC and ARM CANZ (2000) Trigger values for South-west Australia for slightly-disturbed wetlands ecosystems; target exceedance printed in red.

<sup>4)</sup> NHMRC (2011) Trigger values for Australian drinking water standards; target exceedance printed in brown.

<sup>5)</sup> DoH (2006) Trigger values for domestic non-potable groundwater use; target exceedance printed in orange.

<sup>6)</sup> ANZECC and ARM CANZ (2000) Trigger value for recreational water quality and aesthetics: secondary contact; target exceedance printed in purple.

**Appendix C**

Frenchman Bay Coastal Hazard Risk Management and Adaption Plan

(M P Rogers & Associates)

**R1643 Rev 1**

**April 2022**

**Seashells Hospitality Group**

**Frenchman Bay  
Coastal Hazard Risk Management & Adaptation  
Plan**

- marinas
- boat harbours
- canals
- breakwaters
- jetties
- seawalls
- dredging
- reclamation
- climate change
- waves
- currents
- tides
- flood levels
- water quality
- siltation
- erosion
- rivers
- beaches
- estuaries

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## K1961, Report R1643 Rev 1 Record of Document Revisions

Rev	Purpose of Document	Prepared	Reviewed	Approved	Date
A	Draft for MRA review	T Irvine	C Doak	C Doak	28/01/2022
0	Issued for Client use	T Irvine	C Doak	C Doak	21/02/2022
1	Updated and re-issued	T Irvine	C Doak	C Doak	14/04/2022

Form 035 18/06/2013

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## 1. Introduction

Seashells Hospitality Group (SHG) is planning to develop Lot 1 & 2 Frenchman Bay Road (Site) into a high-end tourist destination. The site is located in Frenchman Bay, south-east of Albany, Western Australia. The locality of the site is shown in Figure 1.1.

The City of Albany (City) has designated the site as Special Use Site No. 13 under the provisions of the Local Planning Scheme No. 1. The special use allocation provides for the development of holiday accommodation, caravan park, caretaker's dwellings and a shop. It is identified as a strategic site in the Council's Local Tourism Planning Strategy (Ayton Baesjou Planning, 2021). The City has previously approved a Local Development Plan (LDP) for the site in 2015.

As part of the planning process, there is a requirement to assess the risks to the development from coastal hazards. SHG has therefore engaged M P Rogers & Associates Pty Ltd (MRA) to complete a coastal hazard assessment and Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) for the development.

The requirements and framework for CHRMAP are outlined in the State Planning Policy No. 2.6 - State Coastal Planning Policy (SPP2.6) and more specifically in the CHRMAP Guidelines (WAPC 2019). The CHRMAP for the SHG Frenchman Bay Development has been completed in accordance with those documents and covers the following key items:

- Establishment of the context.
- Coastal hazard assessment (Previously completed (MRA, 2022)).
- Risk analysis and evaluation.
- Risk management and adaptation planning.
- Monitoring and review.

This report outlines the methods, data and outcomes of the CHRMAP assessment.



**Figure 1.1 Location of Site**

### 1.1 State Planning Policy 2.6

Within Western Australia, State Planning Policy 2.6: State Coastal Planning Policy (SPP2.6; WAPC 2019) provides guidance for land use and development decision-making within the coastal zone, including the establishment of coastal foreshore reserves to protect, conserve and enhance coastal values. SPP2.6 also provides guidance on the assessment of coastal hazard risks for assets located in close proximity to the coast.

The objectives of SPP2.6 are wide ranging, however a key component of the policy is the identification of appropriate areas for the sustainable use of the coast. This includes use for tourism and commercial purposes, which are relevant to the proposed development. Table 1.1 provides details of how SHG is addressing the stated objectives of SPP2.6.

**Table 1.1 Alignment of SHG Development with SPP2.6 Objectives**

SPP2.6 Policy Objective		Description of Proposed SHG Development
1	Ensure that development and the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria.	<p>The identification of Coastal Hazards is addressed within Section 3 of this CHRMAP. This section assesses the coastal processes at the proposed development location, within the context of the coastal geomorphology and geology as recommended by SPP2.6.</p> <p>This CHRMAP aims to inform and provide appropriate guidance to key stakeholders with respect to future management of the aforementioned factors.</p>
2	Ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities.	<p>The location of the proposed holiday accommodation will bring more people to this underutilised section of the coast. The site was previously used as a caravan park, but has sat vacant for many years. The City has identified this site as a strategic tourist site and designated it as Special Use Site No. 13 within the Local Planning Scheme. This includes provisions for holiday accommodation and other related facilities. The region has acknowledged a short fall of high-quality tourist accommodation, the proposed development will address this need and take tourism pressure off existing over-crowded areas.</p> <p>The location of the proposed development will enable greater access to the coast to tourists given its proximity. In addition, it will increase patronage to the existing historical whaling station, encouraging engagement with the region’s rich maritime history.</p> <p>The existing carpark and beach access to the eastern end of the site will be maintained, with additional beach access planned as part of the proposal.</p> <p>This CHRMAP aims to inform the current and future uses to ensure sustainability with regard to the identified coastal hazards.</p>
3	Provide for public coastal foreshore reserves and access to them on the coast.	<p>The plans for the development include access via existing stairs to public foreshore reserve 21337 which includes a grassed picnic area behind the sandy beach. As mentioned above, the existing public carpark and beach access is to be preserved, with potential for future upgrades to the public amenity in conjunction with government authorities. Carparks for patrons utilising the facility are included within the LDP.</p>
4	Protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.	<p>The SHG design recognises the strong support for retaining public access to the beaches and foreshore reserve as well as preserving the surrounding natural environment for future generations.</p> <p>The design also conserves and enhances engagement with the significant cultural heritage of the area, particularly the historic Norwegian whaling station.</p>

The guidance on the assessment of coastal hazard risk is provided within SPP2.6 in the form of a methodology to assess the potential extent of coastal hazard impacts, as well as for the development of Coastal Hazard Risk Management and Adaptation Planning (CHRMAP). Further details in this regard are also provided in the CHRMAP Guidelines (WAPC 2019).

The key requirement of CHRMAP is to develop a risk based adaptation framework for assets that could be at risk of impact by coastal hazards over the relevant planning timeframe. Importantly, the balance of these risks needs to be considered with reference to the expected lifetime of the relevant assets.

This CHRMAP report has been prepared to provide guidance regarding the risks posed by coastal hazards. Specifically, it covers the following items:

- Establishment of the context.
- Coastal hazard assessment and identification.
- Risk/vulnerability analysis and evaluation.
- Risk management and adaptation planning.
- Implementation planning.
- Monitoring and review.

Details regarding each of these items will be provided in this report.

## 2. Context

### 2.1 Purpose

The potential vulnerability of the coastline and the subsequent risk to the community, economy and environment needs to be considered for any coastal development.

SPP2.6 requires that the responsible management authority completes CHRMAP where an existing or proposed development may be at risk from coastal hazards over the planning timeframe. The main purpose of the CHRMAP is to define areas of the coastline which could be vulnerable to coastal hazards and to outline the preferred approach to the monitoring and management of these hazards where required.

CHRMAP can be a powerful planning tool to help provide clarity to existing and future developers, users, managers or custodians of the coastline. This is done by defining levels of risk exposure, management practices and adaptation techniques that the management authority considers acceptable in response to the present and future risks posed by coastal hazards.

Specifically, the purpose of this CHRMAP is as follows.

- Determine the specific extent of coastal hazards in relation to the proposed SHG development.
- Determine the coastal hazard risks associated with the proposed SHG development and how these risks may change over time.
- Establish the basis for present and future risk management and adaptation.
- Provide guidance on appropriate management and adaptation planning for the future, including monitoring.

### 2.2 Objectives

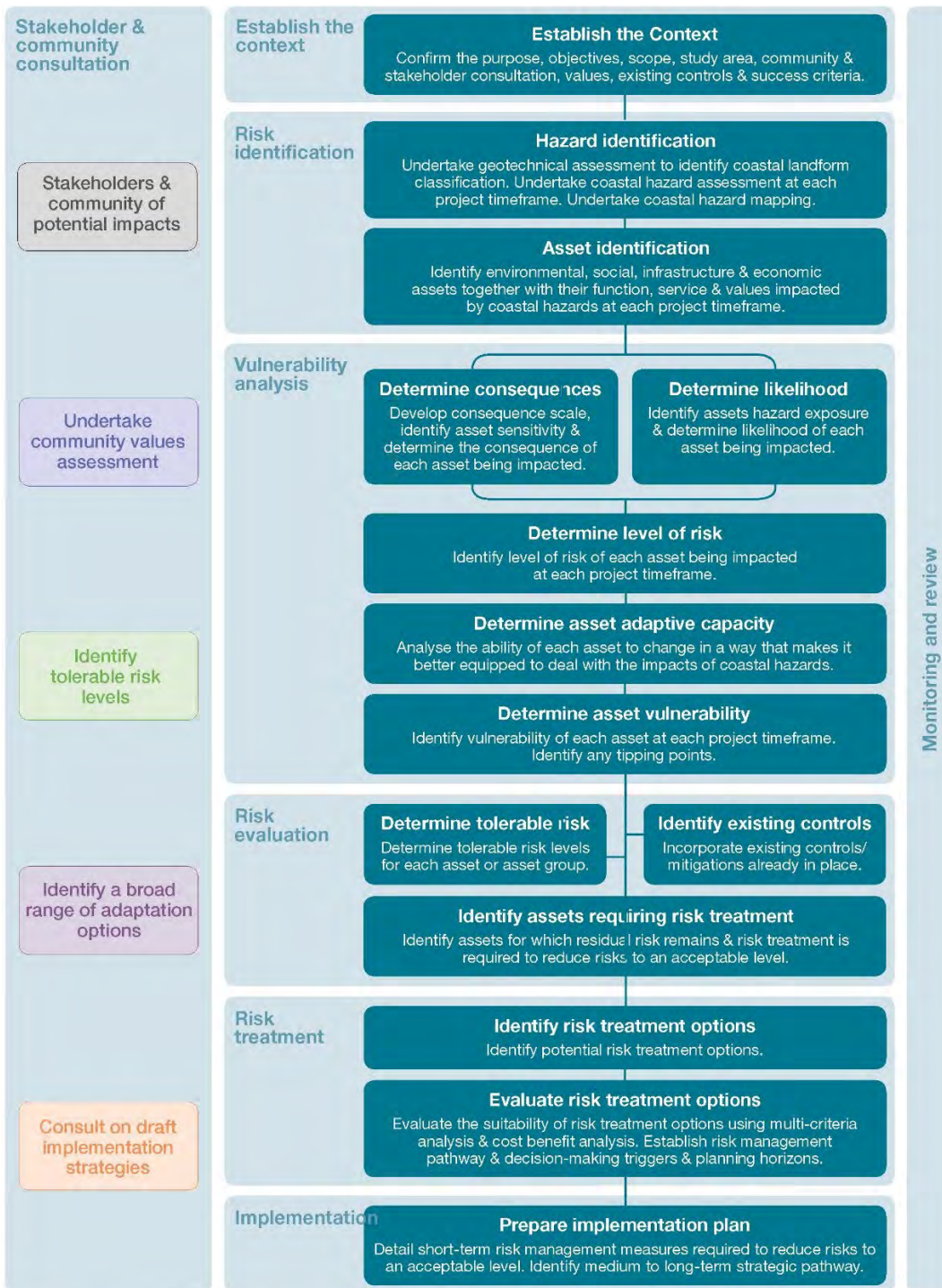
The key objectives of this CHRMAP are as follows:

- Ensure that SHG and key stakeholders understand the potential likelihood of assets within the proposed development being impacted by coastal hazards over the 100 year planning timeframe.
- Identify vulnerability trigger points and respective timeframes for risk management and adaptation actions.
- Present management and adaptation measures that are informed by, and are acceptable to, SHG and key stakeholders.
- Outline the required coastal adaptation approach in an Implementation Plan that is acceptable to SHG and key stakeholders.
- Incorporate management and adaptation measures into short and long term decision making documentation.



### 2.3 Scope

The *CHRMAP Guidelines* (WAPC 2019) provide a specific framework for the preparation of a CHRMAP. This is outlined in the flowchart presented in Figure 2.1 which shows the risk management process adapted to coastal planning.



**Figure 2.1 Risk Management & Adaptation Process Flow Chart (WAPC 2019)**

As presented in the flowchart, the process for the development of a meaningful CHRMAP process requires a number of fundamental inputs. These inputs enable the assessment and analysis of

risk, which should ultimately be informed by input received from key stakeholders, to help shape the subsequent adaptation strategies.

The management of coastal hazard risk associated with the proposed SHG development will be required to present a proposed adaptation plan that is acceptable to the stakeholders. As a result, the approach that has been taken for this plan is to develop a management methodology that allows for flexibility into the future.

The development of the adaptation plan will be informed by the assessment of the coastal erosion and inundation hazards at the site. The identification of the coastal erosion and inundation hazards for the proposed SHG development is discussed within Section 3 of this report.

This CHRMAP will consider the potential risks posed by coastal hazards over a range of horizons covering the 100 year planning timeframe. This planning timeframe is required by SPP2.6 for development on the coast.

Intermediate planning horizons will also be considered to assess how risk profiles may change in the future and to inform the requirement for adaptation strategies. The intermediate planning horizons that will be considered in this CHRMAP are listed below, with present day taken as 2021 (the time when this CHRMAP process was initiated).

- Present day (2021).
- 20 years to 2041.
- 40 years to 2061.
- 60 years to 2081
- 80 years to 2101
- 100 years to 2121.

Based on the results of the risk assessment, risk mitigation strategies will be developed, where required, in order to provide a framework for future management. However, it is important to realise that the risk assessment will be based on the outcomes of the coastal vulnerability assessment, which, by their nature, are justifiably conservative. This is due to the uncertainty around coastal dynamics when predicting impacts over long timeframes. As a result, the framework for future risk management strategies should be considered to be a guide of future requirements.

The actual requirement for implementation of these management actions should ultimately be informed by a coastal monitoring regime. The purpose of this coastal monitoring regime is to identify changes in the shoreline or sea level that could alter, either positively or negatively, the risk exposure of the proposed assets and infrastructure. A recommended coastal monitoring regime is included within the implementation plan, presented within Section 6.2 of this report.

## 2.4 The Site

This site setting which forms the basis of the CHRMAP has been discussed in detail in the Coastal Hazard Assessment completed by MRA in January 2022. It is advised that the reader view the two documents concurrently.



## 2.5 Stakeholder Engagement

SHG has been in consultation with the City and other key stakeholders in reviewing the original LDP put forth by an earlier proponent. This LDP went through a round of public and stakeholder consultation. SHG is planning to go through further public and stakeholder consultation once the revised LDP is advertised by the City.

## 2.6 Key Assets

Key assets within the study area and surrounds have been summarised in Table 2.1 and are shown in Figure 2.2. The risk assessment will focus on these assets to identify their vulnerability and consequently the requirement for risk management. For this type of assessment, it is not considered necessary to break down this list of assets any further into their component parts, as it is the vulnerability of the overall assets that is the important factor.

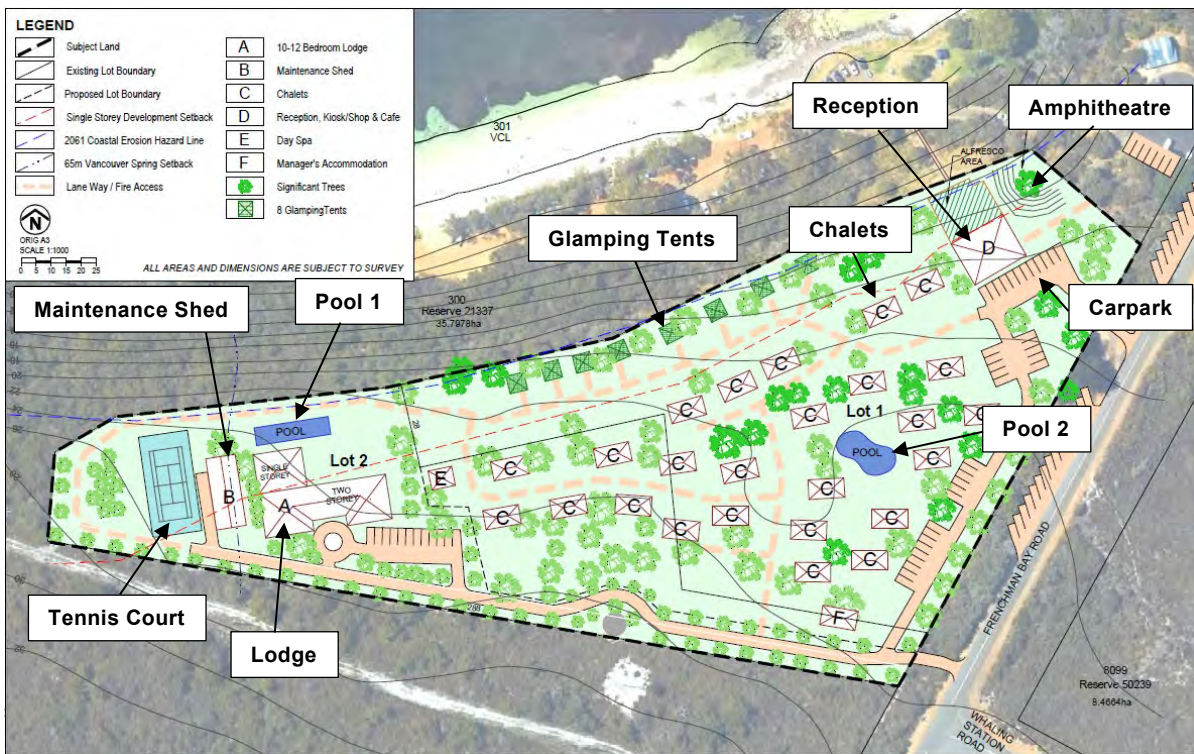


Figure 2.2 Assets within Proposed Holiday Park Development

**Table 2.1 Key Assets Identified for Analysis**

Type	Key Assets
Social/Economic	Maintenance Shed
	Tennis Court
	Lodge
	Pool 1
	Glamping Tents
	Pool 2
	Chalets
	Reception
	Carpark
	Amphitheatre

It is noted that the list of assets considered in this report relates solely to the social and economic assets that will be located within the development itself. It is understood that the City of Albany are separately going to undertake a CHRMAP process for the public and heritage assets in the area.

**2.7 Success Criteria**

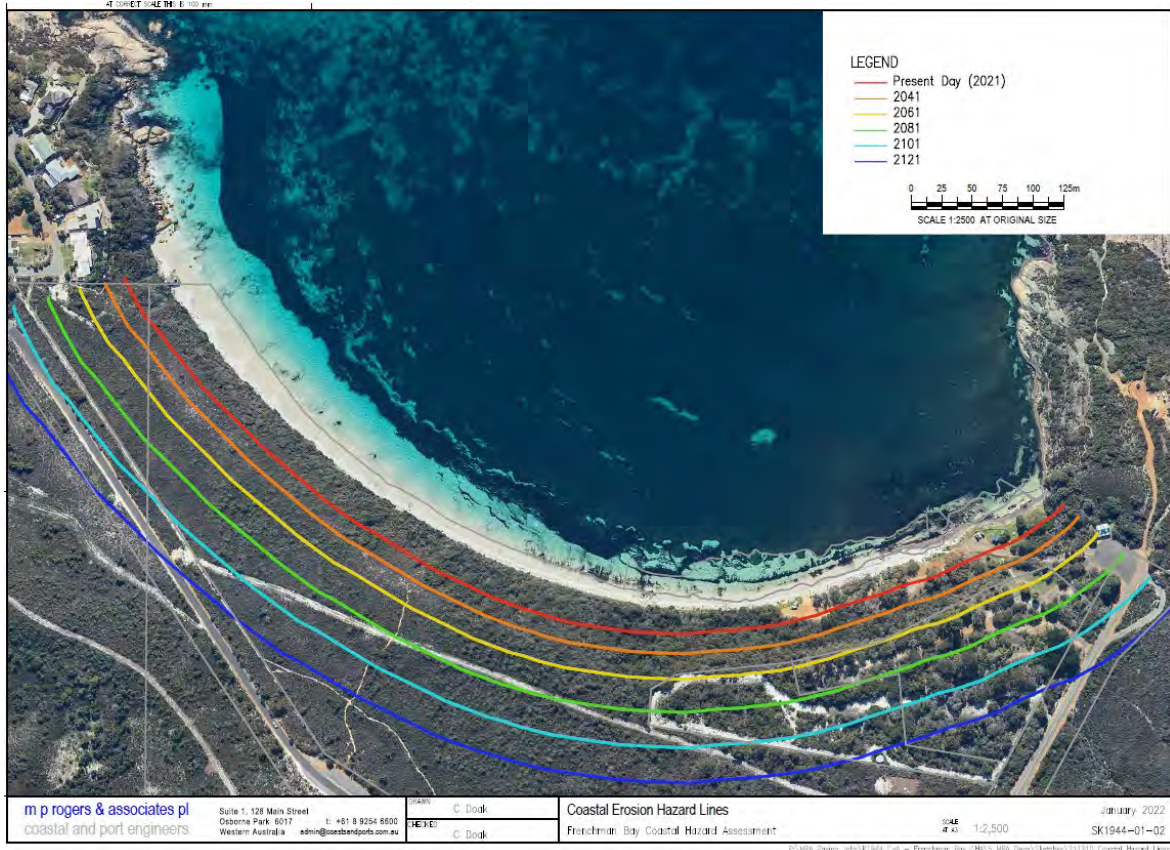
The success criteria for the CHRMAP will ultimately be as follows:

- Demonstrated understanding by the key stakeholders regarding the likelihood, consequence and subsequent risk of coastal hazards impacting identified assets over each planning horizon.
- Evidence of stakeholder engagement outcomes being incorporated throughout the development of risk management and adaptation measures.
- Acceptance of a risk management and adaptation plan for the 100 year planning timeframe by key stakeholders.
- Evidence of the required changes to existing management controls being implemented.
- Adoption of the Implementation Plan by key stakeholders going forward.

The outcomes of the success criteria listed above are presented in later sections of this report.

### 3. Coastal Hazard Assessment

The Coastal Hazard Assessment aspect of the CHRMAP process was completed by MRA in January 2022, the reader is referred to MRA, 2022 to view this section of the CHRMAP. Figure 3.1 demonstrates the most important outcome of the Coastal Hazard Assessment. This figure shows the locations of the Coastal Erosion Hazard lines relative to the proposed development locations.



**Figure 3.1 Coastal Hazard Map (MRA, 2022)**

Inundation hazards were also considered within the Coastal Hazard Assessment; however, given the elevation of the site is above 12 mAHD, inundation will not be an issue.

## 4. Risk Analysis

In accordance with WAPC (2019), a risk based approach will be used to assess the hazards and required mitigation and adaptation options for the proposed SHG development. As coastal hazards are the focus of this assessment, it is the likelihood and consequences of these coastal hazards that need to be considered. It is inherent in the development plan that there be no negative social or environmental impacts as a result of the SHG development, with mitigation strategies already highlighted to address these issues.

### 4.1 Likelihood

Likelihood is defined as the chance of something happening (AS/NZS ISO 31000:2009). WAPC (2019) defines the likelihood as the chance of erosion or storm surge inundation occurring or how often they impact on existing and future assets and values. This requires consideration of the frequency and probability of the event occurring over a given planning timeframe.

The probability of an event occurring is often related to the Average Exceedance Probability (AEP) or the ARI. The use of the AEP to define impacts of coastal hazards over the planning timeframe assumes that events have the same probability of occurring each year. In the case of climate change and sea level rise, which has a large influence on the assessed coastal hazard risk, this is not true. In addition, there is insufficient data available to properly quantify the probability of occurrence. A scale of likelihood has therefore been developed and is presented in Table 4.1.

**Table 4.1 Scale of Likelihood**

Rating	Description/Frequency
Almost certain	There is a high possibility the event will occur as there is a history of frequent occurrence. 90 – 100% probability of occurring over the timeframe.
Likely	It is likely the event will occur as there is a history of casual occurrence. 60 – 90% probability of occurring over the timeframe.
Possible	The event may occur. 40 – 60% probability of occurring over the timeframe.
Unlikely	There is a low possibility that the event will occur. 10 – 40% probability of occurring over the timeframe.
Rare	It is highly unlikely that the event will occur, except in extreme/exceptional circumstances. 0 – 10% probability of occurring over the timeframe.

The likelihood and consequences of coastal hazards are different for erosion and inundation. As a result, the likelihood and consequence of erosion and inundation should be considered separately. The likelihood of coastal erosion and inundation hazard impact is discussed separately in the following sections.



**4.1.1 Coastal Erosion**

The likelihood ratings given to the relevant assets are based on the coastal erosion hazard lines presented in Appendix A and the consideration of the probabilities of each of the allowances occurring within the respective planning horizons.

It is important to note that the hazard lines reaching a particular asset at the end of the planning horizon do not necessarily mean that this will occur. This is due to the fact that it requires all of the following to occur.

- The upper estimate of erosion caused by sea level rise.
- Ignoring the existing shoreline movement trend of variability between erosion and accretion and assuming only erosion.
- The severe storm event to be experienced at the end of the planning timeframe (ie when the other allowances have been realised).

Only if all of these occur will the erosion hazard lines be realised. This has been considered in the assessment of likelihood for the relevant assets.

An assessment of the relative likelihood of each of the identified key assets being impacted by coastal erosion hazards has been completed and is presented in Table 4.2. The assessment was completed using the coastal hazard lines presented in Appendix A.

**Table 4.2 Assessment of Likelihood of Coastal Erosion Impact**

Asset	Present Day	2041	2061	2081	2101	2121
Maintenance Shed	Rare	Rare	Rare	Unlikely	Possible	Likely
Tennis Court	Rare	Rare	Rare	Unlikely	Possible	Likely
Lodge	Rare	Rare	Rare	Unlikely	Possible	Likely
Pool 1	Rare	Rare	Rare	Unlikely	Possible	Likely
Glamping Tents	Rare	Rare	Rare	Unlikely	Possible	Likely
Pool 2	Rare	Rare	Rare	Rare	Unlikely	Possible
Chalets	Rare	Rare	Rare	Unlikely	Possible	Likely
Reception	Rare	Rare	Rare	Unlikely	Possible	Likely
Carpark	Rare	Rare	Rare	Unlikely	Possible	Likely
Amphitheatre	Rare	Rare	Rare	Unlikely	Possible	Likely

The assessment of the likelihood of coastal erosion impact shows that it is rare that coastal erosion will impact the key assets over the 40 year planning timeframe to 2061. However, over the 100 year timeframe to 2121, it is likely that these assets will be impacted by coastal erosion.

#### **4.1.2 Coastal Inundation**

Based on the coastal inundation assessment, S4 allowance, outlined in the Coastal Hazard Assessment (refer MRA, 2022), the proposed elevations of the SHG development on Lots 1 & 2 are well above the 500-year ARI inundation water level which is 2.9 mAHD. This level is inclusive of allowance for nearshore wind and wave setup and allowance for the full extent of sea level rise. Review of multiple topographic sources suggest that the absolute lowest level on the site is likely above 12 mAHD. As such, the development is not likely to be impacted by coastal inundation hazards and will not be assessed further in this report.

#### **4.2 Consequence**

Consequence is the impact of erosion and storm surge inundation on existing and future assets and the value assigned to that asset (WAPC 2019). Within the context of the vulnerability assessment, consequence is used to consider the sensitivity of an asset to coastal erosion and inundation hazards over the 100 year planning timeframe.

A scale of consequence has been developed which provides a range of impacts and is generally consistent with the Australian Standard Risk Management Principles and Guidelines (ISO 31000:2009) and the Coastal Hazard Risk Management and Adaptation Planning Guidelines (WAPC 2019). The consequence scale is presented in Table 4.3

**Table 4.3 Scale of Consequences**

Rating	Social	Economic	Environment	Infrastructure	Safety
Catastrophic	Large long term or permanent (~1 yr) loss of services, public access/amenity, employment, wellbeing or culture. No suitable alternative sites exist within the LGA.	Permanent and/or entire loss or damage to property, plant and equipment, finances > \$10 million. Regional economic decline, widespread business failure and impacts on state economy.	Permanent and entire loss of flora, fauna conservation or heritage area (no chance of recovery).	Damage to majority or all of infrastructure (Greater than 75%). Asset with step change sensitivity and no adaptive capacity.	Death or permanent disabilities.
Major	Medium term (~1 month) disruption to services, employment wellbeing, or culture. Very limited suitable alternative sites exist within the LGA.	Permanent and/or large scale loss or damage to property, plant and equipment, finances \$2 - \$10 million. Lasting downturn of local economy with isolated business failures and major impacts in regional economy.	Long-term and/or large scale loss of flora, fauna or heritage area (limited chance of recovery) with local impact.	Damage to significant portion (50% - 75%) or asset with step change sensitivity. Asset with step change sensitivity and some adaptive capacity	Extensive injuries or disabilities.
Moderate	Major short term or minor long-term (~1 week) disruption to services, public access/amenity, employment, wellbeing, or culture. Limited suitable alternative sites exist within the LGA.	Permanent and/or medium scale loss or damage to property, plant and equipment, finances \$100,000 - \$2 million. Significant impacts on local economy and minor impacts on regional economy.	Medium-term and/or medium scale loss of flora, fauna or heritage area (recovery likely) with local impact.	Damage to no more than half of the infrastructure (25% - 50%). Asset with step change sensitivity with adaptive capacity.	Medical treatment.
Minor	Small to medium short-term (~1 day) disruption to services, public access/amenity, employment, wellbeing, or culture. Many suitable alternative sites exist within the LGA.	Permanent and/or small scale loss or damage to property, plant and equipment, finances \$10,000 - \$100,000. Individually significant but isolated impact on local economy.	Short-term and/or small scale loss of flora, fauna or heritage area (strong recovery) with local impact.	Minor damage to infrastructure (10% - 25%).	First aid treatment.
Insignificant	Minimal short-term (~1 hr) inconveniences to services, public access/amenity, employment, wellbeing, or culture. Many suitable alternative sites exist within the LGA.	Permanent and/or small loss or damage to property, plant and equipment, finances < \$10,000. Very minor short-term impacts on local economy.	Negligible to no loss of flora, fauna or heritage area (strong recovery) with local impact.	Little or no damage to infrastructure (Less than 10%).	No injuries or illness.



The assessed consequences of coastal erosion for each of the planning horizons are outlined in Table 4.4. As shown in the table, the consequences of erosion vary for some key assets over different timeframes due to the potential effects of increased erosion.

**Table 4.4 Assessment of Consequence of Coastal Erosion Impact**

Asset	Present Day	2041	2061	2081	2101	2121
Maintenance Shed	Insignificant	Insignificant	Insignificant	Minor	Minor	Minor
Tennis Court	Insignificant	Insignificant	Insignificant	Moderate	Moderate	Moderate
Lodge	Insignificant	Insignificant	Insignificant	Major	Major	Major
Pool 1	Insignificant	Insignificant	Insignificant	Minor	Minor	Minor
Glamping Tents	Insignificant	Insignificant	Insignificant	Minor	Minor	Minor
Pool 2	Insignificant	Insignificant	Insignificant	Insignificant	Minor	Minor
Chalets	Insignificant	Insignificant	Insignificant	Moderate	Moderate	Moderate
Reception	Insignificant	Insignificant	Insignificant	Moderate	Moderate	Moderate
Carpark	Insignificant	Insignificant	Insignificant	Minor	Moderate	Moderate
Amphitheatre	Insignificant	Insignificant	Insignificant	Moderate	Moderate	Moderate

Erosion is deemed to have a low consequence if the asset is landward of the coastal hazard line for the assessed planning horizon, since the extent of impact to the social, economic and environmental criteria is based on the extent of the potential erosion.

The key assets are situated landward of the coastal erosion hazard lines up to 2061 and were therefore assessed to have an insignificant level of consequence to coastal erosion. Beyond 2061 through to 2121, some assets were evaluated to have a moderate to major consequence of coastal erosion, in line with the assessed scale of consequence in Table 4.3.

## 5. Risk Evaluation

### 5.1 Risk Evaluation Matrix

The risk rating is assessed through a matrix of “likelihood” vs “consequence”. A risk matrix defining the levels of risk has therefore been developed. This risk matrix is generally consistent with WAPC (2019) and the principles of AS 5334 (Standards Australia 2013) and is presented in Table 5.1.

**Table 5.1 Risk Matrix**

RISK LEVELS		CONSEQUENCE				
		Insignificant	Minor	Moderate	Major	Catastrophic
LIKELIHOOD	Almost Certain	Low	Medium	High	Extreme	Extreme
	Likely	Low	Medium	Medium	High	Extreme
	Possible	Low	Low	Medium	High	Extreme
	Unlikely	Low	Low	Medium	Medium	High
	Rare	Low	Low	Low	Medium	Medium

A risk tolerance scale assists in determining which risks are acceptable, tolerable and unacceptable. The risk tolerance scale used for the assessment is presented in Table 5.2. The risk tolerance scale shows that the extreme and high risks need to be managed.

**Table 5.2 Risk Tolerance Scale**

Risk Level	Action Required	Tolerance
Extreme	Immediate action required to eliminate or reduce the risk to acceptable levels	Intolerable
High	Immediate to short term action required to eliminate or reduce risk to acceptable levels	Intolerable
Medium	Reduce the risk or accept the risk provided residual risk level is understood	Tolerable
Low	Accept the risk	Acceptable

### 5.2 Risk Assessment

The risk assessment for the study area will be completed in accordance with the recommendations of AS5334 (2013), which requires a detailed risk analysis to include a vulnerability analysis to thoroughly examine how coastal hazards and climate change may affect the assets. This includes consideration of the adaptive capacity and vulnerability of the relevant assets.

Table 5.3 presents the assessed coastal erosion risk levels for each of the identified key assets potentially at risk over the 100 year planning timeframe.

**Table 5.3 Assessment of Risk of Coastal Erosion Impact**

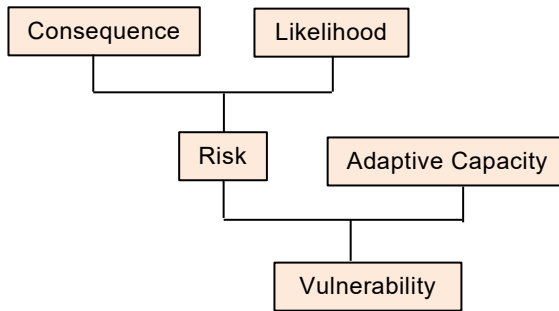
Asset	Present Day	2041	2061	2081	2101	2121
Maintenance Shed	Low	Low	Low	Low	Low	Medium
Tennis Court	Low	Low	Low	Medium	Medium	Medium
Lodge	Low	Low	Low	Medium	High	High
Pool 1	Low	Low	Low	Low	Low	Medium
Glamping Tents	Low	Low	Low	Low	Low	Medium
Pool 2	Low	Low	Low	Low	Low	Low
Chalets	Low	Low	Low	Medium	Medium	Medium
Reception	Low	Low	Low	Medium	Medium	Medium
Carpark	Low	Low	Low	Low	Medium	Medium
Amphitheatre	Low	Low	Low	Medium	Medium	Medium

The results of the risk assessment show that the key assets are at low risk from coastal erosion hazards during the 40 year planning timeframe to 2061. Beyond this timeframe through to 2121, the assets have an increased level of risk from coastal erosion, from medium to high risk and would therefore require action to mitigate the risk.

### 5.3 Vulnerability

As per the recommendations of AS 5334 *Climate change adaptation for settlements and infrastructure*, a detailed risk analysis should include a vulnerability analysis to thoroughly examine how coastal hazards and climate change may affect the assets. This includes consideration of the adaptive capacity and vulnerability of the assets previously assessed for coastal hazard risk.

The vulnerability of the identified assets as part of the proposed SHG development are related to the risk from coastal hazards, as well as their sensitivity to the impacts caused by these hazards and their ability to respond to them (termed adaptive capacity). This is demonstrated in the *CHRMAP Guidelines* (WAPC 2019) by the following Figure 5.1.



**Figure 5.1 Vulnerability Assessment Flowchart (WAPC 2019)**

**5.3.1 Adaptive Capacity**

Adaptive capacity is defined in AS5334 as the ability to respond to climate change to moderate potential damages, to take advantage of opportunities, or to cope with the consequences.

This should be considered in conjunction with any changes to the current risk factors over time which may influence an assets future adaptive capacity. A scale of adaptive capacity has been developed for this assessment and is presented in Table 5.4.

**Table 5.4 Adaptive Capacity Ratings**

Adaptive Capacity Rating	Description
Low	<p>Little or no adaptive capacity. Asset cannot respond to coastal hazard impact and functionality cannot be restored.</p> <p>For example, roads, carparks or buildings that once impacted will require significant modifications to restore functionality.</p>
Moderate	<p>Small amount of adaptive capacity. Asset can partially adapt to coastal hazard impact and functionality can be somewhat restored through repair or redesign.</p> <p>For example, parks or undeveloped lots that once impacted can be modified to restore partial functionality.</p>
High	<p>Decent adaptive capacity. Asset can adapt to coastal hazard impact and functionality can be restored. Additional adaption measures should be considered.</p> <p>For example, portable homes / dongas, prefabricated modular units such as stairs, floating jetties.</p>
Very High	<p>Good adaptive capacity. Asset can respond to coastal hazard impact and functionality can be restored.</p> <p>For example, drink fountains, furniture or shelters that once impacted can be modified relatively easily to restore original functionality.</p>

**5.3.2 Vulnerability**

To determine the vulnerability of the key assets as part of the SHG development, the following matrix was developed for this assessment. Essentially, the vulnerability of each identified asset increases or decreases where the asset has a low or high adaptive capacity respectively.

**Table 5.5 Vulnerability Matrix**

VULNERABILITY LEVELS		Risk			
		Low	Medium	High	Extreme
Adaptive Capacity	Low	Low	High	Very High	Very High
	Moderate	Low	Medium	High	Very High
	High	Low	Medium	High	High
	Very High	Low	Medium	Medium	High

A vulnerability tolerance scale is important to define the level at which adaptive capacity is deemed acceptable, tolerable or intolerable/unacceptable. The following tolerance scale has been adopted for this assessment.

**Table 5.6 Vulnerability Tolerance Scale**

Vulnerability Level	Further Action Required	Vulnerability Tolerance
<b>Very High</b>	Asset has minimal capacity to cope with the impacts of coastal hazards without additional action. Adaptation needs to be considered as a priority.	Unacceptable / Intolerable
<b>High</b>	Asset has limited ability to cope with the impacts of coastal hazards. Adaptation should be considered to reduce vulnerability to acceptable levels.	Tolerable, if as low as possible
<b>Medium</b>	Asset has some ability to cope with the impacts of coastal hazards. Actions should be considered to reduce vulnerability as low as reasonably practical (ALARP).	Tolerable / Acceptable
<b>Low</b>	Assets has high resilience and is able to cope with the impacts of coastal hazards without additional action.	Acceptable

The vulnerability tolerance scale shows that assets with **High** and **Extreme** vulnerability need to be managed to reduce vulnerability levels to **Medium** or **Low**. Despite being considered acceptable, assets with **Medium** or **Low** vulnerabilities should also be considered and adaptation measures should be implemented to reduce vulnerability levels as low as reasonably practical (ALARP). This is discussed in Section 6 of this CHRMAP.

The vulnerabilities of each of the identified assets have been calculated and are shown in Table 5.7. The assets identified as having **High** and **Extreme** vulnerability from coastal erosion impact require management over the 100 year planning timeframe.

**Table 5.7 Assessment of Vulnerability of Coastal Erosion Impact**

Asset	Present Day	2041	2061	2081	2101	2121
Maintenance Shed	Low	Low	Low	Low	Low	Medium
Tennis Court	Low	Low	Low	Medium	Medium	Medium
Lodge	Low	Low	Low	High	Very High	Very High
Pool 1	Low	Low	Low	Low	Low	Medium
Glamping Tents	Low	Low	Low	Low	Low	Medium
Pool 2	Low	Low	Low	Low	Low	Low
Chalets	Low	Low	Low	Medium	Medium	Medium
Reception	Low	Low	Low	High	High	High
Carpark	Low	Low	Low	Low	High	High
Amphitheatre	Low	Low	Low	High	High	High

The results of the risk and vulnerability assessments show that the key assets have a tolerable (low) level of vulnerability to coastal erosion hazards over the 40 year planning timeframe through to 2061. Beyond the 40 year and into the 100 year planning timeframe to 2121, some assets are identified as having a High to Very High vulnerability to coastal erosion hazards. These high vulnerability assets (i.e. lodge, reception, carpark, amphitheatre) require additional adaptation measures to be implemented into the management plan to reduce the vulnerability levels as low as reasonably practical. These measures will be discussed in the following section of the report.

## 6. Risk Adaptation & Mitigation Strategies

### 6.1 Available Risk Mitigation Strategies

Risk adaptation and mitigation strategies are required for SHG to address the coastal hazard risks and asset vulnerabilities identified in Section 5. SPP2.6 outlines a hierarchy of risk adaptation and mitigation options, where options that allow for a wide range of future strategies are considered more favourably. This hierarchy of options is reproduced in Figure 6.1.



**Figure 6.1 Risk Management & Adaptation Hierarchy**

These four broad option categories are generally outlined below.

- Avoid – avoid new development within the area impacted by coastal hazards.
- Retreat – the relocation or removal of assets within an area identified as likely to be subject to intolerable risk of damage from coastal hazards.
- Accommodation – measures which suitably address the identified risks.
- Protect – used to preserve the foreshore reserve, public access and public safety, property and infrastructure.

The assessment of these options is generally done in a progressive manner, moving through the various options until an appropriate mitigation strategy is found. Adaptation options can vary depending on the type of asset, and often a range of complementary strategies may be required to mitigate coastal hazard risks.

### 6.2 Proposed Management Strategy

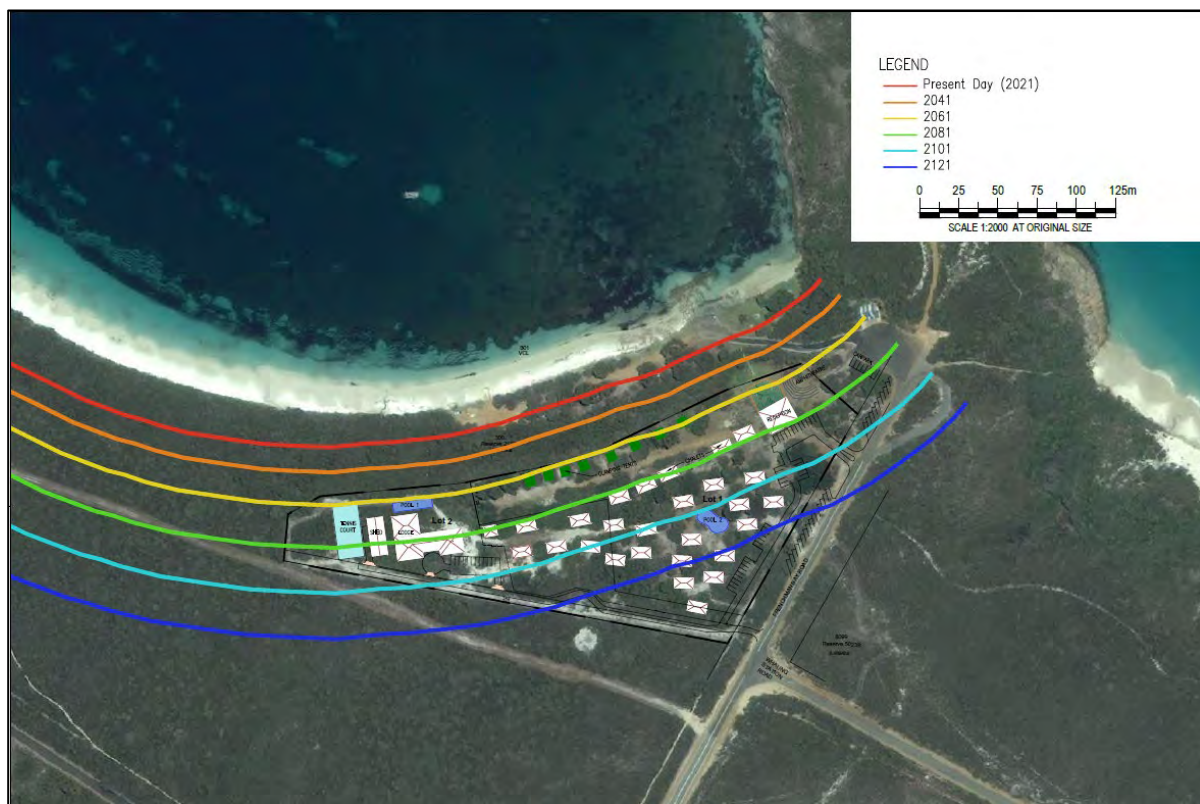
Being a tourist development that will have a finite timeframe until the facilities need to be replaced, the requirement for a coastal risk mitigation strategy for the proposed SHG resort development is informed by the design life of the infrastructure. The vision for the development is to provide luxury tourist accommodation with chalets and a lodge in a similar model to that provided at Seashells Units in Yallingup, Western Australia. It will also provide a number of highly adaptable glamping tents as well as relevant tourist facilities. The design of the resort will therefore be sensitive to the natural environment with the intention of being as visually unobtrusive as possible from both the beach and surrounding land areas.



Being a luxury resort and given the coastal nature of the infrastructure, it is envisaged that the design life of the structures will be limited to around 40 years, to 2061. Therefore, the proposed coastal management strategy should be focused on a 40 year planning horizon when considering the initial construction of the resort.

For the initial construction of the resort the intention is to **avoid** risks associated with coastal hazards. As a result, the built form of the Resort will be located landward of the coastal erosion hazard line for the 40 year planning horizon, to 2061. Similarly, the finished floor levels of the resort will be located well above 2.9 mAHD, avoiding risks associated with coastal inundation. This avoidance of the coastal hazard risk over the 40 year planning horizon means that there will be an almost insignificant chance of the development being impacted by erosion over this period. Further, it would be expected that, given the conservatism that is inherent in the assessment of the coastal hazard risk, development in this location would probably be unaffected by coastal hazards for a period longer than 40 years.

Given the approach outlined above, the initial concept layout plan for the resort has been prepared and is shown in Figure 6.2. This figure also shows the location of the coastal erosion hazard lines for the various planning horizons. As shown, all of the built form is located behind the 2061 erosion hazard line, therefore avoiding the risk of coastal erosion hazards over the design life of the structures. Nevertheless, whilst the proposed management strategy avoids the risk for the coming 40 years, SPP2.6 requires the development of an adaptation strategy that extends to a 100 year planning horizon. In this regard, further management actions are required.



**Figure 6.2 Initial Resort Concept Layout & Erosion Hazard Lines**

The long term adaptation strategy is **managed retreat**. This managed retreat shall be initiated by a coastal monitoring regime which revolves around a **trigger point**. It is recommended the trigger point be located a distance from the seaward boundary of each asset that is equal to the S1

allowance plus 5m factor of safety. Explicitly, when the shoreline retreat reaches a point 33m from each asset the managed retreat shall be initiated. This is expected to take place sometime beyond the initial 40 year planning horizon and likely after the built forms need replacing. This replacement of the built form will provide a convenient and pre-emptive opportunity for a **managed retreat** of the infrastructure. Under this scenario the replacement infrastructure should be relocated to an area that is deemed to be safe for the ensuing planning horizon based on the results of an updated coastal hazard assessment completed at that time. The design of the new layout for the resort will therefore need to respond to the results of that coastal hazard assessment.

Similarly, as the behaviour of any coastline can be complex and subject to change, ongoing monitoring of the coastline should be completed in perpetuity. Details of the proposed monitoring are provided in Table 6.1.

**Table 6.1 Proposed Coastal Monitoring**

Type of Monitoring	Description	Requirement / Frequency
Visual Inspections	Visual inspection and monitoring of the beach to identify any significant changes in the shoreline. Changes would be evident through the erosion of the beach and presence of an erosion scarp with or without the loss of vegetation.	Ongoing as part of the operation of the Resort. The character of the beach will be constantly monitored as part of the operation of the resort.
Shoreline Mapping	Ortho-rectified aerial photographs will be purchased and the coastal vegetation line mapped to track the movement of the shoreline. This method will help to ascertain if there is any creep in shoreline position that is not being picked up through the visual inspections.	Every 5 years or when the visual inspections suggest a significant change in the beach/shoreline.
Survey Cross Sections	Survey of the beach and foreshore along four profiles fronting the resort site. The profiles would seek to capture the foreshore out to a water depth of approximately 5 m. These surveys would help to determine the extent of the change in the shoreline profile that is occurring.	This level of survey would only be required if the eroded shoreline came within a horizontal distance of approximately 43 m of the resort site (the S1 allowance plus 15m). If this were to occur then the survey cross sections should be completed every 1 to 2 years depending on the recommendations of a coastal engineer at that time.

This monitoring should be used to identify if the shoreline erodes to the extent that a trigger position is reached where the risk of coastal hazards becomes too great. If this were to occur, then the at-risk infrastructure should be removed and relocated to an area that is considered safe based on the results of a coastal hazard assessment at that time. For this shoreline the trigger value should be the S1 allowance plus 5 m as a factor of safety. Therefore, if the shoreline (denoted by the coastal vegetation line or toe of an erosion scarp where present) recedes to the point that it comes within 33 m of the seaward boundary of a resort asset, then the managed retreat of the infrastructure that is at risk should commence.

It is noted that all of the requirements outlined above are the full responsibility of the landowner, with the landowner ultimately responsible for all costs and any other requirements to enable the coastal adaptation strategy to be completed. Whilst this is acknowledged and accepted by the current land owner, it is important that this requirement is conveyed to any prospective future landowners. As a result, it is recommended that a notification be placed on the titles of Lots 1 & 2 Frenchman Bay Road advising that the subject land is at risk from coastal hazards and is subject to management in accordance with this coastal management strategy.

For clarity, a summary of the proposed coastal management strategy has been prepared and is presented in Figure 6.3.

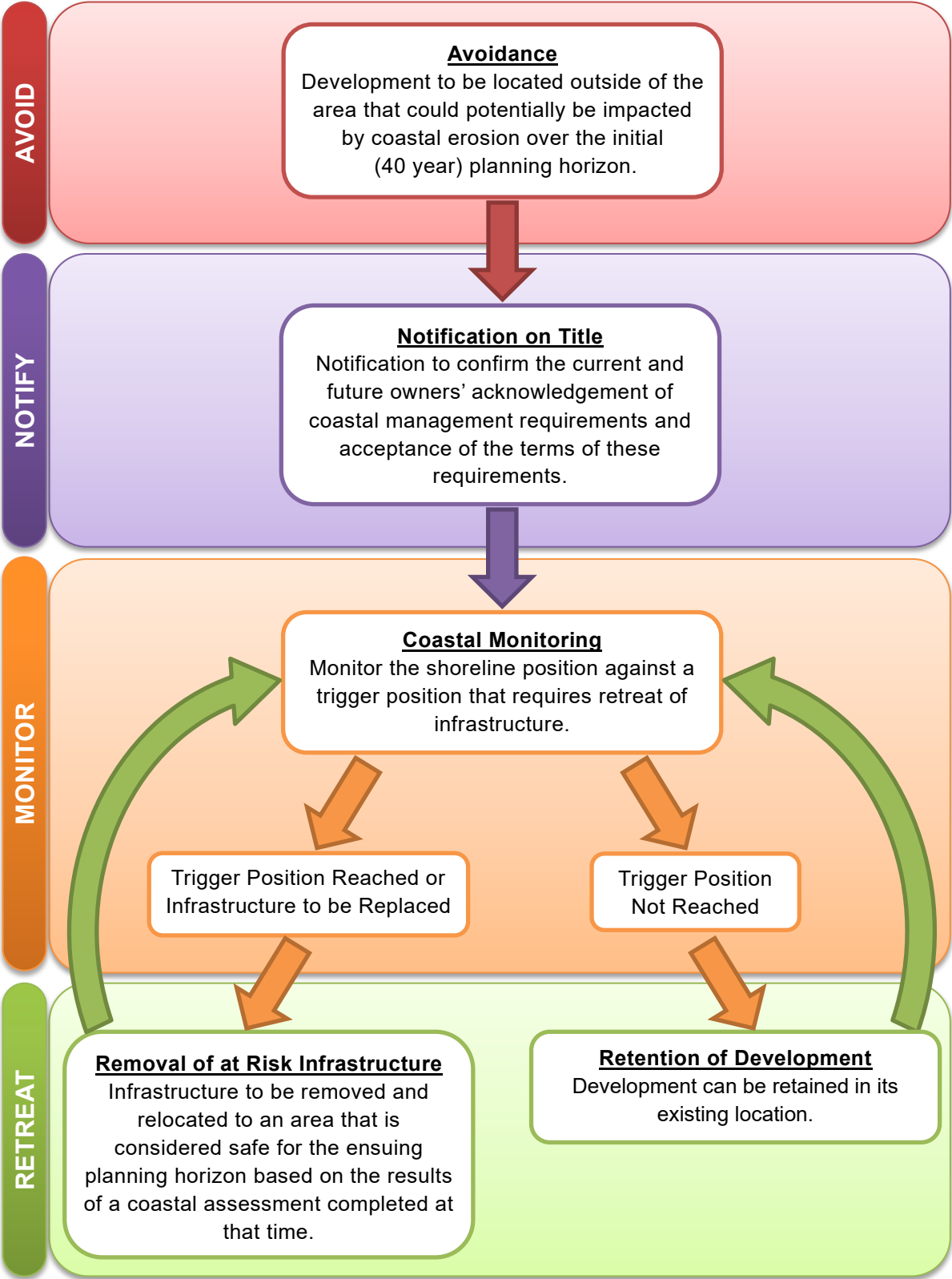


Figure 6.3 Summary of Coastal Management Strategy

## 7. Conclusions

This CHRMAP has been completed to provide guidance on required adaptation and management actions associated with the proposed SHG development. The coastal hazard assessment completed previously and referred to in Section 3 as well as this CHRMAP report have been completed in line with the recommendations of SPP2.6 and WAPC (2019).

Lots 1 & 2 Frenchman Bay Road have long been earmarked for the development of a tourist resort site. The current owner of Lots 1 & 2, Paul King (SHG), proposes to develop luxury holiday accommodation in the form of a resort on the site. The vision for the resort is to provide luxury tourist accommodation that is sensitive to the natural environment and local aesthetics.

An assessment of the potential future areas of impact caused by the action of coastal hazards was completed in accordance with the requirements of SPP2.6. The results of this assessment show that the shoreline fronting the site could be vulnerable to change caused by a combination of severe storm erosion and sea level rise. In this regard, it is prudent to consider the potential future shoreline changes and the possible impacts on the resort site in the context of future coastal adaptation and management requirements. It is noted however that an assessment of the historical movement of the shoreline fronting the site shows that the beach has experienced very little gross movement over the last half a century with the exception of the erosion adjacent to, and likely caused by, the redundant historical seawall. This demonstrates the apparent stability of the shoreline and highlights that the results of the coastal hazard assessment are likely to be conservative for this location.

The completion of the coastal hazard risk assessment for the proposed SHG development has shown that there is a risk of coastal hazard impact over the 100 year planning timeframe. However, these risks are limited to erosion impacts and are tolerable during the 40 year planning timeframe to 2061. The serviceable design lifetime of the built form structures within the proposed development are within this planning timeframe. As such the short term (40 year plan) is to avoid the potential coastal hazards. The long term (100 year plan) is a managed retreat, which shall be initiated by erosion beyond the trigger point as mentioned in section 6 of this report.

A coastal management and adaptation strategy was presented within this report that outlines the proposed future management strategy. This strategy is based on an avoidance of risk over the design life of the built form structures, followed by a managed retreat of the structures triggered by erosion of the shoreline, or at such time as the structures need to be replaced. The requirements of this coastal management and adaptation strategy are understood and accepted by the land owner. Furthermore, for the avoidance of doubt, it is noted that all costs associated with the requirements of this strategy will be borne by the landowner. To make any future prospective owners of this site aware of this requirement, it is suggested that a notification also be included on the title for the Lots.

Given the proposed management strategy, the proposed SHG development should appropriately respond to risks posed by coastal hazards in the short, medium and long term.

## 8. References

Ayton Baesjou Planning 2021. *Proposed Modifications to Frenchman Bay Local Development Plan: Lots 1 & 2 Frenchman Bay Road*. Albany.

Department of Transport 2010. *Sea Level Change in Western Australia - Application to Coastal Planning*. Coastal Infrastructure, Fremantle.

MRA 2012. *Coastal Processes & Vulnerability Assessment*, R329 Draft A. Prepared for Town of Cambridge, Perth.

MRA 2015. *Scarborough Beach Pool CHRMAP*, R698 Rev 0. Prepared for Christou, Perth.

MRA 2017. *Scarborough Redevelopment CHRMAP*, R708 Rev 5. Prepared for Metropolitan Redevelopment Authority, Perth.

MRA 2017. *Vancouver Beach Resort CHRMAP*, R835 Rev 1. Prepared for Dr Cherry Martin, Perth.

MRA 2018. *South West Storm Selection*, R1004 Rev 0. Prepared for the Department of Transport, Perth.

MRA 2020. *Surfing WA HQ CHRMAP*, R1390 Rev 0. Prepared for Surfing WA, Perth.

MRA 2022. *Frenchman Bay Coastal Hazard Assessment*, R1630 Rev 0. Prepared for the City of Albany, Perth.

WAPC, 2013. *Statement of Planning Policy No. 2.6 – State Coastal Planning Policy*. Western Australian State Government, Perth.

WAPC 2019. *Coastal Hazard Risk Management and Adaptation Planning Guidelines*. Government of Western Australia, Perth.

## **9. Appendices**

**Appendix A Coastal Erosion Hazard Lines – SK1961-01B**

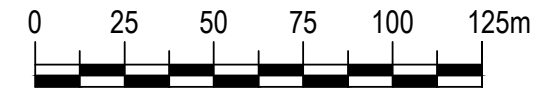


**Appendix A Coastal Erosion Hazard Lines – SK1961-01B**

AT CORRECT SCALE THIS IS 100 mm

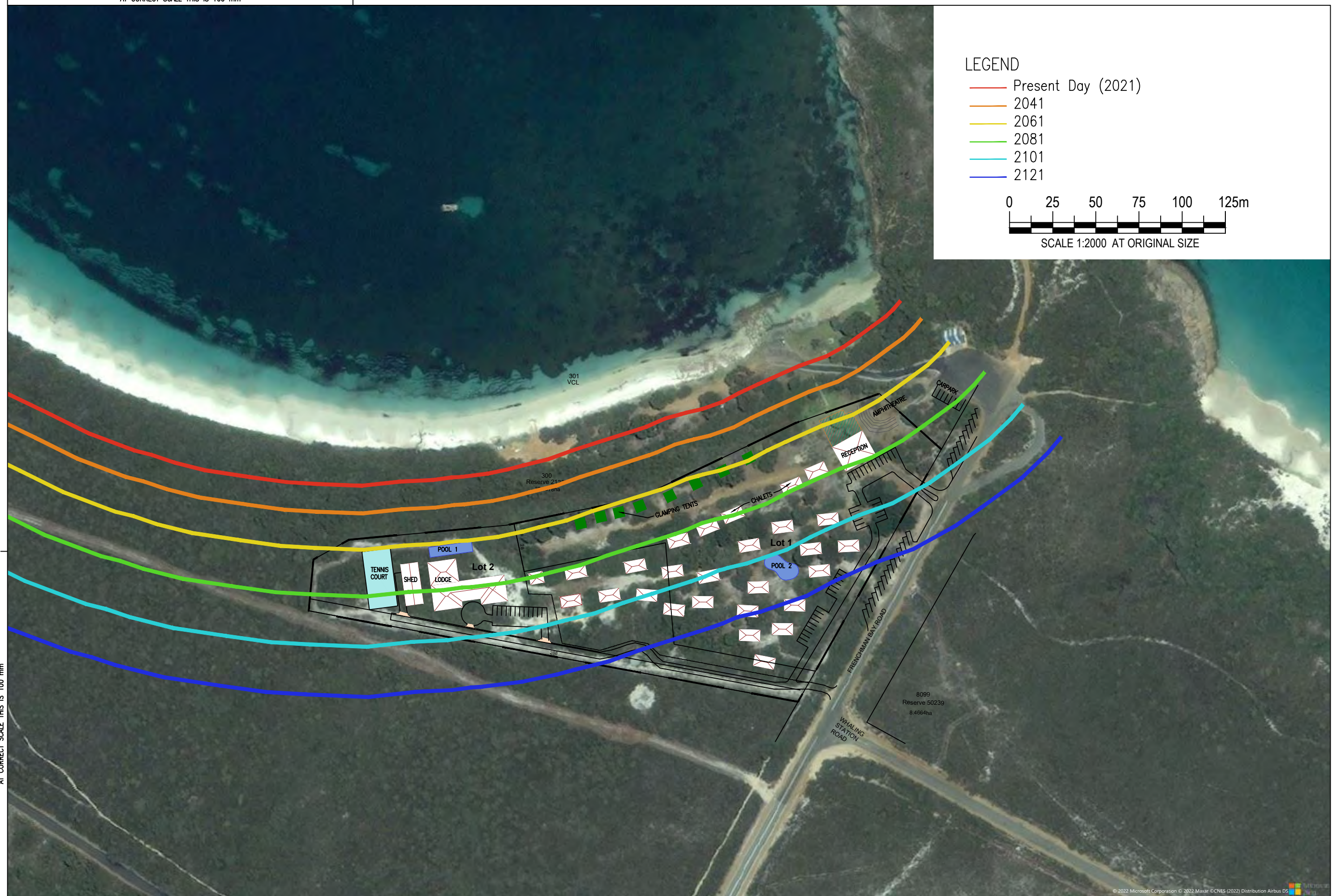
LEGEND

- Present Day (2021)
- 2041
- 2061
- 2081
- 2101
- 2121



SCALE 1:2000 AT ORIGINAL SIZE

AT CORRECT SCALE THIS IS 100 mm



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DRAWN	TBI
CHECKED	CRD

Coastal Erosion Hazard Lines  
Frenchman Bay CHRMAP

SCALE  
AT A3 1:2,000

April 2022  
SK1961-01B





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City of Albany  
Policy

# **Local Planning Policy 1.6 Short-term Accommodation**

Document Approval			
Document Development Officer:		Document Owner:	
Manager Planning and Building Services (MPBS) Coordinator Planning Services (CPS) Planning Officer (PO)		Chief Executive Officer (CEO) Executive Director Development Services (EDDS)	
Document Control			
File Number - Document Type:	CM.STD.7 – Policy		
Document Reference Number:			
Status of Document:	Final draft for adoption		
Quality Assurance:	Planning Services Team, Executive Management Team, Development & Council Committee and Council.		
Distribution:	Public Document		
Document Revision History			
Version	Author	Version Description	Date Completed
0.1	MPBS	Final draft for advertising Endorsed by Council for advertising on 21/06/2022 Report Item DIS305	
1.0	MPBS	Adopted by Council on #####	

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**Policy objectives**

1. To encourage hosted and unhosted short-term accommodation land uses in appropriate locations, that enhance the tourism experience and minimise vulnerability to natural hazards.
2. To ensure short-term accommodation is appropriately managed and minimises adverse amenity impacts on neighbouring properties.
3. To ensure residential areas are protected and maintained primarily for permanent residential purposes.
4. To provide clear guidance regarding the assessment of applications for short-term accommodation.

**Policy scope**

**Inclusions**

5. The policy is applicable to Short-term Accommodation applications on zoned land where Hosted Accommodation (Bed and Breakfast), Unhosted Accommodation (Holiday House) and Holiday Accommodation is a discretionary use under Local Planning Scheme No.1.

**Exclusions**

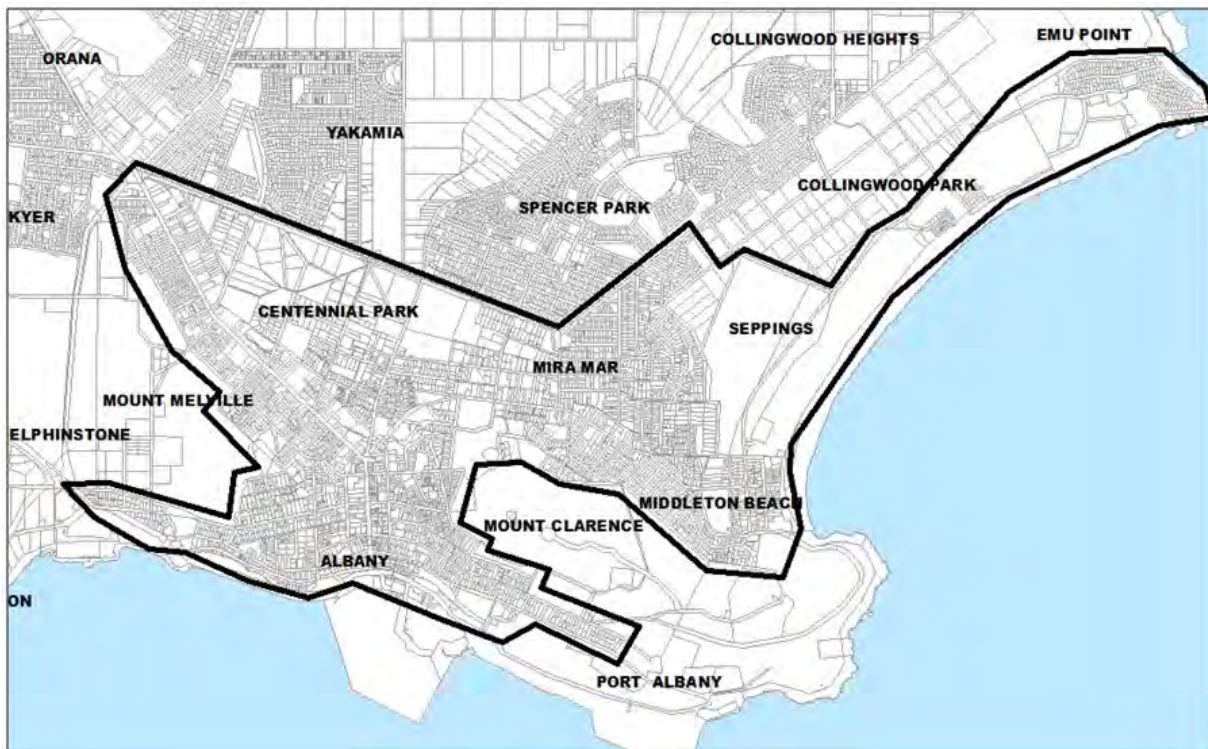
6. The following land uses are not covered by this policy:
  - Dwellings used as a holiday house by the owners for their own personal use
  - Other forms of tourist accommodation such as Hotel, Motel, Chalet(s), Tourist Development and Caravan Park.

**Policy statement**

**Short-term accommodation area**

7. Short-term accommodation is to be located in high amenity areas that are in close proximity to tourism areas and centrally located. The area deemed suitable in this regard is identified in Figure 1 (below).

Figure 1 – Short-term accommodation area





**Proposals located outside the short-term accommodation area**

8. Short-term accommodation outside of the areas identified in Figure 1 will be considered on a case-by-case basis.
9. Short-term accommodation proposals located outside of the area identified in Figure 1 are to address the following:
  - The nature and setting of the property being of high tourism value
  - The location of the property being in close proximity to a tourist destination or attraction
  - The size of the property and setbacks to adjoining dwellings and land uses
  - Vulnerability to natural hazards (e.g. bushfire, flood, erosion)
  - Ensuring the primacy of Agriculture and Industrial uses in areas, where these uses are permitted or expected
10. Applications located outside of the short-term accommodation area will be assessed on their merits, taking into consideration the matters outlined under 9. above and the following:
  - Submissions received during advertising
  - If the proposal results in potential adverse impacts on surrounding land uses and local amenity
  - Additional management measures being implemented
  - Any other planning matter deemed relevant by the City of Albany to the consideration of a proposal
11. Applications for hosted and unhosted accommodation located on existing residential zoned land or land zoned Future Urban for residential development, that is outside of the short-term Accommodation Area (Figure 1) will generally be considered unsuitable for use as short-term accommodation.

**Grouped Dwellings, Multiple Dwellings or Strata Lots**

12. Applications for short-term accommodation within Grouped Dwellings, Multiple Dwellings or Strata Lots will not be supported, unless the complex or development is established for this purpose, or proof of strata body support has been provided with the application. For those already operating in an area that was previously approved for short-term accommodation letting, the short-term accommodation may continue as a non-conforming use.

**Management Plans**

13. A management plan submitted as part of an application and shall outline the following:
  - Details of local property manager, who will be contactable 24 hours a day. For unhosted accommodation, the manager (or a nominated representative) shall reside no greater than a 30 minutes' drive from the site. For hosted accommodation, it is expected that the manager must reside on-site.
  - A code of conduct for guests, which shall list what is considered acceptable and unacceptable behaviour and identify repercussions for breaches.
  - A mitigation plan to identify how anti-social behaviour, noise and any potential conflict will be controlled and details as to how the amenity of adjoining landowners will be maintained.
  - Complaints management procedure – for unhosted accommodation it is expected that the manager is available to be contacted 24 hours a day in relation to a complaint, and the manager (or their nominated representative) visits the property within two hours of receipt of the complaint, to the satisfaction of the City of Albany.
  - Details of how the premises will be managed on a day-to-day basis; including check in and check out procedures etc.
  - Statement on the management and provision of car parking. On-site parking provision should align with the parking requirements detailed in this policy. The management plan should also detail whether the site has boat/trailer parking.
  - Fire management/emergency response plans for visitors and managing risks for visitors.

- Waste management plan, which must specify the requirements of general waste and recycling, bin collection days and location of bins for collection.
14. The City of Albany has the discretion to apply additional management measures to be addressed by the plan, in order to adequately manage and mitigate any concerns.
15. In the event of approval, it will be the responsibility of the property manager to distribute an approved management plan to surrounding landowners/adjoining properties, prior to commencement of operations. The approved management plan shall be implemented and complied with at all times, whilst the approved short-term accommodation is in operation.

**Advice:** *In the event of approval, the property manager should contact the City of Albany to confirm the extent to which the management plan should be distributed.*

### **Number of Guests**

16. The amount of guests residing within the short-term accommodation is to comply with the following standards
- A maximum of 12 persons at any time, subject to the following;
    - 4 square metres per person in each bedroom utilising beds; and
    - 2.5 square metres per person in each bedroom utilising bunks.
17. The maximum number of guests will be given consideration as a factor in assessing, determining and mitigating any amenity or parking matters.

### **Car parking**

18. For hosted accommodation (bed and breakfast), car parking shall be provided as per the R-Code requirements for a single house, plus one additional car-parking bay for each guest bedroom.
19. For unhosted accommodation (holiday house), one (1) on-site car parking bay shall be provided per every three (3) adults the unhosted short-term accommodation is designed to accommodate. Where the calculated number of carparks results in a fraction of a bay, the required total number of bays shall be rounded up.
20. Tandem parking may be permitted for a maximum of one vehicle behind another vehicle.
21. All car parking is to be contained entirely on-site and no verge area shall be used for car parking.
22. The provision of additional on-site car parking shall not result in variations to the landscaping requirements of *State Planning Policy 7.3 Residential Design Codes*, including the minimum impervious area to be provided within the front setback.
23. If the site does not have a suitable on site area for the storage of a boat or trailer, it shall be made clear to guests in advertising/booking material that they cannot be accommodated on the property or stored on the verge.

### **Signage**

24. The 24-hour contact details of the manager of the short-term accommodation are to be displayed on a name plate visible from the nearest street frontage and maintained to the satisfaction of the City of Albany.
25. A nameplate with a maximum area of up to 0.2m<sup>2</sup> is exempt from requiring development approval from the City of Albany.

### **Vulnerable Land Uses, including Tourist Accommodation in Bushfire Prone Areas**

26. Short-term Accommodation proposed in a Bushfire Prone Area will be assessed against the requirements and objectives of *SPP3.7 Planning in Bushfire Prone Areas* and associated Guidelines.
27. Short-term accommodation proposed in a Bushfire Prone Area may require a Bushfire Attack Level Assessment, Bushfire Management Plan or Statement and a Bushfire Emergency Evacuation Plan, as outlined under *SPP3.7 Planning in Bushfire Prone Areas* and associated

Guidelines. At a minimum, a Simple Bushfire Management Plan and a Bushfire Emergency Evacuation Plan will be required. These documents should be prepared by a suitably qualified practitioner.

28. Where the Bushfire Attack Level Assessment returns a rating of BAL-40 or FZ, approval is unlikely to be granted unless the BAL-rating can be reduced through vegetation thinning/clearance within lot boundaries and subject to the requirements contained under SPP3.7 and associated Guidelines, specifically in regards to minimising clearing of vegetation for bushfire protection and the local planning scheme.
29. **A** Bushfire Management Plan (not simple) will be required for all applications for short-term accommodation outside of residential built out areas where the Bushfire Attack Level Assessment returns a rating of BAL-12.5 or above.

#### **Development application requirements**

30. Development applications for short-term accommodation shall include the following plans and information, and as referenced above:
  - Plans to scale (site plan and floor plans), that include the following details:
    - Room sizes and bathrooms
    - Car parking and vehicle manoeuvring
  - Management plan
  - Covering letter, outlining the following as a minimum:
    - The proposed number of guests
    - Justification for the proposal against clause 9. above, where the use is located outside of a short-term accommodation area shown in Figure 1
  - Required bushfire documentation as outlined above, where the use is located within a bushfire prone area

#### **Register**

31. Operators must provide and maintain a register of all people who utilise the short-term accommodation during the year to Council's satisfaction. This information must be available to the Local Government on request.

#### **Cancelling or Transferring Holiday House**

32. If an owner wishes to cancel an existing short-term accommodation approval and revert back to a 'Single House' and the use is 'P' within the zone, a letter of cessation will be required.
33. A new proprietor wishing to continue the use of the site for short-term accommodation will need to provide an updated management plan for endorsement by the City of Albany.
34. In the event of change in management, it will be the responsibility of the new operator to distribute the approved updated management plan to surrounding landowners/adjoining properties, prior to commencement.

#### **Compliance**

35. Complaints or issues will be investigated in accordance with the City of Albany's Regulatory Compliance Policy.

**General Advice:** Prior to commencing preparation or lodging an application for development approval, it is highly recommended making an appointment with the City of Albany Planning Team to discuss the proposal. Applications that do not comply with the relevant standards or contain insufficient information may be refused or take longer to process.

#### **Legislative and Strategic Context**

36. The policy operates within the following framework of legislation.
  - *Planning and Development Act 2005*
  - *Planning and Development (Local Planning Schemes) Regulations 2015*

- *City of Albany Local Planning Scheme No.1.*
- *WAPC Planning Bulletin 99 – Holiday House Guidelines*
- *WAPC Guidelines – Holiday Homes – Short Stay Use of Residential Dwellings*

### Review Position and Date

37. This policy was adopted on [Insert Date]. This policy must be reviewed every two years after a general Local Government election, or earlier if Council considers it necessary.

### Associated Documents

38. Related strategies, procedures, references, guidelines or other documents that have a bearing on this policy and that may be useful reference material for users of this policy, follow:

- *State Planning Policy 7.3 Residential Design Codes*
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas*

### Definitions

39. **Short-term accommodation** means temporary accommodation in dwelling(s) provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12-month period.

40. **Unhosted accommodation** relates to 'holiday house' and 'holiday accommodation' land uses, and has the same meaning given to these land use definitions in LPS1, and where a single house, grouped or multiple dwelling is used as short term accommodation.

41. **Hosted accommodation** relates to 'bed and breakfast' and other hosted accommodation land uses, in a single house (or ancillary dwelling), grouped or multiple dwelling, and has the same meaning given to these land use definitions in LPS1, with a permanent resident who is present overnight for the duration of the stay either in the dwelling or ancillary dwelling, where the tourism/commercial use of the property is incidental to the permanent residential use.

42. **Holiday Accommodation** has the same meaning given to the term under the City of Albany Local Planning Scheme No.1.

43. **Single house** has the same meaning given to the term in the State Planning Policy 7.3 - Residential Design Codes (the R-Codes).

44. **Grouped dwelling** has the same meaning given to the term in the R-Codes.

45. **Multiple dwelling** has the same meaning given to the term in the R-Codes.

46. **Residential built out area** has the same meaning given to the term in the SPP 3.7 Guidelines.

**SHORT-TERM ACCOMMODATION POLICY**

SCHEDULE OF SUBMISSIONS

Application details: Local Planning Policy

No.	Government Agency/Public Summary of Submission(s)	Officer Comment and Recommendation
<b>Public submissions</b>		
1.	<p><b>Support subject to modification</b></p> <p>Referring to car parking of one car per three (3) people takes up valuable space that could be a garden or outdoor area, and doesn't recognise that people travel in groups.</p> <p>Families or holiday groups are often more than three (3) people per car.</p> <p>A standard car can easily hold four (4) adults, and many SUVs can easily hold six (6).</p> <p>Using results of an old survey that posits a majority of travellers being couples ignores the fact that those couples are more likely to stay in smaller accommodation like a hotel, while families are more likely to stay in a house.</p> <p>This reality could be represented in your policy.</p>	<p>It is acknowledged that people may travel in groups of more than 3 people per car, however they may also travel with less than 3 people per car. According to the 2016 census, the average household size is 2.6 people.</p> <p>Some of the most desirable locations for short-term accommodation are located within the narrow streets of Albany's historic centre that are unable to accommodate on-street parking. In addition, many of Albany's main tourist attractions are located outside of the CBD and may require a 4WD wheel drive to access. Boats and trailers frequently accompany tourists to the City. Public transport and taxi availability is limited, and ridesharing such as Uber has not yet made it to the City.</p> <p>It is considered that requiring one-car park per three guests is reasonable and does in fact reflect the reality of the parking situation for short-term accommodation.</p>
2.	<p><b>Support</b></p> <p>I know I am a bit late with this but feel I should give some feedback. Personally, I think the policy is fine. It is going setting up a new Airbnb or similar very difficult but as a resident I don't think that is such a bad thing.</p> <p>I realise there is no retrospectivity but it would be good if you could find a way of requiring or at least requesting current approved short-stay accommodation owners to install a name plate with contact details.</p> <p>When we met we also spoke about finding ways to have owners / managers place some bushfire ready materials in their guests welcome packs. It would be great if you could raise this with them but I am also more than happy to meet with any of the companies that provide management services and explain what the Bushfire Ready Group is about. If you have a list of names you could share with me I am more than happy to contact them directly.</p>	<p>Noted. Short-term Accommodation is more difficult to establish now than in previous years due to the release of v1.4 of the Bushfire Guidelines (the Guidelines). Potential hosts would have to address the requirements of the Guidelines regardless of the amendments to the LPP. The LPP has simply been updated to reflect the reality of the situation and State Government requirements.</p> <p>Noted – this would not be possible to do through a LPP.</p> <p>Noted – will investigate the best path forward. This is unable to be addressed in an LPP.</p>
3.	<p><b>Support</b></p> <p>I support the draft short stay holiday accommodation</p> <p>Local Planning Policy 1.6 Short-term Accommodation</p> <p>The orderly management of tourist accommodation is a balance between the need for a city such as Albany to adequately provide tourist accommodation.</p> <p>The employment and utility provided by this segment of the property market is vital in this fast growing regional city.</p>	<p>Noted. Short-term accommodation outside of preferred areas can be considered under a performance assessment.</p>

	<p>While the area designated is a sensible use of land. Short stay holiday accommodation outside these areas that provide a mix of alternate tourist activities should not be too harshly refused.</p>	
	<p><b>Objection</b> Thank you for the opportunity to comment on the City of Albany’s proposed Local Planning Policy</p> <p>Regarding Short-term accommodation. Airbnb is committed to working with the City of Albany and the Western Australia Government to put in place policy settings and initiatives that deliver positive outcomes for local jobs, the recovery of the tourism economy, and the community. With the resumption of domestic and international travel in Australia, we’re keen to support the efforts of local policy-makers to ensure that the visitor economy in communities across Western Australia remains sustainable and competitive.</p> <p>Airbnb’s community of Hosts and guests are vital contributors to the Western Australian economy, supporting ancillary services and tourism operators in towns and regions. Our community of Hosts in the City of Albany — everyday Western Australians who are passionate about showing off their region of the state — are eager to do their part to help grow jobs sustainably into the future through responsible hosting.</p> <p><b>Executive Summary</b></p> <ul style="list-style-type: none"> <li>• Airbnb community has a strong track record of growing the visitor economy in the City of Albany, providing more choice of accommodation for consumers in more locations across a variety of price points. In the 12 months to 1 March 2022, our Host community welcomed almost 30,000 guests in Albany.</li> <li>• Airbnb community brings valuable tourism dollars to regions throughout the state. In 2019, Airbnb guests who stayed in Western Australia spent an estimated \$318 million, which supported over 2,500 jobs in brick-and-mortar businesses such as cafes, restaurants, and retailers, according to research by Deep End Services.</li> <li>• Presently, the Western Australian Government is undertaking consultation on the regulatory settings overseeing the short-term rental accommodation (STRA) in the state.</li> <li>• Airbnb recommends that the City of Albany awaits the outcome(s) of the Western Australian Government’s ongoing consultation and reform process into STRA, prior to proceeding with any regulatory reform for holiday houses and the local level.</li> <li>• Airbnb has identified a number of targeted regulatory measures to unlock the full potential of the short-term rental accommodation sector and measures to better manage STRA in communities — many of them at no cost.</li> </ul>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Amendments to the Short-term Accommodation Policy are required immediately due to changes to Bushfire Guidelines. Results of this consultation (which may be years away) can be incorporated into the LPP at a later date if required.</p> <p>Noted.</p>

<ul style="list-style-type: none"> <li>• Our proposal to the WA Government considers reform of the STRA sector by:             <ul style="list-style-type: none"> <li>○ Modernising statewide planning rules to apply clear and consistent rules across the state that ensure better outcomes for Hosts, guests and the wider community.</li> <li>○ Establishing a robust industry-wide and statewide Code of Conduct to manage complaints and disruptive behaviour that may occur in the community.</li> <li>○ Creating a statewide registration framework to equip policy makers with the best possible data to help them make the best decisions about home sharing and to help with enforcing new fit-for-purpose 21st century rules.</li> <li>○ Enabling responsible home sharing in strata whilst also empowering strata communities to better manage STRA in their buildings via targeted policy settings to address isolated instances of disruptive behaviour.</li> </ul> </li> </ul> <p><b>About Airbnb</b>              Airbnb was born in 2007 when two Hosts welcomed three guests to their San Francisco home, and has since grown to over 4 million Hosts who have welcomed more than 1 billion guest arrivals in almost every country across the globe. Every day, Hosts offer unique stays and one-of-a-kind activities that make it possible for guests to experience the world in a more authentic, connected way.</p> <p><b>The Airbnb community in the City of Albany</b>              Airbnb community has a strong track record of growing the visitor economy in the City of Albany and in Western Australia, providing more choice of accommodation for consumers in more locations across a variety of price points. In the 12 months to 1 March 2022, our Host community welcomed almost 30,000 guests in the City of Albany.<sup>1</sup> These are almost entirely trips taken by Western Australians, with little to no interstate and international travel throughout 2021, owing to border closures.</p> <p><b>Economic contribution of Airbnb to the local community</b>              Airbnb has a large community of Hosts in the City of Albany for whom sharing their home is now part of their lifestyle. The majority of our Hosts are ‘mum and dad’ operators looking to supplement their income or subsidise their own travel, with many hit hard by the pandemic and related border closures. As the Shire would be well aware, tourism is playing a crucial role in Western Australia’s economic recovery, helping to empower local communities to share in the benefits of tourism and welcome new visitors to their neighbourhoods.</p> <p>Analysis by Deep End Services, commissioned by Airbnb, found that Airbnb guests who stayed in Western Australia in 2019 generated total visitor spending estimated at \$318 million<sup>2</sup>. This spending supported an estimated 2,554 jobs across the economy</p>	<p>Noted and supported in principle however, this is a long term action that must be driven by the State Government.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted – These offerings are important contributors to the Albany economy.</p>
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(including both direct and indirect employment) and contributed an estimated \$260 million to the economy when measured in terms of contribution to value added, of which around \$100 million is generated in regional

In addition to visitor spending, the home sharing economy is supporting the growth of ancillary services and the creation of local jobs — such as domestic cleaning, gardening and property management — facilitated by over one third of surveyed hosts (37 percent) on Airbnb in Australia who prefer to engage professional services to manage their listings and bookings. The economic activity created by Airbnb supports these businesses, including those in regional areas that might not otherwise benefit from tourism and increased visitation. Alongside jobs in restaurants, cafes, and retail shops, the combined value of wages paid to workers in these businesses across Australia in 2019 was \$3.9 billion, according to Oxford Economics.<sup>5</sup> This highlights the immense value of short-stay accommodation to the City of Albany and the economic opportunities it provides for Hosts, local businesses and the wider community. Any consideration of changes to short-stay accommodation in the City of Albany must consider the flow on effects to small businesses and those who are employed by them.

Importantly, Airbnb also plays a crucial role in helping people remain in their homes and communities by providing them with the ability to supplement their income. In a survey of Australian Hosts on Airbnb in 2021, a third of respondents said the primary reason they started hosting was to ‘make ends meet’. In turn, these Hosts help drive economic growth and job creation, with many local businesses relying on the valuable tourism dollars spent by Airbnb guests. Moreover, the supplemental income earned through home sharing empowers Western Australian women and older or retired persons to remain in their homes and communities — 78 percent of Hosts with an Airbnb listing in Albany are women, whilst 41 percent of Hosts are 60 years or older.<sup>7</sup> As the cost of living increases, home sharing provides an economic lifeline for everyday Western Australians in helping to make ends meet.

**Increasing the benefits of events tourism — resilience and innovation**

Throughout the City of Albany, the Airbnb community can help grow tourism through the creation of unique accommodation supply. The surge capacity, or elastic supply, which the Airbnb community can provide during major events — such as sporting events, agricultural exhibitions, music festivals or business conferences — presents opportunities for attracting and hosting major events in both cities and regional towns, and in turn supporting the recovery of tourism.

The power of STRA to support events showcases the power of innovation and technology to build community resilience. Before a major event rolls into town there is an opportunity to work with locals to expand the Airbnb community and secure

Noted – Tourism is a key contributor to the local economy and the associated benefits of short-term accommodation are acknowledged.

<p>accommodation supply for visitors — at the same time, this creates an economic dividend for local residents who benefit by hosting visitors in their homes. Indeed, the elastic-supply STRA can provide for events is something which can improve the outcomes and maximise the impact for events resulting in a win-win-win scenario — a win for the guest, a win for the town, and a win for the Host.</p> <p><b>Collaboration and partnership to future proof tourism</b> Airbnb has been at the forefront of driving the recovery of tourism across Australia through partnerships to promote hosting on Airbnb and visitation to Western Australia’s most stunning destinations. We see increased collaboration and future partnership opportunities as the means to help maximise the success of Hosts on Airbnb to offer local, authentic, people-powered travel and creating attractive, resilient, and sustainable destinations. For example, we are proud to have partnered with Dairy Australia<sup>8</sup> in 2021 to showcase the best of Australia’s dairy industry and encourage visitation to actively support local dairy farmers, producers and communities, including the award-winning dairies found in Western Australia’s South West.</p> <p>We welcome opportunities to continue partnering with destinations on ways to sustainably grow the visitor economy in regional Australia. Whether that’s local councils, destination marketing organisations, or local event organisers, we are open to opportunities to collaborate so that the future of tourism is bright.</p> <p><b>City of Albany – Draft Proposal for Local Planning Policy 1.6</b> Airbnb welcomes the opportunity to comment on the City of Albany Local Planning Policy on Short-term Accommodation.</p> <p>The proposed policy changes will make hosting unworkable for many in the City of Albany by creating restrictive barriers to participating in the STRA industry, as well as burdensome and unnecessary red tape for activities that have benefited home sharers for generations. These requirements will act as a significant barrier for locals to make extra income and subsidise the rising cost of living.</p> <p><b>Proposals located outside the short-term accommodation area</b> The drafted policy proposal suggests that residential amenity is a motivating factor in the rationale for implementing exclusion zones. Airbnb view is that creating exclusion zones within the community will not meaningfully address the issues that the City of Albany is attempting to solve and will create clear divisions within the community.</p> <p>First, the proposal to introduce “zones” where holiday homes can and cannot operate within the LGA would mean a family living in an exclusion zone would be unable to share their whole home when on holiday themselves - even for just one week. It unfairly</p>	<p>Noted.</p> <p>Noted. Amendments to the Short-term Accommodation Policy have been largely focused on addressing changes to State Government requirements under the Bushfire Guidelines. The local government is unable to ignore these requirements.</p> <p>Requirements for sign plate and additional information in the Management Plan are considered relatively minor changes that will have significant impact on surrounding amenity.</p> <p>This is incorrect. Amendments to the existing short-term accommodation area have been made to address changes to bushfire requirements under v1.4 of the Bushfire guidelines. The only change has been removing Little Grove and Goode Beach from this area (suburbs which are generally unable to comply with the Guidelines). Aside from those changes, the short-term accommodation area remains the same as the existing LPP.</p> <p>Criteria for assessment outside of short-term accommodation areas has been included in the LPP so to refer to these areas as exclusion zones where short-term accommodation cannot operate is inaccurate.</p>
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<p>excludes residents of Albany from sharing their home, whilst their neighbours on the other side of the boundary line are able to take advantage of the economic opportunity. For many Hosts, sharing their space and making extra income is an economic lifeline that goes towards paying off the mortgage, keeping up with the rising cost of living, or allowing them to more fully participate in their community.</p> <p>It's clear that consumers want more choice in where they stay and the experiences they want when travelling. An overwhelming 61 percent of guests surveyed by Airbnb who stayed in a listing in Australia in 2019 said their choice was motivated by the location. Further, more than two-thirds (approximately 70 percent) of guests surveyed said they would have cut short their trip if Airbnb were not an option, and one in four (27 percent) guests surveyed said that the reason they chose to stay with a Host was to "live like a local". Any moves to arbitrarily limit consumer choice could have negative consequences for consumers and negative flow-on effects to the local economy.</p> <p>Moreover, the economic benefits and the jobs created by STRA would likely be hampered by such a proposal and have negative impacts on the community. We acknowledge that the City of Albany appreciates the economic contributions of short-term rental accommodation to the local community, however exclusion zones will not resolve the stated issue of preserving residential amenity. Instead, we suggest the introduction of an industry-wide Code of Conduct that sets baseline expectations for community behaviour, and transparent complaints-handling processes and avenues for recourse based on the severity of offending conduct. This has been proposed to the State Government for further consideration and we are confident that such a tool will more meaningfully address the Shire's concern in this regard.</p> <p>At a time when governments, industry, and communities must be working hand-in-hand to rebuild the tourism economy sustainably, any moves by the local Council to limit where a holiday home can and cannot be let would be ill-judged and serve only to dampen economic growth. Such a move could in fact divert tourists and spending to neighbouring regions. It will place the visitor economy in the City of Albany at a serious competitive disadvantage, limiting the accommodation choices for visitors and likely leading to fewer visitor nights and thus fewer visitors injecting valuable tourism dollars into the local economy.</p> <p><b>Management plans</b>  Obligations on Hosts to provide contact details of a property manager who is contactable 24 hours a day, in addition to being able to visit the property and resolve a complaint within two hours, and to reside within a 30-minute drive of their holiday home is unreasonable and completely impractical.</p>	<p>See above.</p> <p>See above. Noted and supported in principle however, this is a long term action that must be driven by the State Government.</p> <p>Noted. Amendments to the Short-term Accommodation Policy have been largely focused on addressing changes to State Government requirements under the Bushfire Guidelines. The local government is unable to ignore these requirements. The only change has been removing Little Grove and Goode Beach (suburbs which are generally unable to comply with the Guidelines) from this area. Aside from those changes, the short-term accommodation area remains the same as the existing LPP.</p> <p>This requirement would go a long way to address amenity concerns and neighbour objections received for short-term accommodation offerings. There is a significant concern in the Local community regarding the impacts of these commercially run land uses in close proximity to full-time residences. If the landowner is unable/unwilling to meet these requirements, external property management companies can assist in this regards.</p>
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<p>This is simply incompatible with the concept of home sharing and is an undue burden which also has the potential to pose safety risks to Hosts. Anecdotally we know that many of our Hosts inform their neighbours of their hosting activity, giving neighbours the ability to contact them directly on the rare occasion that there are any neighbourhood disturbances.</p> <p>Requirements to be responsible for resolving each complaint at the premises within two hours and permanently publicly display personal information and a contact telephone number is unwarranted and exposes Hosts to increased personal safety and privacy concerns. We believe Hosts must take reasonable steps to address any concerns raised in a timely manner, which does not pose undue personal safety risks. These proposed rules will negatively impact mum-and-dad operators whose families have enjoyed their holiday home for decades, risking those properties sitting empty for long periods of time. Such a move could in fact divert tourists and spending to neighbouring regions.</p> <p>We also note the stipulation at point 14 of the Planning Policy that grants the City of Albany discretion to apply additional management measures on Hosts as it deems appropriate. This is a clear example of regulatory overreach as it allows the Council to arbitrarily move the goalposts on Hosts and impose additional measures that unfairly increase their compliance burden. It creates considerable uncertainty for Hosts and guests, as a patchwork of differing rules may apply to STRA properties across the LGA. Airbnb strongly urges the City of Albany to remove this provision for the benefit of the entire community.</p> <p>To promote and enforce responsible Hosting and responsible guests, Airbnb strongly supports the introduction of an industry-wide and statewide Code of Conduct, which we have been advocating for to the Western Australian Government. An example of this approach is in New South Wales, where Airbnb has supported the NSW Government to establish an industry-wide, mandatory Code of Conduct framework to manage complaints and behavioural issues. This Code of Conduct aims to ensure high community standards are met with a “two-strikes-and-you’re-out for five years” compliance framework designed to take action where required against bad actors whose actions are detrimental to communities. This would provide a robust mechanism for the community to make a complaint, have that complaint heard independently and fairly, and compliance action taken to deal with industry participants who are found to have violated the Code of Conduct.</p> <p>Nuisance issues during guest stays are exceptions and action should be taken, where required, against bad actors whose actions are detrimental to communities, and</p>	<p>The complaint does not have to be resolved in two hours, the manager or their representative has to visit the site within 2 hours. Unsure how personal safety risks are increased however any illegal behaviour is the jurisdiction of the WA Police. It is considered reasonable that the use of a dwelling for a commercial purpose would come with more responsibilities that using a dwelling for residential purposes. These requirements do not apply retrospectively and will only be applicable for new applications.</p> <p>Additional discretion can be used to address site specific concerns that could be raised by neighbours and help the City facilitate acceptable outcomes for all parties. The City has no intention of unfairly increasing compliance burden.</p> <p>See above. Noted and supported in principle however, this is a long term action that must be driven by the State Government.</p> <p>Agreed.</p>
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<p>responsible short term rental accommodation operators should be enabled to continue to share their homes to support their families.</p> <p><b>Guest limits</b> Airbnb notes the City of Albany’s intention to impose guest limits on all STRA properties in the LGA, yet the precise rationale for the 12 guest limit and detailed square metre limitations is unclear. Less prescriptive limits would allow for a range of different circumstances to be accommodated and result in less confusion for all participants in the home sharing economy.</p> <p><b>Additional comments: Governance</b> Imposing stricter requirements on Hosts and property managers to improve responsiveness will only serve to create additional red tape and confusion. We know that many of our Hosts inform their neighbours of their hosting activity and offer neighbours the ability to contact them directly on the rare occasion that there are neighbourhood disturbances or other issues.</p> <p>Requirements to be responsible for resolving each complaint at the premises and permanently publicly display personal information and a contact telephone number is unwarranted and exposes Hosts to increased personal safety concerns. We believe Hosts must take reasonable steps to address any concerns raised in a timely manner, which does not pose undue personal safety risks. These proposed rules will negatively impact mum-and-dad operators whose families have enjoyed their holiday home for decades, risking those properties sitting empty for long periods of time. Such a move could, in fact, divert tourists and spending to neighbouring regions.</p> <p>Nuisance issues during guest stays are exceptions and action should be taken, where required, against bad actors whose actions are detrimental to communities. We believe that home sharers must also be good neighbours and we take the issues of managing wrongdoers seriously, including by enforcing a number of strict policies that may result in removal from our platform.</p> <p>To promote and enforce responsible Hosting and responsible guests, Airbnb strongly supports the introduction of an industry-wide Code of Conduct that operates across the state and which we have proposed to the WA Government. We note that proposed policy from the City of Albany indicates that a “code of conduct” and mitigation plan would be required for guest behaviour. Airbnb believes that a statewide and industry-wide approach would be more effective in establishing clear complaints handling mechanisms and processes. Airbnb already encourages Hosts to establish ‘House Rules’ for their guests to better understand any rules which apply to their home or their</p>	<p>The limitation on guest numbers to 12 is consistent with Health Local Law 2001. In addition, should more than 12 guests be proposed the application would be considered a boarding/lodging house, therefore LPP1.6 would not apply. Square metre calculations are consistent with the Health Local Law 2001.</p> <p>Unclear how improving responsiveness creates confusion. Although it is an additional requirement in place once the short-term accommodation is operating, the City believes improvements to residential amenity and public opinion (less objections) will be beneficial. Given the submission acknowledges these situations are very rare, it shouldn’t be a significant imposition, especially if anecdotal evidence states many operators give their contact details to neighbours regardless.</p> <p>See above.</p> <p>Agreed.</p> <p>See above.</p>
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<p>immediate area, and so an additional layer of regulation at the council level would not be necessary.</p> <p>With respect to a statewide Code of Conduct, Airbnb has supported the NSW Government in establishing an industry-wide, mandatory Code framework to manage complaints and behavioural issues. We have significant experience in working with governments across Australia, and indeed the world, to implement appropriate and proportionate regulatory tools. The NSW Code of Conduct includes a robust compliance and enforcement mechanism, operating on a “two strike” basis, whereby bad actors are excluded from participating in the industry for a period of 5 years after repeated breaches of the Code. Employing a similar mechanism in Western Australia would ensure that complaints can be heard independently and fairly, and compliance action may be taken to deal with industry participants who are found to have violated the Code of Conduct.</p> <p>To help create jobs in the hospitality, retail, and transport sectors, and regrow the visitor economy, Airbnb has identified a number of targeted regulatory stimulus measures to unlock the full economic potential of the STRA sector. The key to establishing policy settings that boost economic growth and job creation is through simple, progressive, and easy to understand statewide rules that unlock opportunity in the home sharing economy.</p> <p>Currently, the regulatory framework for STRA is a confusing and outdated legacy patchwork of rules that vary from local government area to local government area, and there is a clear need for reform to provide clarity and consistency across Western Australia if the state is to realise its full potential. We recognise that many of the existing rules not only predate the current State Government — but the policy architecture was created at a time before the rise of home sharing and booking platforms, limiting the regulatory toolbox Government has to respond to issues as they arise. This presents an opportunity for policy makers to come together to design smart, policy frameworks which can respond to the emerging regulatory challenges of STRA in the 21st century.</p> <p><b>Conclusion</b>          Tourism is a crucial and resilient part of the economy and the path ahead to create new and lasting jobs will require forward-looking regulatory reform and innovative thinking.</p> <ul style="list-style-type: none"> <li>• For the reasons outlined, Airbnb recommends that the City of Albany abandons its review of the regulation of Holiday Homes and, instead, awaits the outcome of the State Government’s consultation on the Position Statement and associated Guidelines.</li> </ul>	<p>See above.</p> <p>See above.</p> <p>Agreed.</p> <p>See above.</p>
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<p>Airbnb further recommends that the City of Albany engages constructively with the STRA industry, local Hosts and local businesses to reconsider the ways in which to manage amenity impact and impacts on permanent residents whilst balancing the needs of Hosts, guests and the broader community.</p> <p>Airbnb is committed to working with both the City of Albany and the Western Australia Government to help achieve the right statewide regulatory settings and compliance measures to enable the home sharing economy to grow sustainably, with clear rules which are easy to understand and comply with. We believe working collaboratively with governments and communities is the best way to optimise the value proposition of home sharing as an economic solution that:</p> <ul style="list-style-type: none"> <li>○ empowers people to earn;</li> <li>○ expands and enriches travel for consumers; and</li> <li>○ strengthens communities through sustainable tourism that supports jobs, promotes neighbourhoods and generates new revenue.</li> </ul> <p>Fundamentally, we want to ensure that as tourism continues to thrive in Western Australia, and that local people and the communities they live in are the primary beneficiaries. Airbnb local, authentic, people-powered travel ensures that as more people travel, more people can harness the benefits.</p> <p>We would be pleased to engage in discussions on these issues and provide additional information which would be helpful to the Council's deliberations.</p>	<p>Significant consultation has occurred including advertising in the local newspaper, 3 week comment period open to everyone, direct consultation with a number of community organisations and referrals to State Government Agencies. Feedback on the proposed changes has been largely positive.</p> <p>Noted.</p>
<p><b>Support</b> Further to our recent meeting, please find my submission on the subject proposed policy. My submission comprises a number of randomly-listed bullet points below describing my thoughts on the new policy document and some points we discussed during our recent meeting. In some places more than one question is asked within a bulleted point.</p> <ul style="list-style-type: none"> <li>● The policy will not be retrospective (i.e. apply to existing registered short-term accommodation (STA)) and is similar to the previous policy, except Goode Beach has been 'excised', mainly because of a very high bushfire risk. Existing approved and operating STAs are mentioned in Clause 12.</li> <li>● New bushfire regulations/classifications are driving the need for a new STA policy.</li> <li>● Goode Beach has been removed from the priority area for STA, because the area is classified as a very high bushfire risk with dangerous fire conditions and single road exits from a suburb that is in a peninsular setting. A lower</li> </ul>	<p>Correct</p> <p>Correct. Amenity impacts have also been addressed.</p> <p>Goode Beach and Little Grove have been removed from the 'Short-term Accommodation Area' as these suburbs are largely unable to comply with provisions A5.5 (Vehicle Access) of the Bushfire Guidelines. This is because they are unable to provided public road access in</p>



<p>classification may occur in the future if the Whaleworld road is classified as a suitable exit from Goode Beach during a fire.</p> <ul style="list-style-type: none"> <li>• The City will not give the FBA a list of registered STAs in Goode Beach.</li> <li>• Short-stay visitors should not be allowed to bring pet cats because of potential damage to native species. I realise that this is not a planning issue, but can't it be mentioned?</li> <li>• Policy Objectives. Clause 1. Could add 'and minimise damage to native flora and fauna'? Or something like that.</li> <li>• Policy Objectives. Clause 3. Are there different types of 'residential areas'? If so should it be 'all types of residential areas'?</li> <li>• Exclusions. I think there should be a 3rd bullet point. Something like 'Existing Approved STA'?</li> <li>• Policy Statement. Proposals located outside the STA area. Clause 9. Insert an extra bullet point to indicate that the proposal design and management has to minimise the impact on native flora and fauna and this will be policed. What about feral cats and foxes?</li> <li>• Policy Statement. Proposals located outside the STA area. This is really the start of giving instructions and information on how to complete a Development Application (DA) for a new STA outside the area in Figure 1. Clauses 8 to 12. I think Clause 12 may apply to new STAs in all areas? Is Clause 12 under the correct heading?</li> <li>• The term DA is not mentioned prior to Clause 31. Prior to that only 'proposals' are mentioned. DAs should also be mentioned in a brief statement near the beginning of the document, because that is one of the main purposes of this policy. Would a simple flow chart for DA completion be useful?</li> <li>• To me it is not clear what are the requirements for new STAs located within the area of Figure 1. This seems to start at Management Plans because Clause 12 is still under the heading 'Proposals located outside the STA area'. I assume that from Management Plans onwards the points apply to new STAs both within and outside of the area shown in Figure 1? Does this need to be clarified?</li> <li>• Management Plans. Clause 13, first line. The word proposal is used. Should this be replaced by 'Development Application'? Do the bullets in Clause 13 apply to new STAs both within and outside of the area shown in Figure 1? Are the management plans for all types of STA land uses? The approved management plan will be circulated to adjoining landowners?</li> <li>• Management Plans. Clause 13. Who 'polices' whether the conditions in management plans are being satisfied? Discussions at the meeting seem to indicate that this only occurs if a written complaint is received by the City?</li> </ul>	<p>two directions to 'suitable destinations'. If a suitable destination were to be provided within the Goode Beach area in the future, this requirement may be able to be achieved.</p> <p>The City is unable to share these confidential details.</p> <p>Noted – the City has been doing some work in this regard.</p> <p>This may not be suited to an LPP as these requirements are addressed outside of the planning system in many instances.</p> <p>Yes there are different types of residential areas. The inclusions state that this policy is applicable to land use proposals. No land use proposal is required if approval has already been gained.</p> <p>This may not be suited to an LPP as these requirements are addressed outside of the planning system in many instances.</p> <p>Agreed – clause 12 is under an incorrect heading – will relocate.</p> <p>Agreed – consistent wording required – will change. The City has an information sheet available for these purposes.</p> <p>This is correct. Additional provisions relating only to proposals outside of short-term accommodation areas is listed.</p> <p>Wording has been updated to ensure consistency. Requirements of the LPP apply to short-term accommodation applications both within and outside the short-term accommodation areas. 'Inclusions' has been updated to improve clarity.</p> <p>This will be dealt with as a compliance matter. Compliance cases are either received through public complaints or non-compliance is evident to relevant officers.</p>
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<ul style="list-style-type: none"> <li>• Management Plans. Clause 13. Where ever the word ‘manager’ occurs in the bulleted points, it should be written as ‘manager (or a nominated representative)’. See 4th bullet, one single use of manager.</li> <li>• Management Plans. A mitigation plan is required to describe how the amenity of adjoining landowners will be maintained. Clause 15 indicates that the approved management plan will be circulated to the surrounding/adjoining landowners. How many owners on each side, three? Will this plan contain the mitigation plan?</li> <li>• Management Plans. Complaints. It appears from the meeting discussions that the most effective way to register a complaint is to send it to the City in a written or emailed form. Telephoned complaints alone may not be as effective, but should be used to start the complaint process.</li> <li>• Number of Guests. Clause 16. ‘...comply with the following standards’. Are the numbers that are quoted from an Australian Standard or equivalent? What is the source of these numbers? Should this source be quoted in the policy as is done in Car Parking, Clause 22?</li> <li>• Vulnerable Land Uses, including Tourist Accommodation in Bushfire Prone Areas. Recent ‘tightening’ of bushfire regulations has resulted in the need to update the STA policy. Other than specifying the stricter bushfire requirements and considerations in SPP3.7, this proposed STA policy is similar to the previous STA policy. The revised and updated bushfire regulations/requirements are onerous and are described in the new proposed policy (Clauses 26 to 30).</li> <li>• Vulnerable Land Uses, including Tourist Accommodation in Bushfire Prone Areas. Clause 29. What does (not simple) mean? Needs explanation? I think you have to explain briefly somewhere the difference between a Bushfire Management Plan and a Simple Bushfire Management Plan and what determines the need for either?</li> <li>• Vulnerable Land Uses, including Tourist Accommodation in Bushfire Prone Areas. Clause 28. This is a very long sentence. I do not understand the words ‘minimising clearing of vegetation for bushfire protection and the local planning scheme’. I understand that DFES are happiest when you clear the entire property.</li> <li>• Vulnerable Land Uses, including Tourist Accommodation in Bushfire Prone Areas. For the last few years, the FBA has been active in bushfire management actions and discussions at Goode Beach, in collaboration with various agencies, including the City. There are now street coordinators in Goode Beach that are responsible for notifying residents about bushfire matters in their areas of coverage. The FBA has also produced various documents about bushfire matters in Goode Beach, road exits, possible refuge areas, leaving or staying etc. A copy of these documents and contact</li> </ul>	<p>Disagree – details of a nominated property manager are required to be submitted with the development application. The nominated manager can delegate tasks to a representative however it is important a single manager is nominated and their details are provided on the name plate etc.</p> <p>Yes the management plan should contain this information. Advice note has been added which advises the manager should contact the City of Albany for advice on who to distribute the plan too as it can vary by area (e.g rural area one neighbour each side will do, residential area more may be required.)</p> <p>Correct. These numbers are from the City of Albany Health Local Law 2001.</p> <p>Correct, updates to bushfire guidelines was primary reason for amending policy. Minor changes to protect residential amenity have also been proposed.</p> <p>This is addressed in detail within the Bushfire Guidelines.</p> <p>Vegetation clearance required to achieve acceptable bushfire risk can vary depending on where the building is sited (affected by slope, vegetation type etc.) An area capable of achieving acceptable bushfire risk whilst minimising clearance requirements is ideal.</p> <p>The City will explore this further outside the LPP process.</p>
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	<p>details for the FBA street coordinators should be placed in the copy of the management plan at the Goode Beach STA residence.</p> <ul style="list-style-type: none"> <li>Development application requirements. Clause 31. As previously discussed, this is the first mention of the DA in the policy document. The need for a DA should be mentioned near the beginning of the policy document.</li> </ul> <p>Hope this is of some use to you.</p>	<p>Agreed – will amend to ensure consistency.</p>
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**Agency**

	<p><b>DEPARTMENT OF FIRE AND EMERGENCY SERVICES</b></p> <p>I refer to an email dated 27 July 2022 regarding the submission of the above draft Local Planning Policy 1.6. Portions of the site subject to the policy (Figure 1) are designated as bushfire prone pursuant to the Fire and Emergency Services Act 1998 (as amended) and identified on the Map of Bush Fire Prone Areas.</p> <p>This advice relates only to State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines). It is the responsibility of the proponent to ensure the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.</p> <p><b>Assessment</b></p> <ul style="list-style-type: none"> <li>The provisions of State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines) should apply. A Bushfire Hazard Level assessment could be undertaken to demonstrate that areas subject to the policy may be unsuitable for vulnerable tourism land use.</li> <li>The intent of SPP 3.7 is to reduce and mitigate the risk of bushfire to people and property which is prescribed through demonstrating compliance to Element 1: Location. DFES would consider the area surrounding Emu Point to be an extreme BHL and although Element 5 does not consider location, DFES maintains the view that Element 1: Location should not be ignored in the context of vulnerable tourism land use.</li> <li>Clause 10 should include the consideration of advice from State Government referral agencies.</li> <li>Clause 27 refers to Bushfire Emergency Evacuation Plans being prepared by accredited bushfire practitioners. The accreditation and training for bushfire practitioners does not extend to emergency management. Although these documents are frequently prepared by bushfire practitioners these documents</li> </ul>	<p>The Policy removed areas from the ‘short-term accommodation area’ as they were unable to achieve the requirements for two-way access to suitable destinations, not due to high bushfire risk. This is beyond the scope of the LPP and is a large scale project that could be considered in the future.</p> <p>A BAL-assessment is required to be submitted with any application for short-term accommodation. If the BAL rating is above 12.5 a BMP is required and if the rating is BAL-40 or BAL-FZ the accommodation is unlikely to be supported. This is consistent with the requirements of the guidelines.</p> <p>This will be required for all applications for short-term accommodation and is addressed later on in the LPP under ‘Vulnerable Land Uses, including Tourist Accommodation in Bushfire Prone Areas. Clause 10 applies specifically to proposals outside of short-term accommodation area.</p> <p>Noted – has been flagged internally and provision amended.</p>
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	<p>should be required to be prepared by a suitably qualified emergency management professional and not a bushfire practitioner.</p> <ul style="list-style-type: none"> <li>• It is assumed that clauses 27 and 28 apply to all short-term accommodation proposals in a Bushfire Prone Area, including the areas within Figure 1. The policy should be clarified to confirm that location within the area mapped will not necessarily result in approval of a development application and that clauses 26-30 (amongst others) will still need to be applied.</li> <li>• The developed area within Emu Point is not considered to be within a residential built out area and cannot currently comply with Element 5, acceptable solution A5.5 in terms of vehicular access. In addition, it is surrounded by an extreme hazard with limited options for road connections and shelter in the event of a bushfire. The inference that short term accommodation may be acceptable in Emu Point (clause 7) therefore contradicts provisions in clause 30(b).</li> <li>• Clause 30 (c) of the policy references Element 5 of the Guidelines, it is recommended no references to specific Elements are made in the policy and only the terms SPP 3.7 or the Guidelines should be used. SPP 3.7 and the Guidelines are currently undergoing further review.</li> <li>• The LPP should be consistent in its meanings and definitions with the language used either in, or when referencing, SPP 3.7 and the Guidelines.</li> <li>• Should the City find merit in applying SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the City's endorsement of the Local Planning Policy.</li> </ul> <p>Recommendation – insufficient information The proposed Local Planning Policy is within an area designated as bushfire prone and as such should not be supported until such time that the bushfire risk and hazard reduction measures are established and understood.</p> <p>Strategic planning proposals that propose an intensification of, or vulnerable, land use within a bushfire prone area, require the following information:</p> <ul style="list-style-type: none"> <li>• a bushfire assessment (relevant to the nature and scale of the proposal);</li> <li>• identification of any bushfire hazard issues; and</li> <li>• an assessment against the bushfire protection criteria contained in Appendix 4 of the Guidelines (also known as a BMP).</li> </ul>	<p>Correct – have amended 'inclusions' to clarify.</p> <p>The City is of the opinion that as there are large portions of land within Emu Point that are not bushfire prone and therefore can be considered 'suitable destinations', many properties in Emu Point would be capable of achieving the acceptable outcomes of Element 5.</p> <p>Agreed – has been amended to make reference to the relevant documents rather than refer to specifics.</p> <p>Agreed.</p> <p>The City will be applying SPP 3.7 for every application for short-term accommodation.</p> <p>Each individual application for short-term accommodation will be assessed in accordance with SPP3.7. The LPP will not change this.</p> <p>Will be addressed for each application at the DA stage.</p>
	<p><b>DEPARTMENT OF FIRE AND EMERGENCY SERVICES SECOND RESPONSE.</b> The definition of suitable destination (which was updated slightly in May 2022) requires an area to be capable of providing shelter. While this is not specifically defined within the guidelines, DFES considers shelter to be an area suitable of providing some</p>	<p>In its current form, EMU Point is considered to meet the acceptable criteria of the Bushfire Guideline's and will therefore remain in the short-term accommodation area. Should the mapping of bushfire prone area change resulting in Emu Point not being able to achieve the</p>

	<p>protection in the event of a bushfire. We have not finalised guidelines clarifying exactly what “shelter” may be recognised/supported by DFES but this is something we hope to develop in the near future to clarify our position.</p> <p>It is DFES’ view, as per our original response, that the broader location must be recognised when considering suitability of locations for intensification, in particular when vulnerable uses are proposed. It is noted that Emu Point is surrounded by hazard we would expect to be classified as extreme and accessed by a single road, which passes through that hazard. A BHL assessment for the area may assist in understanding the extent of hazards in the area.</p>	<p>definition of a ‘suitable destination’, the City will explore whether Emu Point should be removed from this area.</p>
	<p>DEPARTMENT OF PLANNING, LANDS AND HERITAGE (BUSHFIRE)</p>	<p>No comment.</p>

**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors  
From : Administration Officer - Planning  
Subject : Development Application Approvals –  
November 2022  
Date : 1 December 2022

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1. The attached report shows Development Application Approvals issued under delegation by a planning officer for the month of November 2022.
2. Within this period 39 Development applications were determined, of these;
  - 38 Development applications were approved under delegated authority;  
and
  - 1 Development application was withdrawn.



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**Sharnee Weaver**  
Technical Support Officer – Development Services

## PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications Determined for November 2022

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2220408	28/09/22	Serpentine Road	Albany	Development - Maintenance/Repair (Heritage Bi	Delegate Approved	07/11/22	Abbey Goodall
P2220423	10/10/22	Aberdeen Street	Albany	Development (Replacement of Ablution Block)	Delegate Approved	25/11/22	Abbey Goodall
P2210714	14/12/21	Vancouver Street	Albany	Development - Maintenance & Replacement (Dr	Withdrawn	17/11/22	Abbey Goodall
P2220291	23/06/22	Stead Road	Centennial Park	Grouped Dwelling (x12) & Carpark	Delegate Approved	15/11/22	Jessica Anderson
P2220025	24/01/22	Roundhay Street	Gledhow	Storage	Delegate Approved	15/11/22	Josh Dallimore
P2220039	28/01/22	Bon Accord Road	Kalgan	Approval of Existing Development - Single House	Delegate Approved	30/11/22	Abbey Goodall
P2220385	09/09/22	Glenelg Drive	Kalgan	Single House	Delegate Approved	04/11/22	Josh Dallimore
P2220415	04/10/22	South Coast Highway	Kalgan	Approval of Existing Development (Water Tank)	Delegate Approved	09/11/22	Josh Dallimore
P2220417	05/10/22	East Bank Road	Kalgan	Development - Outbuilding	Delegate Approved	08/11/22	Josh Dallimore
P2220427	12/10/22	Millbrook Road	King River	Development - Maintenance/Repair (Heritage)	Delegate Approved	29/11/22	Abbey Goodall
P2220366	26/08/22	Shelley Beach Road	Kronkup	Single House - Outbuilding	Delegate Approved	10/11/22	Josh Dallimore
P2220402	27/09/22	O'Connell Street	Little Grove	Single House - Outbuilding	Delegate Approved	01/11/22	Josh Dallimore
P2220419	05/10/22	Grove Street East	Little Grove	Single House - Outbuilding	Delegate Approved	17/11/22	Abbey Goodall
P2220425	12/10/22	Viscount Heights	Lower King	Single House - Outbuilding	Delegate Approved	17/11/22	Abbey Goodall
P2200304	16/07/20	Laithwood Circuit	Marbelup	Single House - Additions Outbuilding Additions &	Delegate Approved	02/11/22	Jessica Anderson
P2220432	17/10/22	South Coast Highway	Marbelup	Single House - Additions	Delegate Approved	23/11/22	Josh Dallimore
P2220371	31/08/22	Parmelia Way	Mckail	Single House - Outbuilding	Delegate Approved	18/11/22	Abbey Goodall
P2220377	06/09/22	South Coast Highway	Mckail	Ancillary Dwelling	Delegate Approved	03/11/22	Josh Dallimore
P2220411	29/09/22	Stoddart Corner	Mckail	Single House - Additions	Delegate Approved	08/11/22	Abbey Goodall
P2220431	17/10/22	Radiata Drive	Mckail	Single House & Retaining Wall	Processing	08/11/22	Josh Dallimore
P2220364	26/08/22	Flinders Parade	Middleton Beach	Development - Surf Lifesaving Club (Additions)	Delegate Approved	14/11/22	Abbey Goodall
P2220381	08/09/22	Hereford Way	Milpara	Single House (Lot 309)	Delegate Approved	08/11/22	Abbey Goodall
P2220399	21/09/22	Hereford Way	Milpara	Single House & Outbuilding - Proposed Lot 310	Delegate Approved	04/11/22	Abbey Goodall
P2220410	29/09/22	John Street	Milpara	Motor Vehicle Sales & Motor Vehicle Repair - Sig	Delegate Approved	28/11/22	Abbey Goodall



Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2220413	03/10/22	Hereford Way	Milpara	Single House Outbuilding & Water Tanks (x3) (Lo	Delegate Approved	17/11/22	Abbey Goodall
P2220354	17/08/22	Drew Lane	Mira Mar	Single House	Delegate Approved	29/11/22	Abbey Goodall
P2220362	25/08/22	Mcleod Street	Mira Mar	Single House - Additions (Alfesco & Garage)	Delegate Approved	02/11/22	Abbey Goodall
P2220420	07/10/22	Brunswick Road	Port Albany	Fuel Depot - Additions	Delegate Approved	11/11/22	Josh Dallimore
P2220383	08/09/22	Gledhow South Road	Robinson	Single House - Additions & Outbuilding Re-locati	Delegate Approved	03/11/22	Josh Dallimore
P2220407	27/09/22	Harding Road	Robinson	Ancillary Dwelling & Single House (Outbuilding)	Delegate Approved	14/11/22	Josh Dallimore
P2220453	31/10/22	Lower Denmark Road	Robinson	Parking of Commercial Vehicles x 2	Delegate Approved	09/11/22	Josh Dallimore
P2220428	13/10/22	David Street	Spencer Park	Single House & Retaining Walls	Delegate Approved	15/11/22	Josh Dallimore
P2220460	07/11/22	Menegola Drive	Warrenup	Single House - Outbuilding	Delegate Approved	10/11/22	Jessica Anderson
P2220493	29/11/22	Deloraine Drive	Warrenup	Single House - Additions (Patio) & Retaining Wal	Delegate Approved	30/11/22	Jessica Anderson
P2220406	27/09/22	South Coast Highway	Wellstead	Agriculture - Extensive (Outbuilding)	Delegate Approved	07/11/22	Abbey Goodall
P2220393	15/09/22	Greenwood Drive	Willyung	Single House	Delegate Approved	02/11/22	Abbey Goodall
P2220401	27/09/22	Greenwood Drive	Willyung	Single House - Outbuilding	Delegate Approved	01/11/22	Abbey Goodall
P2220422	10/10/22	Willyung Road	Willyung	Approval for Existing Development (Outbuilding	Delegate Approved	07/11/22	Josh Dallimore
P2210622	27/10/21	Belmore Road	Youngs Siding	Approval of Existing Development - Single House	Delegate Approved	07/11/22	Jessica Anderson

**City of Albany**  
**Building Report**

To : His Worship the Mayor and Councillors  
From : Suzanne Beale - Development Services  
Subject : Building Activity – November 2022  
Date : 1 December 2022

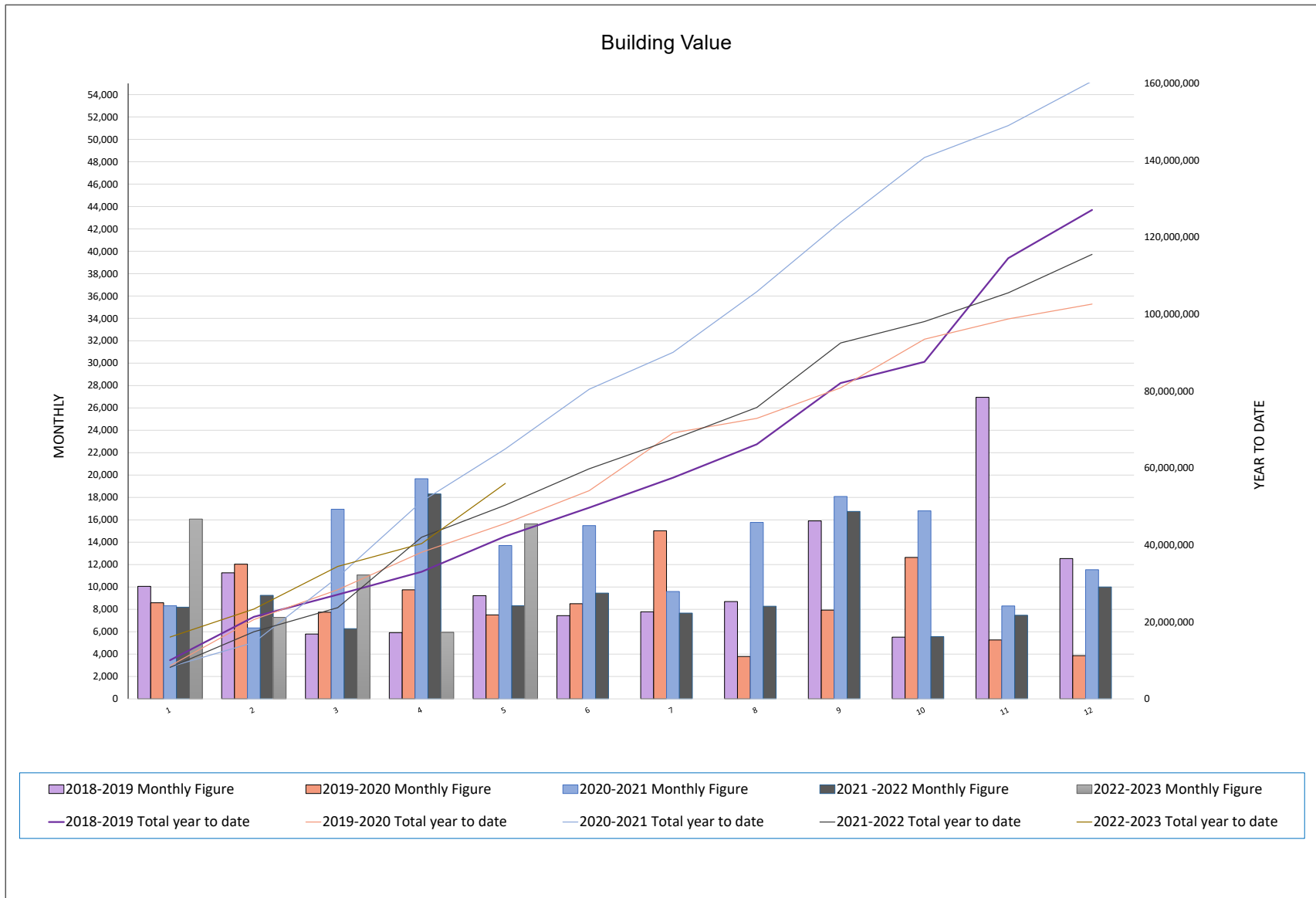
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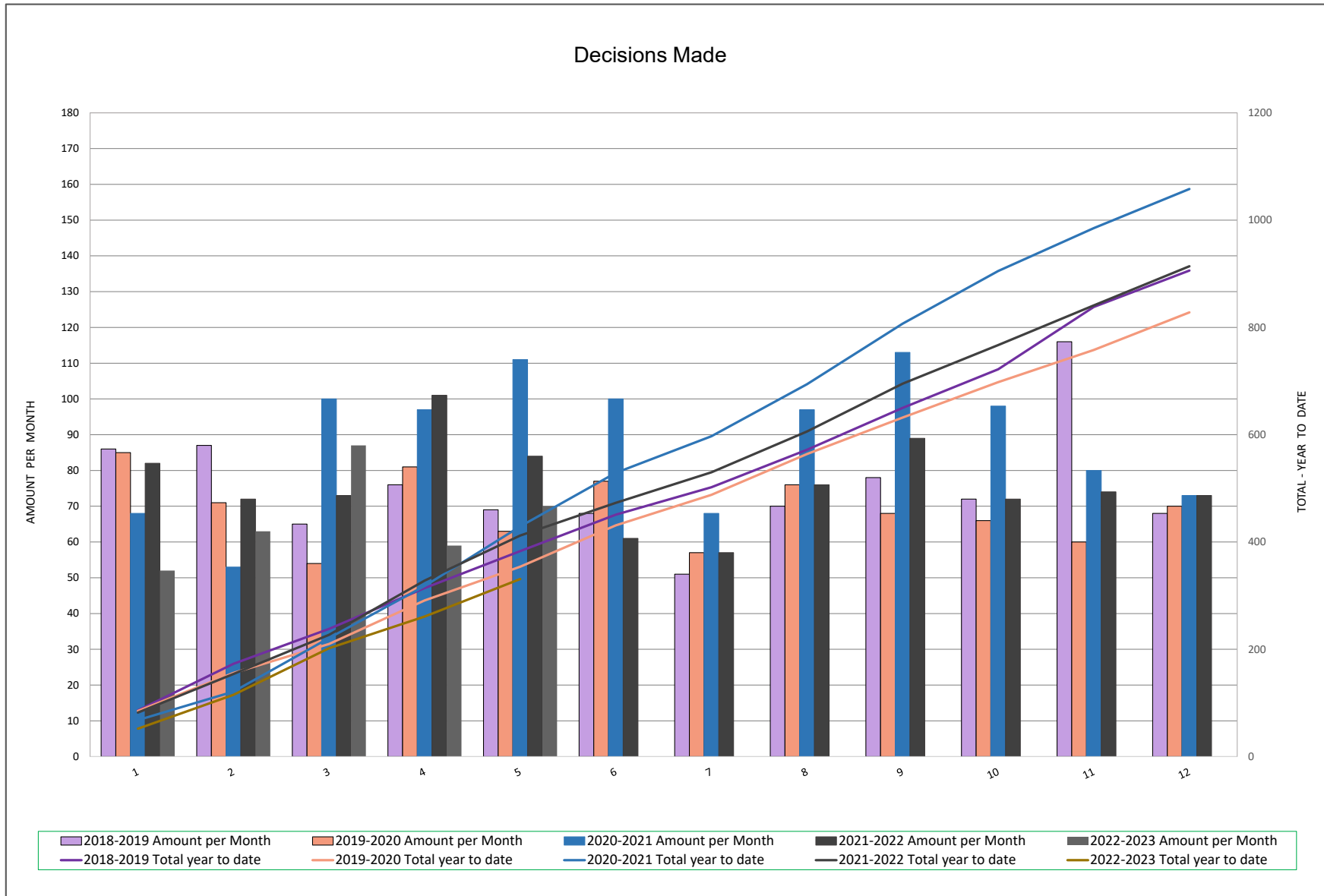
1. In November 2022, seventy (70) building permits were issued for building activity worth \$15,638,138.00. This included four (4) Demolition permits and one (1) sign permit
2. It's brought to Council's attention that these figures included the following building permits:  
  
# 166843 - Sports Medicine Centre: Estimated Value \$2,307,910.00  
# 166811 - Two Storey Dwelling, Pool, Fencing & Retaining:  
Estimated Value \$1,650,000.00.
3. The three (3) attached graphs compare the current activity with the past five (5) fiscal years. The first one compares the amount of decisions made, the second one compares the value of activity, and the third one compares the number of dwellings and units.
4. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
5. Attached are the details of the permits issued for November, the fifth month of activity in the City of Albany for the financial year 2021/2022.

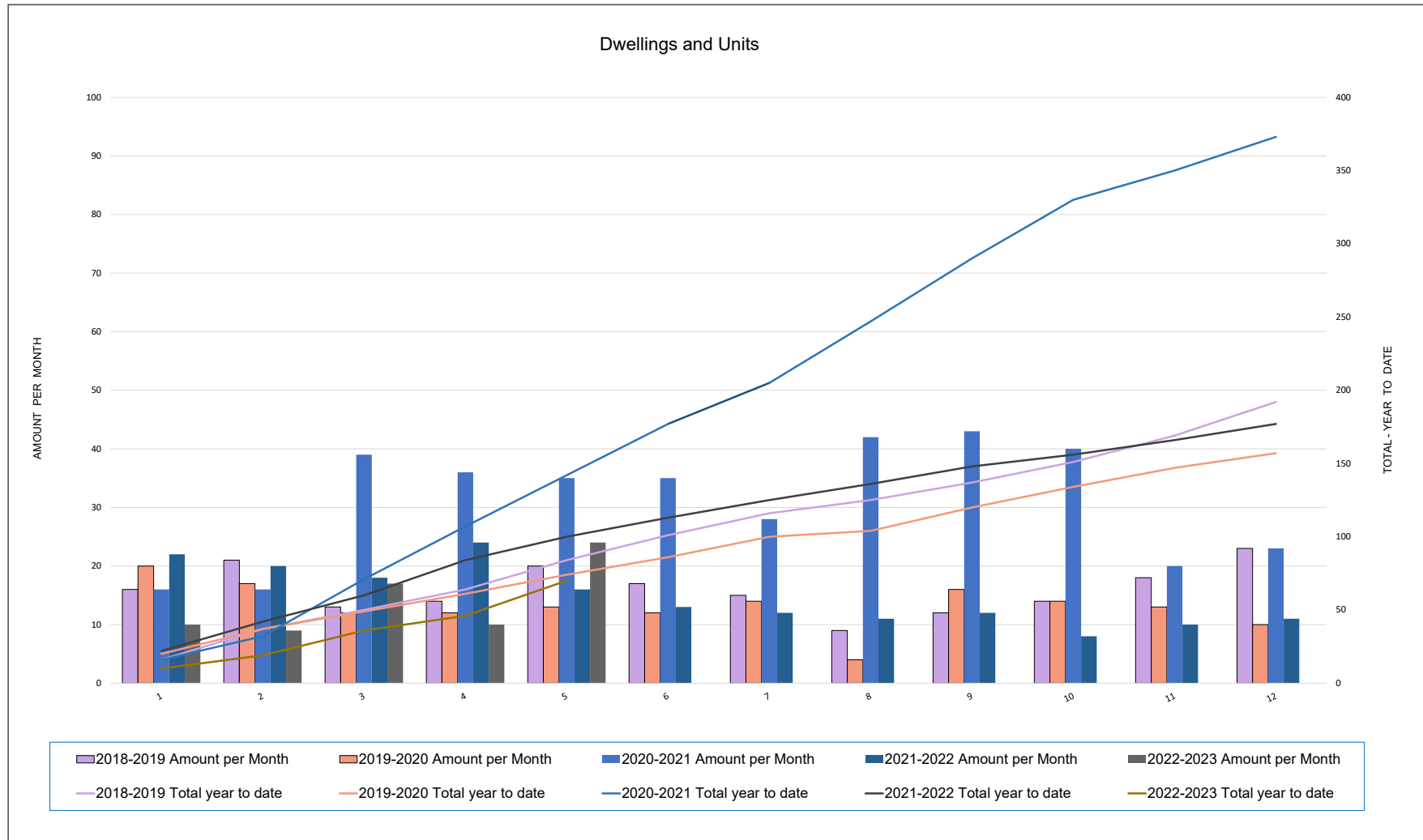


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Suzanne Beale  
**Development Services**







CITY OF ALBANY  
BUILDING CONSTRUCTION STATISTICS FOR 2021 - 2022

2021-2022	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	7	2,399,356	3	820,000	10	10	353,468	11	96,185	0	0	1	11,046,373	3	1,130,000	15	225,103	16,070,485
AUGUST	7	4,649,360	2	1,192,373	9	14	580,412	16	277,170	0	0	0	0	2	121,520	8	460,789	7,281,624
SEPTEMBER	17	7,125,813	1	120,000	18	26	872,698	16	649,655	0	0	0	0	2	400,000	15	1,903,897	11,072,063
OCTOBER	10	4,005,962	0	0	10	18	824,336	16	990,725	0	0	0	0	0	0	7	122,485	5,943,778
NOVEMBER	23	10,978,857	1	120,000	24	18	1,240,629	10	244,462	0	0	2	2,961,910	0	0	7	92,280	15,638,138
DECEMBER																		
JANUARY																		
FEBRUARY																		
MARCH																		
APRIL																		
MAY																		
JUNE																		
TOTAL TO DATE	64	29,159,348	7	2,132,373	71	86	3,871,543	69	2,258,197	0	0	3	14,008,283	7	1,651,520	52	2,804,554	56,006,088

**BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY****Applications Determined for November 2022**

<b>Application Number</b>	<b>Builder</b>	<b>Description of Application</b>	<b>Street #</b>	<b>Property Description</b>	<b>Street Address</b>	<b>Suburb</b>
166757	CREATIONS HOMES PTY LTD	ADDITIONS & RETAINING WALL - CERTIFIED	72	14	SPENCER STREET	ALBANY
166797	LEND LEASE BUILDING CONTRACTORS PTY LTD	OCCUPANCY PERMIT - REFURBISHMENT FITOUT FOR NEW NAB	270-284	2 13 3 4 5	YORK STREET	ALBANY
166745	RED DOG CARPENTRY (WA) PTY LTD	DWELLING OUTBUILDING RETAINING WALLS LANDSCAPING & FENCING - UNCERTIFIED	23	43	SERPENTINE EAST ROAD	ALBANY
166817	LUNA ROSSA NO 2 PTY LTD	BUILDING APPROVAL CERTIFICATE - CHANGE OF CLASSIFICATION FROM CLASS 5/6 TO CLASS 2/6 (UPPER LEVEL)	220	31	YORK STREET	ALBANY
166818	LUNA ROSSA NO 2 PTY LTD	TEMPORARY OCCUPANCY PERMIT - CHANGE OF CLASSIFICATION FROM CLASS 5/6 TO CLASS 2/6 (UPPER LEVEL)	220	31	YORK STREET	ALBANY
166769	STAYCORP PTY LTD	NEW MANUFACTURED DWELLING - SITE 108 (UNCERTIFIED)	20	501	ALISON PARADE	BAYONET HEAD
166767	IMPROVED HOMES	NEW MANUFACTURED DWELLING - SITE 062 - UNCERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
166813	HOME GROUP WA GREAT SOUTHERN PTY LTD	NEW DWELLING (NEW LOT 64 NADEBAUM) - UNCERTIFIED		9104	KARROO VISTA	BAYONET HEAD
166821	SERENITAS COMMUNITIES HOLDINGS PTY LTD T/AS THE OUTLOOK AT ALBANY	CARPORT & PATIO (SITE 165) - UNCERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
166822	SERENITAS COMMUNITIES HOLDINGS PTY LTD T/AS THE OUTLOOK AT ALBANY	CARPORT (Site 062) - UNCERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
166823	SERENITAS COMMUNITIES HOLDINGS PTY LTD T/AS THE OUTLOOK AT ALBANY	CARPORT & PATIO (SITE 108) - UNCERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
166853	IMPROVED HOMES	NEW MANUFACTURED DWELLING - SITE 173 - UNCERTIFIED	20	501	ALISON PARADE	BAYONET HEAD
166753	CLAUDIO & ROMEO GLIOSCA	NEW MANUFACTURED DWELLING - SITE 28 - CERTIFIED	33	734	BARKER ROAD	CENTENNIAL PARK

REPORT ITEM DIS 330 REFERS

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
166790	UNITA (AUS) PTY LTD	SHOP FITOUT - CERTIFIED	42-88	105 104	ALBANY HIGHWAY	CENTENNIAL PARK
166751	RYDE BUILDING COMPANY PTY LTD	NEW DWELLING - UNCERTIFIED	7	4	HOPE STREET	COLLINGWOOD PARK
166806	AR & DA DOCKING BUILDERS	NEW DWELLING - CERTIFIED	45	1045	BEDWELL STREET	EMU POINT
166796	K L B POWELL	SHED - UNCERTIFIED	13	634	CAHILL COURT	GLEDHOW
166838	M & G GUNN PTY LTD	2 X STORAGE UNIT BUILDINGS - CERTIFIED	159	18	CUMING ROAD	GLEDHOW
166800	J & TW DEKKER PTY LTD	NEW DWELLING - UNCERTIFIED	39	117	GLENELG DRIVE	KALGAN
166844	MCB CONSTRUCTION PTY LTD	SHED - UNCERTIFIED	92	101 100	EAST BANK ROAD	KALGAN
166808	WREN (WA) PTY LTD	PATIO - UNCERTIFIED	82	65	CURRINUP ROAD	KRONKUP
166781	ANACONDA GROUP PTY LTD	SIGNAGE ANACONDA	160	1007	CHESTER PASS ROAD	LANGE
166783	PRIMEWEST FUNDS LTD	TEMPORARY OCCUPANCY PERMIT - ANACONDA & AUTOBARN	160	1007	CHESTER PASS ROAD	LANGE
166754	RYDE BUILDING COMPANY	NEW DWELLING - UNCERTIFIED	29D	2	STIRLING VIEW DRIVE	LANGE
166825	INTERIOR FITOUTS PTY LTD	OCCUPANCY PERMIT - SHOP FIT OUT - AUTOBARN	160	1007	CHESTER PASS ROAD	LANGE
166828	RYDE BUILDING COMPANY	NEW DWELLING - UNCERTIFIED	23C	2	STIRLING VIEW DRIVE	LANGE
166784	KOSTER'S OUTDOOR PTY LTD	SHED - UNCERTIFIED	1	113	HENRY STREET	LITTLE GROVE
166810	J & TW DEKKER PTY LTD	DEMOLITION PERMIT - SUN ROOM ROOF & FRONT WALL	164	22	BAY VIEW DRIVE	LITTLE GROVE
166826	J & J C ASKEW	SHED - UNCERTIFIED	38	106	GROVE STREET WEST	LITTLE GROVE
166759	CREATIONS HOMES PTY LTD	SINGLE STOREY DWELLING - CERTIFIED	53	7	SOUTH COAST HIGHWAY	LOCKYER
166774	TRABS CONSTRUCTIONS T/AS RANBUILD GREAT SOUTHERN	PATIO - UNCERTIFIED	10	131	BARAMEDA ROAD	LOWER KING
166760	SCHLAGER RUSSELL ARTHUR	NEW DWELLING - CERTIFIED	63	401	THE ESPLANADE	LOWER KING
166792	PETER MACDONALD	GARAGE - UNCERTIFIED	485B	206	LOWER KING ROAD	LOWER KING
166772	ROSANNE MARY ROGERS	SHED & 2X WATER TANKS - UNCERTIFIED	314	401	BON ACCORD ROAD	LOWER KING
166837	G R FREEBOROUGH	TEMPORARY OCCUPANCY PERMIT - CONVERSION OF PART OF EXISTING CLASS 10A OUTBUILDING TO COMMERCIAL KITCHEN AND ATTACHED ACCESSIBLE SANITARY FACILITES	30	48	RIVERVALE CHASE	LOWER KING
166830	TURPS STEEL FABRICATIONS	SHED EXTENSION - UNCERTIFIED	49	67	VISCOUNT HEIGHTS	LOWER KING



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166768	PHILIP KINDER T/A CCS ASBESTOS REMOVAL & DEMOLITION PTY LTD	DEMOLITION PERMIT - SINGLE STOREY DWELLING	128	5959	PFEIFFER ROAD	MANYPEAKS
166804	AUSPAN BUILDING SYSTEMS PTY LTD	MACHINERY SHED - CERTIFIED	546	2	PFEIFFER ROAD	MANYPEAKS
166756	WA COUNTRY BUILDERS	SINGLE DWELLING - CERTIFIED		515	AJANA DRIVE	MARBELUP
166732	KOSTER'S OUTDOOR PTY LTD	OCCUPANCY PERMIT - HONEY PROCESSING SHED	128	7293	COCHRANE ROAD	MARBELUP
166482	M H PRICE	RETAINING WALL - UNCERTIFIED	198	173	LOWANNA DRIVE	MARBELUP
166770	KOSTER'S OUTDOOR PTY LTD	SHED - UNCERTIFIED	21	251	SILVER STREET	MCKAIL
166709	J & TW DEKKER PTY LTD	NEW DWELLING & TWIN SIDE RETAINING WALL - UNCERTIFIED	91	217	RADIATA DRIVE	MCKAIL
166839	DMO BUILDING CO	SHED - UNCERTIFIED	14	119	PARMELIA WAY	MCKAIL
166845	CRAMEN PTY LTD	NEW DWELLING - CERTIFIED	14	47	MORGAN PLACE	MCKAIL
166789	TURPS STEEL FABRICATIONS	ALTERATIONS/ADDITIONS - CERTIFIED	15-25	2	GARDEN STREET	MIDDLETON BEACH
166799	DAVID ANDREW & ANN MARIE HOLLAND	AMMENDMENT TO BP166144 - DWELLING ADDITIONS - CERTIFIED	1	11	WYLIE CRESCENT	MIDDLETON BEACH
166787	K F SMART	OCCUPANCY PERMIT - TRANSPORT DEPOT BUILDING EXTENSION	SITE 3, 189	3	CHESTER PASS ROAD	MILPARA
166778	KOSTERS STEEL CONSTRUCTIONS PTY LTD	WORKSHOP/WAREHOUSE - CERTIFIED	47	223	NEWBEY STREET	MILPARA
166831	SLOBE RONALD	NEW DWELLING SHED & 3 X WATER TANKS (LOT 321) - UNCERTIFIED		9500	HEREFORD WAY	MILPARA
166832	KDS BUILDING SERVICES	NEW DWELLING - CERTIFIED	4	151	SLEEMAN AVENUE	MIRA MAR
166843	REALFORCE PTY LTD	SPORTS MEDICINE CENTRE - CERTIFIED	47	2	COCKBURN ROAD	MIRA MAR
166776	DEMCO SERVICES PTY LTD	DEMOLITION PERMIT - DWELLING	13	12	ALICIA STREET	MOUNT MELVILLE
166811	KDS BUILDING SERVICES	TWO STOREY DWELLING POOL POOL FENCE & RETAINING WALL - CERTIFIED	221-223	502	GREY STREET WEST	MOUNT MELVILLE
166773	KOSTER'S OUTDOOR PTY LTD	SHED - UNCERTIFIED	443	10	CHURCHLANE ROAD	NAPIER
166809	L E & J N REA	SHED - UNCERTIFIED	496	4	TAKENUP ROAD	NAPIER
166816	POETT BUILDING CO PTY LTD	NEW DWELLING WITH RAINWATER TANK - UNCERTIFIED	505	125	LOWER DENMARK ROAD	ROBINSON
166803	PHILIP KINDER T/A CCS ASBESTOS REMOVAL & DEMOLITION PTY LTD	DEMOLITION PERMIT - REMOVAL OF ASBESTOS FENCE	5	51	MALEY PLACE	SPENCER PARK
166795	RAINOR MARSHALL	RETAINING WALL - UNCERTIFIED	40	45	PREMIER CIRCLE	SPENCER PARK
166801	MR ROOFING WA PTY LTD	RE ROOFING - UNCERTIFIED	107	165	COLLINGWOOD ROAD	SPENCER PARK
166829	E AND L ROOFING AND CONSTRUCTION	SHED - UNCERTIFIED	37	37	DAVID STREET	SPENCER PARK

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166802	RICHARD PAUL HODGSON	DWELLING 2X SHEDS & 2X WATER TANKS - UNCERTIFIED	26	7	BOOLGANA COURT	TORNDIRRUP
166780	WA COUNTRY BUILDERS	NEW DWELLING & SHED - CERTIFIED	40	523	MENEGOLA DRIVE	WARRENUP
166775	MICHAEL JOSEPH KEENAN	ANCILLARY DWELLING - UNCERTIFIED	148	309	DELORAINIE DRIVE	WARRENUP
166827	KOSTER'S OUTDOOR PTY LTD	SHED - UNCERTIFIED	33	517	MENEGOLA DRIVE	WARRENUP
166836	AUSPAN BUILDING SYSTEMS PTY LTD	MACHINERY SHED - CERTIFIED	37261	6850	SOUTH COAST HIGHWAY	WELLSTEAD
166793	KOSTERS STEEL CONSTRUCTIONS PTY LTD	OCCUPANCY PERMIT - STORAGE/WAREHOUSE BUILDING (LOT 112)	20	250 9503	NEGRI ROAD	WILLYUNG
166785	KOSTER'S OUTDOOR PTY LTD	SHED - UNCERTIFIED		721	GREENWOOD DRIVE	WILLYUNG
166788	TANKMAN MOUNT BARKER	WATER TANK - UNCERTIFIED		201	GREENWOOD DRIVE	WILLYUNG
166794	PLUNKETT HOMES (1903) PTY LTD	NEW DWELLING - CERTIFIED		721	GREENWOOD DRIVE	WILLYUNG