



AGENDA

**For the Ordinary Meeting of Council
To be held on
Tuesday 16 April 2013
6.00pm
City of Albany Council Chambers**

CITY OF ALBANY STRATEGIC PLAN (2011-2021)

The City of Albany Strategic Plan was adopted by Council on 16 August 2011 and is available at www.albany.wa.gov.au

The Plan states our vision and values as:

VISION

Western Australia's most sought after and unique regional city to live, work and visit.

VALUES

The values of the City of Albany apply to elected members and staff who commit to:

- Results
- Ethical behaviour
- Accountability
- Leadership

ORDINARY COUNCIL MEETING
 AGENDA – 16/04/2013
 ** REFER DISCLAIMER **

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Nil.

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I. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

II. OPENING PRAYER

“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”

ITEM 2.0: MOTION

THAT Standing Order 3.1 be SUSPENDED to allow recording of proceedings.

III. ANNOUNCEMENTS BY MAYOR AND COUNCILLORS WITHOUT DISCUSSION

ITEM 3.0: MOTION

The Mayor’s Report be RECEIVED.

IV. RESPONSE TO PREVIOUS UNANSWERED QUESTIONS FROM PUBLIC

V. PUBLIC QUESTION AND STATEMENT TIME

Each person asking questions or making comments at the Open Forum will be **LIMITED** to a time period of **4 MINUTES** to allow all those wishing to comment an opportunity to do so.

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VI. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Mayor D Wellington

Councillors:

Breaksea Ward R Hammond

Breaksea Ward V Calleja

Frederickstown Ward C Dowling

Frederickstown Ward G Stocks

Kalgan Ward C Holden

Kalgan Ward Y Attwell

West Ward D Dufty

Yakamia Ward R Sutton

Yakamia Ward A Hortin JP

Vancouver Ward S Bowles

Vancouver Ward D Bostock

Staff:

Chief Executive Officer G Foster

Executive Director Planning

& Development Services D Putland

Executive Director Works & Services M Thomson

Executive Director Corporate Services G Adams

Executive Director Community Services C Woods

Minutes J Williamson

Apologies:

West Ward G Gregson (Leave of Absence)

VII. APPLICATIONS FOR LEAVE OF ABSENCE

VIII. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ITEM 8.0: MOTION

THAT the minutes of the Ordinary Council Meeting held on 19 March 2013, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

ORDINARY COUNCIL MEETING
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** REFER DISCLAIMER **

IX. DECLARATIONS OF INTEREST

Name	Item Number	Nature of Interest

X. IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND CLOSED DOORS

XI. PETITIONS, DEPUTATIONS AND PRESENTATIONS

Petition lodged by residents concerned over proposals to erect a Gazebo on The Esplanade, Lower King foreshore, was received by the City of Albany on 12 March 2013. Please refer to Attachment 11.1. This petition is non conforming under City of Albany Standing Orders Local Law 2009.

ITEM 11.1: RECOMMENDATION

VOTING REQUIREMENT: SIMPLE MAJORITY

THAT the Non Conforming Petition lodged by residents regarding proposals to erect a Gazebo on The Esplanade, Lower King, be NOTED.

XII. ADOPTION OF RECOMMENDATIONS EN BLOC

RISK MANAGEMENT FRAMEWORK

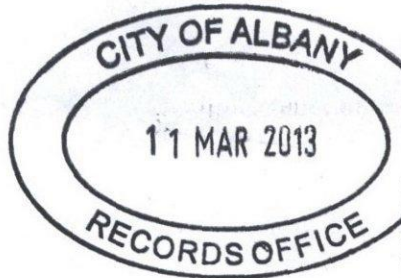
The City of Albany Organisational Risk Management Framework, which will be used as a Reference Document for the “Risk Identification and Mitigation” Section for all Papers in the Agenda, has been previously distributed to all Elected Members.

To Mr Graham Foster
To Mr Dennis Wellington

Acting Chief Executive Officer City of Albany
Mayor City of Albany

To Councillors
Mrs Yvonne Attwell
Mr Ray Hammond
Mr Don Duffy
Mr Robert Sutton
Mr David Bostock
Mr Chris Holden
Mrs Sarah Bowls
Mr Vince Calleja
Mr Gerry Gregson
Mr Alan Hortin
Mr Greg Stocks
Mrs Carolyn Dowling

Deputy Mayor



Doc No
File
Date
Officer
Attach
DX
Sl.
DX+Vol
City of Albany Records
ICR1393537
CU.PRA.98
12 MAR 2013
ACEO3;MAYOR2;CLO1
D3
14
D3*14

We the residents in the immediate vicinity of the boat ramp parking area on The Esplanade Lower King and in the adjacent streets have some concern at the proposal to be submitted by The Bayonet Head Progress Association to move the location of a proposed Gazebo shelter from the existing recreational reserve on Cumberland Street Lower King to the foreshore.

We are not opposed to any development which is for the benefit of all members of the community provided that there has been adequate consultation with all members of the community who may be adversely affected and that any adverse affect on the environment and habitat of the wild bird life in the area has been considered.

Our concerns are not without foundation. During 2012 residents in the immediate vicinity of the proposed location were subject to a number of incidents of anti social behaviour

1 "Hoons" doing "wheelies" on the launching ramp car park and grass verges within 50 metres of homes. These incidents extended to the early hours of the morning. We have just obtained some temporary relief from this problem.

2. Home invasions on homes on The Esplanade and a home in an adjacent street,from vehicles parked in the launching ramp car park.

3. During an incident in late 2012 a group of teenagers conducted a drunken gathering on the area of the proposed shelter. The profane language was of the worst kind and caused distress to residents in the immediate vicinity.

A further consideration is that the area is the habitat for a large population of native birds,these include Pelicans,Pied Oyster Catchers,Black Pacific Ducks,Maned Ducks.Bronzewing Pidgeons,Crested Pidgeons and occasional flocks of Sacred Ibis. We are concerned for the adverse affect any unnecessary development would have on the native bird life and their habitat.

2.

We believe a far more positive initiative and the saving of any unnecessary expenditure of ratepayers funds would be the promotion of the existing recreational area adjacent to the Lower King bridge.

This facility already has a gazebo shelter, public toilets, BBQs, picnic tables and benches, plus seats and is on the foreshore away from any domestic homes.

We seek your support to ensure that there will be no unnecessary development or expenditure of ratepayers funds in the boat ramp area on The Esplanade Lower King That inflicts any further anti social behaviour on the residents and ratepayers who would be affected. Or any development that poses a threat to the environment or habitat of the local bird life

Signed	Address
	19B THE ESPLANADE
	19A THE ESPLANADE
Barbara Hand	122 Elizabeth St Lower King
CHRIS HAWDS	122 ELIZABETH ST LOW KINGS
Richard Wrighton	15 The Esplanade
	120 ELIZABETH ST, Lower King
Foundas	23 The Esplanade, Lower King
V. Dickmann	124 ELIZABETH ST & 15 THE ESPLANADE P.O. Box 5303 Albany 6332
	62 FRANK ST, Lower King, WA
Clint Saunders	23 THE ESPLANADE Lower King WA 6330
	24 WINDERMERE RD Lower King
De Meakin	58 ALISON PDE LOWER KING ALBANY WA 6330
	55 ELIZABETH ST
	30 Kula Rd.
	19A The Esplanade

SIGNATURE	3	ADDRESS	
<i>[Signature]</i>		14 Flynn Way	
<i>[Signature]</i>		14 Flynn Way Bayat Nead	
<i>[Signature]</i>		47 The Esplanade Lower King	
Wally Smith		19B THE ESPANADE, LOWER KING	TOURIST
W.D. McHale	"	"	TOURIST
P. M. Sand	"	"	TOURIST
<i>[Signature]</i>	"	"	TOURIST
Heather Dixon	21	The Esplanade	} as per attached email.
Brian Dixon	21	The Esplanade	
Signed <i>[Signature]</i>	Address	15 ASHLEY BLVD ALBANY	

B.S.Dixon
21 The Esplanade
Lower King 6330

Mr. G. Foster Action CEO Albany Shire
Albany Shire Councillor's
Albany Shire
Albany
March 11th, 2013

Dear Mr Foster and Councillor's,

I am writing to you to voice my concern re the proposal for a "Gazebo" shelter to be erected on the immediate foreshore at Lower King, and suggest that there is a far more appropriate position in providing a safer environment, and one that would support providing a recreational space for the local residence and visitors to this area and possibly a location that the Shire as has already invested in.

Mr Frank Ruggera who is on the Lower King Progress Association committee personally contacted one of our direct neighbours informing them of the proposal a couple of weeks ago. My wife and myself were aware of previous discussions suggesting this but had been informed that this was not going ahead. We were surprised to hear that there had been further discussions held by the Association to progress the building of the "Gazebo". We have since contacted Mr Ruggera in relation to the proposed erection of a "Gazebo Shelter" were we inform him of the concerns we had relating to this proposal.

We have since also been contacted by other residents that live close to the foreshore that the Lower King Progress Association are going ahead to apply to the Shire for the "Gazebo" to be placed on the grassed area in front of the 3 houses, near the gum tree. We understand that the Association has distributed letters to householders informing them of this proposal. However, I must inform you that as a householder that is directly impacted by this proposal we have not been included in this dissemination of information. This I feel is somewhat of a concern as does highlight that in fairness, and also for what I believe would have been an ethical approach, for the Association to share this information to All, and not only to those that have been selected to gain approval for it to go ahead from those that live in the area to then achieve the Associations proposed outcome.

Both my wife and I are totally opposed the "Gazebo", as in having now owned our house for over 2 years have witnessed the negative behaviour that occurs after dark opposite us; and been exposed to profound abusive language. We are sure the Shire Councillors and Staff would not wish their loved ones to have to listen too such language as it is very distressing. Knowing that generally there is several in the groups that gather and behave this way, approaching them directly only escalates the situation to threats of physical violence. Unfortunately they are aware that it will take the Police sometime to arrive due to the location, so do not move on quickly, even when the Police have been called. If there was a "Gezebo" we are fearful that this would encourage such groups to congregate more as there will be sheltered area for them, as currently with inclement weather they still congregate but generally there are a few that remain in their cars.

The next day there is evidence of the group gathering with their litter left behind both on the grassed area as well as on the waters edge, despite the fact that there is a bin placed there by the Shire, people choose not to use it. This rubbish includes bottles and cans of various alcoholic beverages and take-away packaging and as we see this rubbish, as do the other residence that live close by, assist in cleaning up the area with the aim to help prevent injuries to those who currently walk their dogs along the foreshore. We have been willing to do this as realize that the Shire Staff or those contracted to carry out this duty, do not have capacity to do daily tidy ups, especially over the weekends; and believe that as a Shire it would be of some distress to hear of injuries to innocent residents or visitors related to litter such as broken glass or cans etc.

“Hoons” have also been of great concern and though this has not been as prevalent recently it is very disturbing as it occurs after midnight, and unfortunately there already has been on incident where the driver lost control but thankfully no-one in the car that we are aware of was injured, however it certainly required the Police to attend the scene and action I believe was taken against the driver.

The Esplanade is quite a straight stretch of road and this allows for drivers to reach speeds that excel well over the 50kms limit. The fear that by erecting a “Gazebo” in this area is that this would encourage an increase in recreational usage and as there is very little distance from the foreshore to the road area; there would be an increased risk of traffic accidents that could occur related to increase recreational and pedestrian usage, as we have already witnessed a near accident with a child that ran out onto the road, and this was very distressing to watch.

We as residence take pride in living in such an idyllic location and truly value the opportunity to witness the wildlife that the use this area as their natural habitat, with the different bird species and reptiles that live on the foreshore, and with further development to make it a recreational area it is of concern if this would impact on their environment.

The overall safety of having a “Gazebo” on this very small strip of grass is that it is not a family safe area nor has disability access. The edge of the grass drops off quickly to the water with rocks placed along there to protect from erosion, and there is a large area that has been dredged out and as a result it becomes deep quite quickly with no warning, and certainly poses a great danger to anyone who is not able to swim or very young children. This is particularly true also for people who are not familiar with the area and may not be aware of the hidden dangers.

It was on Australia Day this year that we saw a group of young people who had come down to the area and had put up their own marquee, started celebrating and drinking alcohol when a nasty accident occurred with one of the young men falling very heavily on the rocks on the waters edge and sustained injuries, again feel this highlights that this narrow stretch of grass is not ideal for such recreational activities.

This location also is very exposed to the weather conditions and if the “Gazebo” was to be used for shelter it would not protect from the prevailing winds that can blow up to 25 knots.

As we believe we have not been provided with all the information, we are not sure if the "Gazebo" was to be built who would be responsible for the upkeep as it would require regular maintenance given the location. There is currently a nice seat that has been placed under the tree, possibly by the Shire, and this provides somewhere to currently sit, but I must say we have not noticed that this is used very much, even on beautiful sunny days!

On concluding we feel that we have been able to identify some of the actual concerns relating to this proposal with this narrow piece of grass certainly not being suitable to be promoted as recreational area; which would be the case if a "Gazebo" was to be built there. A suggestion as our recommendation which we feel would be far more appropriate and suitable site for a "Gazebo" would be to locate it in the lovely playground area, that possibly the Shire have already invested in developing on the reserve off Cumberland Road. Play equipment is already there for the children, but there is no shelter for those wishing to supervise children to sit in. If a "Gazebo" was to be built in this play ground people could still enjoy the water view which this area allows, as there currently is no housing development to block out this view, and the native vegetation growing around the reserve also provides some protection from the wind.

We trust and sincerely thank you for considering our request not to approve the building of the "Gazebo" on The Esplanade in light of our concerns, and that if there are to be future negotiations in regard to this issue that we are given the opportunity to be involved as we will be directly impacted by the outcome.

Kind regards
Bryan SDixon
HeatherJ Dixon

Bryan and Heather Dixon.

1.1: AUDIT AND FINANCE COMMITTEE

Proponent : City of Albany
Attachment : Confirmed Minutes of the Audit and Finance Committee Meeting held on 11 March 2013.
Responsible Officer : Acting Chief Executive Officer (G Foster)

**ITEM 1.1: COMMITTEE RECOMMENDATION 1
VOTING REQUIREMENT : SIMPLE MAJORITY**

THE CONFIRMED minutes of the Audit and Finance Committee meeting held on 11 March 2013, as previously distributed, be RECEIVED.

RECOMMENDATIONS FROM THE APRIL AUDIT AND FINANCE COMMITTEE WILL BE MADE AVAILABLE PRIOR TO THE ORDINARY COUNCIL MEETING.

16/04/2013

REFER DISCLAIMER

1.1.1: GOVERNANCE COMMITTEE

Proponent : City of Albany
Attachment : Confirmed Minutes of Governance Committee Meeting held on 11 March 2013
Responsible Officer(s) : Acting Chief Executive Officer (G Foster)

**ITEM 1.1.1: COMMITTEE RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT the CONFIRMED minutes of the Governance Committee Meeting held on 11 March 2013, be RECEIVED.

RECOMMENDATIONS FROM THE APRIL GOVERNANCE COMMITTEE MEETING WILL BE MADE AVAILABLE PRIOR TO THE ORDINARY COUNCIL MEETING.

1.1.2: MARKETING ALBANY COMMITTEE

File Number (Name of Ward)	: CS.MEE.7
Proponent	: City of Albany
Appendices	: Minutes of the Marketing Albany Committee 6 November 2012
Responsible Officer	: Acting Executive Director Community Services (C Woods)

IN BRIEF

- Receive the minutes of the Marketing Albany Committee.

**ITEM 1.1.2: COMMITTEE RECOMMENDATION 2
VOTING REQUIREMENT: SIMPLE MAJORITY**

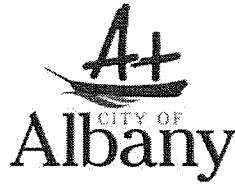
The **CONFIRMED** minutes of the Marketing Albany Committee meeting held on Tuesday 6 November 2012, be **RECEIVED**.

**ITEM 1.1.2: COMMITTEE RECOMMENDATION 2
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT the Terms of Reference for the Marketing Albany Committee be revised to increase the number of partners involved in the Marketing Albany Committee to improve the approach to economic development.

Officer's Comment (Executive Director Community Services)

Please note that all committees will be subject to review to align with the Integrated Strategic Planning Framework. It is recommended that this recommendation is noted at this time.



MARKETING ALBANY COMMITTEE

MINUTES

For the meeting held from 3.30pm to 5.30pm on Tuesday 06 November 2012,
in the Margaret Coates Boardroom, City Office, North Road, Albany

(File Ref: CS.MEE.7/AM1329250)

1.0 ATTENDANCE

Councillors:	
Mayor Dennis Wellington	Mayor
Councillor Alan Hortin	Council Member
Councillor Greg Stocks	Council Member
Councillor Vince Calleja	Council Member
Committee Members:	
Gaynor Clarke	Community Member Business Representative
Cameron Syme	Community Member Tourism Representative
Graham Harvey	ACCI Representative
Russell Pritchard	GSDC Representative (Bruce Manning proxy)
Simon Lyas	RDA Representative
Rod Harris	Community Member
Staff:	
Linda Hill	Chief Executive Officer
Matthew Bird	Manager, Tourism Development & Services
Emily Hubble	Administrative Assistant, Community Services
Apologies/Leave of Absence:	
Cameron Woods	Executive Director Community Services
Councillor Chris Holden	Council Member
Jodie Sounness	Community Member Tourism Representative

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM 2.0: COMMITTEE RESOLUTION

**MOVED: COUNCILLOR ALAN HORTIN
SECONDED: SIMON LYAS**

THE UNCONFIRMED MINUTES OF THE MARKETING ALBANY COMMITTEE MEETING HELD ON THE 4 SEPTEMBER 2012 AS PREVIOUSLY DISTRIBUTED BE CONFIRMED AS A TRUE AND ACCURATE RECORD OF PROCEEDING.

CARRIED 10-0

3.0 DISCLOSURE OF INTEREST
NIL

4.0 ITEMS FOR DISCUSSION

4.1 REVIEW OF MAC ROLE IN ECONOMIC DEVELOPMENT

Chair opened the floor for discussion regarding the role of the MAC committee in Economic Development. Graham Harvey questioned the position that council held in regards to Economic Development in regard to the City not replacing the previous Economic Development Manager position.

Linda Hill discussed with the committee the relevance of building economic development profiles with the community not just from the City but for Albany as a whole. A cross functional approach that involves all industry groups and agencies will bring the 'can do' attitude to the community.

Simon Lyas commented on the fact that the original Terms of Reference have already included the role of 'Economic Development'. Councillor Vince Calleja suggested the committee adopt a staged approach to economic development addressing small sections at a time. Approach it as parts instead of one large whole.

Committee agreed on the importance of being able to 'sell Albany to Albany'. Community, agencies and industry need to have a full understanding of the Economic Development approach.

ITEM 2.0: COMMITTEE RECOMMENDATION

MOVED: ROD HARRIS
SECONDED: GRAHAM HARVEY

THAT Council alter the Terms of Reference to increase the number of partners involved in the Marketing Albany Committee to improve the approach to Economic Development.
CARRIED 10-0

4.2 UPDATE ON EVENTS CALENDAR

Through the Chair, Matt Bird gave an update on the progress of an events calendar, Linsey from the GSDC has been working on a more detailed calendar. Cameron Syme and Matt Bird met regarding the possibility of bringing an events based business to town.

Matt along with multiple committee members met regarding promoting an Albany destination presence at the coming Margaret River Gourmet Escape event. Albany will also be involved in PIAF and the Taste Great Southern event in early 2013.

4.3 UPDATE ON CITY OF ALBANY TOURISM ACTIVITIES

Through the Chair, Matt Bird informed committee that the following tourism activities are underway;

- Albany Holiday Planner: received more than 100 local industry advertisers with planner will be printed and released at start of 2013.
- Amazing Albany Website: undergone upgrades making it more user friendly, will undergo major revamp in early 2013.
- Revamped floor space at AVC: floor space at the visitor centre has had a re-arrangement to make it more friendly approach to the visitors, increased focus on merchandising and electronic displays.

4.4 ARTIFICIAL SURF BREAK CONCEPT

Through the Chair, Councillor Greg Stocks presented to the committee regarding current surf breaks in Albany and raised the question on whether it would be of benefit to investigate the installation of an artificial surf break. Gaynor Clarke suggested better use

of the money should go into upgrading the existing facilities rather than more money to build new if there is already natural surf around.

5 ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

- 5.5 Review Destination Strategy
- 5.6 CEO Presentation Research
- 5.7 Presentation on Event Tourism

6 GENERAL DISCUSSION

6.1 COUNCIL POSITION ON ANZAC INTERPRETIVE CENTRE

Through the Chair, Graham Harvey questioned the City's position on the ANZAC interpretive centre; Dennis conveyed to the committee that the City will not fund the ongoing operational costs of the facility. The City is just one stakeholder in the Alliance which is set to meet Wednesday 7 November 2012.

6.2 SMALL BUSINESS AWARDS FINALIST

Through the Chair, Graham Harvey informed Albany has 5 Finalists in the Small Business of the Year Awards, to be presented in Perth this weekend. Albany also has 5-6 Business up for the coming tourism awards.

6.2 DEVELOPMENT COMMISSION – TOURISM DAY

Through the Chair, Graham Harvey sees an opportunity within Albany to hold an event similar to that of Esperance 'Over the Horizon' and Kalgoorlie 'What's down the Track' Forum. The format would include a variety of presenters to speak from the key industries of tourism and other relevant or potential local industries.

7 DATE OF NEXT MEETING

5 FEBRUARY 2013

8 CLOSURE OF MEETING

Meeting Closed 5.15pm

CONFIRMED: CHAIRPERSON  DATE: 5 / 3 / 13

1.1.3: SENIORS COMMITTEE

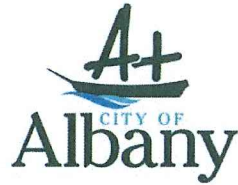
File Number (Name of Ward) : CR.MEE.2
Proponent : City of Albany
Appendices : Minutes of the Seniors Committee 20 November 2012
Responsible Officer : Acting Executive Director Community Services
(C Woods)

IN BRIEF

- Receive the minutes of the Seniors Committee.

ITEM 1.1.3: COMMITTEE RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY

The **CONFIRMED** minutes of the Seniors Committee meeting held on Tuesday 20 November 2012, be **RECEIVED**.



SENIORS COMMITTEE

MINUTES

For the meeting held from 9.30am to 11.30am on Tuesday 20 November 2012,
in the Civic Rooms, City Office, North Road, Albany

(File Ref: CR.MEE.2/AM1266478)

1.0 ATTENDANCE

Councillors:	
Councillor Don Dufty	Council Member and Chair
Councillor Alan Hortin	Council Member
Committee Members:	
Mr Michael Calton	Community Member
Mr Ken Ewers-Verge	Community Member
Ms Esme Justins	Community Member
Mr John Slattery	Community Member
Staff:	
Adam Cousins	Manager, Cultural and Community Development
Rani Param	Community Development Officer
Emily Hubble	Administrative Assistant, Community Services
Apologies/Leave of Absence:	
Ms Middy Dumper	Community Member

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM 2.0: DRAFT COMMITTEE RESOLUTION

THE UNCONFIRMED MINUTES OF THE SENIORS COMMITTEE MEETING HELD ON 18 SEPTEMBER 2012 AS PREVIOUSLY DISTRIBUTED, BE CONFIRMED AS A TRUE AND ACCURATE RECORD OF PROCEEDINGS. TO REFLECT THE FOLLOWING AMENDMENT:

Committee wish you rescind the following recommendation:

ITEM 4.2: RECOMMENDATION

**MOVED: COUNCILLOR DON DUFTY
SECONDED: KEN EWERS-VERGE**

THAT Council ADOPT an amendment to current parking restrictions in York Street so that allocated '30 minute parking bays' are extended to become 'one hour parking bays'
Carried 5-0

1.0 DISCLOSURE OF INTEREST

2.0 ITEMS FOR DISCUSSION

2.1 CHANGE TO MEETING SCHEDULE

Cr Dufty advised that a decision by Council had been made for all committees to meet quarterly, with the exception of Governance and Audit and Finance Committees. The Seniors Committee can still meet monthly if necessary, however these meetings will be informal, with no City staff attendance.

2.2 SENIORS HIGH TEA EVENT

Rani Param is currently working with Hawthorn House to trial what is hoped can become a signature High Tea event during Seniors Week. The event is targeting socially isolated people living in the community, and in residential aged care. First trial event to be run in February 2013.

2.3 EMERGENCY PREPAREDNESS SEMINARS FOR SENIORS AND PEOPLE WITH DISABILITIES

Rani Param informed the committee of emergency preparedness seminars the City is looking at hosting, aimed at seniors and people with disabilities to improve knowledge and confidence in emergency situations. The seminars will be modelled on similar seminars being run by the City of Belmont. The Manager Compliance and Community Safety will coordinate workshops, likely to be run by Bushfire Ready Action Groups.

2.4 PROJECT UPDATE (John Slattery)

- **Active Ageing Research Project**

The Great Southern Development Commission (GSDC) is still progressing this, and John Slattery informed the Committee he intended seeking an update from the Commission in the coming weeks.

- **UWA School of Gerontology**

The Rural Clinical School now have funds available to undertake a 6-12 month feasibility assessment for establishing a School of Gerontology. If unviable, there may be other alternatives that can be reviewed. John Slattery to meet with UWA and GSDC in the coming week.

- **Department of Communities – Age Friendly Community Strategy**

John Slattery advised that the state government's review of its Age Friendly Community Strategy was to be completed in August, however has not yet proceeded. Concern was initially raised by the Ministerial Council for Seniors that not all councils are yet following the World Health Organisation Age Friendly Communities guidelines. Mr Slattery suggested that the documentation from City of Melville provided a good model for the City to start with.

It was suggested the City is lagging behind other local governments in implementing stand-alone policies which specifically address barriers to active, healthy ageing. While the Committee agreed that a future recommendation be put to Council about beginning the process of policy development, Adam Cousins suggested background information be circulated to the committee so as to assist in framing a recommendation to council.. It was agreed John Slattery was the best member to undertake this.

Action: John Slattery to prepare background information to circulate prior to next committee meeting, for consideration as part of the Committee's recommendation to Council.

3.0 ITEMS TO BE DISCUSSED AT FUTURE MEETING

- Consideration of Age Friendly Community Strategy
- Cr Duffy advised that he intended pursuing a North Road crossing with traffic lights.. He further advised that he intended making a speech to that night's Ordinary Council Meeting to this effect.

4.0 GENERAL DISCUSSION

- **WHITE PAGES PHONEBOOK**

Peter Watson's office has been in contact with Telstra regarding the print size in the current phonebook, and has advised that this is being rectified by Telstra in 2013.

- **HAVE-A-GO DAY**

Cr Alan Hortin commented to the Committee that the Have-a-Go Day was a well run day. A smaller than expected turn out on the day, but still successful.

5.0 DATE OF NEXT MEETING:

TBC subject to council December OCM.

6.0 CLOSURE OF MEETING

CONFIRMED CHAIRPERSON:



Date:

21-3-13

1.1.4: AIRPORT EMERGENCY COMMITTEE

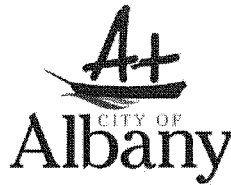
File Number (Name of Ward) : CS.MEE.2
Proponent : City of Albany
Appendices : Minutes of the Airport Emergency Committee 5 December 2012
Responsible Officer : Acting Executive Director Community Services (C Woods)

IN BRIEF

- Receive the minutes of the Airport Emergency Committee.

**ITEM 1.1.4: COMMITTEE RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

The CONFIRMED minutes of the Airport Emergency Committee meeting held on Wednesday 5 December 2012, be RECEIVED.



AIRPORT EMERGENCY COMMITTEE

MINUTES

For the meeting held from 8.30 am to 10.00am on Wednesday 5 December 2012,
In the Civic Rooms, City Office, North Road, Albany

(File Ref: CS.MEE.2/AM1328509)

1.0 ATTENDANCE

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM 2.0: COMMITTEE RESOLUTION

**MOVED: MARK FAIRCLOUGH
SECONDED: STEVE CHILDS**

THE UNCONFIRMED MINUTES OF THE AIRPORT EMERGENCY COMMITTEE MEETING HELD ON 27 SEPTEMBER 2012 AS PREVIOUSLY DISTRIBUTED, BE CONFIRMED AS A TRUE AND ACCURATE RECORD OF PROCEEDINGS.

**3.0 DISCLOSURE OF INTEREST
NIL**

4.0 ITEMS FOR DISCUSSION

4.1 AIRPORT EMERGENCY EXERCISE – BIRD STRIKE

Through the chair, Mark Fairclough presented post exercise analysis report to committee with regards to emergency exercise; overall exercise ran well with the majority in attendance. Response time worked well, ½ hr response time for BFB.

Problems encountered were that of the Incident Management Team - Communications plans. St John Ambulance also identified of not being on the same radio frequency as the other emergency services, could prove to be a problem if need to be contacted by radio in an emergency.

It was noted that Department Child Protection representative has been appointed.

Feedback from City of Albany Airport Reporting Officer including questioning of the closure of the entire runway for the exercise could have caused problems if aircraft required landing. Also identified are problems with the internet 3G card problems on the day, not just in this exercise but also other WAPOL incidents.

4.2 BLACK CAT CREEK FIRE

Through the chair, Stuart Jamieson informed the committee an investigation was still in progress, currently a coroner's investigation. City of Albany, Department of Environment and Conservation and Department Fire and Emergency Services currently in process of WorkSafe Investigation and producing external reports.

Since the incident, City of Albany has a process introduction in place, Council has requested a quote to source and purchase over-burn blankets for all fire-fighting utilities. Currently in the reinstatement process of the trucks that have been destroyed.

AGENDA ITEM 1.1.4 REFERS

A post-incident assessment has identified the ability to have a SJA crew & ambulance on site in the case that they are needed immediately. David Schober from SJA commented that with only 5 ambulances in Albany it is recommended to have a crew on standby. SJA was able to source extra crews from Denmark and Plantagenet Shires if required to cover the Albany City area in the case of another similar event. As the only means of aircraft rescue being the Royal Flying Doctor Service in the Great Southern, Committee questioned the use of the RAC Rescue helicopter if it was needed. This would need to be looked into more and find

5.0 ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

6.0 GENERAL DISCUSSION

6.1 TELEPHONE COVERAGE

BRMS Facilities – telephone coverage, agencies putting pressure on. Funding for telephone towers is required, LEMC to push for funding from WALGA. Current lack of communication amongst BRMS.

Action: Members of LEMC to communicate back to identify communication errors for action to WALGA

7.0 DATE OF NEXT MEETING:

8.0 CLOSURE OF MEETING

Meeting Closed: 9.58am

CONFIRMED CHAIRPERSON:

Y S Gregson

DATE:

21/3/2013

1.2: COMMON SEAL AND EXECUTED DOCUMENTS UNDER DELEGATION REPORTS

Responsible Officer : Chief Executive Officer (G Foster)
Attachments : Common Seal Report

IN BRIEF

- Receive the Common Seal Reports for March 2013, which include decisions made by Delegated Authority

**ITEM 1.2: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT the Common Seal Report for March 2013 be RECEIVED.

NCSR1329572 AMD309

COPY OF COMMON SEAL

ITEM: 2.2 OCM: 13.12.11

ITEM: 2.8 OCM: 17.07.12

RE: AMD 309 - MODIFICATION OF THE SCHEME PROVISIONS OF "CONSERVATION" ZONE AREA NO 1.

PARTIES: CITY OF ALBANY AND VARIOUS LANDOWNERS NULLAKI CONSERVATION AREA.

SIGNED BY MAYOR AND A/CEO G FOSTER 1 COPY

NCSR1329651 AMD308

COPY OF COMMON SEAL

ITEM: 2.4 OCM: 11.10.11

ITEM: 2.5 OCM: 19.6.12

RE: AMD 308 - REZONING OF LOT 4 COSY CORNER ROAD, KRONKUP FROM THE RURAL ZONE TO SPECIAL RURAL ZONE.

PARTIES: CITY OF ALBANY AND A & P LONDON

SIGNED BY MAYOR AND A/CEO G FOSTER 3 COPIES

NCSR1329755 RM.CLM.113

COPY OF COMMON SEAL

ITEM:N/A OCM: N/A

RE: DEED OF SETTLEMENT - ALBANY GREEN RANGES BUSHFIRE

PARTIES: CITY OF ALBANY AND WESTERN POWER

SIGNED BY MAYOR AND A/CEO G FOSTER 1 COPY

NCSR1329821 A76853

COPY OF COMMON SEAL

ITEM: N/A OCM: N/A

RE: WITHDRAWAL OF CAVEAT - LOT 184 ON PLAN 10692

PARTIES: CITY OF ALBANY

SIGNED BY MAYOR AND A/CEO G FOSTER 1 COPY

NCSR1329822 ET.TEN.1

COPY OF COMMON SEAL

ITEM: 5.2 OCM: 19.3.13

RE: CONTRACTS FOR C12026 PROVISION OF ELECTRICAL SERVICES

PARTIES: CITY OF ALBANY AND CASTLEHOWE NOMINEES PTY LTD TRADING AS J & S CASTLEHOWE ELECTRICAL SERVICES

SIGNED BY MAYOR AND A/CEO G FOSTER 2 COPIES

EDR1329398 C12019
EXECUTED DOCUMENT
ITEM: 5.3 OCM: 16.10.12
RE: PROGRESS PAYMENT NO 2 FOR CONTRACT C12019 - LOWER DENMARK ROAD
(SLK14.65-18.2)
PARTIES: CITY OF ALBANY AND ARMOGEDIN (TRADING AS GREAT SOUTHERN
SANDS)
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329547 IM.RMT.2
EXECUTED DOCUMENT
ITEM: N/A OCM: N/A
RE: CITY OF ALBANY - RECORDKEEPING PLAN REVIEW REPORT
PARTIES: CITY OF ALBANY
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329549 PEREC118
EXECUTED DOCUMENT
ITEM: N/A OCM: N/A
RE: RECRUITMENT REQUEST FORM
PARTIES: CITY OF ALBANY
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329551 EM.PCD.1
EXECUTED DOCUMENT
ITEM: N/A OCM: N/A
RE: PERMISSION TO APPLY FOR CLEARING PERMIT
PARTIES: CITY OF ALBANY AND AURORA ENVIRONMENTAL
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329571 PRO372
EXECUTED DOCUMENT
ITEM 2.2 OCM: 13.12.11
TEM: 2.8 OCM: 17.07.12
RE: FORM 1 DISCLOSURE STATEMENT - AIRPORT CAFE
PARTIES: CITY OF ALBANY AND JACQUELINE DANIEL
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329642 C12002
EXECUTED DOCUMENT
ITEM 5.4 OCM: 21.02.12
RE: FINAL PAYMENT FOR CONTRACT C12002 - PFEIFFER ROAD RECONSTRUCTION
AND WIDENING.
PARTIES: CITY OF ALBANY AND AD CONTRACTORS PTY LTD
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329648 GS.APC.42
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.3.11
RE: GRANT AGREEMENT FOR \$50,000 FOR CLUB DEVELOPMENT INITIATIVE
PARTIES: CITY OF ALBANY AND DEPARTMENT OF SPORT AND RECREATION
SIGNED BY A/CEO G FOSTER 2 COPIES

EDR1329664 ES.AUT.1
EXECUTED DOCUMENT
ITEM N/A OCM: N/A
RE: APPOINT GRAEME POOLE AS FIRE CONTROL OFFICER KALGAN VBFB.
PARTIES: CITY OF ALBANY
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329718 EM.PCD.1
EXECUTED DOCUMENT
ITEM N/A OCM: N/A
RE: REFERRAL UNDER COMMONWEALTH EPBC ACT FOR PRESCRIBED BURNS IN
R35381, BAKERS JUNCTION WEST RESERVE
PARTIES: CITY OF ALBANY
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329727 RD.DEC.2
EXECUTED DOCUMENT
ITEM N/A OCM: N/A
RE: CONSENT TO TAKING BY AGREEMENT - LOT 4599 STANLEY YOUNG SIDING,
DEPOSITED PLAN 144789.
PARTIES: CITY OF ALBANY AND ANDREW JOHN LE FORT AND ANTHONY CHARLES
DOCHERTY
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329736 RD.DEC.2
EXECUTED DOCUMENT
ITEM N/A OCM: N/A
RE: CONSENT TO TAKING BY AGREEMENT - LOT 34 ULSTER ROAD, COLLINGWOOD
HEIGHTS, PLAN 3301 CERT TITLE VOL 1372 FOLIO 577
PARTIES: CITY OF ALBANY AND RUSSELL ANDREW BARKER
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329744 A65999
EXECUTED DOCUMENT
ITEM N/A OCM: N/A
RE: APPLICATION FOR BUILDING PERMIT -LOT 8026 PONY CLUB ROAD, KING RIVER.
PARTIES: CITY OF ALBANY AND RIDING FOR THE DISABLED
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329752 GS.PRG.2
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.3.11
RE: COUNT ME IN INCLUSION GRANT - PROJECT PLAN
PARTIES: CITY OF ALBANY AND DISABILITIES SERVICES COMMISSION
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329775 PRO034
EXECUTED DOCUMENT
ITEM: 4.7 OCM: 19.2.13
ITEM: 1.1 OCM: 18.9.12
RE: VARIATION OF LEASE FOR ALBANY KINDERGARTEN ASSOCIATION INC.
PARTIES: CITY OF ALBANY AND ALBANY KINDERGARTEN ASSOCIATION INC.
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329247 DES242

EXECUTED DOCUMENT

ITEM: 5.5 OCM: 21/02/2012

RE: INVOICE (PARTIAL PAYMENT) FROM AD CONTRACTORS FOR CONTRACT C12003 LOWER DENMARK ROAD (SLK11.93-14.65) SEPARABLE PORTION 1

PARTIES: CITY OF ALBANY AND AD CONTRACTORS PTY LTD

SIGNED BY A/CEO G FOSTER 1 COPY

EDR1329248 DES242

EXECUTED DOCUMENT

ITEM: 5.5 OCM: 21/02/2012

RE: AMENDMENT OF PURCHASE ORDER FOR LOWER DENMARK ROAD (SLK11.93-14.65). CONTRACT NO C12003. THERE ARE 3 SEPARABLE PORTIONS TO THE CONTRACT, THE ORIGINAL PURCHASE ORDER ONLY INCLUDED SEPARABLE PORTION 1 FOR \$461,710.70. TOTAL CONTRACT VALUE (SEPARABLE PORTION 1, 2 & 3) IS \$1,226,241.50 (INC GST)

PARTIES: CITY OF ALBANY AND AD CONTRACTORS PTY LTD

SIGNED BY A/CEO G FOSTER 1 COPY

1.3: ANNUAL GENERAL MEETING OF ELECTORS

Proponent : City of Albany
Responsible Officer(s) : Chief Executive Officer (G Foster)

IN BRIEF

- Present to Council motions passed at the Annual General Meeting of Electors held on 13 March 2013.

RECOMMENDATION**ITEM 1.3: RESPONSIBLE OFFICER RECOMMENDATION**
VOTING REQUIREMENT: SIMPLE MAJORITY**THAT:**

1. Council **RECEIVE** this report; and
2. The motions passed at the Annual General Meeting of Electors held on 13 March 2013 be **NOTED** for future consideration.

BACKGROUND

1. The Annual General Meeting of Electors was held on Wednesday 13 March 2013.
2. At the meeting the following motions were made and passed:

Motion 1 by Mr Mervyn Leavesley

Moved: Mr Leavesley

Seconded: Mr Paver

THAT the cost of all legal expenses/professional fees paid by the City of Albany in relation to the claims by Ms James be fully disclosed to the electors within one calendar month of incurring the expense.

CARRIED

Motion by Mr Roland Paver

Moved: Mr Paver

Seconded: Mrs Bostock

THAT the City of Albany immediately re instate open Agenda Briefing Sessions and conduct them in accordance with the Local Government Operational Guidelines Number 05.

CARRIED

DISCUSSION

3. The *Local Government Act 1995* states:

5.33. Decisions made at electors' meetings

- (1) All decisions made at an electors' meetings are to be considered at the next ordinary council meeting or if that is not practicable –
- (a) At the first ordinary council meeting after that meeting; or
 - (b) At a special meeting called for that purpose,

Whichever happens first.

- (2) If at a meeting of the council a local government makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to be recorded in the minutes of the council meeting.

GOVERNMENT CONSULTATION

4. Not applicable.

PUBLIC CONSULTATION / ENGAGEMENT

5. Not applicable.

STRATEGIC IMPLICATIONS**POLICY IMPLICATIONS**

6. There are no policy implications related to this item.

FINANCIAL IMPLICATIONS

7. There are no financial implications related to this item.

LEGAL IMPLICATIONS

8. There are no legal implications related to this item.

Consulted References	:	<i>Local Government Act 1995</i>
File Number (Name of Ward)	:	<i>GO.COM.1</i>
Previous Reference	:	<i>AGM of Electors 13 March 2013</i>

1.4: CONTRACT C13001-TENDER FOR CONSTRUCTION CONTRACTOR SERVICES FOR MOUNT CLARENCE

Land Description	: Crown Land vested in City of Albany. Reserves R27068, R2682 and R27116
Proponent	: City of Albany
Owner	: City of Albany
Responsible Officer(s)	: Chief Executive Officer (G Foster)

Maps and Diagrams: Nil

IN BRIEF

- The tender for construction contractor services for the Mount Clarence Precinct is for the delivery of the infrastructure upgrade. Request for tender C13001.
- AECOM Pty Ltd have been appointed as the Superintendent to act on the City's behalf during the construction phase of the project and will administer the contractual requirements. AECOM were involved in the tender evaluation and recommendation.
- A decision is required in order to award the construction contract and commence works, achieving a completion prior to ANZAC day 2014.

RECOMMENDATION

ITEM 1.4: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY

THAT Council ACCEPT the Tender from Wauters Enterprises and AWARD Contract C13001 for the Mount Clarence infrastructure Upgrade, Construction Works.

BACKGROUND

1. In 2006 the Mounts Management Concept Plans for Mount Clarence was adopted by Council. The components within the Mount Clarence Precinct were identified in the Mounts Management Plan to undergo an infrastructure upgrade which forms part of the construction programmes leading up to the ANZAC Centenary in 2014/15.
2. Detailed design for the Mount Clarence precinct was actioned, with the Mt Clarence design being adopted by Council on the 20 April 2010. The upgrade involves hard and soft landscaping works, interpretive signage and car park for the Avenue of Honour, Memorial Place, Approach Steps, Desert Mounted Corps Memorial and Surrounds and the car park at the base of Apex Drive.
3. The Premier of Western Australia visited Albany on 16 August 2012 and announced funding for the Anzac Centenary from the Western Australian Government. The announcement included a sum of \$5.836 million for restorative works to be undertaken on Mt Clarence.
4. Site Workshop with Council to discuss and observe designs was undertaken on the 17 October 2012. Subsequent redesign of the Desert Mounted Corps Memorial was requested by Council, actioned and redesign adopted by Council on the 7th February 2013.

5. Funds from the State Government of \$5.836 million have been secured by the City to undertake the refurbishment of the Mount Clarence Precinct in preparation for the Anzac Centenary, with the intention to commence and complete construction before Anzac Day 2014.

DISCUSSION

6. The Padre White Lookout project which was funded from the same funding source and is due for completion prior to Anzac Day 2013.
7. The City of Albany advertised locally and at a state level seeking tenders for the Construction services for the Mt Clarence infrastructure upgrade.
8. A total of 57 sets of documents were downloaded from the City of Albany tender website.
9. Two completed tender documents were submitted to the Procurement and Contracts Office on/before the stipulated closing date and time. Tenders were subsequently opened, the name of the tenderer/s were recorded in the tender register and logged into Records.
10. Evaluation of Tenders.

The tender panel evaluated tenders using the weighted (out of 10) criteria methodology. Criteria and weighting were evaluated in four key areas;

Criteria	% Weighting
Relevant Experience	15%
Technical Resources	10%
Demonstrated Understanding	25%
Safety & Environment Management	5%
Quality Accreditation	5%
Cost	40%
Total	100%

11. Relevant Experience
 - Provide details of similar work;
 - Provide scope of the Tenderer's involvement including details of outcomes;
 - Provide details of issues that arose during the project and how these were managed;
 - Demonstrate competency and proven track record of achieving outcomes.
 - Reference checking responses.
12. Technical Resources
 - Personnel technical skills as evidenced by CV's of key site personnel.
 - Provide evidence of technical backup and support staff.
 - Resourcefulness of the contractor including number of Sub-Contractors.
 - Demonstrate their ability to supply and sustain the necessary:
 - Plant, equipment and materials; and
 - Any contingency measures or back up of resources including personnel (where applicable).

13. Demonstrated Understanding
- A project schedule/timeline;
 - The project methodology/process for the delivery of the services;
 - A demonstrated understanding of the scope of work.
 - Demonstrated abilities to deliver work on time.
 - Flexibility of the contractor to align with minor deviation from original Schedule of works.
 - Provide evidence of any abilities to deliver under budget.
14. Safety & Environment Management
- Provide a safety management plan
 - Provide proof of a OH&S policy or plan
 - Detail safety concerns and how these will be addressed
 - Provide a Risk Management Policy or plan
 - Provide an Environmental Management Policy or plan
15. Quality Accreditation
- Accreditation to a quality standard (or demonstrated evidence to attain QA accreditation if in progress)
 - Provide a Quality Management/Quality Plan and;
16. Cost
17. On the basis of the total evaluation score, the highest weighting being applied to cost, relevant experience, technical resources and safety & environment management the most suitable company is considered to be Wauters Enterprises.

Tenderer	Total
Wauters Enterprises	494.80
BGC Construction	476.70

The tender submitted by Wauters Enterprises addressed all areas satisfactorily, there were no deficiencies. The tender met all criteria and was deemed to be a conforming tender.

18. AECOM Pty Ltd comments on the 8th March 2013 "... Both contractors have demonstrated a good level of expertise and understanding to undertake this work. Our judgement would be that Wauters Enterprises have provided a slightly stronger tender on the basis of the COA scoring criteria. Our judgement would be that Wauters Enterprises also received a slightly more favourable recommendation from the referees that we contacted. Wauters Enterprises have also provided a tender with a contract sum approximately \$200,000.00 less than BGC Construction. We note that Wauters Enterprises have the strongest Tender based on the elements of the Tender we have compared, but await the Client's decision on who to award the contract.'

GOVERNMENT CONSULTATION

19. There is no government consultation required for the appointment of the Construction Contractor for the Mount Clarence Infrastructure Upgrade.
20. The funding sponsor will be contacted in relation to the arrangement of allocated costs to each component of work once finalised.

PUBLIC CONSULTATION / ENGAGEMENT

21. There is no public consultation required for the appointment of the Construction Contractor for the Mount Clarence Infrastructure Upgrade.
22. Once a programme of works is finalised, all stakeholders will be notified, together with internal and external directorates.

STATUTORY IMPLICATIONS

23. *Local Government Act 1995*, in accordance with Division 2 – Section 11 of the *Local Government (Functions and General) Regulations 1996* requires Council to publicly tender if the contract is, or is expected to be, more, or worth more, than \$250,000.
24. Regulation 18 of the Regulations outlines a number of requirements relating to choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.

STRATEGIC IMPLICATIONS**Key Focus Area***Lifestyle and Environment***Community Priority***Preservation of Albany's uniqueness***Proposed Strategies***Retain Albany's unique heritage aspects (ANZAC story, first European settlement, Indigenous history).***POLICY IMPLICATIONS**

25. Council Policy – Purchasing Policy (Tenders and Quotes) as it relates to Tenders and a Major Purchase.

RISK IDENTIFICATION & MITIGATION

26. The risk identification in the City's Risk Management Framework, as it relates specifically to the awarding of the tender for Construction of the Mount Clarence Infrastructure Upgrade.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Council rejects/fails to support recommendation for tender award</i>	<i>Possible</i>	<i>Major</i>	<i>High</i>	<i>Detailed Council agenda item</i>
<i>Construction tender responses higher than available budget</i>	<i>Possible</i>	<i>Major</i>	<i>High</i>	<i>Peer review of documentation before negotiation with preferred tenderer. Undertake value management</i>
<i>Delayed procurement of granite items due to lead and manufacturing times</i>	<i>Possible</i>	<i>Medium</i>	<i>High</i>	<i>Award tender without delay to provide successful tenderer with the best opportunity to mitigate this risk</i>
<i>Delays in construction put project behind schedule</i>	<i>Possible</i>	<i>Minor</i>	<i>Medium</i>	<i>Ensure contract requirements are adhered to</i>

FINANCIAL IMPLICATIONS

27. The value of this tender is in excess of \$250,000 and therefore the approval is referred to Council for consideration.
28. Wauters Enterprises has the highest tender score and meets the total project budget.

LEGAL IMPLICATIONS

29. Contractual terms for all aspects of this project will need to be rigorous.

ALTERNATE OPTIONS

30. The options are:
- Council can elect to approve the recommended tender
 - Not approve any tender, or
 - Appoint a different submitted tender.
31. Any variation from the recommended tender would need to be motivated as a variation of the current Procurement Policy and tender assessment guidelines.

SUMMARY CONCLUSION

32. On reviewing the submissions, Wauters Enterprises was assessed as being the most suitable tenderer across the evaluation criteria for the Mount Clarence infrastructure upgrade. Their tender was well detailed and demonstrated a good understanding of the tender objectives.
33. Wauters Enterprises be awarded the Mount Clarence Infrastructure Upgrade contract.

Consulted References	:	Purchasing Policy CM.STD.7/NP072938_5
File Number (Name of Ward)	:	PR.DEC.4 Synergy File Number – Frederickstown Ward
Previous Reference	:	OCM 20.04.10 / OCM 07.02.13 / OCM 18.05.10 / 20.09.11

2.1: PLANNING AND DEVELOPMENT COMMITTEE

Proponent : City of Albany
Attachment : Confirmed Minutes of the Planning and Development Committee meeting held 27 November 2012.
Responsible Officer : Executive Director Planning and Development Services (D Putland)

**ITEM 2.1:COMMITTEE RECOMMENDATION
VOTING REQUIREMENT : SIMPLE MAJORITY**

THE CONFIRMED minutes of the Planning and Development committee meeting held on 27 November 2012, as previously distributed, be RECEIVED.



PLANNING AND DEVELOPMENT COMMITTEE

CONFIRMED MINUTES

for the meeting held on Tuesday 27 November 2012,
in the Margaret Coates Boardroom, City Office, North Road, Albany

(File Ref: LP.MEE.1/ AM1227895)

1.0 ATTENDANCE

Councillors:	
D Wellington	Mayor
G Stocks	Councillor
D Dufty	Councillor
V Calleja Chairperson	Councillor
S Bowles	Councillor
C Holden	Councillor
R Hammond	Councillor
Committee Members:	
R Harris	Member
Staff:	
Acting Chief Executive Officer	L Hill
Executive Director Planning and Development Services	D Putland
PA to Executive Director Planning and Development Services.	J Cobbold
Senior Planning Officer	J Van Der Mescht
Senior Planning Officer	T Wenbourne
Planning Officer	C McMurtrie
Strategic Planner	P Shephard
Non Committee Members	
G Gregson	Councillor
Y Attwell	Councillor
D Bostock	Councillor
G Gregson	Councillor
A Hortin	Councillor
Apologies/Leave of Absence:	
R Sutton	Councillor

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDATION:

**MOVED: R HARRIS
SECONDED: CR S BOWLES**

THAT the unconfirmed minutes of the Planning and Development Committee meeting held on 23 October 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

CARRIED

3.0 DISCLOSURE OF INTEREST

NIL

4.0 ITEMS FOR DISCUSSION

4.1 A presentation on the Wilson Inlet Management Strategy – Draft 2013 - 2022 was given by Elissa Stewart. A draft report was given to Councillors.

4.2 A presentation on the proposed Waterfront Tavern by Michael Roberts.

4.3 CONSIDERATION OF ADVERTISING AMENDMENTS TO LOCAL PLANNING SCHEME MA AND 3 POLICY MANUAL FOR POLICY 2A – OUTBUILDINGS AND POLICY 2C – SEA CONTAINERS

ITEM 4.3 RESPONSIBLE OFFICER RECOMMENDATION

VOTING REQUIREMENT: SIMPLE MAJORITY

**MOVED: R HARRIS
SECONDED: MAYOR WELLINGTON**

THAT Council resolves to advertise in accordance with Clause 6.9 of Town Planning Scheme No. 3 and Clause 7.21 of Town Planning Scheme No. 1A proposed amendments to the Town Planning Scheme 1A and 3 Policy Manual:

- 1. Amendments to the Outbuildings Policy – Policy 2A; and**
- 2. Rescinding the Sea Containers Policy – Policy 2C.**

CARRIED 8-0

4.4 PRESENTATION BY PRINCIPAL ENVIRONMENTAL HEALTH OFFICER – SCOTT REITSEMA.

4.5 ELECTION SIGNS – ADVERTISING – DALE PUTLAND

Received a letter from the State office of the Liberal Party to say that any attempt by Local Govt to constrain them from putting up signs, they believe was illegal, they thought that they had the right to put up election signage prior to an election and they would contest any efforts to remove any signage and to contest any infringements. But they are willing to work with Council about signage.

Dale suggested to the Committee to extend the opportunities to all Candidates to put signs up, but to act responsibly, and to operate with some constraint, where we find signs up in inappropriate areas we could talk with them directly to move the sign to an appropriate area.

Private property no time constraints, public sites enforce 28 days prior to the election, but will work with the Candidates.

5.0 ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

6.0 GENERAL DISCUSSION

Wellstead Caravan Park – Committee agreed for Dale Putland to approve under delegated authority.

43 Forsythe Glades – late item for the December OCM

Chairperson – thanked all staff for their information on Planning Applications.

7.0 DATE OF NEXT MEETING:

To be advised.

8.0 CLOSURE OF MEETING

The Chair declared the meeting closed at 6.50 pm.

Councillors Workshop –

Submissions of Draft Local Planning Scheme No.1

2.2: PLANNING AND BUILDING REPORTS MARCH 2013

Responsible Officer : Executive Director Planning and Development
Services (D Putland)
Attachment : Planning and Services Reports March 2013

IN BRIEF

- Receive the contents of the Planning and Services Report for March 2013.

**ITEM 2.2: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT the Planning and Building Report for March 2013 be RECEIVED.

**2.3: DEVELOPMENT APPLICATION – OUTBUILDING – NO. 103 THE
ESPLANADE, LOWER KING**

Land Description	: (Lot 341) No. 103 The Esplanade, Lower King
Proponent	: MCB Construction
Owner	: K & R Bell
Attachments	: Adjoining Owner Comments Letter of Justification Site Plan/Elevations
Appendices	: N/A
Responsible Officer(s)	: Executive Director Planning and Development Services (Dale Putland)

Maps and Diagrams:



RECOMMENDATION

**ITEM 2.3: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council:

- 1. VARY provision C iii of the Non-habitable structures policy as it relates to the use of non reflective materials in the construction of an outbuilding at Lot 341 No. 103 The Esplanade, Lower King; and**
- 2. ISSUE a Notice of Planning Scheme Consent for the Outbuilding at Lot 341 No. 103 The Esplanade, Lower King.**

BACKGROUND

1. This application is for an outbuilding, located at Lot 341 (103) The Esplanade, Lower King. The development does not comply with Council's Outbuildings Policy (in terms of the colour of materials). The subject site is 2139m² in area and is zoned 'Residential' under Town Planning Scheme No. 3 (TPS 3).
2. Council's Non-habitable Structures policy sets the permitted development criteria for outbuildings according to the zone and site area, and states that non-habitable structures that exceed 60m² in floor area shall be constructed from non-reflective materials.

DISCUSSION

3. The proponent seeks Planning Scheme Consent for a variation of the Non-habitable Structures Policy in respect of the materials allowed for outbuildings on the site.
4. The outbuilding was previously approved with the following condition:
"Prior to the commencement of the development, a schedule of colours shall be submitted to the satisfaction of Council. Council shall refuse to approve walls and roofs constructed of reflective materials such as unpainted zincalume and off-white colours."
5. The applicant claims that they were unaware that they were not permitted to construct the outbuilding out of reflective materials when over 60m² in area and has already purchased the materials which are non-refundable.
6. The outbuilding is proposed to be finished in Colorbond with the colour chosen being 'Surfmist' to match the approved dwellings roof. This is not consistent with the provisions of the Non-habitable structures policy, which requires the use of non-reflective materials if the floor area of an outbuilding exceeds 60m².
7. Reflective Materials are defined within the Non-habitable structures policy as follows:
"Includes factory applied finishes such as zincalume, galvabond and light colorbond colours such as white, off-white and smooth/classic cream."

8. There are no restrictions of materials and colours in relation to dwellings within residential zones.
9. The outbuilding is located to the rear of the property and will match the colours of the dwelling roof and as such should not cause a detrimental impact on the amenity of the area.
10. The adjoining neighbours have been consulted and have no objections to the proposed variation.
11. Council may require this application to be advertised more broadly in accordance with Clause 6.9.4 of Town Planning Scheme 3, however due to the low impact of the variation adjoining neighbour comments is considered sufficient.
12. The proposed outbuilding complies with the Non-habitable structures policy, Residential Design Codes and Town Planning Scheme 3 In all other respects.
13. Staff recommend that this application be supported given its low impact and the exceptional circumstances that exist.

GOVERNMENT CONSULTATION

- 11 No government consultation is required.

PUBLIC CONSULTATION / ENGAGEMENT

- 12 The application was referred to adjoining landowners for comment as a relaxation to the Outbuilding's Policy. Both adjoining neighbours have no objection to the proposal.

STATUTORY IMPLICATIONS

13. As the land is zoned 'Residential' under TPS No. 3, the proposed outbuilding is permissible under the Scheme.
14. The *Non-habitable structures policy* is a Town Planning Scheme Policy adopted under the Scheme. Clause 6.9.4 of TPS 3 states that;

Clause 6.9.4 of TPS 3 states that *A Town Planning Scheme Policy shall not bind the council in respect of an application for Planning Consent, however, it **may require** the Council to advertise its intention to relax the provisions of the policy once in a newspaper circulating in the district stating that submissions may be made to the Council within 21 days of the publication thereof.* (emphasis added)

- a) *Council shall take into account the provisions of the policy and objectives which the policy was designed to achieve and any submission lodged, before making its decision."*

STRATEGIC IMPLICATIONS

15. This item relates to the following elements of the City of Albany Strategic Plan (2011 2021):

Key Focus Area

Organisational Performance

Community Priority

Policy and Procedures

Proposed Strategies

- *Develop clear processes and policies and ensure consistent, transparent application across the organisation.*
- *Regularly review all policies in consultation with community and key stakeholders.*

POLICY IMPLICATIONS

16. The *Non-habitable structures policy* includes the following policy provisions;
17. 2. Except as otherwise provided, the following development requires planning approval:
- c) Where development varies from the following policy requirements.
- iii Non-habitable structures that exceed 60m² in floor area shall be constructed out of non-reflective materials.
18. The aim of the *Non-habitable structures policy* is to achieve a balance between providing for various legitimate storage needs of residents whilst minimising any adverse impacts non-habitable structures may have on the locality.
19. Council can consider applications outside the guidelines but in doing so it is important that the aim of the policy is not compromised. Staff consider that matching the materials of the outbuilding to the dwelling roof for consistency and the locality of the outbuilding to the rear of the property will not result in the outbuilding having an adverse impact on the locality.

RISK IDENTIFICATION & MITIGATION

20. The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Council's support for the proposal could create a precedent for other applications and devalue the policy.</i>	<i>Likely</i>	<i>Minor</i>	<i>Medium</i>	<i>Should Council support the proposal, it should consider whether the policy should be reviewed to accommodate similar applications.</i>

FINANCIAL IMPLICATIONS

21. The proponent has paid the appropriate fee as per the Planning Fees Schedule adopted by Council. This fee is non-refundable.

LEGAL IMPLICATIONS

22. If Council refused the application, the proponent would then be entitled to seek a review of that decision with the State Administrative Tribunal. Such an appeal would be a Class 1 appeal which does not involve legal representation, and therefore costs would be mainly staff time.

ALTERNATE OPTIONS

23. Council has the option to Refuse Planning Scheme Consent for the materials outside of its policy parameters.

SUMMARY CONCLUSION

24. The proponent proposes to construct an outbuilding at the rear western corner of the site out of materials generally considered to be reflective and not permitted under the Non-habitable structures policy.
25. As the approved outbuilding exceeds 60m², the Non-habitable structures policy states that the use of non-reflective materials is required.
26. The landowner has approval to construct a dwelling on the site with the roof approved as "Colourbond Surfmist".
27. The City of Albany does not have a policy in relation to the use of reflective materials for dwellings.
28. Adjoining landowners have been consulted and have no objection to the proposed variation of the policy.
29. Staff recommend that this application be supported given its low impact and the exceptional circumstances that exist.

Consulted References	:	Council's Outbuildings Policy Town Planning Scheme No. 3
File Number (Name of Ward)	:	A223804 (Kalgan Ward)
Previous Reference	:	Nil



ADJOINING OWNER'S COMMENT PROFORMA VARIATION TO THE DESIGN CODES

PLEASE BE AWARE THAT YOU ARE UNDER NO OBLIGATION TO SIGN THIS PROFORMA

Where a development does not meet the Acceptable Development standards prescribed under the Residential Design Codes the applicant must demonstrate to Council that the performance criteria can be met. In considering whether to support a variation to the Codes Council wishes to seek the views of adjacent neighbours, which may be affected by the development. Please take the time to view the applicant's plans in detail prior to either objecting or supporting the variation, and should you wish to provide additional comments please attach them to this form. Should you wish to discuss the variation with Council prior to signing the form please contact Council's Planning Department on 9841 9383.

It should be advised that in determining the application for a variation under the Residential Design Codes your comments will be taken into account, however Council is not obliged to support your views. If requested by the applicant Council is required to forward a summary of your comments to them, and should they wish to respond they must do so in writing within seven (7) days.

ADJOINING PROPERTY OWNER DETAILS

[Empty box for adjoining property owner details]

Name: KEN + RAONDA BELL
Lot No: 341 Street No: 103 Street Name: THE ESPLANADE
Suburb: LOWER KING Post Code: 6330

DETAILS OF VARIATION TO WHICH COUNCIL DISCRETION IS REQUIRED

Plan Attached

(You must attach the proposed plan with signature and date signed specified or we cannot consider the comments received)

The following to be completed by applicant and sighted by the adjoining owner:

What variation is being sought (e.g. side setback relaxation, overlooking)?

VARIATION TO OUTBUILDING POLICY - PROPOSED COLOUR SURFMIST

What setback is being proposed?

If wish to obtain the Acceptable Development standard for the variation being sought, please contact the City of Albany Planning Section on 98419383 or planning@albany.wa.gov.au

ADJOINING OWNER'S COMMENTS

I do not object

I object for the following reasons:

.....
.....
.....

Signature: _____

Signed: _____ Date: _____ Phone: _____



ADJOINING OWNER'S COMMENT PROFORMA VARIATION TO THE DESIGN CODES

PLEASE BE AWARE THAT YOU ARE UNDER NO OBLIGATION TO SIGN THIS PROFORMA

Where a development does not meet the Acceptable Development standards prescribed under the Residential Design Codes the applicant must demonstrate to Council that the performance criteria can be met. In considering whether to support a variation to the Codes Council wishes to seek the views of adjacent neighbours, which may be affected by the development. Please take the time to view the applicant's plans in detail prior to either objecting or supporting the variation, and should you wish to provide additional comments please attach them to this form. Should you wish to discuss the variation with Council prior to signing the form please contact Council's Planning Department on 9841 9383.

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ADJOINING PROPERTY OWNER DETAILS

[Empty space for adjoining property owner details]

LOCATION OF PROPOSED DEVELOPMENT

Name: KEN + RHONDA BELL
Lot No: 341 Street No: 103 Street Name: THE ESPLANADE
Suburb: LOWER KING Post Code: 6330

DETAILS OF VARIATION TO WHICH COUNCIL DISCRETION IS REQUIRED

Plan Attached

(You must attach the proposed plan with signature and date signed specified or we cannot consider the comments received)

The following to be completed by applicant and sighted by the adjoining owner:

What variation is being sought (e.g. side setback relaxation, overlooking)?

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What setback is being proposed?

If wish to obtain the Acceptable Development standard for the variation being sought, please contact the City of Albany Planning Section on 98419383 or planning@albany.wa.gov.au

ADJOINING OWNER'S COMMENTS

I do not object

I object for the following reasons:

.....

NOTE:

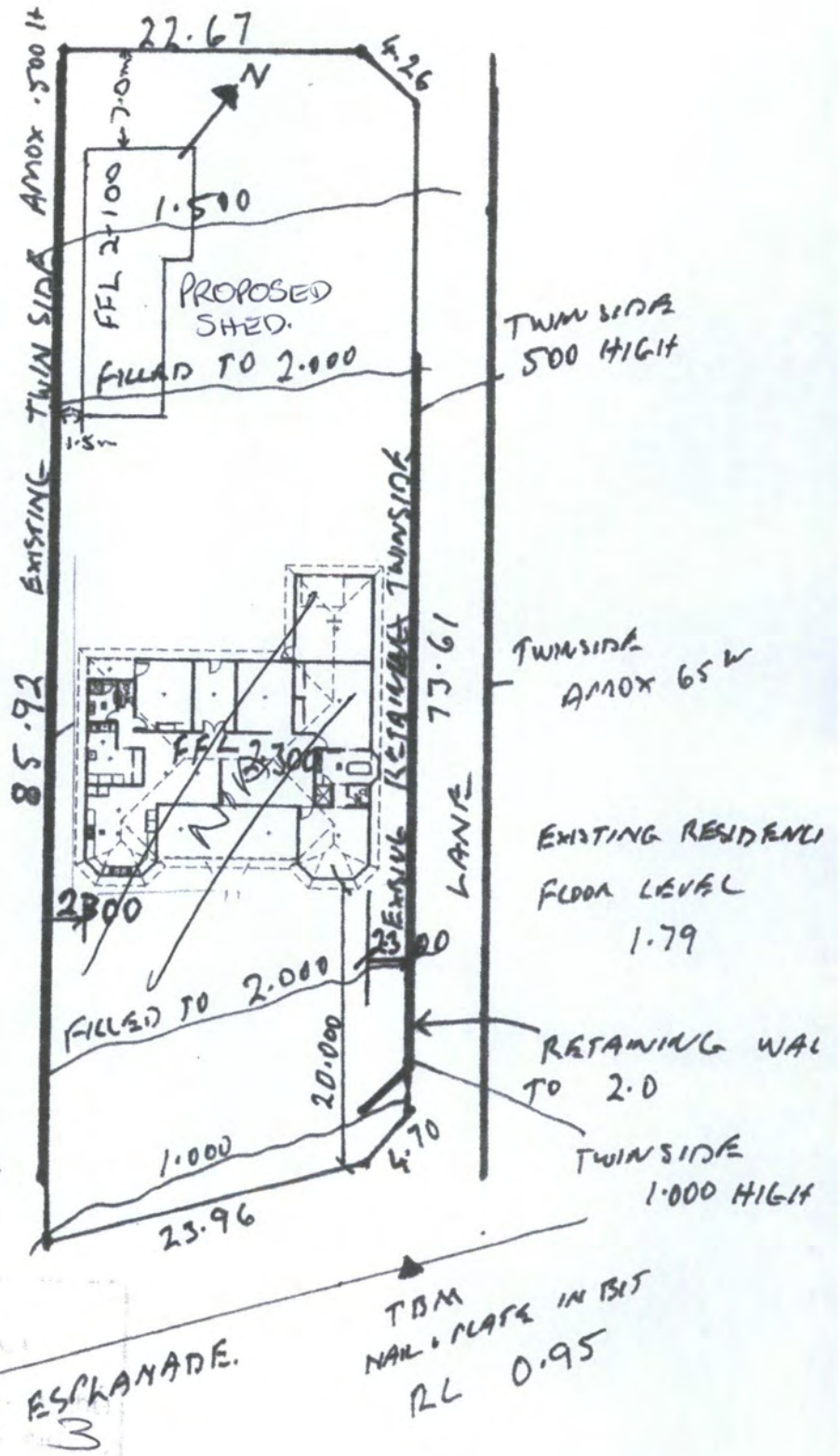
STORMWATER TO BE CONNECTED INTO COUNCILS SYSTEM OR CONTAINED ON SITE IN SOAKAGE UNITS TO COUNCILS REQUIREMENTS

SEPTIC SYSTEM TO HEALTH DEPT REQUIREMENTS

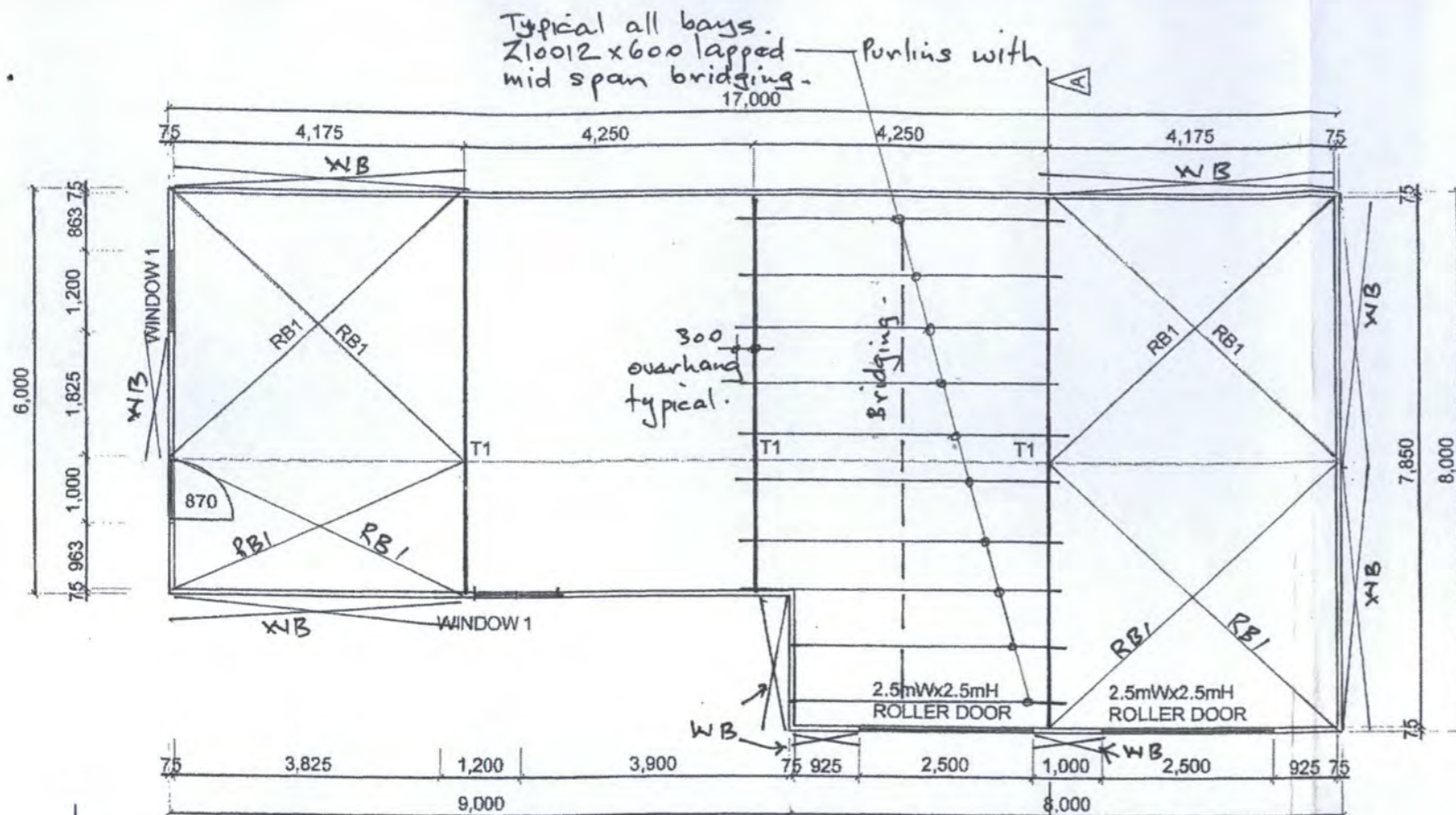
IDENTIFICATION OF LOT BOUNDARIES IS THE RESPONSIBILITY OF THE OWNER

SCALE
1:500

EXISTING RESIDENCE
FLOOR LEVEL
2.12

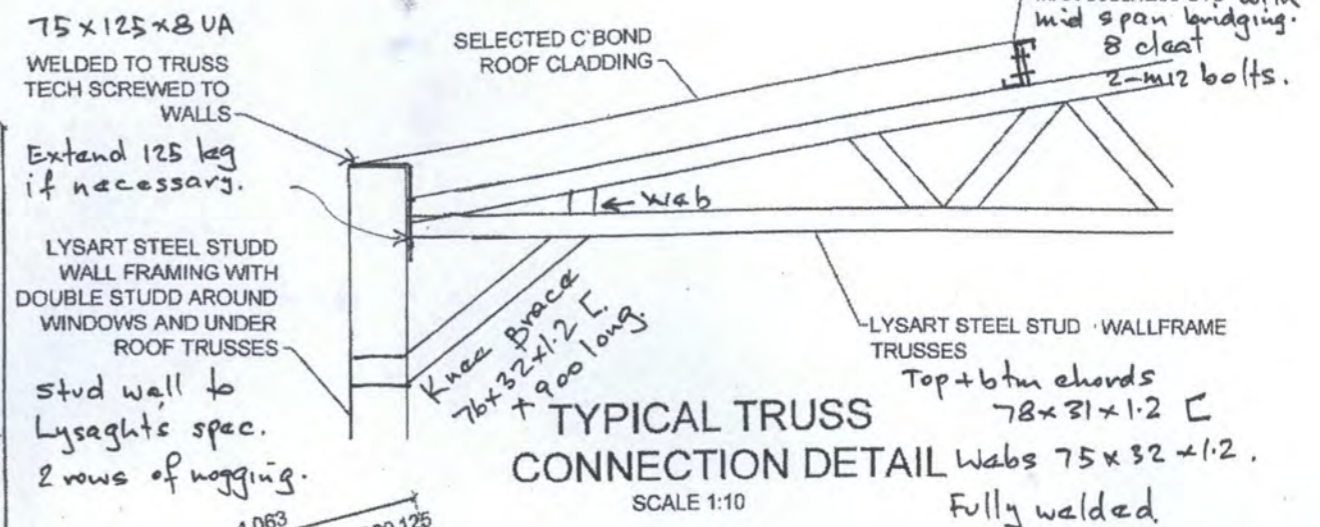


THE ESPYNADE.
3

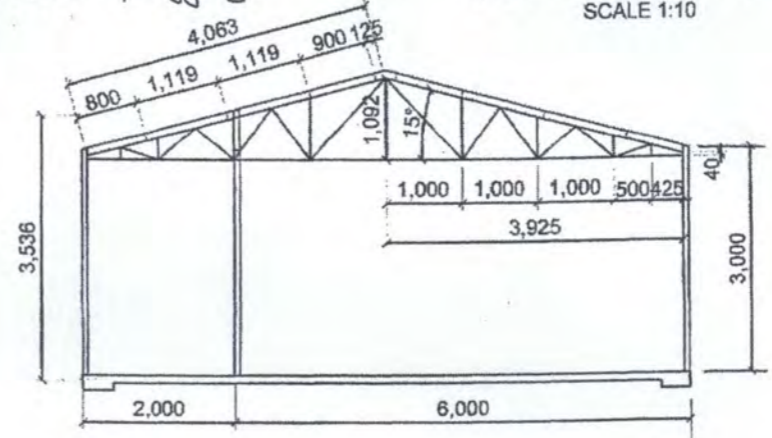


FLOOR PLAN
SCALE 1:100

Compact sand to 7 blows per 300mm to 750mm depth.
Concrete Grade N20 to AS 3600.

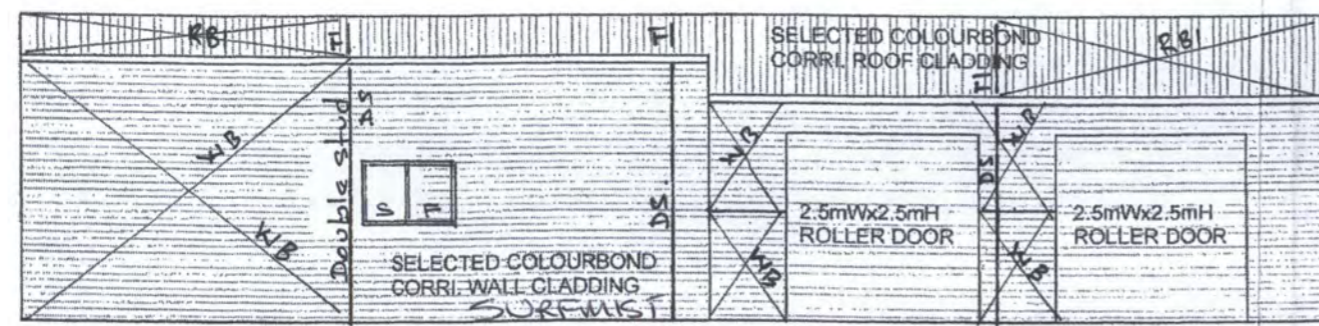


TYPICAL TRUSS CONNECTION DETAIL
SCALE 1:10

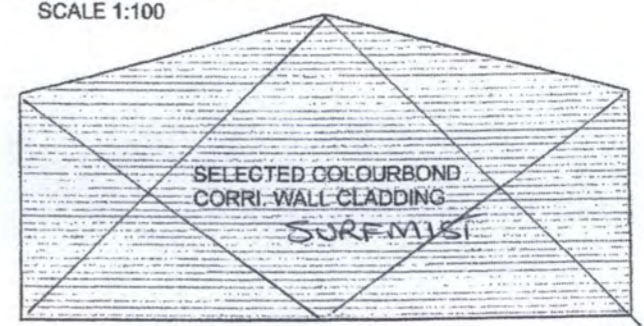


SECTION A-A
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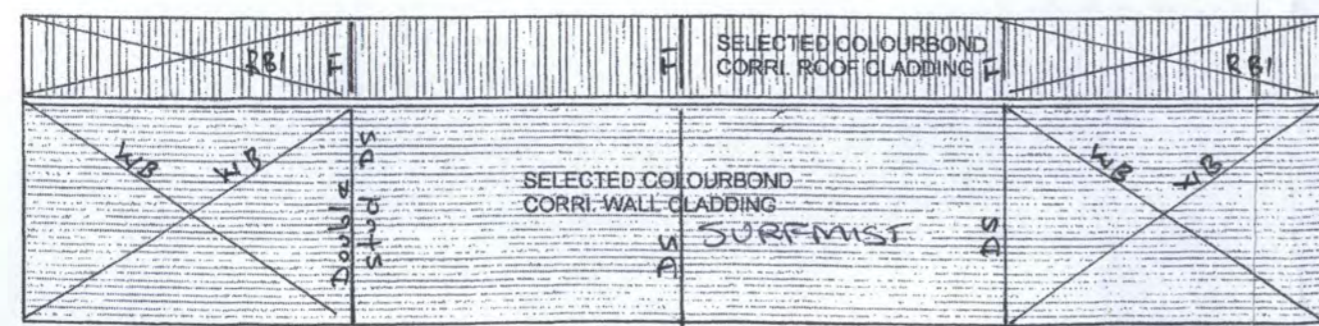
(SHED COLOUR TO BE SURFMIST)



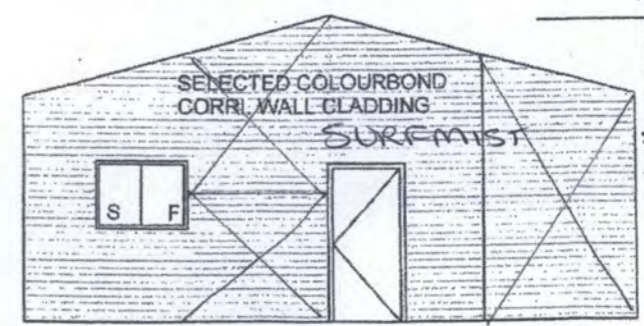
NORTH ELEVATION
SCALE 1:100



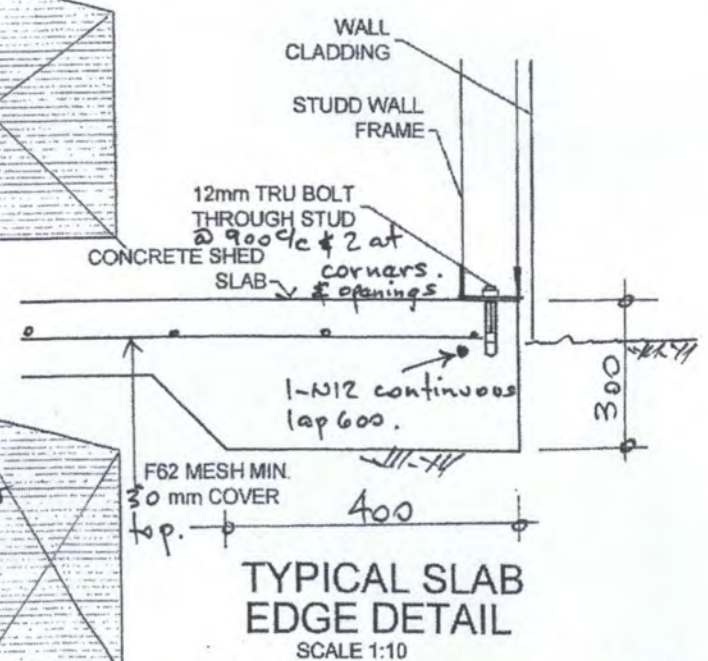
WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



TYPICAL SLAB EDGE DETAIL
SCALE 1:10

MEMBERS SCHEDULE

- 78x31x1.2 STEEL STUD WALL FRAMING @ 600 CTS
- T178x31x1.2 STEEL STUD WALL FRAMING
- WB = RB1 50x1.6 HOOP IRON ROOF BRACING & wall bracing.
- ROOF CLADDING SELECTED C'BOND CORRUGATED 0.42 BMT
- WALL CLADDING SELECTED C'BOND CORRUGATED 0.42 BMT
- PURLINS Z100/12 @ MAX 900 & 1200 CTS LAPPED 600 mm
- FLOOR 100mm THICK CONCRETE FLOOR EXISTING

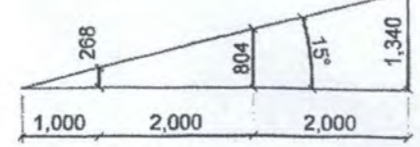
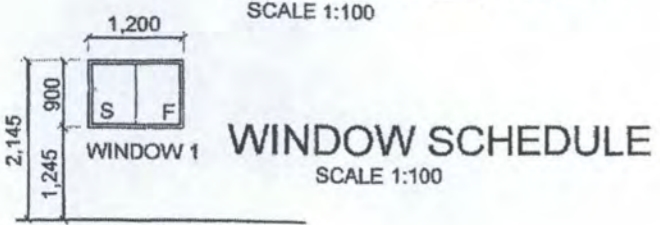
DRAWN	B. Wallis
SHEET	A3
DATE	06/12/11
REV	B
PAGE	1 OF 1
SCALE	1:100

MCB CONSTRUCTIONS
PH: 0427 322269

PROPOSED SHED
KEN BELL
Lot 341 103
The Esplanade

JOHN VLADICH
Consulting Structural Engineer
AITWA (Civil Eng.), PEng.
M: 040 33 22 11 2

Drwg: JV-12-089. JAV
7.11.12





8th March 2013

Jessica Anderson
Planning Department
City of Albany

Ref: 103 The Esplanade Lower King

Dear Jessica,

We have submitted a planning variation for the shed that was granted planning permission on the 7th February 2013 P NO: 2120299.

Our variation is submitted due to our clients Ken & Rhonda Bell requesting surfmist as the overall colour for their shed.

We have been informed that this is classed as a reflective colour and will not be allowed by planning.

Our issues with this are as follows:

- We went ahead and purchased the surfmist cladding when the client informed us of the colour that he wished the shed to be, we did this to enable us to take advantage of the materials at a discounted price, at that stage we were unaware of a planning issue with the colour.
- The materials for the shed have cost us \$8,500.00 this loss will have a great impact on us.

- The building department of the city has no restriction on colour as they have allowed Ken & Rhonda's large house roof and patio to be clad in surfmist.
- Ken & Rhonda would like to keep the house and the shed uniform.
- The shed in question will not be visible from the road at any angle and is situated at the back of the block with an orchard directly behind the shed.
- The neighboring property also has surfmist on his house and patio roof.
- The neighbors have signed a consent form to state they do not have an issue with the shed being surfmist in colour.

We sincerely hope the council will look favourably on our application for variation

Regards

Michael Stephen
MCB Construction Pty Ltd
PH: 0427322269



This map has been produced by the City of Albany using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no responsibility for its use by other parties

Wednesday, 3 April 2013

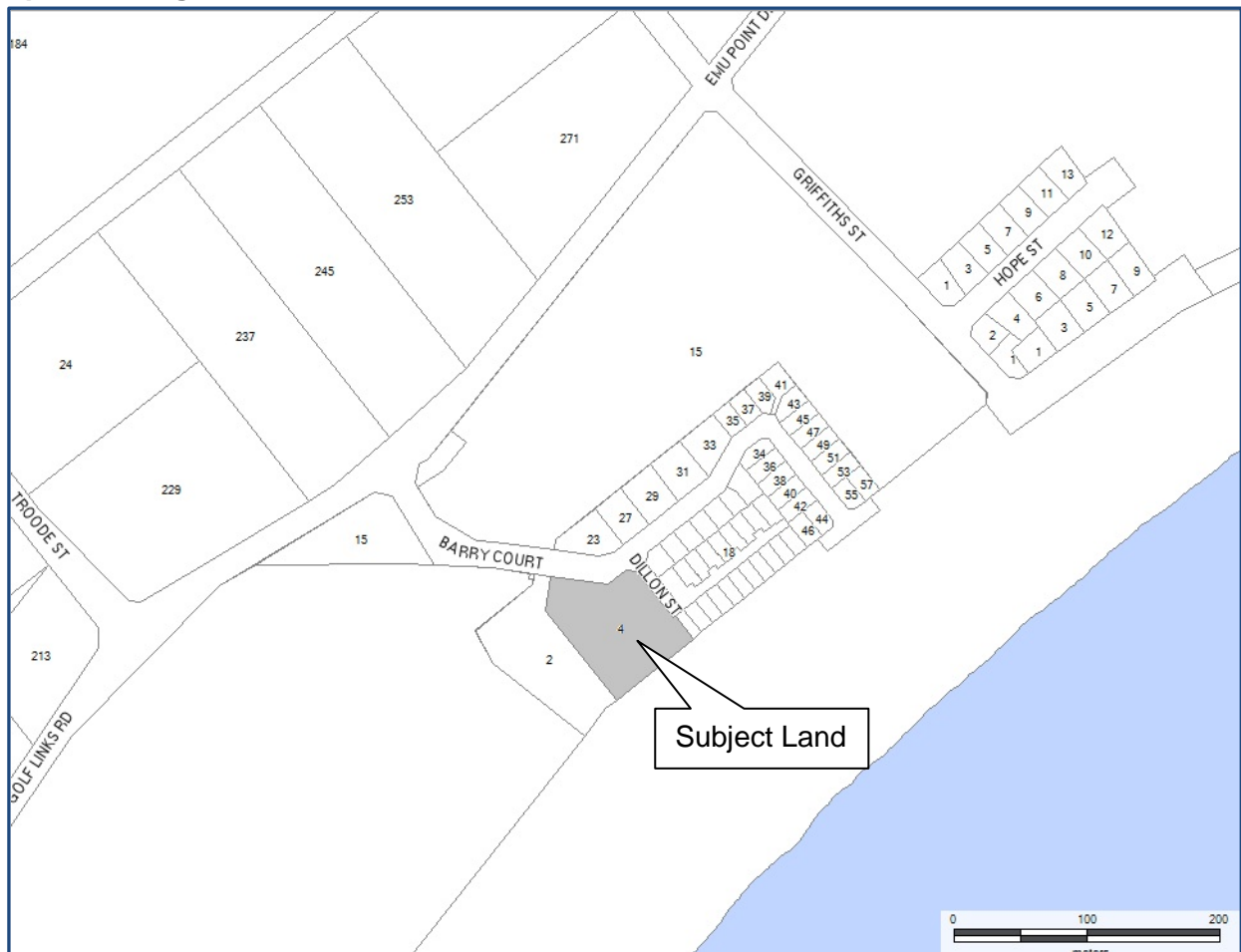
1:2000



**2.4: LOCAL PLANNING SCHEME POLICY – LOT 150 BARRY COURT,
COLLINGWOOD PARK**

Land Description	: Lot 150 Barry Court, Collingwood Park
Proponent	: Harley Global
Owner/s	: Walker Paddon Real Estate Pty Ltd
Business Entity Name	: Walker Paddon Real Estate Pty Ltd
Attachment(s)	: Local Planning Policy – Lot 150 Barry Court, Collingwood Park Copy of proponent's submission
Councillor Workstation	: Copy of WAPC subdivision approval no. 141114 : Copy of draft caveat
Responsible Officer(s)	: Executive Director Planning and Development Services (D Putland)

Maps and Diagrams:



IN BRIEF

- The draft Policy was advertised in accordance with the scheme requirements.
- A number of modifications were made to the policy as a result of comments received during the advertising.
- Council is required to review the policy in light of the representations made and associated proposed modifications and decide whether to finally adopt the Local Planning Scheme policy for Lot 150 Barry Court, Collingwood Park.

RECOMMENDATION

ITEM 2.4: RESPONSIBLE OFFICER RECOMMENDATION

VOTING REQUIREMENT: SIMPLE MAJORITY

THAT Council:

- 1. Finally ADOPTS the draft Local Planning Scheme Policy for Lot 150 Barry Court, Collingwood Park; and**
- 2. INCLUDES the policy within the Approved Local Planning Scheme No. 1A and 3 Policy Manual as Local Planning Policy 6R**

BACKGROUND

1. The Local Planning Scheme policy has been prepared in response to WAPC subdivision approval no. 141114, condition No. 13 which requires that:

“Prior to the commencement of any subdivisional works, Design Guidelines being prepared for the subject land in consultation with and approved by the City of Albany, and the satisfaction of the Western Australian Planning Commission. The Design Guidelines are to include principles of development which address:

- i) The location and description of short stay tourist accommodation units and grouped dwellings;*
- ii) A unified design theme for development;*
- iii) The visual and acoustic privacy, and solar access of dwellings through external and internal building design; and site design and landscaping;*
- iv) Streetscape appearance;*
- v) The required minimum density and titling of short stay tourist accommodation;*
- vi) The common management of all units for short stay tourist accommodation being provided by a common facility manager;*
- vii) Should common facilities such as reception, manager’s residence, restaurant, or pool be provided, these are to be constructed in the first stage should the short stay accommodation units be constructed in stages;*

- viii) Any short stay units with more than two (2) bedrooms being dual keyed and allowing units to be separately let out to guests;*
 - ix) All common facilities such as reception, manager's residence, restaurant, or pool being constructed in the first stage should the short stay accommodation units be constructed in stages; and*
 - x) The need for a programme for the construction and completion of the short stay tourist accommodation units and other buildings to be developed on Lot B, to be agreed with the City of Albany, including, in the event that the development involves the further subdivision of Lot B into survey strata lots, provision for the building/s on any proposed survey strata lot to be constructed to plate height prior to the issue or transfer of title for that lot. (Local Government.”*
2. The draft policy was adopted for advertising subject to modifications at the ordinary council meeting held on the 20 March 2012.
 3. The draft policy was modified as required by the resolution of Council and was advertised between the 14 of June 2102 and 5 of July 2012.
 4. Council is required to review the policy in light of the representations made and associated proposed modifications and then decide whether to finally adopt the Local Planning Scheme policy for Lot 150 Barry Court, Collingwood Park.

DISCUSSION

5. The subject lot covers an area of 6108m² on the south side of Barry Court, approximately 4.2km north-east of Albany town centre.
6. The land is cleared and some site works that includes the construction of retaining walls between the permanent residential lots and the Short stay lots has commenced on the site.
7. The surrounding land is primarily covered by the 'Tourist Residential' zoning, although Reserve 14789, adjacent to the south-eastern boundary of the subject lot, is designated for 'Parks and Recreation'.
8. The Albany Golf Club clubhouse and putting practice greens lie to the south-west of the subject lot and the coastal foreshore reserve to the south-east. The subject lot is bounded on its northern and north-eastern edges by Barry Court and Dillon Close. There are a mixture of private and tourist residential dwellings and a small number of undeveloped lots on the opposite sides of these streets.
9. Eight submissions were received. Six from Government Departments and agencies and two from landowners in the area. The comments received are summarized in the attached schedule of submissions.
10. The majority of comments were raised by the Department of Planning.

11. Comments received from neighboring property owners relates to the lack of parking, including dedicated parking for boats and trailers, the orientation of dwellings, building style, access from Dillon Close to the Golf Club and opposes mixing residential and short stay uses in the same development .
12. A number of modifications were made to the policy as a result of comments received during the advertising and consultation with the Department of Planning.
13. These modifications included the provision of 4 visitor parking bays in accordance with the residential design codes, additional landscaping to the development plan and a number of modifications to the guideline as requested by the Department of Planning.
14. The design guidelines and development plans contained within the draft policy are considered acceptable and satisfactorily addressed the concerns raised where practical.
15. Staff recommend that Council finally adopt the draft Local Planning Scheme Policy.

GOVERNMENT CONSULTATION

16. The draft Guidelines was referred to the Department of Planning Great Southern Regional Office and Tourism section, Department of Environment and Conservation, FESA, WA Gas Networks, Telstra, Water Corporation and Western Power for assessment and comment.
17. Responses were received from Department of Planning Great Southern Regional Office and Tourism section, Department of Environment and Conservation, FESA, and Water Corporation.

PUBLIC CONSULTATION / ENGAGEMENT

18. The draft guideline was advertised in accordance with Clause 7.21.2(a) of Town Planning Scheme (TPS) No.1 between the 14th of June 2102 and the 5 of July 2012.

STATUTORY IMPLICATIONS

19. The subject lot is zoned 'Tourist Residential' and has a density coding of R20.
20. Clause 7.21 of TPS No. 1A sets out the processes to adopt and modify town planning scheme policies and also provides direction on what function the policies have in the decision-making process.

7.21.4 A Town Planning Scheme policy shall not bind the Council in respect of any application for planning consent but the Council shall take into account the provisions of the policy and objectives which the policy was designed to achieve before making its decision."

STRATEGIC IMPLICATIONS

21. Section 5.4 – *Tourism* sets the following Planning Principle:

“Albany will remain the premier tourism destination on the South Coast and will provide a complete tourism experience”.

This is expanded upon by Section 5.4.2 – *Accommodation*, which sets the following Planning Objective:

“Promote the development of sustainable tourist accommodation.”

22. Section 8.3.3 – *Urban Infill* sets the following Strategic Objective:

“Support urban infill development based on compatibility of land uses and infrastructure capacity”.

23. The proposal is considered to be consistent with these principles and objectives.

POLICY IMPLICATIONS

24. Council is required to have regard to any Western Australian Planning Commission Statements of Planning Policy (SPP) that apply to the proposal.

RISK IDENTIFICATION & MITIGATION

25. The risk identification and categorisation relies on the City’s Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Not adopting the draft Local Planning Scheme policy will prevent the development of the land, as it will not be possible to clear WAPC subdivision approval no. 141114.</i>	<i>Possible</i>	<i>Medium</i>	<i>Medium</i>	<i>Mitigation is entirely dependent on Council’s decision.</i>

FINANCIAL IMPLICATIONS

26. Staff have processed the application within existing budget lines and the adoption of the policy should not have an additional financial impact on the City.

LEGAL IMPLICATIONS

27. There are no legal implications in relation to this item.

ALTERNATE OPTIONS

28. Council has the following options:

- Finally adopt the draft guidelines, without modification;
- Finally adopt the guidelines, subject to modification; or
- Not adopt the guidelines.

SUMMARY CONCLUSION

29. The final adoption of the Policy will be necessary in order to clear WAPC subdivision approval no. 141114 and allow the development of the land to take place.
30. A number of modifications were made to the guidelines and development plans in response to comments received during the advertising.
31. It is recommended that Council finally adopts the draft Local Planning Scheme policy that deals with the Barry Court Design Guidelines.
32. For ease of use and reference it is also recommended that if Council adopts this Policy, it is included in the Approved Local Planning Scheme No 1a and 3 Policy Manual as Local Planning Policy 6R.

Consulted References	WA Planning Commission (WAPC) Statements of Planning Policy (SPP's) SPP1 & SPP 3
File Number (Name of Ward)	DAP007 (Breaksea Ward)

CITY OF ALBANY

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
1	Department of Planning 178 Stirling Terrace Albany WA 6331	<p>The DoP provides that the Design Guidelines are a requirement of condition 13 of WAPC #141114 and that the LPP does adequately address condition 13 criteria (v) to (x) as mentioned below:</p> <p>1. Condition 13 (v): The City of Albany draft Local Planning Scheme No.1 (LPS1) indicates a split zoning of ‘Residential’ and ‘Hotel/Motel’ on Lot 150 and a dual code of R30/50. In the absence of provisions in LPS1 on how to implement dual coding the DoP suggests that a new clause is inserted into the LPP in regard to density with a minimum of R50 for short stay accommodation and a maximum of R30 for permanent residential.</p> <p>2. Condition 13 (vi): The DoP suggest that the design guidelines incorporate a clause in relation to inclusion of a common facilities manager’s residence.</p>	<p>Noted and agree.</p> <p>The number of units does not necessitate a onsite caretaker. this will also result in the loss of another short stay unit a local (Albany based) caretaker should suffice this should</p>	<p>Policy has been modified accordingly.</p> <p>No change to the policy is recommended.</p>	<p>Noted and agree.</p> <p>We disagree that a clause should be included within the Design Guidelines in relation to the provision of a manager’s residence and common facilities being provided in the overall</p>

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
			form part of the strata management arrangements.		development. At the time of preparing the freehold and survey strata subdivision applications which have been approved for this site, the landowner invested substantial time and effort into investigating ownership options associated with the short stay accommodation associated with the overall development eg. inclusion of common facilities as opposed to self managed tourism accommodation. The investigation identified that individual owners could manage and be responsible for operating their individual units for tourism purposes and the necessity for common facilities would not be viable for a unit development of this size or nature. With regards to the common management of tourist accommodation, this

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
		<p>3. Condition 13 (vii and ix): The DoP suggests that the Design Guidelines incorporate a clause notifying that should construction occur in stages, common facilities are to be established within the first stage of development.</p> <p>4. Condition 13 (viii): The DoP suggest that the floor plans not be included as part of the LPP and that the guidelines incorporate a clause requiring all units over 2 bedroom to be designed to accommodate dual access.</p> <p>5. Condition 13 (x): The LPP is to advise prospective purchasers that a development restriction applies to the land. It is also suggested by the DoP that a clause identifying that building/s on any proposed survey strata lot to be constructed to plate height prior to the issue or transfer of title for that lot.</p>	<p>No common facilities other than visitor's carparking are required or envisaged if any is proposed however these will have to be provided in the first stage as per clause A 2. 10. 1. 1</p> <p>Noted and Agreed</p> <p>Noted and agree that a Section 70A notification on the title be included at the time of implementing the approved subdivision.</p>	<p>Policy has been modified accordingly.</p> <p>Noted and agree that a Section 70A notification on the title be included</p>	<p>will be established by the Strata Management Agreement.</p> <p>As identified above.</p> <p>Noted and agree in relation to exclusion of the floor plans in the LPP. Proposed short-stay accommodation has been designed to accommodate a dual-key facility and has been acknowledged in the LPP.</p> <p>Noted and agree that a Section 70A notification on the title be included at the time of implementing the approved subdivision. We disagree that a Section 70A notification be identified within the LPP as this is a subdivision approval</p>

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
		<p>6. Landscaping: The DoP suggest a percentage landscaping requirement be indicated within the guidelines for short stay accommodation component and for the permanent residential component.</p> <p>7. Streetscape It is recommended that A2.3.1 include an extra provision in relation to screening of bin storage areas and that the development plan referred to in A2.2.2 be a simple lot plan than does not</p>	<p>Noted additional landscaping areas are provided in the areas that adjoins the parking area.</p> <p>No further landscaping is required.</p> <p>Noted Policy has been modified accordingly.</p>	<p>Additional land scaping areas have been added to the plan.</p> <p>Policy has been modified accordingly.</p>	<p>mechanism not a Local Planning Policy requirement.</p> <p>Noted and disagree that a percentage landscaping requirement is necessary for the short stay or residential component of the overall development. A percentage landscaping requirement on a development of this size and nature is not essential but effective landscaping per unit of the development is desirable e.g. each unit providing its own landscaping requirements (refer to plans).</p> <p>Noted and agree.</p>

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
		<p>include a building footprint, building types or landscaping area calculations.</p> <p>8. Access and Parking The DoP is concerned that 3.86m width for the common property is not sufficient to accommodate for vehicle manoeuvring areas for twin carports especially in relation to Lots 7, 8 and 10.</p> <p>It is recommended that the LPP include a requirement for the provision of visitor parking and that parking facilities are contained within the lot.</p>	<p>The access way is shown as 4m on the indicative plan and any final design will have to be in accordance with the R Codes and the appropriate Australian Standard.</p> <p>Noted</p>	<p>No modification required</p> <p>The policy has been modified to meet this requirement</p>	<p>Noted. Double garages have been recessed in and accommodates vehicle manoeuvring of 6m for all units, with the exception of Lot 7. Lot 7 has the ability to partially reverse into Lot 8's garage or partly past Lot 10 and leave in a forward motion. It is believed that the overall development adequately addresses vehicle manoeuvring for all tourism and permanent residential uses with the development.</p> <p>It should also be highlighted that the overall development provides double garages for each unit and that sufficient car parking has been provided for all units to enable visitor parking to be included within each unit (where</p>

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
					necessary). Should alternative visitor car parking be required, the proposed landscaping strip (immediately adjacent to Lot 17 and 6) could be designated to car bays, with an additional allowance of 4 car bays (if necessary).
2	Department of Planning – Policy Development Department Level 4, 140 William Street, Perth WA 6000	The Corporation has no objection to the amendment subject to the following advice: <ul style="list-style-type: none"> • The scale of residential development should complement the tourism component and priority given to locating the tourism component on those areas of the site that provide the highest tourism amenity; • Residential units are designed to encourage integration into the management/letting pool for the tourism facility; • Innovative planning of the site to integrate residential and tourism components of the site to enhance both the tourism component and to ameliorate potential conflicts that may arise such as noise; 	Noted Noted and this proposal adequately meets these requirements. Noted		Noted and this proposal adequately meets these requirements. Noted and as above in relation Submission Response No. 1, point 2. Noted. Masonry boundary wall at a height of 1800mm shall be provided to separate permanent residential from short stay tourism uses. This boundary wall will

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
		<ul style="list-style-type: none"> • The location of all units shall provide for ease of tourism access through the site; • The tourism component of a mixed use development shall incorporate those facilities normally associated with tourist accommodation developments such as recreation, entertainment facilities and integrated management facilities • Appropriate staging so that the tourism development and facilities occur concurrently to the residential component of a mixed use development; • Where strata titling is proposed, appropriate management arrangements in a management statement which ensures that all units will be let out for tourism purposes, preferably by an on-site letting agent (manager). 	<p>Noted and this proposal adequately meets these requirements.</p> <p>Noted no facilities are however planned and is not required.</p> <p>Noted and this proposal adequately meets these requirements.</p>		<p>adequately address noise and other land use conflicts applicable to the overall development.</p> <p>Noted and this proposal adequately meets these requirements.</p> <p>Noted and as above in relation Submission Response No. 1, point 2.</p> <p>Noted and this proposal adequately meets these requirements of the subdivision approval, with the exception of the necessity for facilities for the overall development.</p> <p>Noted and agree.</p>
6	Department of	1. The land to the ocean frontage of Lot			Noted and it is not

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
	Environment and Conservation 120 Albany Highway ALBANY WA 6330	<p>150 appears to be significantly higher than the rest of Lot 150 and the adjoining existing houses on Dillon Close and the beach laneway. If this is correct, there could be significant landscape impacts on views from the public beach and from Mt Clarence/Mira Mar view-sheds in general if the base level development heights and rooflines of housing on Lot 150 are allowed to exceed those of the adjacent existing house on Lot 151;</p> <p>2. It is recommended that the new housing on Lot 150 would have significantly less visual impact if roof structures and walls were restricted to mellow colours similar to those used in the Albany Golf Club Precinct rather than use the colours on the existing nearby housing structures which are highly visible when viewed from existing residential areas which overlook Middleton Beach.</p>	<p>The development should not have a greater visual impact than the golf club or adjoining residential development</p> <p>Noted and this proposal adequately meets these requirements.</p>		<p>envisaged that visual impact will result as a part of the overall development.</p> <p>Noted and the Design Guidelines and supporting LPP identify the building materials, colours etc as agreed with the City of Albany.</p>
7	Telstra Locked Bag 2552, Perth WA 6001	No objections.	Noted		Noted.

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
8	Water Corporation	No objections			Noted.
9	Fire and Emergency Services Authority 5 Hercules Crescent Albany WA 6330	WESTPLAN – BUSHFIRE (December 2010) assigns the HMA responsibilities for prevention to FESA, DEC and Local Government for their respective areas. Moreover it is acknowledged that: <i>“Local Government planning and development processes also play a role in bushfire risk management by adopting specific standards as outlines in the joint FESA – WAPC document Planning for Bush fire Protection (edition 2 – May 2010)”</i> .			Noted.
11	Adjoining landowner	With the planning of Lot 150 being predominantly short stay accommodation and therefore an increase in traffic to the area we are concerned at the lack of visitor car parking bays to all these units. Short stay accommodation has been in Barry Court for many years with no planned visitor car bays. Although these developments have grassed areas in front of each building (which is not the case for Lot 150) this area of Barry Court can become a parking lot in the street including boats and trailers and with the lack of footpaths is a traffic and pedestrian hazard. We would like to see included in the	Noted more visitors car parking bays in accordance with the Rcodes have been shown on the plan.	Policy has been modified accordingly.	Noted and as above in relation Submission Response No. 1, point 8.

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
		planning stage of Lot 150 visitor bay/bays for each unit including the permanent residential component.			
12	Landowners of Barry Court Strata Plan 44015	<p>There are a number of aspects to the Concept Plans that we wish to raise:</p> <ol style="list-style-type: none"> 1. Insufficient parking for units in the development and no provision for boat or trailer parking. We have allocated 16 extra parking bays outside Dillon close, capacity for multiple vehicles on the driveways in Barry Court units and a dedicated boat and trailer parking area that can accommodate 5 trailers or boats. The landowners are aware that non-residents are currently using our parking areas when accessing the beach as no public car parks exist and on street parking is not permitted. We have serious concerns that if no provision for additional overflow parking as well as boat and trailer parking in the proposed development that these vehicles will be using our parking areas to the detriment and exclusion of our owners and their guests. 2. Lots 18-21 backing onto Dillon Close. Lots 18-21 should face Dillon 	<p>Noted more visitors car parking bays in accordance with the Rcodes have been shown on the plan.</p> <p>noted</p>	<p>Policy has been modified accordingly.</p>	<p>Noted and as above in relation Submission Response No. 1, point 8. Trailers and/or small boats could be parked within the designated double garages for each unit. Additional car parking in the proposed landscaping strip will also address overflow of boat and trailer parking as raised by the neighbouring development.</p> <p>Noted. Lots 18-21 are</p>

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
		<p>close instead of backing onto it. This will create a streetscape that is visually appealing to users of Dillon close, accessing the beach or units in our Survey Strata. Back fences invite issues that create an eyesore such as graffiti and lack of garden maintenance. This impacts on the amenity of the area and our members properties.</p> <p>3. Consistent Building Style. The architecture, building styles and building materials are not consistent with buildings already in the area.</p> <p>4. Provision for access from Dillon close to Albany Golf Club There should be some form of pedestrian access from Dillon Close to the Albany Golf Club. This could be achieved by inclusion of a footpath around the boundary edge of the development or through Lot 150 Barry Court to facilitate access and connectivity to or from the Albany Golf Club to Middleton Beach, the beach cycle way and units of Strata Plan 44015.</p>	<p>Noted and this proposal adequately meets these requirements.</p> <p>Noted and this proposal adequately meets these requirements.</p>		<p>fronting Dillon Close, including entrances and courtyards so these issues raised are not relevant in this instance.</p> <p>Noted. The architecture, building styles and building materials have been designed to closely meet the existing built form within this locality and the specifications detailed in the Design Guidelines have been developed in close consultation with the City of Albany to ensure this development is consistent with existing and future development within this locality.</p> <p>Noted and agree.</p>

Local Planning Policy – Lot 150 Barry Court, Collingwood Park Design Policy

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation	Proponent Comment
		<p>5. Mixed Short Stay & Residential zoning in the same development</p> <p>Strong consideration should be given to not permitting a mix of short stay and residential zoning adjacent in the same development. It is probable conflicts could arise with holiday makers enjoyment impacting the peace and amenity of permanent residents. Such conflict will have the capacity to generate unnecessary complaints to the City of Albany and a compliance burden on villa owners and holiday makers. It is our view that the two zonings should be kept separate.</p>	<p>Noted this matter formed a major part of the SAT mediation process and resulted in many of the conditions being imposed. this proposal meets these requirements.</p>		<p>Noted. The LPP has been prepared consistent with the existing subdivision approval for short stay accommodation and permanent residential uses for this site.</p>

LPPX**LOT 150 BARRY COURT, COLLINGWOOD PARK, CITY OF ALBANY DESIGN POLICY****Objective:**

To ensure that residences and short-stay accommodation at Lot 150 Barry Court, Collingwood Park respects and blend harmoniously with existing development and enable all residents and tourists to maximise their enjoyment of the natural coastal setting through appropriate house design.

A1 Relationship to Other Planning Instruments

These Design Guidelines are to be read in conjunction with the following planning instruments with relevant provisions of these instruments applied as appropriate to the subject land:

- City of Albany Town Planning Scheme (TPS1A)
- City of Albany Local Laws and Policies
- Residential Design Codes of Western Australia (R-Codes)

Where a provision of this Policy is inconsistent with the Residential Design Codes of Western Australia (R-Codes), this Policy will prevail to the extent of the inconsistency to the satisfaction of the City of Albany.

A2 Scope

These Design Guidelines apply to the short stay accommodation and permanent residential development on Lot 150 Barry Court, Collingwood Park.

Policy Statement

The specific Design Guideline requirements for short stay accommodation and permanent residential development on Lot 150 Barry Court, Collingwood Park are outlined in the provisions below. Development in accordance with these Design Guidelines is deemed to comply. However, alternative designs may be considered subject to demonstration that any proposed development is in keeping with the objectives and intent of the Design Guidelines and subject to Council approval.

A2.1 Approval process**A2.1.1 Short-Stay Accommodation and Permanent Residential Component**

A2.1.1.1 Applications for Planning Consent are to be assessed by the City of Albany in accordance with these Design Guidelines; and

A2.1.1.3 Short-stay Accommodation is to be developed to a minimum standard of 'R50' and Permanent Residential is to be constructed to a maximum standard of 'R30' in accordance with the R-Codes.

A2.1.1.2 Where strata-titling of Short stay-Accommodation is proposed:

- (i) Units are to be constructed and completed to the satisfaction of the City of Albany prior to final approval of the strata plan; and
- (ii) A Management Statement requiring management of the units by a common facility manager is to be incorporated into the strata by-laws.

A2.2 Building Setbacks

A2.2.1 Short-Stay Accommodation Component

- A2.2.1.1 Buildings are required to be setback at least 5m from the common property driveway, except where the setback is considered a side setback (as outlined in A2.2.1.4);
- A2.2.1.2 Carports are to be accessible from the common property driveway and are to be setback at least 1m from the common property driveway;
- A2.2.1.3 A porch, verandah, balcony or equivalent is permitted to have a nil setback to a public road reserve, but must be setback at least 1.5m from the common property driveway;
- A2.2.1.4 Side setbacks are permitted to be nil (wall on boundary) for up to 90% of the boundary length; and
- A2.2.1.5 Corner Lots Barry Court and Barry Court/Dillon close within the short-stay accommodation component are land mark sites and all design on these lots will be subject to Council approval.

A2.2.2 Permanent Residential Component

- A2.2.2.1 All building setbacks are to be in accordance with the R-Codes.

A2.3 Streetscape

A2.3.1 Short-Stay Accommodation Component

- A2.3.1.1 Primary elevations shall be designed to provide surveillance over the public realm;
- A2.3.1.2 Fencing heights and designs to be in accordance with the Design Guideline requirements including the following:
- Fences, except for those screening clothes drying areas, are not permitted in the setback area from the common property driveway;
 - Side and rear fences to common boundaries (behind the building line) - Maximum 1800mm high and either solid or visually permeable; and
 - Front and side fences adjoining the public realm - Generally a maximum of 900mm high and visually permeable providing view through the fence (in excess of 50% open). Where outdoor living areas are provided adjacent to the public realm, 30% of the adjacent boundary fence may be 1.5m high with 25% open.
- A2.3.1.3 Garages/garage doors are not permitted. Carports must be maintained in an open state.
- A2.3.1.3 Verandahs and awnings are to be in accordance with the requirements of the R-Codes.
- A2.3.1.4 Bin Storage areas are to be fully screened from view from public spaces in accordance with the requirements of the R-Codes.

A2.3.2 Permanent Residential Component

- A2.3.2.1 Primary elevations shall be designed to provide surveillance over the public realm;
- A2.3.2.2 Garages and Carports are to be located within the nominated envelopes as shown on the Development Plan; and
- A2.3.2.3 All other requirements are to be as per R-Codes specifications.

A2.4 Built Form

A2.4.1 Short-Stay Accommodation and Permanent Residential Component

- A2.4.1.1 Short-Stay Accommodation units with more than two (2) bedrooms are to be dual keyed to provide for separate letting;
- A2.4.1.2 Buildings must be designed to complement the existing character and colours of Albany. Documentary and physical evidence should be submitted as part of any application to justify the proposal;
- A2.4.1.3 Buildings must be designed to respond to Albany's climate and take advantage of the climatic benefits that the region offers;
- A2.4.1.4 Buildings must be orientated to north to maximise solar access to living space;
- A2.4.1.5 One main living space is to be situated on the north side of the building with a major northern opening preferably opening to an outdoor living space or balcony;
- A2.4.1.6 The house and outbuildings should be orientated to take advantage of cross ventilation through the summer, but provide shelter from strong winter winds associated with storms and passing cold fronts;
- A2.4.1.7 Buildings must be sealed to comply with the Building Codes of Australia;
- A2.4.1.8 Roofs must be designed to minimise their visual impact. This includes pitched roofs having the principal ridge running in a generally north south direction and ensuring that Skillion roofs are designed with a fall to the south to limit overshadowing of the neighbours to the south; and
- A2.4.1.9 Tiled roofs are not permitted within the Short-Stay Accommodation Component. Tiled roofs are permitted within the Permanent Residential Component.

A2.5 Height and Bulk

A2.5.1 Short-Stay Accommodation Component

- A2.5.1.1 Wall height is to be a maximum height of 7m, measured from the NGL;
- A2.5.1.2 Roof height is to be a maximum of 9m measured from the NGL;
- A2.5.1.3 Buildings are to have a maximum plot ratio of 1.1;
- A2.5.1.4 Building form and massing should be used to encourage cross ventilation, provide summer shade and permit winter sun access;
- A2.5.1.5 Careful design of form and materials must be used to break up the perceived bulk of buildings;
- A2.5.1.6 Consideration should be given to the form and mass of adjacent properties when designing new dwellings; and
- A2.5.1.7 The use of landscaping should be considered to help soften walls and rooflines.

A2.5.2 Permanent Residential Component

- A2.5.2.1 Wall and roof height is to be in accordance with Category B of Table 3 of the R-Codes;
- A2.5.2.2 Building bulk and scale is to be in accordance with the R-Codes;
- A2.5.2.3 Building form and massing should be used to encourage cross ventilation, provide summer shade and permit winter sun access;

- A2.5.2.4 Careful design of form and materials must be used to break up the perceived bulk of buildings;
- A2.5.2.5 Consideration should be given to the form and mass of adjacent properties when designing new dwellings; and
- A2.5.2.6 The use of landscaping should be considered to help soften walls and rooflines.

A2.6 Materials and Colours

A2.6.1 Short-Stay Accommodation and Permanent Residential Component

- A2.6.1.1 The choice of materials for external walls must be selected from a range of materials that complements the existing palette of Albany materials. External materials should preferably be selected from the following locally identifiable materials:
- Painted weatherboards/fibre cement/timber cladding;
 - Rendered masonry or tilt-up concrete; or
 - Face brick.
- A2.6.1.2 A colour scheme must complement the existing colours and materials used in Barry Court and Dillon Close, Collingwood Park;
- A2.6.1.3 Roofs shall be finished with tiles or Colorbond in accordance with Clause 2.4.1.8 of this policy and shall have a BCA Colour Absorptance Figure between 0.40 – 0.62. Zinalume roofing is not permitted; and
- A2.6.1.4 The colour of the garage doors should match or complement the dwelling.

A2.7 Privacy and Outdoor Living Spaces

A2.7.1 Short-Stay Accommodation Component

- A2.7.1.1 Major openings and private balconies are to be positioned to minimise overlooking of adjacent properties living space; and
- A2.7.1.2 An outdoor living space is to be provided for each dwelling and is to be a minimum of 16m² in area, with a minimum dimension of 2.9m, with a direct connection to at least one main living space.

A2.7.2 Permanent Residential Component

- A2.7.1.1 Major openings and private balconies are to be positioned to minimise overlooking of adjacent properties living space; and
- A2.7.1.2 An outdoor living space is to be provided for each dwelling and is to be a minimum of 16m² in area, with a minimum dimension of 3m, with a direct connection to at least one main living space.

A28 Landscaping

A2.8.1 Short-Stay Accommodation and Permanent Residential Component

- A2.8.1.1 A landscape plan must be submitted with Development Plans to the City and be approved by the City for each lot;
- A2.8.1.2 Gardens must be designed to respond to Albany's climate, take advantage of climate benefits (such as solar gain in winter) and follow good environmental principles such as low water use and weed control;
- A2.8.1.3 Materials and finishes must reflect the landscape qualities of the site;
- A2.8.1.4 Plants from the City of Albany's unsuitable species list must not be used (refer to approved Landscaping Plan); and

- A2.8.1.5 Gardens should not impact negatively on neighbours by preventing them from taking advantage of solar passive design by over shadowing.

A2.9 Access and Parking

A2.9.1 Short-Stay Accommodation and Permanent Residential Component

- A2.9.1.1 Short-stay accommodation units are to have a maximum driveway width of 6m, with permanent residential units to have a maximum driveway width of 9m, or 40% of the common property driveway frontage, whichever is the lesser.
- A2.9.1.2 Short-stay accommodation units are to provide visitor parking in accordance with the requirements of the R-Codes.

A2.10 Staging and Development

A2.10.1 Short-Stay Accommodation

- A2.10.1.1 Should common facilities be provided these are to be constructed in the first stage.



Government of **Western Australia**
Department of **Planning**

Your ref: DAP007/PA38169/AMDDAP007
Our ref: DP/10/02050
Enquiries: Jaime Bishopp
Telephone: (08) 6551 9094

Mr Craig McMurtrie
City of Albany
PO Box 484
ALBANY WA 6331

Dear Mr McMurtrie,

RE: LOCAL PLANNING POLICY – LOT 150 BARRY COURT, COLLINGWOOD PARK DESIGN POLICY

Thank you for your correspondence on the 20 June 2012 and referring the above mentioned design policy to Policy Development for comment on the tourism components of the application.

A design policy has been produced for the subject site, Lot 150. The site is zoned 'Tourist Residential' with the proposed development for residential and short stay accommodation.

In general, Policy Development have no objections to the design policy in terms of building setbacks, streetscape, built form, height and bulk, materials and colours, privacy and outdoor living spaces, landscaping, and access and parking.

However, in terms of the residential and short stay components of the development, no information was provided as to the arrangement of lots (Policy Development only received extracts from the concept plans). The development needs to take into consideration the advice provided in *Planning Bulletin 83: Planning for Tourism* section 7 – Residential development within tourism sites. The main principles to be considered for this development include:

- In all cases, the scale of residential development should complement the tourism component and priority given to locating the tourism component on those areas of the site providing the highest tourism amenity (e.g. beachfront or views of golf course).
- Residential units are designed to encourage integration into the management/letting pool for the tourism facility.
- Innovative planning of the site to integrate residential and tourism components of the site to both enhance the tourism component of the site and to ameliorate potential conflicts that may arise; such as noise, between tourist accommodation and permanent residents.
- The location of all units on the site shall provide for ease of tourism access through the site.
- The tourism component of a mixed use development shall incorporate those facilities normally associated with tourist accommodation developments such as recreation, entertainment facilities and integrated management facilities.
- Appropriate staging so that the tourism development and provision of facilities occurs concurrently to the residential component of a mixed use development.
- Where strata titling is proposed, appropriate management arrangements in a management statement which ensures that all units will be let out for tourism purposes, preferably by an on-site letting agent (manager).

Please note that this is a departmental response to tourism planning issues only and does not reflect comments of other branches of the Department of Planning (DoP) or a formal position of the Western Australian Planning Commission (WAPC), which may need to be consulted on this proposal.

I trust this information will assist you, however should you require any additional information, please do not hesitate to call Jaime Bishopp on 6551 9094.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Loretta van Gasselt', written in a cursive style.

Loretta van Gasselt
Manager Policy Development

13/07/2012



Government of **Western Australia**
Department of **Planning**

Great Southern Region

Our ref: 853/52/15P v3
Your ref: DAP007/PA38168/DAP007
Enquiries: Melinda Lyons (9892 7304)

12 July 2012

City of Albany
PO Box 484
Albany WA 6331

Attn: Craig McMurtrie

Dear Craig,

**Re: LOCAL PLANNING POLICY - LOT 150 BARRY COURT, COLLINGWOOD PARK
DESIGN POLICY**

The Department for Planning has received your letter dated the 20 June 2012 in which you advise that the City of Albany has advertised the above Local Planning Policy (LPP).

Lot 150 is the subject of two subdivision planning applications which are directly affected by the LPP, WAPC #357-09 and WAPC #141114. The Department of Planning (DOP) has assessed the LPP and advises that it does not support the policy in its current form as it fails to comprehensively meet criteria (v) to (x) of Condition 13 of WAPC #141114. Consequently the WAPC is not likely to endorse the Deposited Plan for application #141114.

Endorsement of the Deposited Plan for WAPC #357-09 is subject to the endorsement of WAPC #141114 and thus it will also be affected.

History of subdivision

Subdivision application #357-09 was originally submitted as a 13 lot survey strata subdivision. Both the City of Albany and Tourism WA did not support the application and it was refused by the WAPC. It then became the subject of a State Administrative Tribunal (SAT) appeal. Through mediation it was agreed that a freehold application be submitted concurrently with WAPC #357-09 which was required to contain a preliminary plan of survey strata (Attachment 1), a new plan of subdivision for the 2 freehold lots (Attachment 2) and a revised plan of survey strata containing only 6 lots and common property (Attachment 3). The City of Albany and Tourism WA were involved in the mediation process and subject to conditions they had no further objection. The final conditions of approval for both WAPC #357-09 and #141114 were agreed by the proponent within mediation.

On the basis of agreed conditions the WAPC resolved to:

- advise the State Solicitor's Office that the WAPC would support the proposed subdivision #357-09 with an amended plan to create 6 survey strata lots and common property subject to conditions;



Government of **Western Australia**
Department of **Planning**

- advise the applicant that the WAPC would consider #141114 and be prepared to endorse a Deposited Plan in accordance with the 2 lot application subject to fulfillment of the schedule of conditions.

The Minute of Consent Orders issued by SAT ordered that approval to #357-09 was granted in accordance with the revised plan and conditions (which include Condition 3 - WAPC endorsement of freehold subdivision of parent lot, and Condition 16 - ensure prospective purchasers are aware that the property is subject to design guidelines). By adopting the current version of the LPP the outcomes of the SAT decision will be contravened.

Omissions within LPP

City of Albany Ordinary Council Meeting minutes of the 20th of March 2012 note that the proponents reasons for not addressing the criteria (v) to (x) of Condition 13 are as follows:

Condition 13 (v): *The required minimum density and titling of short stay tourist accommodation.*

Proponent Reason: *The density of the proposed development is indicated within the Development Plans. Density of Grouped Dwellings will be as per the 'R30' density code of the R-Codes.*

The City of Albany Town Planning Scheme 1A (TPS1A) indicates that Lot 150 is currently zoned 'Tourist Residential'. Previous implementation of TPS1 within Barry Court has applied an R30 density to residential development and R50 density in the case of grouped dwellings for holiday accommodation purposes.

The City of Albany advertised Local Planning Scheme 1 (LPS1) identifies a split zoning of 'Residential' and 'Hotel/Motel' across Lot 150 and a dual code of R30/50. The LPS1 is silent how the dual code will be implemented.

As the density codes are not clear within LPS1 the DOP suggests that the applicable densities for Lot 150 be clarified. It is also suggested that the Residential zone indicated in LPS1 over part of Lot 150 be modified to 'Tourist Residential'. This would achieve consistency with the existing and proposed zoning in the Middleton Beach area and clarify how the indicative dual coding is to be applied (as per 5.5.2.1 of LPS1).

The DOP suggests that the LPP include a new clause in regard to Density which includes a minimum of R50 for short stay accommodation and a maximum of R30 for permanent residential.

Condition 13 (vi) *The common management of all units for short stay tourist accommodation being provided by a common facility manager;*

Proponent Reason: *With regards to the common management of tourist accommodation, this will be established by the Strata Management Agreement. We do not think this is an appropriate issue to be included within the Design Guidelines;*



Government of **Western Australia**
Department of **Planning**

Tourism WA included within their referral response to WAPC that in order to support the subdivision applications over Lot 150 it would require that the design guidelines incorporate an onsite manager's residence. They advised that strata schemes of 20 units or less do not require on-site management or reception facilities unless the site is identified as a strategic tourism site. They noted that apartments which have two or more bedrooms will be required to be dual keyed to allow separate sections of the apartment to be let out, which indicates a potential doubling of units available to let thus the requirement for on-site management.

Barry Court is identified within the City of Albany Tourist Accommodation Planning Strategy as a prime tourism site which was originally subdivided from the Albany golf course reserve to provide a site suitable for a major tourism development. The Strategic Action within the strategy is to alter the zone of Barry Court to Hotel/Motel to preclude further residential development and support boutique hotel and apartment development.

The DOP suggest that the design guidelines incorporate a clause in relation to inclusion of a common facility manager's residence.

Condition 13 (vii) *Should common facilities such as reception, manager's residence, restaurant, or pool be provided, these are to be constructed in the first stage should the short stay accommodation units be constructed in stages; and (ix) All common facilities such as reception, manager's residence, restaurant, or pool being constructed in the first stage should the short stay accommodation units be constructed in stages;*

Proponent Reason: *As indicated on the Development Plans, no such common facilities as listed in sub-condition vii) will be included in the proposed development. As such, we do not think that these should be included within the Design Guidelines;*

It appears that this criteria has been accidentally repeated within the conditions and should be treated as one.

Tourism WA included within their referral response to WAPC that in order to support the subdivision applications over Lot 150 it would require that the design guidelines include a requirement that, should construction occur in stages, common facilities to be constructed in stage one. It's inclusion within the LPP is to advise prospective purchasers of all or part of Lot 150 that development restrictions will apply.

The DOP suggests that the design guidelines incorporate a clause notifying that should construction occur in stages, common facilities to be established within the first stage of development.

Condition 13 (viii) *Any short stay units with more than two(2) bedrooms being dual keyed and allowing units to be separately let out to guests;*

Proponent Reason: *Proposed short-stay accommodation has been designed to accommodate a dual-key facility; and*

As previously stated this was a specific requirement of Tourism WA to support the two subdivision applications. The proponent advised the City of Albany that the proposed short-stay accommodation has been designed to accommodate a dual-key facility.



Government of **Western Australia**
Department of **Planning**

However the Type A and Type B floor plans attached to the LPP do not illustrate an ability for units to be dual key.

The DOP suggest that the floor plans not be included as part of the LPP and that the guidelines incorporate a clause requiring all units over 2 bedroom to be designed to accommodate dual keyed access.

Condition 13 (x) *The need for a programme for the construction and completion of the short stay tourist accommodation units and other buildings to be developed on Lot B, to be agreed with the City of Albany, including, in the event that the development involves the further subdivision of Lot B into survey strata lots, provision for the building/s on any proposed survey strata lot to be constructed to plate height prior to the issue or transfer of title for that lot.*

Proponent Reason: *This lot has the potential to be developed for either a survey strata or built strata development, in accordance with the Development Plans. Should it be required, there is sufficient provision for the Western Australian Planning Commission to impose a condition at the time of survey strata subdivision requiring the construction of dwellings to plate height, as outlined in WAPC Development Control Policy 2.3 – Residential Subdivision.*

It was established within mediation that this guideline was an important measure to prevent individual vacant survey strata lots being created with the risk of remaining undeveloped and pressure applied to council at a later date to allow the strata lots to be developed as residential lots. Inclusion within the LPP is to advise prospective purchasers that a development restriction applies to the land.

The DOP suggests that a clause identifying that building/s on any proposed survey strata lot to be constructed to plate height prior to the issue or transfer of title for that lot.

Further suggestions

Landscaping

TPS1A indicates 50% landscaping within the 'Tourist Residential' zone and a plot ratio of 0.5. LPS1 indicates 10% landscaping within the 'Hotel/Motel' zone and a plot ratio of 0.7. The LPP indicates a total landscape figure of 1989.05m² within Lot 150 and a plot ratio of 1:1. The landscaping figure is the area of the permanent residential lots minus the common property and will not be retained as landscaping.

The DOP suggests a percentage landscaping requirement be indicated within the guidelines for short stay accommodation component and for the permanent residential component.

Streetscape

The DOP suggests that A2.3.1 include an extra provision in relation to screening of bin storage areas and that the development plan referred to in A2.3.2 be a simple lot plan than does not include a building footprint, building types or landscaping area calculations.

Access and Parking



Government of **Western Australia**
Department of **Planning**

The current site plan indicates that the width of the Common Property for short stay accommodation is 3.86m. The DOP is concerned that this may not provide sufficient vehicle manoeuvring area for twin carports especially in relation to Lot 7, 8 and 9. The LPP states within A2.9.1 that short stay accommodation units to have a maximum driveway width of 6m and that permanent residential is to have a maximum driveway width of 9m. The site plan also indicates that car parking is to be within the verge area.

The DOP suggests that the LPP contains a minimum driveway width for short stay accommodation to ensure that sufficient manoeuvring is available. The DOP also suggest that the LPP include a requirement for the provision of visitor parking and that all parking facilities to be contained within the lot.

Should you wish to discuss this advice in further detail, please contact Melinda Lyons on 9892 7304.

Yours faithfully,

STEPHEN PETERSEN
REGIONAL MANAGER
GREAT SOUTHERN REGION
REGIONAL PLANNING & STRATEGY

ATTACHMENT 1



harley
survey group

210 Serpentine Road, BARRI, WA 6530
T: 08 9841 7333 F: 08 9841 3643
E: hsg@harleygroup.com.au

LOT 150 ON DP32508
BARRY COURT
COLLINGWOOD PARK

PROPOSED SUBDIVISION
FOR: WID DEVELOPMENTS



DRAWN: SDF/ABS 11/11/09
CHECKED: 14/11/09
DRAWING NO: 14484-1-1-0-0-0-0

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NOTE:
This plan has been prepared for planning purposes. It is not a contract and does not constitute an offer of any land.

LEGEND

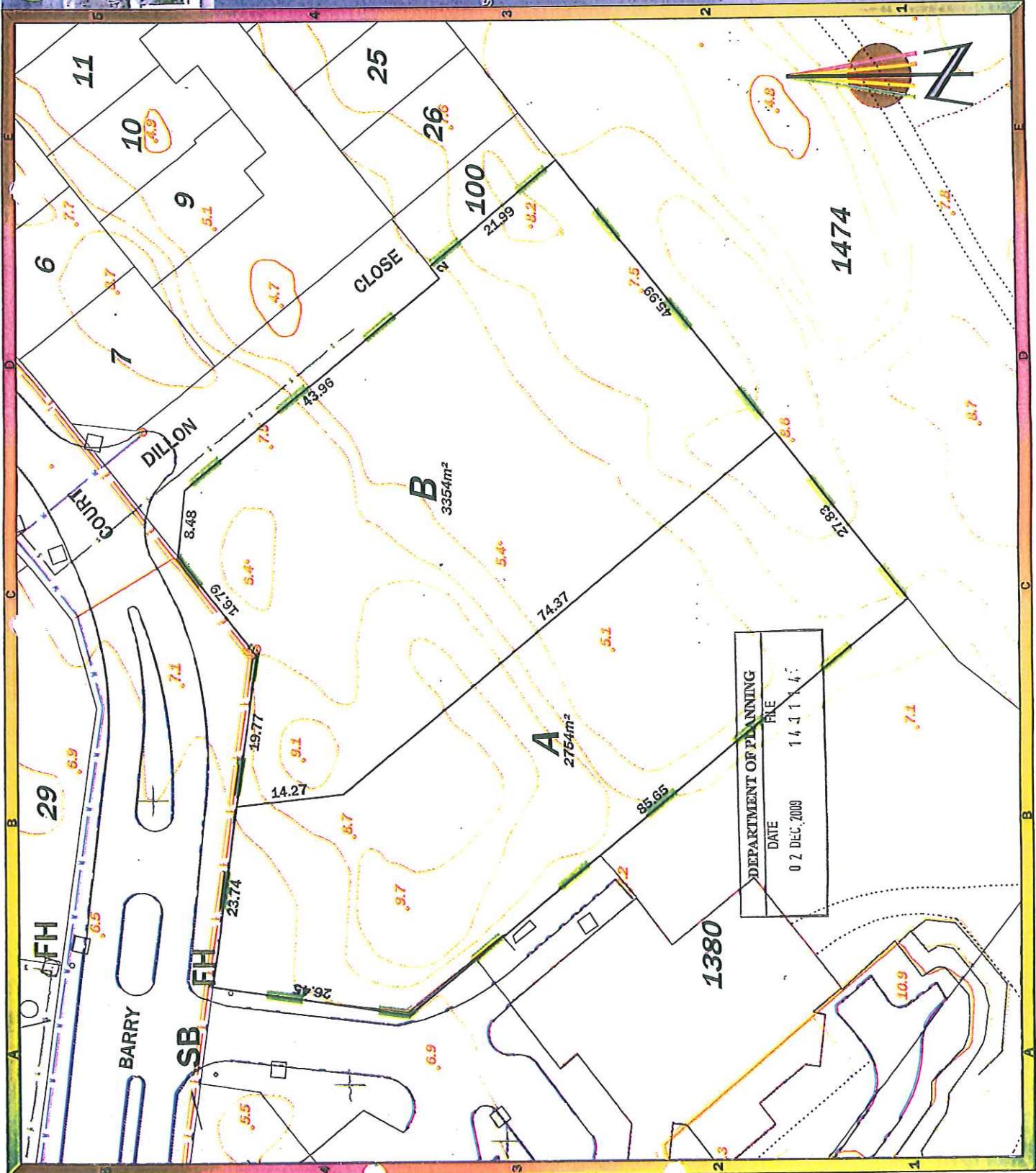
- LAND DETAILS**
- Area of Subplot (sqm): 6000m²
 - Area of Subplot (ha): 6.0
 - No. of Subplots: 2
 - No. of Subplots (Lot): 2
 - Subplot (sqm): 3000m²
 - Subplot (ha): 3.0

LOCAL AUTHORITY

City of Albany
Collingwood Park
Township: Residential
2764m²
3054m²
8/4/2012/12.06

DATA

Aerial data: N/A
Cadastral data: MGA 94
Topographic data: LANDSAT



DEPARTMENT OF PLANNING	
FILE	14.11.14
DATE	02 DEC 2009

AGENDA ITEM 2.4 REFERS

From: Walkerden, Norm F [Norman.F.Walkerden@team.telstra.com]
Sent: Tuesday, 3 July 2012 3:35 PM
To: Planning (External Use ONLY)
Subject: EF1268888 - DAP007 - Local Planning Policy - Lot 150 Barry Court, Collingwood Park

Attn: Craig McMurtrie

Ref: DAP007/PA38169/AMDDAP007

LOCAL PLANNING POLICY - LOT 150 BARRY COURT, COLLINGWOOD PARK

Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.

Any network extension that may be required for any development within the area concerned, the owner/developer will have to submit an application before construction is due to start to NBN Co. or the Telstra Smart Community website:

<http://www.telstra.com.au/smart-community/developers/> .

More information regarding NBN Co. can be found on their website <http://www.nbnco.com.au/> . I add this information about NBN Co. as it is not known when services will be available from NBNCo. Telstra may provide services if NBN Co. cannot.

Please dial 1100 (Dial before You Dig) for location of existing services.

Regards,



Norm Walkerden - Strategic Forecaster

Forecasting & Area Planning, Fixed and Access Engineering, Network and Access Technology, Telstra Operations

Postal: Locked Bag 2525 Perth WA 6001 **Phone:** 08 6224 6272 **Email** Norman.F.Walkerden@team.telstra.com

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DAP007
A179283
Craig



Government of **Western Australia**
Fire & Emergency Services Authority



5 Hercules Crescent
Albany WA 6330

Telephone (08) 9845 5000
Facsimile (08) 9841 6719
www.fesa.wa.gov.au

Your Ref: DAP007/PA38169/AMDDAO007
Cross Ref: ICR1154275
Our Ref: AL02329-07
Contact: Kevin Parsons
Email: Kevin.Parsons@fesa.wa.gov.au



21 June 2012

Mr Craig McMurtrie
City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No: ICR1268180
File: DAP007
Date: 26 JUN 2012
Officer: PLAN18

Attach:
Box:
/ol
Box+Vol

Dear Sir

**RE: LOCAL PLANNING POLICY
LOT 150 BARRY COURT COLLINGWOOD PARK DESIGN POLICY**

Thank you for your letter of 20 June 2012 wherein you sought advice from Fire & Emergency Services Authority of Western Australia (FESA) in relation to the above referenced draft local planning scheme.

The personal and community devastation that can be caused by uncontrolled bush fires highlights the need for closer attention to strategies that prevent or mitigate such effects. Fire protection must, therefore, be taken into consideration during all planning phases of land development.

The increase in rural subdivisions and expansion of the urban fringe experienced in recent years has resulted in a greater number of people and facilities being located closer to and within bushland and forests. More people and property are being exposed to the risk of wildfires than was previously the case. In addition, many developments in both urban and rural settings can develop in advance of the capacity of local communities to deliver the level of fire services taken for granted in well-established communities.

These trends call for earlier and better intervention when planning land developments and establishing new communities so as to ensure that fire protection matters are properly considered. It is therefore crucial that all new subdivisions and related development take into account the potential vulnerability of communities in situations where bush fires may pose a risk, and where the capacity of existing response services may not meet the new demand or may not exist.

Planning Guidelines: Planning for Bush Fire Protection is a set of guidelines that outline a range of matters that need to be addressed at various stages of the planning process, to provide an appropriate level of protection to life and property from bush fires and avoid inappropriately located or designed land use, subdivision and development on land where a bush fire risk is identified.

TPS & Rezone – LG Advice

AGENDA ITEM 2.4 REFERS

The guidelines have been prepared jointly by the Fire and Emergency Services Authority of Western Australia (FESA) and the Western Australian Planning Commission (WAPC) in accordance with clause 6 of *State Planning Policy 3.4 Natural Hazards and Disasters* (SPP 3.4). The guidelines replace *DC 3.7 Fire Planning and Planning for Bush Fire Protection*, which were released by the WAPC and FESA in December 2001.

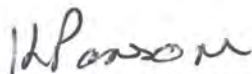
The guidelines form the foundation for fire risk management planning in Western Australia at a community and land development level. It provides performance criteria and acceptable solutions to minimise the impact of fire on communities. The primary focus of these guidelines is ensuring that bush fire hazards are considered in planning decisions at all stages of the planning process to avoid increased fire risk to life and property through inappropriately located or designed land use and development.

Interalia, WESTPLAN - BUSHFIRE (December 2010) assigns the HMA responsibilities for Prevention to FESA, DEC and LG for their respective areas. Moreover it is acknowledged that: "Local Government planning and development processes also play a role in bushfire risk management by adopting specific standards as outlined in the joint FESA – WAPC document "Planning for Bush Fire Protection" (edition 2 – May 2010).

In view of the above, FESA expects that the methodology included in the "Planning for Bush Fire Protection" document is applied to any development within the proposed planning scheme.

Should you require any further info please do not hesitate to contact me on the above phone number.

Yours faithfully



KEVIN PARSONS
DISTRICT MANAGER
GREAT SOUTHERN REGION



Government of Western Australia
Department of Environment and Conservation

AGENDA ITEM 2.4 REFERS 141114
DAP007
Craig

Your ref: DAP007/PA38169/AMDDAP007
Our ref: 27.1.357-09 (12/4501)
Enquiries: John Watson
Phone: (08) 98424500
Fax: (08) 98417105
Email: John.Watson@dec.wa.gov.au



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



Doc No: City of Albany Records
ICR1268822
File: 141114;DAP007
Date: 02 JUL 2012
Officer: PLAN18

Attention: Craig McMurtrie

Attach:
Box:
/of
Box+Vol:

Dear Sir

LOCAL PLANNING POLICY – LOT 150 BARRY COURT, COLLINGWOOD PARK DESIGN POLICY

Thank you for the opportunity to comment on the Local Planning Policy to guide the development of Lot 150 Barry Court, Collingwood Park. The Department of Environment and Conservation (DEC) has no objection to this application but wishes to draw your attention to some potential visual impacts.

The land in question has been cleared of native vegetation since March 2007. The land to the ocean frontage of Lot 150 appears to be significantly higher than the rest of Lot 150 and the adjoining existing houses on Dillon Close and the beach laneway. If this is correct, there could be significant landscape impacts on views from the public beach and from the Mt Clarence/Mira Mar view-sheds in general if the base level development heights and rooflines of housing on Lot 150 are allowed to exceed those of the adjacent existing housing on Lot 151.

Furthermore, irrespective of height, new housing on Lot 150 would have significantly less visual impact if roof structures and walls were restricted to mellow colours similar to those used in the Albany Golf Club precinct rather than use of the colours on the existing nearby housing structures which are highly visible when viewed from existing residential areas which overlook Middleton Beach.

DEC South Coast Region has reviewed the Local Planning Policy in terms of the available information and a brief field inspection. Additional issues may apply. It is expected that the decision-making authority will make enquiries sufficient to allow sound decision-making consistent with environmental planning policies and guidelines for Western Australia published by WAPC, EPA, DEC and other agencies with responsibilities in environmental protection.

Yours sincerely

Deon Utber
A/REGIONAL MANAGER

28 June 2012

The Owners of Barry Court Strata Plan 44015
PO Box 1614
Albany WA 6331



10 July 2012

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



Doc No	City of Albany Records
File	ICR1269789
Date	DAP007
Officer	12 JUL 2012
	PLAN18

Attach
Box
/of
Box+Vol

Dear Sir/Madam

Re: Local Planning policy - Lot 150 Barry Court, Collingwood Park Design Policy.

Thank you for your letter dated 20 June 2012 and the opportunity to comment on the Local Planning policy to guide the development of Lot 150 Barry Court, Collingwood Park.

This submission is made by the Council of Owners of Barry Court Strata Plan 44015 which represents all owners (Attachment 2) of the Survey Strata Plan 44015 development on Barry Court & Dillon Close Collingwood Park, adjacent to Lot 150 Barry Court.

There are a number of aspects to the Concept Plans that we wish to raise with the City of Albany in our submission.

1. Insufficient parking for units in the development and no provision for boat or trailer parking.

From the supplied Concept Plan and Streetscape Elevation it would appear that units would only have parking space for one vehicle per unit, unless the vehicles are compact cars. Similarly there is no provision for boat or trailer parking in the Concept Plan.

The owners of Survey Strata Plan 44015 have allocated 16 extra parking bays outside of units on Dillon Close, capacity for multiple vehicles on the driveways in the Barry Court units and a dedicated boat & trailer parking area that can accommodate 5 trailers or boats.

The Council of Owners is aware that non-residents are currently using our parking areas when accessing the beach as no public car parks exist and on street parking is not permitted.

Parking in the area is in high demand during peak periods due to the popularity of the area.

The owners of Survey Strata Plan 44015 have serious concerns that if no provision is made for additional overflow parking as well as boat & trailer parking in the proposed development of Lot 150 Barry Court, then these vehicles will be using our parking areas to the detriment and exclusion of our owners & their guests.

2. Lots 18 - 21 backing onto Dillon Close

The Council of Owners of Barry Court Strata Plan 44015 submit that Lots 18 - 21 (inclusive) of the proposed development of Lot 150 Barry Court, should face onto Dillon Close, instead of backing onto it.

This will create a streetscape that is visually appealing to users of Dillon Close, accessing the beach or units in our Survey Strata.

Back fences invite issues that create an eyesore such as graffiti and lack of garden maintenance. This impacts on the amenity of the area and our members properties.

3. Consistent Building Style

The Council of Owners of Barry Court Strata Plan 44015 submits that the architecture, building styles and building materials in the concept plan are not consistent with buildings already in the area. The proposed development should be in keeping with the existing buildings so it doesn't appear to be disjointed or a patchwork.

4. Provision for access from Dillon Close to Albany Golf Club.

The Council of Owners of Barry Court Strata Plan 44015 submits that there should be some form of pedestrian access from Dillon Close to the Albany Golf Club. This could be achieved by inclusion of a footpath around the boundary edge of the development or through Lot 150 Barry Court to facilitate access and connectivity to or from the Albany Golf Club to Middleton Beach, the beach cycle way and units Survey Strata Plan 44015.

5. Mixed Short Stay & Residential Zoning in the same development.

The Council of Owners of Barry Court Strata Plan 44015 submits that strong consideration be given to not permitting a mix of short stay & residential zoning adjacent in the same development. It is probable that conflicts could arise with holiday makers enjoyment impacting the peace & amenity of permanent residents. Such conflict will have the capacity to generate unnecessary complaints to the City of Albany and a compliance burden on villa owners and holiday makers.

It is the view of the Council of Owners of Barry Court Strata Plan 44015 that the two zonings should be kept separate.

The owners of the Barry Court Strata Plan 44015 would be most grateful for the City of Albany consider the concerns and recommendations addressed in this submission.

Please find attached:

- Attachment 1:** Amended plan showing suggested changes to the development of Lot 150 Barry Court, Collingwood Park. The proposed amendments provide hard edges, connectivity, boat parking and public parking for beach access.
- Attachment 2:** A list of all the owners in the Barry Court Strata Plan 44015 who have endorsed this letter by The Council of Owners of Barry Court Strata Plan 44015.

Thank you for your time and we look forward to your reply.

Can you please direct all correspondence to:

Mr. Glen Bergersen
Secretary of Council of Owners
Barry Court Strata Plan
PO Box 1614, Albany, WA, 6331

Yours sincerely,



Glen Bergersen
Secretary of Council of Owners
Barry Court Strata Plan 44015



TOTAL BUILDING AREAS		
LOCATION	AREA (m ²)	PERIM (m)
SITE AREA		
TOTAL SITE AREA	6,103.82	
TOTAL LANDSCAPE AREA	1,089.05	
GROUND FLOOR LEVEL		
GROUND FLOOR LIVING	1,391.49	
GARAGE	576.99	
COURTYARD	316.35	
PORCH	38.34	
STORE	82.80	
TOTAL GROUND FLOOR	2,405.97	
FIRST FLOOR LEVEL		
FIRST FLOOR LIVING	1,556.36	
BALCONY 1	259.36	
TOTAL FIRST FLOOR	1,817.73	
TOTAL LIVING	2,949.84	
TOTAL AREA	4223.70	

BUILDING AREAS (TYPE A)		
LOCATION	AREA (m ²)	PERIM (m)
CARPORT		
CARPORT	30.86	
PORCH		
PORCH	2.14	
GROUND FLOOR		
GROUND FLOOR	77.06	
STORE		
STORE	4.68	
UPPER FLOOR		
UPPER FLOOR	84.28	
BALCONY		
BALCONY	22	
TOTAL AREA	221.02	

BUILDING AREAS (TYPE B)		
LOCATION	AREA (m ²)	PERIM (m)
CARPORT		
CARPORT	33.25	
PORCH		
PORCH	2.12	
STORE		
STORE	4.50	
GROUND FLOOR		
GROUND FLOOR	77.55	
UPPER FLOOR		
UPPER FLOOR	88.87	
BALCONY		
BALCONY	6.82	
TOTAL AREA	213.11	

SITE PLAN
Scale 1:500

Perth Office
Suite 5, 10-12 Main St, Osborne Park
WA 6017
Albany Office
178 Middlesex Road
Albany
WA 6170

PH: 9443 2037
MOB: 0418 805 330
PH: 9842 1157
FAX: 9842 5157
admin@bdbd.com.au
www.bdbd.com.au

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MEMBERS OF BUILDING DESIGNERS ASSOCIATION

INNOVATION IN COMMERCIAL AND RESIDENTIAL DESIGN

Proposed Beach Side Apartments
Lot 150 Barry Court, Albany

Rev.	Date	Item	Issued To
B	10/04/12	DESIGN GUIDELINES	Walter Paddon
A	31/10/11	DESIGN GUIDELINES	Walter Paddon

Drawing Title:			
Drawn: TT	Date: APRIL '12	Drawing Number: A01 of A06	Job No.: C-1397-10
Checked: JUF	Scale: AS SHOWN	Stage / Revision: B	

AGENDA ITEM 2.4 REFERS



Doc No:	City of Albany Records
File:	ICR1269805
Date:	DAP007
Officer:	12 JUL 2012
	PLAN18

Attach:
Box:
/ol:
Box+Vol:



Chief Executive Officer
City of Albany
P.O Box 484 Albany WA

11 July 2012.

Ref: DA007/PA38169/AMDDA007.

PLANNING - LOT 150 BARRY COURT.
COLLINGWOOD PARK.

Dear Madam.

With the planning of lot 150 being predominantly short stay accommodation and therefore an increase in traffic to the area we are concerned at the lack of visitor car park bays to all these units.

Short stay accommodation has been in Barry Court for many years with no planned visitor car bays. Although these developments have grassed areas in front of each building (which is not the case in lot 150.) this area of Barry Court can become a parking lot in the street including boats and trailers and with the lack of footpaths is a traffic and pedestrian hazard.

The Beach house at Bayside accommodation has adequate parking for their guests as has Fillion Close short stay accommodation.

We would like to see included in the planning stage of lot 150 visitor bay/bays for each unit including the permanent Residential Component.

As we have already experienced the congestion in Barry Court with street parking this is an important item to be considered by the planners.

Yours faithfully,

4.1: LIST OF ACCOUNTS FOR PAYMENT – MARCH 2013

File Number (Name of Ward) : FM.FIR.2 - All Wards
Appendices : List of Accounts for Payment
Responsible Officer : Executive Director Corporate Services (G Adams)

ITEM 4.1: RESPONSIBLE OFFICER RECOMMENDATION VOTING REQUIREMENT: SIMPLE MAJORITY

The list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending **TBA** totalling **TBA** be RECEIVED.

BACKGROUND

- Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's municipal and trust funds. In accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996, a list of accounts paid by the Chief Executive Officer is to be provided to Council.

DISCUSSION

- The table below summarises the payments drawn from the municipal fund for the period ending **TBA**. Further details of the accounts authorised for payment by the Chief Executive Officer is included within the Elected Members Report/Information Bulletin.

Municipal Fund

Trust	Totalling	
Cheques	Totalling	
Electronic Fund Transfer	Totalling	
Credit Cards	Totalling	
Payroll	Totalling	
	TOTAL	TBA

- As at **TBA**, the total outstanding creditors, stands at **TBA** and made up follows:

Current	
30 Days	\$0.00
60 Days	\$0.00
90 Days	
TOTAL	

- Cancelled cheques: **TBA**

STATUTORY IMPLICATIONS

- Regulation 12(1)(a) of the Local Government (Financial Management) Regulations 1996, provides that payment may only be made from the municipal fund or a trust fund if the Local Government has delegated this function to the Chief Executive Officer or alternatively authorises payment in advance.

16/04/2013

REFER DISCLAIMER

6. The Chief Executive Officer has delegated authority to make payments from the municipal and trust fund.
7. Regulation 13 of the Local Government (Financial Management) Regulations 1996 provides that if the function of authorising payments is delegated to the Chief Executive Officer, then a list of payments must be presented to Council and recorded in the minutes.

FINANCIAL IMPLICATIONS

8. Expenditure for the period to TBA has been incurred in accordance with the 2012/2013 budget parameters.

POLICY IMPLICATIONS

9. The City's 2012/2013 Annual Budget provides a set of parameters that guides the City's financial practices.

SUMMARY CONCLUSION

10. That list of accounts have been authorised for payment under delegated authority.

File Number (Name of Ward)	FM.FIR.2 - All Wards
-----------------------------------	----------------------

4.2: FINANCIAL ACTIVITY STATEMENT – 28 FEBRUARY 2013

Responsible Officer : Executive Director Corporate Services (G Adams)

IN BRIEF

- Statement of Financial Activity reporting on the revenue and expenditure of the City of Albany for the reporting period ending 28 February 2013.

ITEM 4.2: RESPONSIBLE OFFICER RECOMMENDATION**VOTING REQUIREMENT: SIMPLE MAJORITY**

The Financial Activity Statement for the period ending 28 February 2013 be RECEIVED.

BACKGROUND

1. The Statement of Financial Activity for the period ending 28 February 2013 has been prepared and is attached.
2. In addition to the statutory requirement to provide Council with a Statement of Financial Activity, the City provides Council with a monthly investment summary to ensure the performance of the investment portfolio is in accordance with anticipated returns and complies with the Investment of Surplus Funds Policy.

DISCUSSION

3. In accordance with section 34(1) of the *Local Government (Financial Management) Regulations 1996*, the City of Albany is required to prepare each month a Statement of Financial Activity reporting on the revenue and expenditure of the local authority.
4. The requirement for local governments to produce a Statement of Financial Activity was gazetted in March 2005 to provide elected members with a greater insight in relation to the ongoing financial performance of the local government.
5. Additionally, each year a local government is to adopt a percentage or value to be used in Statements of Financial Activity for reporting material variances. Variations in excess of \$50,000 are reported to Council.

“Please note that rounding errors may occur when whole numbers are used, as they are in the reports that follow. The ‘errors’ may be \$1 or \$2 when adding sets of numbers. This does not mean that the underlying figures are incorrect.”

STATUTORY IMPLICATIONS

6. Section 34 of the *Local Government (Financial Management) Regulations 1996* provides:
 - I. A local government is to prepare each month a statement of financial activity reporting on the source and application of funds, as set out in the annual budget under regulation 22 (1)(d), for that month in the following detail –

- a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
 - b) budget estimates to the end of the month to which the statement relates;
 - c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relate
 - d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - e) the net current assets at the end of the month to which the statement relates.
- II. Each statement of financial activity is to be accompanied by documents containing –
- a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
 - b) an explanation of each of the material variances referred to in sub regulation (1)(d); and
 - c) such other supporting information as is considered relevant by the local government.
- III. The information in a statement of financial activity may be shown –
- a) according to nature and type classification;
 - b) by program; or
 - c) by business unit
- IV. A statement of financial activity, and the accompanying documents referred to in sub regulation (2), are to be –
- (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
 - (b) recorded in the minutes of the meeting at which it is presented.

FINANCIAL IMPLICATIONS

Expenditure for the period ending 28 February 2013 has been incurred in accordance with the 2012/13 proposed budget parameters. Details of any budget variation in excess of \$50,000 (year to date) follow. There are no other known events which may result in a material non recoverable financial loss or financial loss arising from an uninsured event.

POLICY IMPLICATIONS

- 7. The City's 2012/13 Annual Budget provides a set of parameters that guides the City's financial practices.
- 8. The Investment of Surplus Funds Policy stipulates that the status and performance of the investment portfolio is to be reported monthly to Council.

File Number (Name of Ward)	FM.FIR.2 - All Wards
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City of Albany
MONTHLY FINANCIAL REPORT
For the Period Ended 28th February 2013
ITEM 4.2 OF THE ORDINARY COUNCIL MEETING

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Statement of Financial Activity

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Note 2 Cash Investments

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AGENDA ITEM 4.2 REFERS

City of Albany
STATEMENT OF FINANCIAL ACTIVITY
 (Nature or Type)
 For the Period Ended 28th February 2013

Note	Original Annual Budget	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 3	
Operating Revenues		\$	\$	\$	\$	%	
Grants & Subsidies	2,732,950	2,725,277	1,323,118	1,369,740	46,622	3.4%	▲
Contributions, Donations & Reimbursements	373,610	434,000	317,427	707,161	389,735	55.1%	▲
Profit on Asset Disposal	0	0	0	1,694,683	1,694,683	100.0%	▲
Fees and Charges	14,432,869	14,360,669	11,292,944	11,584,907	291,963	2.5%	▲
Interest Earnings	825,368	825,368	664,469	724,704	60,235	8.3%	▲
Other Revenue	115,000	65,000	10,000	45,069	35,069	77.8%	
Total (Excluding Rates)	18,479,797	18,410,314	13,607,958	16,126,263	2,518,306		
Operating Expense							
Employee Costs	(18,739,930)	(19,125,926)	(12,324,039)	(12,022,127)	301,913	2.5%	▼
Materials and Contracts	(14,259,030)	(14,551,503)	(8,141,711)	(7,792,349)	349,361	4.5%	▼
Utilities Charges	(1,729,483)	(1,728,983)	(1,107,893)	(1,103,421)	4,472	0.4%	
Depreciation (Non-Current Assets)	(11,812,900)	(11,812,900)	(7,872,096)	(7,872,096)	0	0.0%	
Interest Expenses	(909,431)	(909,431)	(424,849)	(407,172)	17,677	4.3%	
Insurance Expenses	(722,187)	(722,187)	(481,272)	(438,307)	42,965	9.8%	
Loss on Asset Disposal	(269,049)	(269,049)	0	0	0		
Other Expenditure	(1,721,311)	(1,857,191)	(733,124)	(744,393)	(11,269)	(1.5%)	
Less Allocated to Infrastructure	446,022	446,022	310,376	685,884	375,508	(54.7%)	
Total	(49,717,299)	(50,531,148)	(30,774,608)	(29,693,981)	705,119		
Contributions for the Development of Assets							
Grants & Subsidies	6,994,797	10,276,251	5,284,648	3,779,986	(1,504,662)	(39.8%)	▼
Contributions, Donations & Reimbursements	2,500,000	2,969,480	175,000	175,075	75	0.0%	
Net Operating Result Excluding Rates	(21,742,705)	(18,875,103)	(11,707,003)	(9,612,657)	1,718,763		
Funding Balance Adjustment							
Add Back Depreciation	11,812,900	11,812,900	7,872,096	7,872,096	0	0.0%	
Adjust (Profit)/Loss on Asset Disposal	269,049	269,049	0	0	0		
Adjust for Gains on Investment Disposal	0	0	0	(1,694,683)	(1,694,683)	100.0%	
Adjust Carrying Value of Investments				(17)			
Funds Demanded From Operations	(9,660,756)	(6,793,154)	(3,834,907)	(3,435,261)	1,718,763		
Capital Revenues							
Proceeds from Disposal of Assets	2,543,100	2,543,100	954,611	591,909	(362,702)	(61.3%)	▼
Total	2,543,100	2,543,100	954,611	591,909	(362,702)		
Acquisition of Fixed Assets							
Land and Buildings	(3,487,640)	(3,508,952)	(1,591,304)	(360,484)	1,230,820	34.4%	▼
Plant and Equipment	(4,522,518)	(4,427,518)	(2,343,534)	(1,907,341)	436,193	22.9%	▼
Furniture and Equipment	(464,700)	(466,900)	(196,280)	(128,608)	67,672	52.6%	▼
Infrastructure Assets - Roads	(7,726,442)	(8,007,991)	(3,146,156)	(2,120,063)	1,026,093	48.4%	▼
Infrastructure Assets - Other	(8,207,641)	(11,890,483)	(3,909,008)	(1,831,374)	2,077,635	113.4%	▼
Total	(24,408,941)	(28,301,844)	(11,186,282)	(6,347,870)	4,838,412		
Financing/Borrowing							
Debt Redemption	(1,586,608)	(1,586,608)	(425,759)	(403,532)	22,227	5.5%	
Proceeds from Sale of Investments	0	0	0	1,694,700	1,694,700	100.0%	▼
Self-Supporting Loan Principal	0	0	0	5,997	5,997	100.0%	
Total	(1,586,608)	(1,586,608)	(425,759)	1,297,164	28,224		
Demand for Resources	(33,113,205)	(34,138,506)	(14,492,336)	(7,894,058)	6,222,696		
Restricted Funding Movements							
Opening Funding Surplus(Deficit)	2,589,921	2,973,800	2,973,800	2,982,441	8,641	(0.3%)	
Transfer to Restricted Cash Funds - Grants	85,000	794,991	0	0	0		
Transfer to Reserves	(2,765,935)	(2,765,935)	(105,120)	(120,370)	(15,250)	(12.7%)	
Transfer from Reserves	6,097,197	6,089,833	0	0	0		
Rate Revenue	27,107,022	27,107,022	27,043,638	27,045,238	1,600	0.0%	
Closing Funding Surplus(Deficit)	1	0	61,205	15,419,982	22,013,251	6,217,688	

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 28th February 2013

Note 1: NET CURRENT FUNDING POSITION

Positive=Surplus (Negative=Deficit)			
2012-13			
Note	This Period	Last Period	Same Period Last Year
	\$	\$	\$
Current Assets			
Cash Unrestricted	22,199,881	23,090,669	22,007,548
Cash Restricted	9,943,340	8,231,780	3,979,848
Receivable - Rates and Rubbish	3,744,591	4,659,533	3,972,477
Receivables - Other	2,594,402	2,549,112	1,150,384
Investment Land	1,312,138	1,312,138	2,084,068
Stock on Hand	492,188	502,340	737,924
	40,286,539	40,345,571	33,932,249
Less: Current Liabilities			
Payables	(5,029,638)	(4,907,126)	(7,721,494)
Income in advance	(188,823)	(153,882)	0
Provisions	(2,725,651)	(2,853,236)	(3,902,124)
Retentions	(25,222)	(25,222)	0
	(7,969,333)	(7,939,465)	(11,623,618)
Add Back: Loans	2,883,074	2,883,074	6,710,066
Less: Cash Restricted	(9,127,367)	(9,110,489)	(5,034,327)
Restricted Other - Unspent Grants	(2,753,521)	(2,753,521)	0
Self Supporting Loans	5,997	5,997	
Investment land	(1,312,138)	(1,312,138)	(2,084,068)
Net Current Funding Position	22,013,251	22,119,029	21,900,302

City of Albany
 Monthly Investment Report
 For the Period Ended 28th February 2013

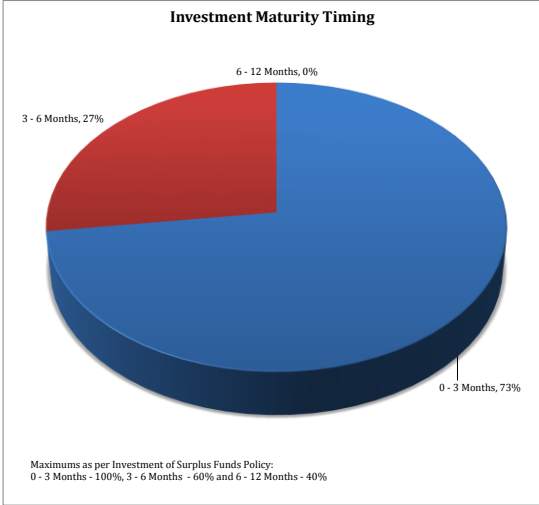
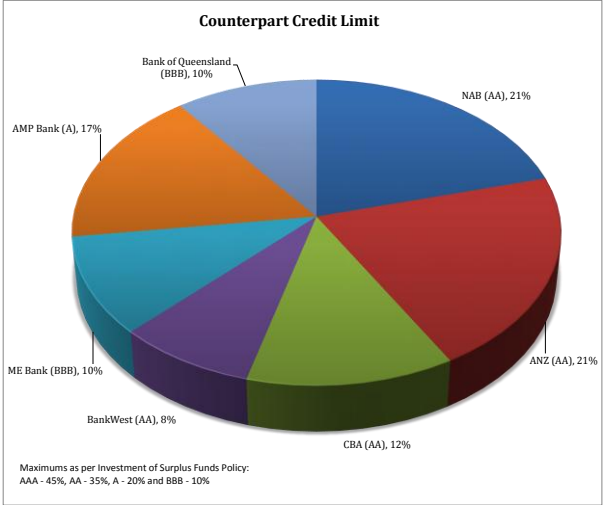
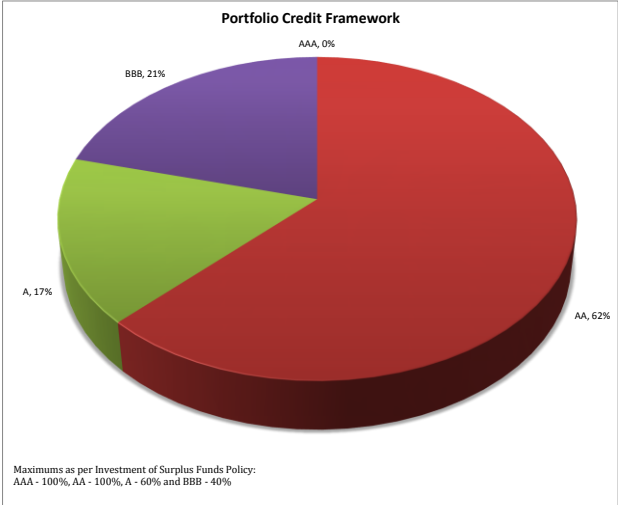
Note 2: CASH INVESTMENTS

Deposit Ref	Institution	Rating	Deposit Date	Term (Days)	Invested Interest rates	Amount Invested	Expected Interest
General Municipal							
Call 4108	CBA	AA	26/02/2013	30	3.25%	500,000	183
TD 33768604	CBA	AA	5/02/2013	30	3.92%	2,000,000	6,444
TD 4081410	BWA	AA	4/02/2013	60	4.15%	2,000,000	13,644
TD 9926	NAB	AA	28/11/2012	180	4.65%	1,000,000	22,932
TD 5478	NAB	AA	6/02/2013	120	4.35%	3,000,000	42,904
Call 2031	NAB	AA	6/02/2013	30	3.00%	1,000,000	2,466
Call 6654	ANZ	AA	21/09/2012	30	3.03%	2,000,000	4,987
TD 40714	ANZ	AA	4/02/2013	91	4.40%	3,000,000	32,910
TD 35190	ME Bank	BBB	21/02/2013	90	4.40%	2,500,000	27,123
Subtotal						17,000,000	153,592
Restricted							
Call 4108	CBA	AA	26/02/2013	30	3.25%	500,000	183
TD 253918	AMP Bank	A	21/02/2013	90	4.15%	4,000,000	40,932
TD BoQ4	Bank of Queensland	BBB	21/02/2013	120	4.35%	2,500,000	35,753
Subtotal						7,000,000	76,685
Commercial Securities - CDOs							
Corsair (Kakadu)	Corsair	CCC	21/12/2009		BBSW+1%	68,754	-
Subtotal						68,754	-
Total Funds Invested						24,068,754	230,277

Amount Invested (Days)		
0 - 3 Months	3 - 6 Months	6 - 12 Months
500,000		
2,000,000		
2,000,000		
	1,000,000	
	3,000,000	
1,000,000		
2,000,000		
3,000,000		
2,500,000		
13,000,000	4,000,000	-
500,000		
4,000,000		
	2,500,000	
4,500,000	2,500,000	-
		68,754
		68,754
17,500,000	6,500,000	68,754

Comparative rate	
Prior Month Interest Rate	Interest Rate at time of Report
3.45%	3.25%
4.01%	3.92%
4.45%	4.15%
4.65%	4.65%
n/a	4.35%
3.08%	3.00%
3.25%	3.03%
4.85%	4.40%
n/a	4.40%
n/a	3.25%
n/a	4.15%
n/a	4.35%
BBSW+1%	BBSW+1%

Budget v Actual		
Year to Date Budget	Year to Date Actual	Var.\$
495,060	374,581	120,479
105,120	120,370	(15,250)
600,180	494,951	105,229



City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 28th February 2013

Note 3: MAJOR VARIANCES

Comments/Reason for Variance in excess of \$50,000

3.1 OPERATING REVENUE (EXCLUDING RATES)**3.1.1 GRANTS & SUBSIDIES**

Under variance threshold

3.1.2 CONTRIBUTIONS, DONATIONS & REIMBURSEMENTS

Significant insurance reimbursements, workers compensation payment reimbursement, and some smaller sundry sponsorship funding being received.

3.1.3 PROFIT ON ASSET DISPOSAL

This is the funds recovered from CDO investments. Listed as asset disposal, as the City still owned investment notes, however, they had a carrying value of \$17.

3.1.4 FEES AND CHARGES

With the legislated changes to the airport screening process, and increase in passenger levy, there was some degree of uncertainty about the impact this would have on airport usage and revenue. The budgeted revenue was set at the lower end of expectations. This has been exceeded year-to-date.

3.1.5 INTEREST EARNINGS

Interest earnings on rate instalment payments exceed budget, but similar to last year. Budget estimates for this item are very conservative, due to the uncertainty during budget preparation regarding the interest rate chargeable under amended Local Government regulations being proposed at the time.

3.1.6 OTHER REVENUE

Under variance threshold

3.2 OPERATING EXPENSES**3.2.1 EMPLOYEE COSTS**

Under budget due to a number of staff budgeted for but position not yet filled. Planning and Development only just recently appointed a Planning Manager, Office of the CEO has a number of positions as yet unfilled.

3.2.2 MATERIAL AND CONTRACTS

Timing in receipt of waste contract invoice. Road and other infrastructure maintenance under budget year to date, due to wet weather in the first quarter of the year. Expect this activity to increase over the summer months. Also a timing delay in the invoicing for airport screening contract.

3.2.3 UTILITY CHARGES

Under variance threshold

3.2.4 DEPRECIATION (NON CURRENT ASSETS)

Under variance threshold

3.2.5 INTEREST EXPENSES

Under variance threshold

3.2.6 INSURANCE EXPENSES

Under variance threshold

3.2.7 LOSS ON ASSET DISPOSAL

Under variance threshold

3.2.8 OTHER EXPENDITURE

Under variance threshold

3.2.9 LESS ALLOCATED TO INFRASTRUCTURE

Additional internal resources used for capital works.

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 28th February 2013

Note 3: MAJOR VARIANCES

Comments/Reason for Variance in excess of \$50,000

3.3 CONTRIBUTIONS FOR THE DEVELOPMENT OF ASSETS**3.3.1 GRANTS & SUBSIDIES**

While the variance is considerable, this is a timing issue only. All grants are received from Federal or State government, so payment is almost certain, timing to budget can vary by 6-8 weeks. During March Roads to Recovery funding was received, being \$620 000.

3.3.2 CONTRIBUTIONS, DONATIONS & REIMBURSEMENTS

Under variance threshold

3.4 CAPITAL REVENUES**3.4.1 PROCEEDS FROM DISPOSAL OF ASSETS**

Under variance threshold

3.5 ACQUISITION OF FIXED ASSETS**3.5.1 LAND AND BUILDINGS**

This is primarily the airport upgrade and purchase of land for waste site upgrade. Airport capital works will continue, however the timing of these works is difficult to estimate. If these works are not completed this year, they will be done during 2013/14. Waste site land purchase negotiation is progressing. If purchase is not settled during 12/13, will be settled early in 13/14.

3.5.2 PLANT AND EQUIPMENT

Light fleet/ute replacement program to increase over next 12 weeks as a number vehicles approach changeover periods.

3.5.3 FURNITURE AND EQUIPMENT

Timing issue expenditure set to increase in the coming quarter. This is primarily IT hardware upgrades. This scheduled replacement program will take place over the next 12 weeks.

3.5.4 INFRASTRUCTURE ASSETS - ROADS

Work is in progress for road projects worth \$1.595 million, expected to be on track and completed soon.

3.5.5 INFRASTRUCTURE ASSETS - OTHER

Subject to budget review (not reflected in this months accounts) due to funding received for bike path network. As this requires council co-contribution, some fund reallocation from other projects will be required. North Rd/Sanford Rd intersection drainage work has commenced, so while under budget at February month end, with budget review and commencement of a number of projects, budget should be on track over the next 2 - 3 months. Work on Hanrahan Rd landfill site has also commenced, expected to be completed by 30 May.

3.6 FINANCING/BORROWING**3.6.1 DEBT REDEMPTION**

Under variance threshold

3.6.2 PROCEEDS FROM SALE OF INVESTMENTS

Proceeds received from sale of CDO investments

3.6.3 SELF SUPPORTING LOAN PRINCIPAL

Under variance threshold

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 28th February 2013

Note 3: MAJOR VARIANCES

Comments/Reason for Variance in excess of \$50,000

3.7 RESTRICTED FUNDING MOVEMENTS

3.7.1 OPENING FUNDING SURPLUS(DEFICIT)

Under variance threshold

3.7.2 TRANSFER TO RESTRICTED CASH FUNDS - GRANTS

Under variance threshold

3.7.3 TRANSFER TO RESERVES

Under variance threshold

3.7.4 TRANSFER FROM RESERVES

Under variance threshold

3.7.5 RATE REVENUE

Under variance threshold

**4.3: VARIATION AND ASSIGNMENT OF LEASE – AVIS ALBANY –
ALBANY REGIONAL AIRPORT TERMINAL**

Land Description : Lot 5643 on Deposited Plan 157458 and Lot 4861 on Deposited Plan 157338 the whole of the land contained in Certificate of Title Volume LR2088 Folio 492 at 35615 Albany Highway, Drome

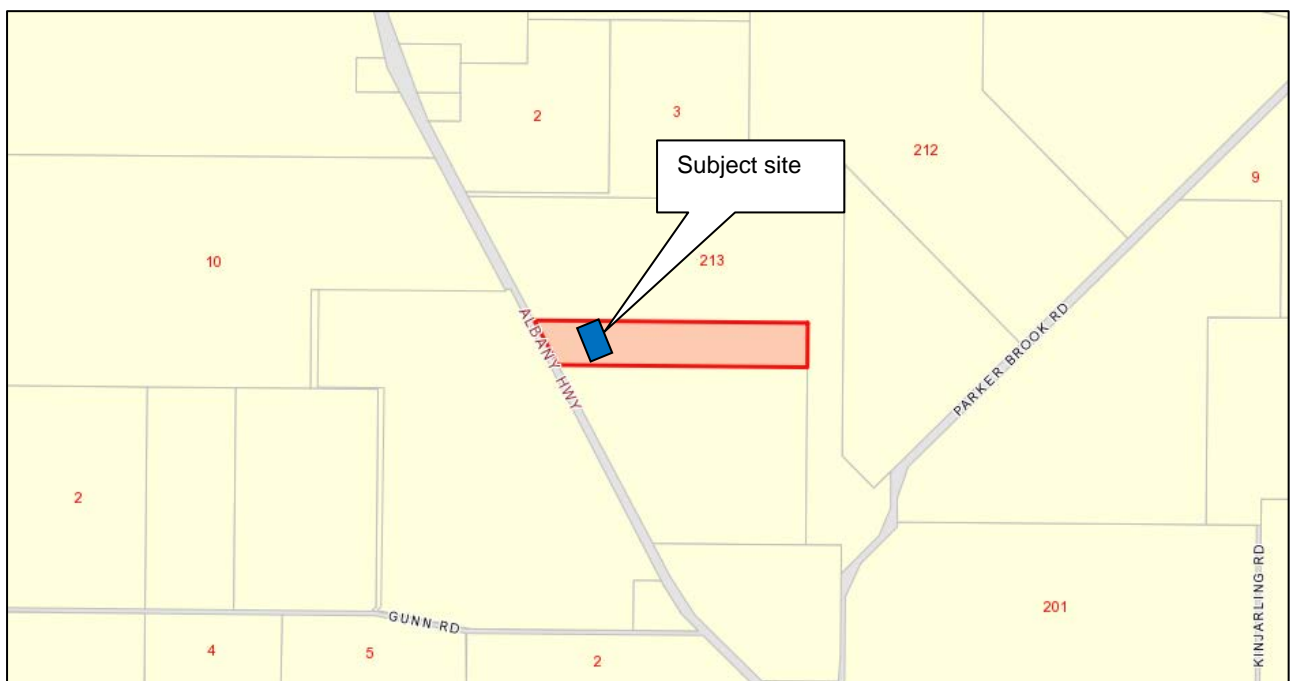
Proponent : Michael Fletcher Crawshaw and Elizabeth Jeffers

Owner : City of Albany

Attachments : Nil

Responsible Officer(s) : Executive Director Corporate Services (G Adams)

Maps and Diagrams:



IN BRIEF

- **Variation of Lease:**
Incorporate Trust provisions within the lease, being the “Warranties in Respect of the Trust” to allow the lease to be assigned to the new partnership entity.
- **Assignment of Lease:**
The existing Lessee, the partnership entity of Michael Fletcher Crawshaw and Elizabeth Jeffers (owners of Avis Albany), seek to assign the lease to the new owners of Avis Albany being the partnership entity of Michael Fletcher Crawshaw and Elizabeth Anne Jeffers as Trustee for the Michael Crawshaw and Elizabeth Jeffers Family Trust and Donald Roy Perfrement and Cathy Perfrement as Trustee for the Perfrement Family Trust trading as Avis Albany.

ITEM 4.3: RESPONSIBLE OFFICER RECOMMENDATION

VOTING REQUIREMENT: SIMPLE MAJORITY

That Council **APPROVE** the variation and assignment of lease for Michael Fletcher Crawshaw and Elizabeth Anne Jeffers, for car hire lease situated on portion of Lot 5643 on Plan 157458 at Albany Regional Airport, Drome subject to:

1. Lease variation to incorporate trust provisions being the “Warranties in Respect of the Trust”.
2. Assignment of the existing lease from the partnership of Michael Fletcher Crawshaw and Elizabeth Anne Jeffers trading as Avis Albany to the new partnership of Michael Fletcher Crawshaw and Elizabeth Anne Jeffers as Trustee for the Michael Crawshaw and Elizabeth Jeffers Family Trust and Donald Roy Perfrement and Cathy Perfrement as Trustee for the Perfrement Family Trust trading as Avis Albany.
3. All other terms of the original lease to apply.
4. All costs associated with the preparation, execution and completion of the Deed of Variation and Assignment of Lease being payable by the Proponent.
5. All costs associated with the ongoing operations of the lease premises being payable by the Proponent.

BACKGROUND

1. In 2001 the City of Albany called for expressions of interest for three car hire sites at the Albany Regional Airport to formalise car hire operations at the Airport.
2. Avis Albany was one of the successful applicants, and Avis Albany continues to operate car hire from the kiosk located within the Albany Regional Airport Terminal building at 35615 Albany Highway, Drome.
3. The Avis Albany car hire leased premises, an area of approximately 5.2 square metres, consists of kiosk area with a customer service desk. The lease also provides four parking bays for the exclusive use of the Lessee.
4. The City of Albany owns the land and the Terminal building which the lease area is located within. There are two other car hire businesses that operate from the Airport Terminal, being Budget Rent a Car Albany and Hertz Albany.
5. In December 2001, Council approved a new lease to Wayne and Judith Robbins trading as Avis Albany, for the purpose of car hire operations for a term of 5 years, expiring on the 30 November 2006.
6. In December 2003, the City of Albany approved an assignment of the lease to Michael Fletcher Crawshaw and Elizabeth Anne Jeffers for the remainder of the term. This agreement expired in November 2006, and the current Lessee’s were invited to continue their business on a monthly tenancy basis (as permitted under the terms of the lease) until the Business Plan for the airport was completed.

****REFER DISCLAIMER****

7. On 20 November 2007, Council approved a new lease to the partnership of Michael Fletcher Crawshaw and Elizabeth Jeffers trading as Avis Albany with an annual rental of \$5,200.00 plus GST, for a 5 year term with an option for a further 5 year term expiring 20 November 2017.
8. The Lessee has validly exercised the option to renew the lease.

DISCUSSION

9. During the development of the Deed of Extension of Lease for the further term for the current Lessee, Michael Fletcher Crawshaw and Elizabeth Jeffers in partnership, it became apparent this partnership entity no longer owned Avis Albany and that ownership had been transferred to a new partnership entity, on the 1 July 2009.
10. The City sought advice from the City's Solicitor to determine the process necessary to regularise these dealings. It was agreed that prior to progressing with the Deed of Extension of Lease the current partnership entity is required to assign the lease to the new partnership.
11. Pending determination of these matters by Council, the City has allowed the Lessee to remain at the property on a holding over basis as a month to month tenant. The conditions of the tenancy preserve the terms of the original lease, except in respect to the term of the lease.
12. The Lessee has been advised that the Deed of Variation and Assignment of Lease must be formalised prior to the Deed of Extension being finalised. The Lessee provided agreement to the process and associated legal costs to finalise the matter.
13. The Lessee is seeking to assign the lease to the new partnership of Michael Fletcher Crawshaw and Elizabeth Anne Jeffers as Trustee for the Michael Crawshaw and Elizabeth Jeffers Family Trust and Donald Roy Perfrement and Cathy Perfrement as Trustee for the Preferment Family Trust trading as Avis Albany.
14. To comply with Clause 7.2 of the Lease the Lessee has been advised that the assignment will be considered and will not be unreasonably withheld subject to the Lessee providing details to the City's satisfaction of the financial respectability of the incoming Assignee and all partners who will be guaranteeing the obligations under the lease.
15. As part of the due diligence process the accountant acting for the partnership and the trusts confirmed that the new partnership entity was the current owner of Avis Albany. The new partnership agreement was forwarded to the City for information.
16. The new partnership differs from the previous partnership as the new partnership is between two family trusts, and the previous partnership was between two individuals.
17. The accountant is confident that the current owner of Avis Albany has the ability to continue to operate the lease premises, given the previous years of experience operating a successful car hire business.

18. The new partnership entity has technically been operating the lease area for “Avis Albany” since July 2009, and has met the annual rental obligations.
19. The original lease provided for a market rent review in November 2012. This market review was completed with rent determined at \$6,000.00 plus GST per annum. Consumer Price Index review is applied on the anniversary of the commencement date each year, including any extension of the term.
20. The current lease does not provide for trust provisions. A variation to the lease is required to incorporate trust provisions including the “Warranties in Respect of the Trust”.
21. It is noted that Council Officers do not have delegated authority to approve any variation to lease for whatever reason, and that all such requests be referred to Council for determination.

GOVERNMENT CONSULTATION

22. No Government consultation is required as lease area is located within City of Albany owned land.

PUBLIC CONSULTATION / ENGAGEMENT

23. No consultation with the public for the variation and assignment of lease is required as the original lease complied with advertising requirements.

STATUTORY IMPLICATIONS

24. Section 3.58 of the *Local Government Act 1995* defines the requirements for the disposal of property, including leased land and buildings.
25. Under the City’s Town Planning Scheme 3, the subject land is currently zoned “Rural”. Provision for Car Hire Operators was detailed within the Airport Terminal approved plans; therefore, the car hire business of Avis Albany has consent under this approval.

STRATEGIC IMPLICATIONS

26. This item relates directly to the following elements of the City of Albany Strategic Plan (2011-2021)

Key Focus Area

- *Organisational Performance.*
- *Sustainability and Development.*

Community Priority

- *Policy and Procedures.*
- *Tourism Development.*

Proposed Strategies

- *Develop clear processes and policies and ensure consistent, transparent application across the organisation.*
- *Improve and expand tourism infrastructure and attractions.*

POLICY IMPLICATIONS

27. Council adopted a revised Property Management – Leases and Licences Policy in September 2012.
28. The Policy aims to ensure that all requests for leases/licences, for whatever purpose, will be treated in a fair and equitable manner using open and accountable methodology and in line with statutory procedures.
29. The recommendation is consistent with Council Policy – Property Management – Leases and Licences.

RISK IDENTIFICATION & MITIGATION

30. The risk identification and categorisation relies on the City's Risk Management Framework:

Risk	Likelihood	Consequence	Risk Rating	Mitigation
<i>Council does not approve the variation of lease to allow for trust provisions – reputational loss to the City</i>	<i>Unlikely</i>	<i>Moderate</i>	<i>Medium</i>	<i>Further negotiate with Lessee to reach a mutually agreeable outcome.</i>
<i>Council does not approve the variation and assignment of lease – loss of business premises for the Lessee</i>	<i>Unlikely</i>	<i>Moderate</i>	<i>Medium</i>	<i>Further negotiate with Lessee to reach a mutually agreeable outcome.</i>

FINANCIAL IMPLICATIONS

31. All costs associated with the preparation, execution and completion of the Deed of Variation and Assignment of Lease being payable by the proponent.

LEGAL IMPLICATIONS

32. The agreement with the Lessee is a formal Deed of Lease which grants an interest in the land and buildings with enforceable conditions. It is good practice, when amending Deed provisions to be by way of a Deed of Variation of Lease.
33. The proposed Deed of Variation and Assignment of Lease will be prepared by the City's lawyers.

ALTERNATE OPTIONS

34. Council may:
- a. Refuse the request to vary the lease to incorporate the trust provisions / “Warranties in Respect of the Trust”; or
 - b. Approve the request.
35. Should Council refuse the request, the Lessee would not be in a position to assign the lease to the current owners of Avis Albany, and may be deemed to be in breach of their lease as per lease Clause 7.2 of the current lease agreement. They would then be required to remove their fixtures and fittings and vacate the property.
36. Council could then invite expressions of interest to lease the kiosk area for car hire operations.

SUMMARY CONCLUSION

37. The existing car hire lease with Michael Fletcher Crawshaw and Elizabeth Jeffers expired on the 20 November 2012, with an option of a 5 year further term.
38. The Lessee has requested a Deed of Variation and Assignment of Lease be developed to enable the Lessee to assign the lease to the new partnership entity of Michael Fletcher Crawshaw and Elizabeth Anne Jeffers as Trustee for the Michael Crawshaw and Elizabeth Jeffers Family Trust and Donald Roy Perfrement and Cathy Perfrement as Trustee for the Perfrement Family Trust trading as Avis Albany.
39. Subject to Council Resolution, upon completion of the Deed of Assignment and Variation of Lease, the option for the 5 year further term will be progressed.

Consulted References	<ul style="list-style-type: none"> • Council Policy – Property Management – Leases and Licences 2012 • <i>Local Government Act 1995</i> • <i>Local Government (Functions and General) Regulations 1996</i>
File Number (Name of Ward)	PRO184, A210239 (Kalgan Ward)
Previous Reference	OCM 20/11/2007 Item 13.5.3

**ITEM 4.4: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

That Council **APPROVE** the request for a new lease to The Family Planning Association of Western Australia Inc. in partnership with People 1st Programme at Lot 211 on Diagram 94113 known as Lotteries House subject to:

- i) Lotteries House Tenant Committee approval.**
- ii) Lease term being three years, commencing as soon as practicable.**
- iii) Lease area being 20 square metres.**
- iv) Lease rental being \$2,407.45 plus GST per annum as determined by the Lotteries House Management Committee.**
- v) Lease purpose being office space.**
- vi) Lease rent reviews being carried out annually on 1 July by the Lotteries House Management Committee.**
- vii) Costs associated with the preparation and implementation of the lease documentation, if any, to be payable by the proponent.**

BACKGROUND

1. In September 1996 a Deed of Trust was entered into between the former Town of Albany and the Lotteries Commission for the management of Lotteries House, located at 211-217 North Road, Albany.
2. The Deed required a Management Committee to be formed to oversee the management of the premises.
3. The City of Albany ("the Trustee") through the administration of the Management Committee is to make and keep available the property for eligible organisations defined in Section 19 of the *Lotteries Commission Act 1990* to use exclusively for accommodation for benevolent or charitable purposes.
4. Albany Lotteries House provides secure and affordable accommodation for not for profit community organisations in a community service profile building. The Lotteries House conference room is hired out for workshops, meeting and other community gatherings.
5. On 24 December 2012, The Federation of Western Australia Police and Community Youth Centres Inc. (PCYC) in partnership with Neighbourhood Watch vacated the lease area occupied within Lotteries House due to funding constraints.
6. On 3 January 2013, the City advertised for Expressions of Interest for the lease area previously occupied by PCYC in partnership with Neighbourhood Watch at Lotteries House.

7. A subcommittee of the Lotteries House Tenant Committee reviewed the applications received with The Family Planning Association of Western Australia Inc. (FPWA) in partnership with People 1st Programme (PIP) being the successful applicant. This was formally approved and minuted at the Lotteries House Tenant Committee (formally known as the Lotteries House Management Committee) meeting held on the 20 February 2013.
8. The Tenant/Management Committee has provided strong direction for Lotteries House and ensured the building has been well maintained.
9. The Lotteries House Tenant Committee set the rents to be charged per square metre of leased area. The Committee determines the rental rate by:
 - a. Reviewing the rents charged by other Lotteries House Management Committees;
 - b. Reviewing current lease rents for similar type buildings; and
 - c. Reviewing operational expenditure costs of the building and projecting operating expenses for the financial year.
10. The new rate for rent is then adopted by the Tenant Committee and applied to leases annually from 1 July. The subsidised rate is calculated to cover costs associated with running the building. The current rate for 2012/13 is \$120.38 plus GST per square metre.
11. Under the Deed of Trust for the building, any surplus rent generated annually is placed in trust for Lotteries House major building maintenance projects. The balance of the trust account as at 30 June 2012 was \$54,336. This balance will not alter until the 30 June 2013 when any further surplus funds will be added. Annual reports are no longer required to be submitted to Lotterywest. The Lotteries House Tenant Committee has been advised in writing that they need to be submitted upon request.
12. The City of Albany has 10 other leases with benevolent or charitable organisations at Lotteries House.
13. Ownership of the Lotteries House building is on an undivided share basis between the Lotteries Commission and the City of Albany as Trustee.
14. The City in accordance with the Deed of Trust is responsible for structural maintenance of the entire building and the cleaning, gardening and minor maintenance of common areas. The Lessees are responsible for the cleaning and minor maintenance of their individual lease areas.
15. The City in accordance with the Deed of Trust insures the buildings, plate glass and City owned fixtures, fittings and contents at a cost of \$3,319.53 per annum for 2012/13. Additionally the City is also responsible for the Public Liability insurance over the common areas. As the City's Public Liability Insurance contribution is based on the whole of the City of Albany and its entire activities the individual cost to Lotteries House cannot be determined.

16. The Lessees are responsible for insuring their own individual fixtures, fittings and contents and are required to hold a minimum of not less than \$10 million Public Liability Insurance. The Lessee provides to the City a copy of insurance policies prior to the commencement of the lease, and annually upon request.

DISCUSSION

17. People 1st Programme is a not for profit project of Family Planning WA, under The Family Planning Association of Western Australia Inc.
18. The PIP project was established in 1993 to provide one to one education and counselling to people with an intellectual disability, their families and carers' in understanding and dealing with human relationships and sexual health issues.
19. PIP offers a comprehensive range of services to people with an intellectual disability, their significant others, parents, carers and disability workers. Services are inclusive, available to people of all ages and work towards the development of positive relationships. The services provided include:
 - One to One education, Perth, Albany, Bunbury, Busselton.
 - School Programmes, carried out in schools.
 - Support for parents, during sessions.
 - Professional Development in service provider venues.
 - Parents Workshops.
20. PIP is a project of Family Planning WA and is funded by the Disability Services Commission of Western Australia. The support of Family Planning WA provides a sound management and governance structure and enables the program to be managed efficiently and effectively.
21. The lease area at Lotteries House will be utilised to deliver the group's programs. The Albany educator works two days per week, 9.30am until 4.30pm.
22. The proposed new lease will be developed in line with Council's Policy – Property Management – Leases and Licences for this category of lease.

GOVERNMENT CONSULTATION

23. No government consultation is required.

PUBLIC CONSULTATION / ENGAGEMENT

24. Section 3.58 of the *Local Government Act 1995* defines the requirements for the disposal of property, including leased land and buildings. The Act requires the following:
 - a. A local government must give local public notice of the proposed lease inviting submissions from the public, for a period of two weeks.

- b. Any submissions are to be considered by Council and their decision with regard to those submissions, to be recorded in the minutes.
- c. A local government can then proceed with the lease.
25. Section 30 of the *Local Government (Functions and General) Regulations 1996* defines the dispositions to which the advertising requirements of Section 3.58 of the Act do not apply. Section 30 (2) (b) (i & ii) states that Section 3.58 of the Act is exempt if:
- (b) The land is disposed of to a body, whether incorporated or not –
- (i) The object of which are charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature, and
- (ii) The members of which are not entitled or permitted to receive any pecuniary from the body's transactions,
26. The People 1st Programme is a project of Family Planning WA , under The Family Planning Association of Western Australia Inc. which is a not for profit charitable organisation and therefore exempt from the advertising requirements of Section 3.58 of the *Local Government Act 1995*.

STATUTORY IMPLICATIONS

27. Section 3.58 of the *Local Government Act 1995* defines the requirements for the disposal of property, including leased land and buildings.
28. Under the City of Albany Town Planning Scheme No 1, the land is zoned 'Clubs and Institutions'. The proposed use for office space is in accordance with the Scheme.

STRATEGIC IMPLICATIONS

29. This item relates to the following elements of the City of Albany Strategic Plan (2011-2021):

Key Focus Area

- *Organisational Performance.*
- *Community Focussed Organisation.*

Community Priority

- *Policy and Procedures..*
- *Support for Community Groups*

Proposed Strategies

- *Develop clear processes and policies and ensure consistent, transparent application across the organisation.*
- *Support community groups by identifying funding opportunities.*

POLICY IMPLICATIONS

30. Council adopted a revised Property Management – Leases and Licences Policy in September 2012.
31. This Policy aims to ensure that all requests for leases and licences, for whatever purpose, will be treated in a fair and equitable manner using open and accountable methodology and in line with statutory procedures.
32. The recommendation is consistent with Council Policy – Property Management – Leases and Licences.

RISK IDENTIFICATION & MITIGATION

33. The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Council does not approve proposed new lease – loss of operating income for Lotteries House</i>	<i>Unlikely</i>	<i>Major</i>	<i>Medium</i>	<i>Seek to negotiate terms to Council satisfaction. Seek alternative Tenant as last resort.</i>
<i>Council does not approve proposed new lease – People 1st Programme will need to seek alternative premises</i>	<i>Unlikely</i>	<i>Major</i>	<i>Medium</i>	<i>Seek to negotiate terms to Council satisfaction. Collaborate closely with People 1st Programme to assure them that the City will work towards mutually agreeable outcomes.</i>

FINANCIAL IMPLICATIONS

34. Any costs associated with the preparation and implementation of the new lease documentation will be borne by the proponent.
35. All rental collected is used for Lotteries House operating expenses, including a \$5,000.00 annual service fee paid to the City to cover the City's Officers time for managing the property on behalf of the Lotteries House Tenant Committee.
36. There is no cost to the City to operate Lotteries House other than the City's Officers time and current insurance cost of \$3,319.53 per annum for 2012/13.
37. The new lease rental income totalling of \$2,407.45 plus GST per annum will be directed to COA 120930 – Lotteries House Income.

LEGAL IMPLICATIONS

38. The agreement with the Lessee is a formal Deed of Lease which grants an interest in the land and buildings with enforceable conditions.

ALTERNATE OPTIONS

39. Council has the following options in relation to this item, which are:
- a. Approve the request for a new lease, or
 - b. Decline the request.
40. Should Council decline the request, the proponent would be required to find alternative premises. If they are not able to do so, they may need to discontinue the service delivered in Albany and the wider community.
41. The City would then advertise the vacant area and risk a loss of rental during this process that may impact negatively on the operations of Lotteries House.

SUMMARY CONCLUSION

42. The Family Planning Association of Western Australia Inc. in partnership with People 1st Programme (PIP) are seeking to secure a lease over 20 square metres of office space at Lotteries House.
43. People 1st Programme is a project of Family Planning WA and is funded by the Disability Services Commission of Western Australia.
44. In view of the community service provided by the People 1st Programme to Albany and the wider community, the request for a new lease at Lotteries House is supported.

Consulted References	<ul style="list-style-type: none"> • Council Policy – Property Management – Leases • <i>Local Government Act 1995</i> • Deed of Trust – Albany Lotteries House • Lotteries House Tenant Committee Minutes – February 2013
File Number (Name of Ward)	PRO383, A150439 (Frederickstown Ward)
Previous Reference	Nil

**4.5: REVIEW OF DELEGATION FOR LEASE AND LICENCE
ADMINISTRATION FUNCTIONS**

Attachments : Revised Delegation Relating to Leases and Licences
Responsible Officer(s) : Executive Director Corporate Services (G Adams)

IN BRIEF

- Council is requested to consider the review of the leases and licences delegation tasks, with the view to adopting the revised delegation. The revised delegation will improve clarity and increase the efficiency with which leasing administration matters are handled.

**ITEM 4.5: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

THAT the revised delegation relative to the City's Leases and Licences Administration functions as attached to this item be ADOPTED.

BACKGROUND

1. Under the provisions of the *Local Government Act 1995*, a local authority may delegate some of its powers and duties to the Chief Executive Officer to help facilitate the services it provides to the community.
2. The City maintains a Register of Delegations. These delegations are reviewed annually and Council last considered this review at its meeting held on 18 September 2012, where the revised Register of Delegations was adopted.
3. The City currently has over 140 delegations and while the annual review considers the relevance and operation of each delegation, it does not have the scope for a detailed review relative to legislative change and the effectiveness of individual functions of the City.
4. All new lease and licence requests are referred to Council for determination. To date, any request to vary or surrender a lease, for whatever reason is also referred to Council for determination.
5. In September 2012 Council adopted the Property Management – Leases and Licences Policy which provides the guiding principles under which Council manages leases and licences. With improved practices and knowledge, it is now proposed to modify and enhance the delegation relating to leases and licences tasks.
6. The review of the delegations relative to lease and licence matters has been considered against the relevant legislation, including the *Local Government Act 1995* and the *Land Administration Act 1997*, to ensure consistency and correctness with the legislative powers of these Acts.

DISCUSSION

7. The management of leases and licences encompasses a variety of matters, including assessing all requests, advising principle terms that will form part of the agreement, ensuring all relevant approvals are obtained, compliance with legislative requirements and ongoing fulfilment of lease obligations including payment of rent, during the term of the agreement.
8. The City currently has one delegation for leasing matters, however it is currently unclear whether a variation to lease for whatever reason requires a decision of Council or can be managed at an administrative level.
9. It is also proposed to introduce authority to initiate the ability to renegotiate market rent should a lessee dispute the increase in rent and surrender a lease.
10. The summary of proposed changes to the delegation in detail, as follows:
 - a. **Delegation:** Matters relating to Leases and Licences

Function: This delegation grants authority to process requests relating leases and licences, pursuant to with section 3.58 of the *Local Government Act 1995* and Part 6 of the *Land Administration Act 1997*.

Proposed Modifications:

- A change to the name of this delegation is proposed to reflect its expanded function.
- The delegation has been expanded to allow for variation to a current lease where it does not propose to alter the principle terms resolved by Council. New leases and licences will continue to be referred to Council for determination.
- New authority is proposed to allow the ability to renegotiate rent should a lessee dispute the increase in market rent subject to following conditions:
 - a. the lessee providing to the City at the lessee's cost, a written rental valuation undertaken by a licensed Valuer on or prior to the date upon which the increased rent is to apply; and
 - b. the City and the lessee reaching agreement on a new lease/licence rental that is not less than 80% of the market rate as determined by the City's Valuer up to a maximum amount of \$5,000 per annum.This eliminates the need for Council to consider an item twice as Council will have resolved to enter into a lease agreement including rental terms.
- New authority to initiate and conclude a surrender of lease or licence of any property where the balance of lease/licence payable does not exceed \$10,000. This amount being in line with delegation for 'Write off of Monies Owing' sub-delegated to the Executive Director Corporate Services.
- This delegation has been sub-delegated to the Senior Property Officer and Executive Director Corporate Services. It is proposed to remove reference to the Senior Property Officer for consistency with other delegation levels. The Executive Director Corporate Services to remain as sub-delegate.

- To re-word the delegation to clearly specify the matters addressed under section 3.58 of the *Local Government Act 1995* and Part 6 of the *Land Administration Act 1997* that may be considered under delegation and those which must be presented to Council for determination.
11. The revised delegation provides clarity in how to apply the delegation which will improve the day to day management of leases and licences.
 12. The revised delegation has been considered in accordance with Council Property Management – Leases and Licences Policy adopted in 2012.

GOVERNMENT CONSULTATION

13. This matter has not been referred to any government agency for comment, as it relates to the City's internal processes only.

PUBLIC CONSULTATION / ENGAGEMENT

14. There is no requirement for this matter to be advertised for public comment.

STATUTORY IMPLICATIONS

15. Section 18 of the *Land Administration Act 1997* states that a person shall not deal with interest on Crown land or lease or licence Crown land without prior approval of the Minister for Lands.
16. Section 3.58 of the *Local Government Act 1995* defines the requirements for the disposal of property, including leased property.
17. Section 5.42 of the *Local Government Act 1995* enables the delegation of some powers and duties to the Chief Executive Officer.
18. Section 9.10 of the *Local Government Act 1995* allows the appointment of persons or classes of persons to be authorised for the purpose of performing particular functions.

STRATEGIC IMPLICATIONS

19. This item relates directly to the following elements of the City of Albany Strategic Plan (2011-2021).

Key Focus Area

Organisational Performance

Community Priority

Policy and Procedures

Proposed Strategies

Develop clear processes and policies and ensure consistent, transparent application across the organisation.

POLICY IMPLICATIONS

20. Section 2.7(2) of the Local Government Act 1995 defines the role of Council to determine local government's policies.
21. The review of the delegation relative to lease and licence matters has been considered in accordance with Council's Property Management – Leases and Licences Policy 2012.

RISK IDENTIFICATION & MITIGATION

22. The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk Rating	Mitigation
<i>If the revised delegation is not supported, this will limit improvement to efficiency in managing leases and licences</i>	<i>Unlikely</i>	<i>Minor</i>	<i>Low</i>	<i>Adopt the revised delegation, as recommended.</i>

FINANCIAL IMPLICATIONS

23. There are no financial implications relevant to this item.

LEGAL IMPLICATIONS

24. The revised delegation reflects the provisions of the *Local Government Act 1995* and the *Land Administration Act 1997*.

ALTERNATE OPTIONS

25. Council may:
- Resolve not to adopt the revised delegation and the existing delegations will remain in place; or
 - Adopt the revised delegation, allowing improved clarity in how to apply the delegations and greater efficiency for the handling of leasing and licencing functions.

SUMMARY CONCLUSION

26. A review of the delegations relative to leases and licences administration functions has been undertaken with the view to improving their clarity and application to current day practices. This review will result in a reduced number of low risk and low value lease and licence matters being referred to Council. It is recommended that Council adopt the revised delegation, as contained in Attachment 1 to this item.

Consulted References	:	<i>Land Administration Act 1997</i> <i>Local Government Act 1995</i>
File Number (Name of Ward)	:	PE.AUT.1
Previous Reference	:	OCM 18/9/2012 Item 1.3

Attachment 1**Proposed Revised Delegation Relating to Leases and Licences****Matters Relating to Leases and Licences****Function and Delegation** (*Authority to exercise the following functions and sub delegate is*):

Authority to:

- (1) Process requests related to leases and licences.
- (2) Negotiate terms, conditions and rent for leases and licences.
- (3) Approve requests to take up a lease option on a current lease/licence or sub-lease/licence, provided there being no variation to the principle terms of the lease/licence and all accounts being paid in full;
- (4) Approve requests to vary a lease/licence, provided there being no variation to the principle terms of the lease/licence.
- (5) Renegotiate current lessee or sub-lessee rental, the figures being within the market rent valuation undertaken by a licensed Valuer.
- (6) Approve requests to assign a lease for current lessee or sub-lessee, provided there being no variation to the current lease conditions; and
- (7) Approve requests for a sub-lease where there is a current lease in place.
- (8) Surrender of a lease/licence of any property, where the balance of lease/licence payable does not exceed \$10,000 and all accounts being paid in full.
- (9) Appoint persons to administer any or all of the above functions.

Conditions and Exceptions (*Appointment of persons is restricted to the Chief Executive Officer*):

Conditions:

- (1) Authority to process matters relating to Leases and Licences, as follows:
 - Settled terms and conditions to be approved by the delegate as soon as practicable.
 - Definition of lessee includes a licensee where the context permits.
 - Where the lessee disputes the market rent increase, the delegate may negotiate a lesser increase to lease/licence rent subject to:
 - a. the lessee providing to the City at the lessee's cost, a written rental valuation undertaken by a licensed Valuer on or prior to the date upon which the increased rent is to apply; and
 - b. the City and the lessee reaching agreement on a new lease/licence rental that is not less than 80% of the market rate as determined by the City's Valuer to a maximum amount of \$5,000 per annum.
 - Principle terms include (but not are not limited to):
 - a. Term including further term options.
 - b. Leased area.
 - c. Rent.
 - d. Permitted Use.
 - e. Guarantee & Indemnity.
 - The lease agreement specifying that rental reviews will be made in accordance with market conditions.
 - The market rentals for similar properties generally indicating that existing rental represents a fair market rental.
- (2) Compliance with Council Policy Property Management – Leases and Licences is required.
- (3) All new leases and licences will be referred to Council for consideration.

Delegate(s): Chief Executive Officer

Sub-Delegates (*Authorised Officers*):

- Executive Director Corporate Services

Legislative Powers (Reference):

- *Local Government Act 1995, s3.1; s 3.58 (Disposing of property (lease); and*
- *Land Administration Act 1997, Part 6 (Sales, lease, licences, etc of Crown land)*

Group: Corporate Services – Property **Delegator:** Council

4.6: BUDGET REVIEW FOR THE PERIOD ENDING 28 FEBRUARY 2013

- Attachments** : Budget Review for the period ending 28/02/2013 (to be provided prior to OCM)
- Responsible Officer** : Executive Director Corporate Services (G Adams)

IN BRIEF

- Adoption of the Budget Review for the period ending 28/02/2013.

**ITEM 4.6: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

THAT Council ADOPT the Budget Review for the period ending 28/02/2013.

BACKGROUND

1. Council adopted the 2012/2013 Budget on 19 June 2012 (total budget of \$75.7M comprising \$24.4M capital works, \$1.6M debt reduction and \$49.7M in operating expenditure).
2. Local governments are required to conduct a budget review between 1 January and 31 March each financial year which is a requirement covered by regulation 33A of the Local Government (Financial Management) Regulations 1996. The Department recommends a review of the budget early in the financial year to amend carry forward projects from forecast to actual. A review was conducted for the period ending 31 August 2012 and the period ending 31 January 2013.
3. The Department of Local Government has determined that in order to ensure a consistent approach across all Local Authorities, grants received in advance should be included within the opening/closing position and not be treated as a transfer to/from restricted cash

DISCUSSION

4. This Budget Review identifies the transfer of \$666,073 to the "Road Works Reserve".
5. Funding of \$2,753,523 transferred from restricted cash to the Opening Funds and the reduction of \$859,730 in grant funds.
6. This budget review shows the 2012-13 budget in a surplus position of \$58,219.
7. A copy of the Budget Review for the period ending 28 February 2013 is attached.

GOVERNMENT CONSULTATION

8. City of Albany Executives, Managers and Officers with budget responsibility were consulted in the preparation of the Budget Review.

PUBLIC CONSULTATION / ENGAGEMENT

9. Nil

STATUTORY IMPLICATIONS

10. Under the *Local Government Act 1995*, Section 6.8, a local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure:
- is incurred in a financial year before the adoption of the annual budget by the local government
 - is authorised in advance by a resolution (absolute majority required) or
 - is authorised in advance by the mayor in an emergency.

STRATEGIC IMPLICATIONS

11. This item relates directly to the following elements of the City of Albany Strategic Plan (2011-2021 *Community Vision*):

Key Focus Area

Organisational Performance

Community Priority

Financial Management

Proposed Strategies

Reduce debt through careful financial management, prioritisation of expenditure and investments in secure portfolios.

POLICY IMPLICATIONS

12. Nil

RISK IDENTIFICATION & MITIGATION

Risk	Likelihood	Consequence	Risk Rating	Mitigation
<i>Council does not approve the Budget Review</i>	<i>Unlikely</i>	<i>Moderate</i>	<i>Medium</i>	<i>The existing Annual Budget would apply and proposed amendments would not apply.</i>

FINANCIAL IMPLICATIONS

13. A summary of the proposed 2012-13 Budget Review for the period ending 28 February 2013 follows:

BUDGET REVIEW FOR THE PERIOD ENDING 28 FEBRUARY 2013			
<i>This Review Maintains Council’s Budget in a Surplus Position</i>			
GENERAL WORKS/VARIATIONS (Additional Funds Required)			
FUNDED BY		\$	\$
-Budgeted Closing Funds As At Last Review	58,219	58,219	
-Adjustment to the audited end of financial year accounts		2,753,521	
-Reduction in Expenditure		-	
-Adjustment in Grant Funding		-	
-Adjustment in Revenue		(859,730)	
-Restricted Cash (1,893,791)	58,219	(1,893,791)	58,219
Proposed Budgeted Closing Funds as at 28 February 2013			58,219

LEGAL IMPLICATIONS

14. Nil

ALTERNATE OPTIONS

15. Adopt the Budget Review for the period ending 28 February 2013 with amendments (as specified by Council).

SUMMARY CONCLUSION

16. Nil

Consulted References	Adopted Budget 2012-13 <i>Local Government Act 1995</i>
File Number (Name of Ward)	FM.BUG.2
Previous Reference	<ul style="list-style-type: none">• Annual Budget – Special Council Meeting 19th June 2012

5.1: ALBANY CENTRAL BUSINESS DISTRICT – REVIEW OF PARKING LIMITS

Land Description	: Albany Central Business District
Proponent	: City of Albany
Attachments	: Two plans. Central Business District Current Layout, and Central Business District Proposed Layout
Responsible Officer(s)	: Executive Director Works and Services (M Thomson)

Maps and Diagrams:

Nil

IN BRIEF

- City of Albany staff have reviewed parking limits within the Central Business District (CBD).
- New parking limits are proposed and detailed in the attached plan “Proposed Parking Limits” and Council support is sought to enable consultation with stakeholders to commence.

RECOMMENDATION

**ITEM 5.1: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT:

- 1. Council SUPPORT the proposed Parking Limit changes as detailed in the attached plan.**
- 2. The proposed Parking Limit changes be ADVERTISED for public comment.**
- 3. The comments be summarised and presented to Council.**

BACKGROUND

1. The City has undertaken a survey of parking limits within the CBD. The results of the survey detailed in the attached plan “Current Parking Limits”.
2. Parking restrictions in the CBD have not been reviewed for some years. As a significant proportion of the parking signage requires renewal, it is considered timely to review the parking limits prior to undertaking any sign replacement.
3. The proposed changes seek to improve parking efficiency while achieving a modest increase to parking spaces.

DISCUSSION

4. Two attached plans show the current and proposed parking limits.
5. Informal feedback suggests that the thirty minute parking restrictions on York Street are impractical in that they do not provide sufficient time to carry out business or visit retail premises or cafes.
6. Conversely, some businesses would benefit from high turnover bays (ie. 15 minute restrictions) such as newsagents, banks and chemists.
7. It is proposed that all 30 minutes bays be changed to one hour on York Street, and that some 15 minute bays be provided at suitable locations as detailed in the attached plan.
8. Loading zones currently have no time restrictions. To make better use of these spaces it is proposed to introduce loading zone limits to allow for general parking outside these limits. The proposed time limits for the loading zones are from 6.00am – 10.00am and 3.00pm - 6.00pm. Outside this time the proposal is for the loading zones parking to be limited to one hour. This will achieve a modest increase in the number of available parking spaces.
9. The utilisation of ACROD bays is currently being assessed in line with the City's Access and Inclusion Plan and may require further consideration by Council.
10. City staff are considering further revitalisation works within the Central Business District including more extensive ongoing parking improvements. However, these proposed changes to the time limits on current spaces are not expected to impact on future works.
11. Part of the ongoing parking improvement strategy will be to further investigate opportunities with respect to integrating private parking areas situated behind businesses. Further consideration and consultation is required before any recommendations can be made in this regard.

GOVERNMENT CONSULTATION

12. Government Consultation is not required in respect to this item.

PUBLIC CONSULTATION / ENGAGEMENT

13. The proposed changes will be advertised for comment targeting the following stakeholders:
 - Business and landowners within the CBD;
 - Transport and Courier Companies with respect to loading zones; and
 - General community.

STATUTORY IMPLICATIONS

14. Following the consultation process, Council will need to adopt the final parking restrictions and undertake gazettal process in accordance with *City of Albany Parking and Parking Facilities Amendment Local Law 2009* and the *Local Government Act – 1995*.

STRATEGIC IMPLICATIONS

15. This item directly relates to the following elements of the 2011 City of Albany Strategic Plan:-

Key Focus Area

Lifestyle and Environment

Community Priority

An enhanced central business district

Proposed Strategy

Increase the number of parking spaces in the CBD area.

POLICY IMPLICATIONS

16. Not applicable

RISK IDENTIFICATION & MITIGATION

17. The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Impact on businesses due to inefficient parking</i>	<i>Likely</i>	<i>Moderate</i>	<i>Medium</i>	<i>Proposed parking limits will provide for better parking efficiency in line with business feedback.</i>
<i>Lack of community engagement</i>	<i>Likely</i>	<i>Moderate</i>	<i>Low</i>	<i>Works and Services in conjunction with Media will consult with the community to seek feedback.</i>

FINANCIAL IMPLICATIONS

18. There will be minimal advertising and consultation costs and these will be sourced from current Works and Services budget.

LEGAL IMPLICATIONS

19. There are no legal implications in relation to this item.

ALTERNATE OPTIONS

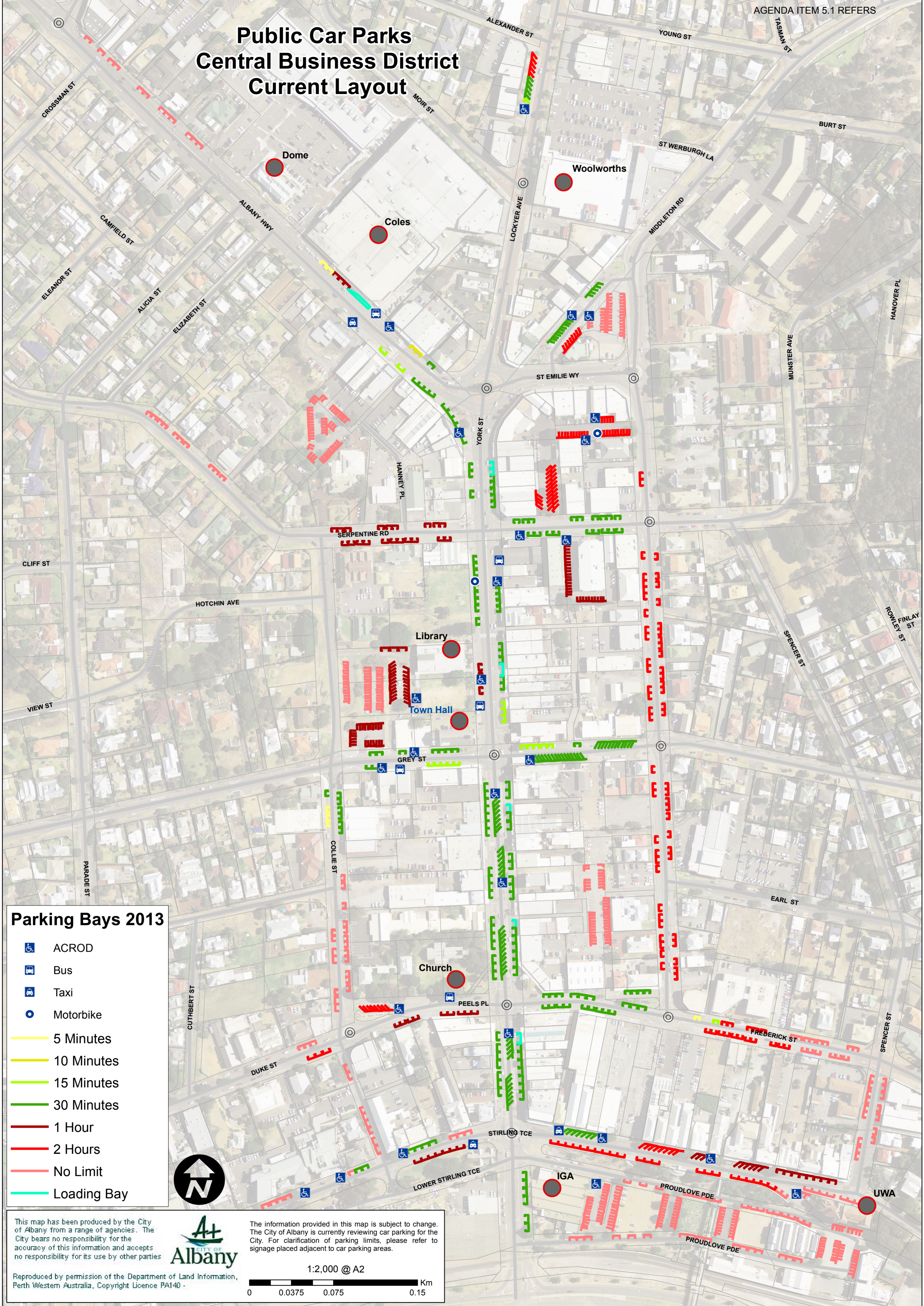
20. The City can elect to maintain the status quo in respect to parking limits.

SUMMARY CONCLUSION

21. A review of the parking restrictions in the CBD is considered timely in line with recent business and community feedback.
22. The proposed changes seek to improve parking efficiency and yield a modest increase in available parking space.

Consulted References	:	Local Government Act 1995 Local Government (Functions and General) Regulations 1996 Access & Inclusion Plan 2012-2017 City of Albany Parking and Parking Facilities Amendment Local Law 2009
File Number (Name of Ward)	:	CU.PRA.5 (Vancouver)
Previous Reference	:	OCM 17/07/2012 – Item 1.3

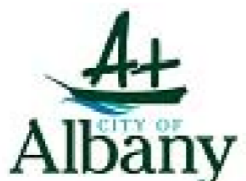
Public Car Parks Central Business District Current Layout



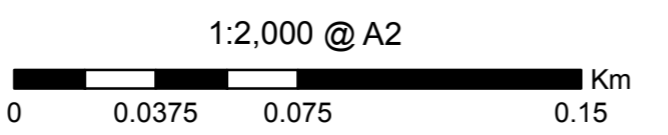
Parking Bays 2013

- ACROD
- Bus
- Taxi
- Motorbike
- 5 Minutes
- 10 Minutes
- 15 Minutes
- 30 Minutes
- 1 Hour
- 2 Hours
- No Limit
- Loading Bay

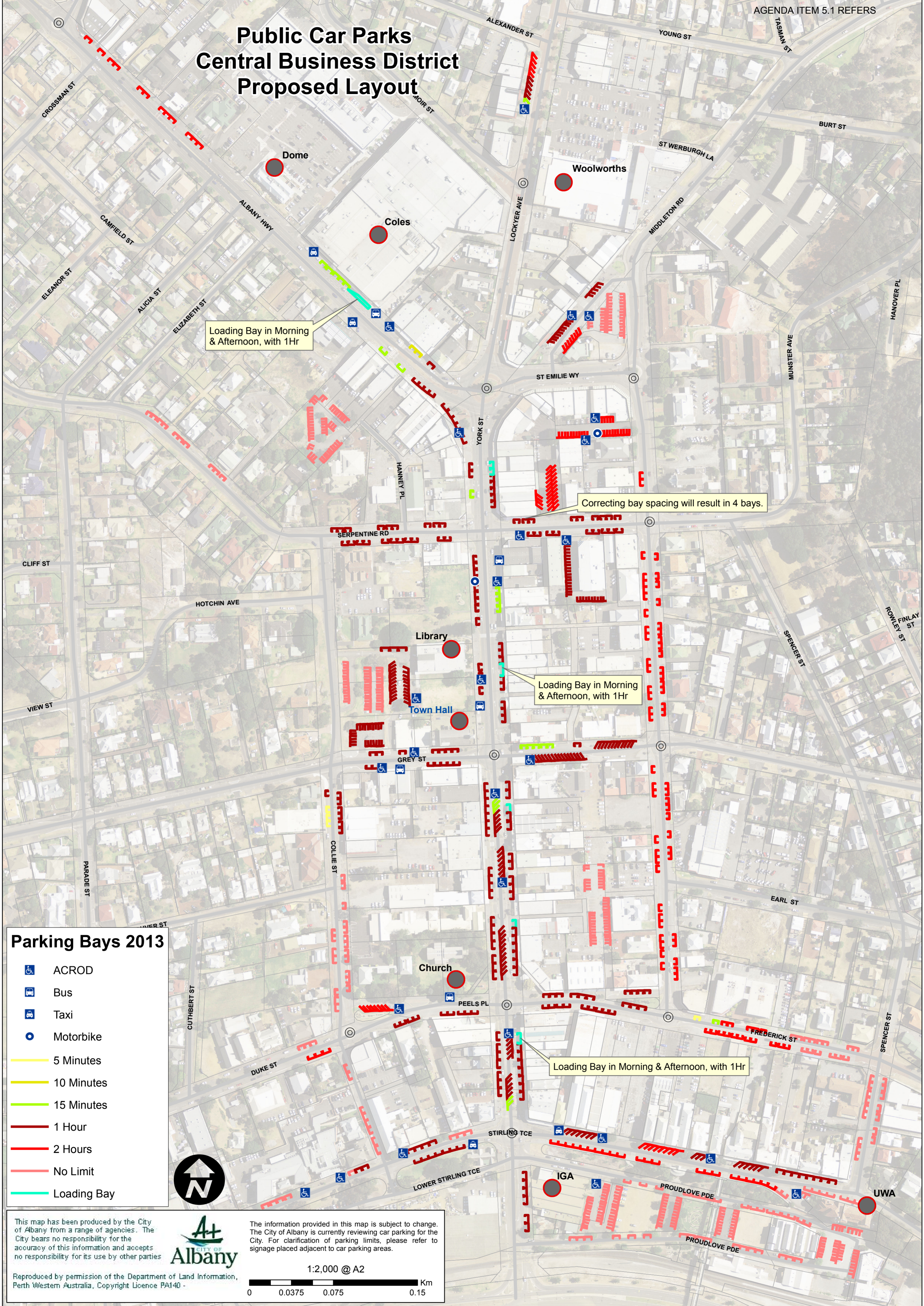
This map has been produced by the City of Albany from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no responsibility for its use by other parties



The information provided in this map is subject to change. The City of Albany is currently reviewing car parking for the City. For clarification of parking limits, please refer to signage placed adjacent to car parking areas.



Public Car Parks Central Business District Proposed Layout



Loading Bay in Morning & Afternoon, with 1Hr

Correcting bay spacing will result in 4 bays.

Loading Bay in Morning & Afternoon, with 1Hr

Loading Bay in Morning & Afternoon, with 1Hr

Parking Bays 2013

- ACROD
- Bus
- Taxi
- Motorbike
- 5 Minutes
- 10 Minutes
- 15 Minutes
- 1 Hour
- 2 Hours
- No Limit
- Loading Bay



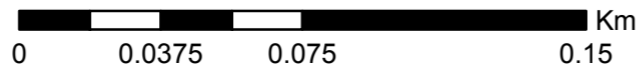
This map has been produced by the City of Albany from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no responsibility for its use by other parties



The information provided in this map is subject to change. The City of Albany is currently reviewing car parking for the City. For clarification of parking limits, please refer to signage placed adjacent to car parking areas.

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1:2,000 @ A2



5.2: WILSON INLET MANAGEMENT STRATEGY 2013- 2022

- Land Description** : Wilson Inlet Catchment
- Proponent** : Manager Reserves on behalf of Wilson Inlet Catchment Committee
- Attachments** : Wilson Inlet Management Strategy 2013-2022
- Councillor Workstation** : Documents referred to in the report placed in the Councillor Workstation.
- Responsible Officer(s)** : Executive Director Works and Services (M Thomson)

Maps and Diagrams:

Wilson Inlet Catchment



IN BRIEF

- Wilson Inlet Management Strategy 2013-2022 (WIMS) was developed by Wilson Inlet Catchment Committee and supersedes the Wilson Inlet Nutrient Reduction Action Plan 2003.
- Wilson Inlet Catchment Committee (WICC) are requesting endorsement by the City of Albany for the Wilson Inlet Management Strategy 2013-2022.
- The City of Albany will become a signatory to the document.

RECOMMENDATION

**ITEM 5.2: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council ENDORSES the objectives and outcomes as detailed in the Wilson Inlet Management Strategy 2013-2022.

BACKGROUND

1. The Wilson Inlet Nutrient Reduction Action Plan 2003 was reviewed in 2012. This review resulted in the Wilson Inlet Management Strategy 2013-2022 being developed.
2. WICC received funding from Lotterywest to undertake the review. A steering group comprised of representatives from WICC, Department of Water, South Coast Natural Resource Management, Department of Agriculture and Food, Water Corporation, City of Albany, Shire of Denmark, Shire of Plantagenet and 2 community members. Technical expertise and input was provided by many other individuals throughout this process.

DISCUSSION

3. Management of the Wilson Inlet Catchment involves a wide range of issues;
 - Assimilating nutrient from urban and rural catchment sources.
 - Water use efficiency and reuse.
 - Biodiversity and invasive species management.
 - Water quality monitoring and management.
 - Land use planning and climate change.
 - Community consultation.
 - Strategy resourcing, implementation and review.
4. A management strategy will support funding opportunities. Many volunteers and businesses will benefit from funding which is outcome focussed in line with the WIMS.

GOVERNMENT CONSULTATION

5. The Wilson Inlet Management Strategy 2013- 2022 was presented at briefing sessions to Local Governments (Albany, Plantagenet and Denmark). Opportunity to comment on the strategy was available to these Local Governments.
6. Government agencies such as Water Corporation were consulted regarding the recommended actions.

****REFER DISCLAIMER****

7. The Wilson Inlet Management Strategy 2013- 2022 was presented to the City of Albany Environment and Reserves Committee on 7 March 2013 with a recommendation “that the City supports the objectives and outcomes of the Wilson Inlet Management Strategy 2013-2022 “.

PUBLIC CONSULTATION / ENGAGEMENT

8. The development of Wilson Inlet Management Strategy 2013-2022 involved extensive community consultation and public information forums.

STATUTORY IMPLICATIONS

9. There are no statutory implications. City Planning and Development will consider the document in the development of the Albany Local Planning Strategy.

STRATEGIC IMPLICATIONS

10. This item relates directly to the following elements of the City of Albany Strategic Plan 2011-2021.

Key Focus Area

Lifestyle and Environment

Community Priority

Preservation of Albany’s uniqueness

Proposed Strategy.

There is no specific strategy in respect the Wilson Inlet Catchment.

POLICY IMPLICATIONS

11. There are no known policy implications identified by reporting officer.

RISK IDENTIFICATION & MITIGATION

12. The risk identification and categorisation relies on the City’s Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Community and catchment groups not having a management strategy to support funding applications</i>	<i>Likely</i>	<i>Medium</i>	<i>Medium</i>	<i>Mitigation entirely dependent on Council.</i>
<i>Wilson Inlet catchment degrading further</i>	<i>Likely</i>	<i>Medium</i>	<i>Medium</i>	<i>Council endorses WIMS to provide support to neighbouring Shires and community groups working to have a sustainable future.</i>

FINANCIAL IMPLICATIONS

13. There are no known financial implications on the City of Albany from the WIMS or officer recommendation.

LEGAL IMPLICATIONS

14. There are no known legal obligations relating to the WIMS or officer recommendation.

ALTERNATE OPTIONS

15. Council can refuse to support the WIMS which will not be in keeping with neighbouring local governments who have already endorsed the WIMS.

SUMMARY CONCLUSION

16. The WIMS has been developed to provide direction to effectively manage the Wilson Inlet Catchment.
17. The previous Wilson Inlet Nutrient Reduction Action Plan 2003 produced some excellent outcomes for the community.
18. The main thrust of the strategy is to reduce nutrients entering Wilson Inlet.
19. The WIMS will provide a basis for supporting grant applications that community groups and Catchment Coordinators will apply for catchment works.
20. City of Albany Environment and Reserves Committee on 7 March 2013 recommended “that the City supports the objectives and outcomes of the Wilson Inlet Management Strategy 2013- 2022
21. By the City of Albany providing its support, it indicates willingness for integrated management of a catchment with neighbouring local governments.

Consulted References	:	Wilson Inlet Management Strategy 2013- 2022
File Number (Name of Ward)	:	EF1285541
Previous Reference	:	Presentation to Councillors and City Staff Environment and Reserves Committee on 7 March 2013

Wilson Inlet Management Strategy



2013 - 2022

A Management Strategy to maintain and where possible, enhance
the ecological health of the Wilson Inlet

Acknowledgements

This document was developed by the Wilson Inlet Catchment Committee through Lotterywest funding. The Wilson Inlet Management Strategy was prepared by the steering group, comprised of representatives from the Wilson Inlet Catchment Committee, Department of Water, South Coast NRM, Department of Agriculture and Food, Water Corporation, City of Albany, Shire of Denmark, Shire of Plantagenet and individual community members. Many individuals were involved in providing technical expertise and input along the way.

Special thanks extend to:

David Weaver, Miriam Lang and Ronald Master, Department of Agriculture and Food WA

Kirsty Alexander and Tracy Calvert, Department of Water

Bill Hollingworth, George Ebbett, Joe van Vlijmen, Brad Kneebone, Melissa Howe, Arthur Patterson and Yvette Caruso, local community members.

Wendy Bradshaw and Matt Kennewell, South Coast Natural Resource Management

The Wilson Inlet Catchment Committee

Paul Close, Centre of Excellence in Natural Resource Management

Lynn Heppell and Elissa Stewart, Wilson Inlet Catchment Committee

Craig Baru and Gemma Maling Shire of Denmark

Mark Ford, City of Albany

John Dibble, Water Corporation

Jackie Manning, Department of Environment and Conversation

Comments invited

Comments on the strategy are invited. Comments or further enquiries should be directed to:

Wilson Inlet Catchment Committee

Postal address: PO Box 142, Denmark WA 6333

Telephone: 0427198038

Email: wiccinc@gmail.com

An addendum to this Management Strategy includes the community comment submissions. See contact details to request addendum.

Abbreviations

Abbreviations used in this document:

AHD	Australian Height Datum
ANZECC	Australian and New Zealand Environment Conservation Council
CENRM	Centre of Excellence in Natural Resource Management
DAFWA	Department of Agriculture and Food WA
DEC	Department of Environment and Conservation
DIA	Department of Indigenous Affairs
DoF	Department of Fisheries
DoH	Department of Health
DoP	Department of Planning
DoW	Department of Water
DPCWG	Denmark <i>Phytophthora cinnamomi</i> Working Group.
DWAG	Denmark Weed Action Group
LGA	Local Government Authority
NGO	Non Government Organisations
SCNRM	South Coast Natural Resource Management
WICC	Wilson Inlet Catchment Committee
WC	Water Corporation

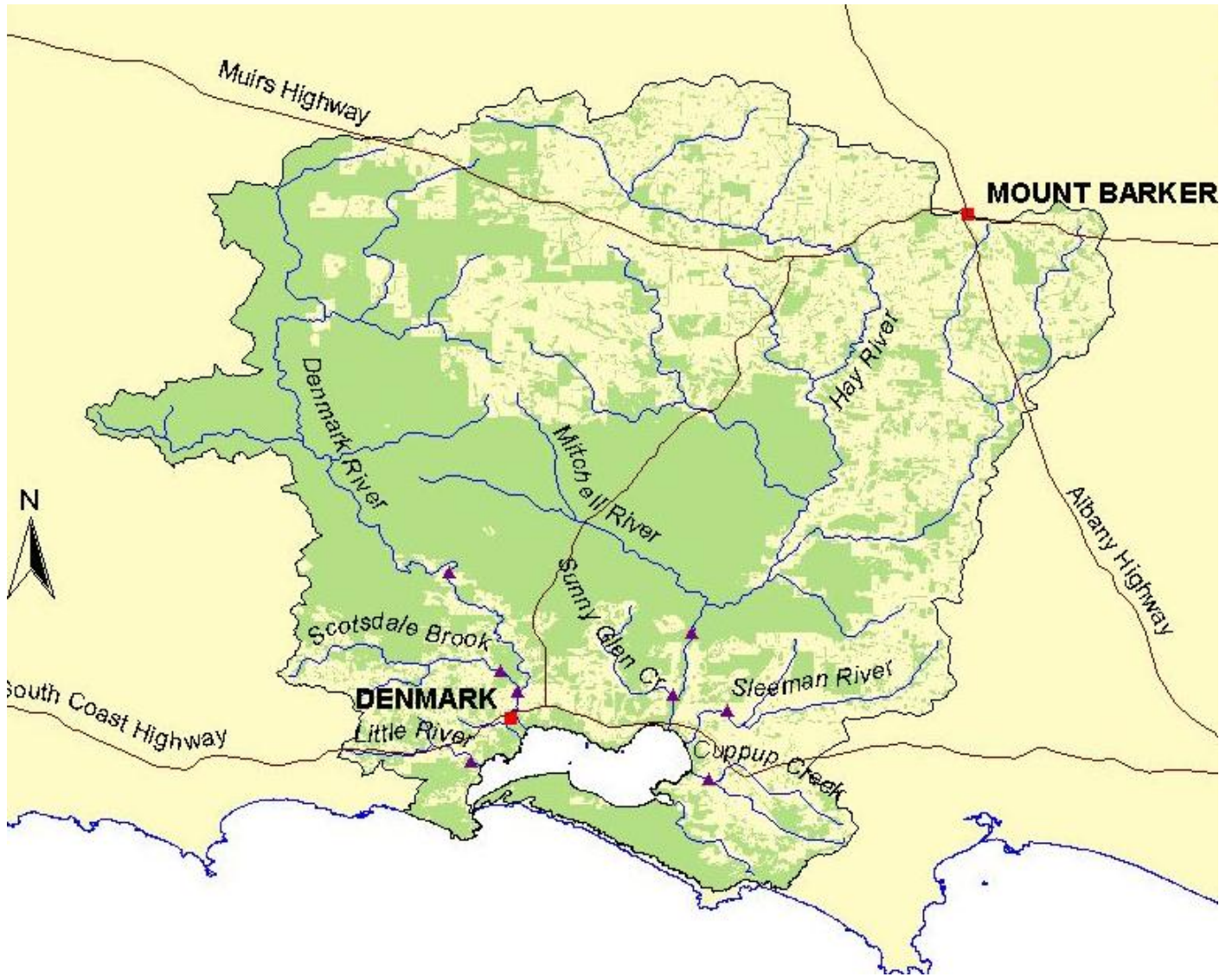


Figure 1: Wilson Inlet Catchment

Collaborative support

The following groups and agencies endorse this plan and will continue to work cooperatively to implement its actions as a means of improving the condition of the Wilson Inlet.

Wilson Inlet Catchment Committee

Water Corporation

South Coast Natural Resource Management

Shire of Plantagenet

Shire of Denmark

Department of Water

Department of Fisheries

Department of Environment and Conservation

Department of Agriculture and Food WA

City of Albany

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1 Executive Summary

The Wilson Inlet is a seasonally closed estuary on the south coast of Western Australia, adjacent to the township of Denmark. The Inlet runs parallel to the coast, 14km long with a maximum width of 4km. On average the depth is less than 2m with the total area 48km². The Wilson Inlet falls within the City of Albany and Shire of Denmark boundaries and is managed by these and a number of State government agencies.

The Inlet, including the surrounding foreshore, is highly valued by both residents and visitors alike. It is valued for its' environmental, recreational, commercial, cultural and heritage significance, performing several important roles. These roles include:

- Assimilating nutrients from urban and rural catchment sources.
- Providing habitat and breeding sites for a variety of aquatic and terrestrial native fauna.
- Providing opportunities for recreational activities.
- Providing opportunities for commercial enterprises including aquaculture, fishing and tourism.
- Containing sites of cultural and heritage value, both Indigenous and non-Indigenous.
- Providing a place of beauty and relaxation.

The ability of the Inlet to function in these roles is dependent on its physical condition and ecological health.

The Inlet and surrounding area are under pressure from a range of factors, primarily human induced which, when combined, impact on the health of the Inlet. These include changing land uses within the catchment (such as forestry and wineries), climate change, development and increased commercial and recreational use associated with an increasing population, nutrient loads both from the catchment and stored in the Inlet, invasive species and diseases and pathogens. With an increasing population in the area these pressures will intensify and require careful management.

The purpose of the Wilson Inlet Management Strategy 2012 – 2022 (the Management Strategy) is to protect, maintain and where possible, enhance the ecological health of the Inlet through a 10-year program of nutrient reduction, balancing water needs for all users of the Inlet and surrounding catchment as well as maintaining and where possible, enhancing habitat for native flora and fauna. Maximising community engagement and improving community knowledge of the Inlet, its processes and management options is key to the success of the Management Strategy.

The Management Strategy follows on from, and builds on the Wilson Inlet Nutrient Reduction Action Plan (WINRAP) 2003, which established a plan to reduce algal coverage in the Wilson Inlet through a 5 year program of nutrient reduction. The 2003 plan was formulated due to concerns by the community that the Inlet's health was deteriorating. Algal blooms and black ooze were seen as symptoms of the Inlet's deteriorating health and, at the time, increasing nutrient levels were identified as the main threat to the Inlet's health. Following a shift in community values (see section 2.2 for values) regarding the Inlet, the Management Strategy scope has broadened, forming a more comprehensive management tool.

It is recommended that there be an opportunity to review the progress of actions in 5 years and include amendments as required, with a complete review of the Management Strategy recommended after 10 years to assess the effectiveness of objectives and actions. This Management Strategy complements sections of existing Management Plans, Local and State Government Policies. These are identified in "Scope of Management Strategy" section 2.3, with the purpose that the complementary documents be used in conjunction with this Management Strategy.

The Wilson Inlet Catchment Committee (WICC) as a key natural resource management group in the catchment and advocate for the community will take a lead role in the implementation of the Management Strategy and its progress. While every effort will be made to undertake this role, as a not-for-profit organization the group's capabilities are dependent on current and future resource capabilities. An action within the Management Strategy will be the formation of a management group to oversee its progress. This group will be made up of a number of key stakeholders and will provide an avenue for continued collaborative support, essential to the success of the Management Strategy.

2 About the Management Strategy

2.1 Background and Development of the Management Strategy

The preparation of this Management Strategy is based on identifying, protecting and where possible, enhancing community values of the Inlet, while reducing threats. A steering group (comprised of representatives from the local community, local and state government agencies and key organisations) has utilised current knowledge as well as previous work to guide its preparation. An additional expert panel from key stakeholder groups was brought together during the initial development phase to provide technical advice and information.

Initially community values regarding the Inlet and the overarching vision were identified. From these the key issues that threaten or degrade these values were then determined and strategies and actions developed utilising available information and current knowledge. These strategies and actions, once implemented, are intended to either enhance a value or reduce a threat.

Another important step in developing the Management Strategy was that the key targets, strategic objectives and actions of WINRAP (2003) be reviewed.

Five key targets and 52 measurable outputs were identified in WINRAP (2003) as a measure of the Plan's performance:

Target 1) Reduction in average nitrogen and phosphorus concentrations from Sunny Glen, Cuppup, and Sleeman to achieve downward trend. Water quality monitoring of the Inlet over the period of 2003 to 2009 showed that there was no significant change in water quality of the Inlet or in the waterways draining into it. Cuppup Creek is starting to show an emerging trend with Total Phosphorus increasing 0.024mg/L per year from 2007 – 2011 (further samples are required to more accurately determine the trend). See Appendix 9.1: Water quality of the Wilson Inlet from 2005 – 2011 for more detail. Sunny Glen, Cuppup and Sleeman waterways still exceed the ANZECC guideline levels for median total nitrogen levels and median total phosphorus levels hence further work needs to focus on these waterways. With increasing population and associated pressures on these priority waterways it may be expected that, without undertaking mitigation measures in this area, nitrogen and phosphorus concentrations will increase. While having a decrease in concentrations is the aspirational goal no increase in concentrations is an acceptable outcome.

Target 2) All Water Corporation drains fenced to prevent livestock access. Since the implementation of WINRAP over 90% of Water Corporation drains have been fenced to date.

Target 3) 30% increase in fencing of Sleeman River and Cuppup Creek. Achieved. There has been over 30% increase in fencing of the Sleeman River and Cuppup Creek. At the time the Management Strategy was being developed further fencing projects were underway. The Sleeman River in particular has large sections fenced and the process of revegetation has started. Cuppup requires more targeted works to achieve the same results.

Target 4) All licensed premises to be in compliance with nutrient management conditions. Partially achieved. Whilst most of the licensed premises are in compliance with nutrient management conditions there have been instances where conditions have not been met i.e. output nutrient levels exceeded target levels.

Target 5) Inlet floodplain to be incorporated into land use planning guidance. Achieved. Local Governments have incorporated Inlet floodplain into Local Planning Strategies and Schemes recognising the importance of the Wilson Inlet floodplain. The Shire of Denmark has a general development

restriction on land below 2.5m AHD and the City of Albany has restrictions on development of land below 2.88m AHD.

Investment in the reduction of nutrients into the Wilson Inlet through the 52 prioritised actions of WINRAP has achieved significant outcomes since its implementation in 2003. Partnerships between National, State and Local government organisations and the community have worked to deliver projects to reach the key targets. It is important to note however that many initiatives are ongoing. Some of the achievements to date include;

- On-ground works in the catchment;
 - over 430 kilometres of waterway and remnant vegetation fenced,
 - over 350 hectares of degraded riparian and remnant vegetation replanted with native seed and seedlings,
 - over 4230 hectares of long rooted perennial pastures planted,
 - point source nutrient management works occurred on a number of intensive agriculture properties i.e. (dairies)
- Engagement of the community through workshops, school educational days and public forums covering - soil health; updates on the Wilson Inlet and its processes; fauna and flora of the catchment; weed management and various other relevant topics to inform and educate community members. With an average of 40 people attending, these workshops continue to be well received events.
- In conjunction with the soil health workshops 266 subsidised soil testing kits were distributed to landowners in the catchment.
- Evaluation of ecological conditions of waterways through foreshore vegetation surveys and monitoring of best practice wetland sites.
- Changing perceptions on drainage management within the priority Youngs Siding floodplain area by incorporating Best Practice demonstration sites and rehabilitating degraded waterways.
- Support for community based action groups through financial and technical help.
- Assistance with adoption and continuation of policies and planning initiatives aimed at nutrient reduction in local government areas.

Building on the achievements of WINRAP (2003) and through identification of gaps and areas requiring improvement, the Management Strategy forms a management tool relevant to the threats and issues facing the ecological health of the Wilson Inlet today.

Over the past nine years knowledge and baseline information on the Wilson Inlet and its catchment has expanded. A significant amount of technical information, strategies, plans and studies that complement the Management Strategy have been developed. A number of these have been used as a source of information for the Management Strategy. Recommendations and actions from relevant Management Plans including; the Wilson Inlet Foreshore Reserves Management Plan (2008) and the draft Wilson Inlet Drainage Review (2009) are to be used in conjunction with this Management Strategy and are referenced in later sections.



2.2 Community Involvement

A steering group consisting of a number of key stakeholders and community members was formed to guide the preparation of the Management Strategy. Additionally, community values and concerns were conveyed throughout its development with;

- one on one contact,
- 2011 community survey,
- further calls for community input.

An addendum to this Management Strategy includes community comment submissions. See contact details to request addendum.

Values and concerns regarding the condition of the Inlet were similar to those identified in 2003. However, there was more emphasis placed on the Wilson Inlet as an important habitat for native fauna and flora, as a breeding site for native fauna and an understanding that the upper catchment is linked to the Inlet.

Through the consultation process of identifying community values a common long term vision for the Inlet and surrounding catchment was derived.

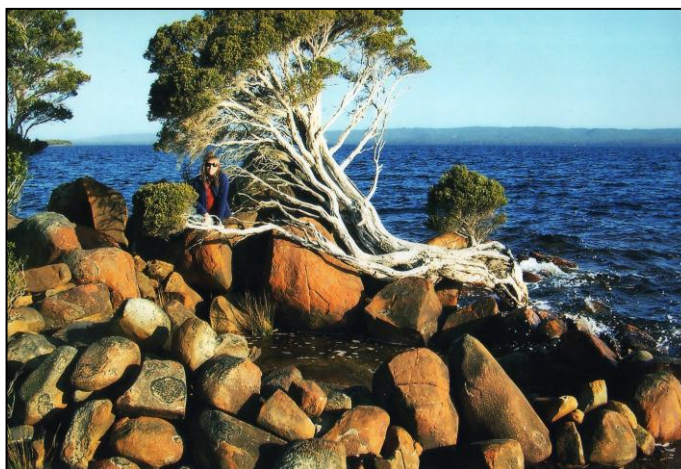
Vision

To maintain and where possible enhance the Wilson Inlet's ecological condition in order to provide habitat for abundant and diverse native flora and fauna species whilst protecting social, heritage and cultural values and maintaining water quality.

Community values

The following values of the Wilson Inlet and surrounding catchment were identified;

- Natural beauty of the Inlet and foreshore
- Healthy and abundant native flora and fauna
- Recreational uses of the Inlet and foreshore including walking, fishing, boating and bird watching
- Commercial uses of the Inlet including fishing, aquaculture and tourism
- Balance of agriculture, healthy bushland and waterways in the surrounding landscape
- Protection of culture and heritage values; indigenous and non-indigenous



2.3 Scope of the Management Strategy

COMMUNITY VALUES	POTENTIAL THREATS	RELEVANT MANAGEMENT DOCUMENTS
Natural beauty of the Inlet and foreshore	<ul style="list-style-type: none"> - Increasing nutrients and algal growth/ decay. - Destruction of fringing vegetation. - Inappropriate design/siting of development on foreshore. - Reduced water recharge from catchment. - Inappropriate discharge of storm water. 	<ul style="list-style-type: none"> - Wilson Inlet Management Strategy. - Wilson Inlet Management Strategy/ Foreshore Management Plans. - Town planning scheme/ Foreshore Management Plans. - Wilson Inlet Management Strategy/ Shire of Denmark Dam Policy. - Wilson Inlet Management Strategy/ Denmark Town Planning Scheme.
Recreational use – Boating, swimming, bird-watching, walking, fishing.	<ul style="list-style-type: none"> - Obstruction on boating access due to algal growth. - Smell of rotting algae. - Uncontrolled recreational use. - Inadequate recreational facilities. - Inappropriate development restricting access/enjoyment. - Over fishing. 	<ul style="list-style-type: none"> - Wilson Inlet Management Strategy. - Wilson Inlet Management Strategy. - Foreshore Management Plans. - Foreshore Management Plans. - Town Planning Schemes. - Department of Fisheries Recreational Fishing Guide - bag limits.
Commercial use - fishing, aquaculture	<ul style="list-style-type: none"> - Over-fishing. - Anoxic water conditions or toxic algal blooms. - Excessive algae restricting hauling of nets/boat access. - Ecosystem failure due to increasing nutrients. - Non-bar opening; Lack of recruitment of marine fishes. 	<ul style="list-style-type: none"> - South Coast Estuarine Fishery Policy. - Wilson Inlet Management Strategy. - Wilson Inlet Management Strategy. - Wilson Inlet Management Strategy. - Wilson Inlet Drainage Review/Bar Opening protocol.
Healthy and abundant native flora and fauna	<ul style="list-style-type: none"> - Climatic changes; reduced water recharge from catchment and increasing temperature trends. - Anoxic water conditions or toxic algal blooms. - Invasive species including; environmental weeds and feral animals. - Diseases and pathogens. - Inappropriate development - Uncontrolled water storage development in catchment. - Wildfires and inappropriate fire management - Gaps in community knowledge and skills. 	<ul style="list-style-type: none"> - Wilson Inlet Management Strategy. - Wilson Inlet Management Strategy. - Wilson Inlet Management Strategy/ Foreshore Management Plan. - Wilson Inlet Management Strategy/ Foreshore Management Plans. - Town Planning Schemes/ Foreshore Management Plan. - Wilson Inlet Management Strategy/ Denmark Shire Dam Policy. - The Denmark Fire Prevention Plan/ Foreshore Management Plans - Wilson Inlet Management Strategy.
Balance of agriculture, healthy bushland and waterways in the surrounding landscape	<ul style="list-style-type: none"> - Changing land uses creating opportunity for erosion and further nutrient loss. - Inappropriate clearing of native vegetation - Inappropriate development in surrounding floodplain area 	<ul style="list-style-type: none"> - Wilson Inlet Management Strategy - Wilson Inlet Management Strategy/ Town Planning Schemes/Land clearing legislation - Wilson Inlet Drainage Review/Town Planning Schemes
Protection of culture and heritage values; indigenous and non-indigenous	<ul style="list-style-type: none"> - Inappropriate development and uncontrolled recreational use 	<ul style="list-style-type: none"> -Foreshore Management Plans/ Wilson Inlet Cultural Heritage Plan.

2.4 Objectives of the Management Strategy

- Protect and conserve habitat for healthy native flora and fauna species.
- Protect social, cultural and heritage values.
- Maintain good water quality.
- Manage nutrient levels.
- Reduce levels of algae.
- Provide a place of relaxation and aesthetic beauty.
- Promote a sustainable balance of farming and native vegetation in the catchment.

The key objectives of the Management Strategy are listed above in no particular order. The Management Strategy takes a pragmatic approach to achieving these objectives, focusing on works that have the greatest level of community support and likelihood of implementation. Collaboration between landholders, community groups, local, state and national government agencies is essential for achieving these objectives and realising the long term vision for the Wilson Inlet.

2.5 Implementing the Management Strategy

Implementing the recommendations of the Management Strategy will take place over the next ten years. In some instances, actions are already underway. It is proposed to take a cooperative approach to implementing the Management Strategy with Local and State Government, industry, community and interest groups responsible for working together to ensure that recommendations are completed. Obtaining funding for the actions and a Project Officer to facilitate those actions are essential for the success of the Management Strategy.



3 Background the Wilson Inlet and surrounding landscape

3.1 Location, Tenure and Physical Characteristics

The Wilson Inlet is an estuary on the south coast of Western Australia, adjacent to the township of Denmark. The Inlet runs parallel to the coast, and is approximately 14km long with a maximum width of 4km. The total area of the Inlet is 48km².

Fed by five major river systems the Wilson Inlet catchment covers 2379km² and extends northwards for 48km with the town of Mount Barker on the north-eastern catchment boundary (see Figure 1).

A sandbar forms seasonally at the mouth of the Inlet. The increased river flow from winter rains raises the water level in the Inlet and the sandbar is artificially breached. Timing of the opening is largely dependent on the water level in Wilson Inlet, which is determined by rainfall and discharge from rivers. The channel that is formed remains open for several months during which time there is water exchange between the Inlet and the ocean. With decreased river flow in summer the channel eventually closes.

There has been a great deal of debate about the sandbar opening. In most cases the main objective has been to increase the flow of marine waters in and estuarine waters out through the channel during the bar opening period. The bar opening protocols revised in 2009 take into account a range of factors including marine exchange, requirements for fisheries and other aquatic fauna, fringing foreshore vegetation, recreational and commercial users of the Inlet as well as infrastructure and farming communities in surrounding low lying areas. The bar opening decision tool can be found in Appendix 9.2.

Wilson Inlet is located within two local government areas, the Shire of Denmark to the west of Hay River and the City of Albany to the east. Land tenure around the Inlet varies, with foreshore reserves managed by local government, Department of Environment and Conservation (DEC) and sections of unallocated crown land. The Wilson Inlet Catchment area extends northward from the Shire of Denmark and the City of Albany into the Shire of Plantagenet (Mitchell, M. (2008)). Within the catchment are the regional towns of Denmark and Mount Barker along with several smaller communities, including Narrikup, Youngs Siding and Redmond with a combined population of over 10,000.



3.2 Climate

The catchment has a temperate climate with mild wet winters and hot dry summers (BOM, 2008). Seasonal and annual variation in climate results from the migration of the subtropical anti cyclone belt. A steep gradient exists between the coastline and the upper areas of the catchment for most climatic factors, including rainfall. The mean annual rainfall increases from Mount Barker (600mm) in the north to Denmark (1100mm) in the south. About 10% of the rain that falls on the catchment reaches the Inlet (Department of Water, 2002).

January is the hottest month and July and August are the coolest months inland and on the coast, respectively. Mean maximum and minimum temperatures are influenced by proximity to the coast. Inland areas have a greater range in mean temperatures than the coastal areas. The average summer temperatures are about 19°C on the coast and 20°C inland, while average winter temperatures are about 12°C and 10°C respectively (Department of Water 2010b).

3.3 Hydrology

Five major waterways drain into the Inlet; the Denmark, Hay, Sleeman and Little Rivers and Cuppup Creek together with other minor sources. Over 70 percent of the catchments of the Hay, Cuppup and Sleeman have been cleared for agriculture, while much of the Denmark River catchment remains forested. Water also enters the Inlet through drains from adjoining properties, stormwater and groundwater.

The Hay and Denmark river systems drain 89% of the catchment. Like many other river systems in high rainfall areas of the south-west of Western Australia, the waters can be fresh or nearly so in winter, with a salinity gradient developing along their length when flow slackens in summer months.

The Denmark River was first dammed in 1960–1961, when a 0.42 GL concrete pipe head dam was constructed 5 km north of Denmark for the town water supply (Ruprecht et al. 1985; 1961). Since the decline in water quality, due to significant land clearing, the Quickup Dam has provided water for Denmark (Quickup is a tributary of the Denmark River).

East of the Inlet the waterways have been highly altered to become the Cuppup Creek – Lake Saide drainage system. The waterways have been straightened to drain water more effectively. Additional drains have been constructed to drain the low lying flat areas in these catchments. This has been detrimental to the waterway's ability to function as an ecosystem and has exacerbated nutrient export and caused erosion and downstream sedimentation issues.



3.4 Geology, Landforms and Soils

The greater part of the Inlet catchment lies in the Albany/Frazer geological province with its Precambrian granite overlain by Quaternary sands and laterite (Mitchell 2008). Soils around the Wilson Inlet and its catchment consist of a variety of silts, sand, clays and gravel. The primary soil types being yellowish brown sandy and gravelly duplex soils (South Coast NRM, 2011).

The catchment is characterised by undulating lateritic plains and poorly drained flats, hilly terrain with rock outcrops and deeply incised valleys where the waterways have exposed the weathered profile and underlying bedrock (Collins & Fowlie 1981; Kern 1992; Bari et al. 2004). The Inlet is situated on a narrow coastal plain about 10km wide, with coastal dunes to the south and an undulating, hilly plain to the north leading up to the plateau of the upper catchment. West of the Inlet there are moderate hills while, to the east, the land is characterised by low lying flats and plains.

Several landform units reflect the major soils and vegetation types and include:

- lateritic sandplain – scrub Jarrah and sandplain heaths
- sandy/swampy flats and drainage lines – paperbark, dense scrub and scattered trees
- lateritic plateau and uplands – Jarrah forest
- rolling, dissected lateritic country – Jarrah, Wandoo and swamp Yates
- moderately and deeply incised valleys – Jarrah–Marri forest giving way to Karri forest in the south. (Ward, et. al, 2011).

3.5 Flora and Fauna

The Wilson Inlet and surrounding foreshore supports numerous flora and fauna, both terrestrial and aquatic. Some 65 species of fish; 37 species of aquatic fauna; 109 land, water and marine bird species; 20 species of mammals; 12 reptile species; 12 frog species; 16 types of large algae and 21 forms of microscopic algae have been recorded (WIMA, 1997; Green Skills, 2008; Mitchell, 2008).

It should be noted that, in estuarine environments, like the Wilson Inlet, there is not naturally a very diverse assembly of invertebrates and fish due to the need for them to be tolerant of a wide range of salinity levels. During times of high salinity or low salinity opportunistic species will come in as long as there is a connection open. Opportunistic species only reside in the Inlet when the conditions are habitable i.e. marine fish will enter the Inlet when the sandbar is open while freshwater fish from the rivers will only enter the Inlet when the water salinity is low.

Comprehensive lists of native flora and fauna can be found in the Wilson Inlet Foreshore Reserves Management Plan (2008). A link to the Management Plan (Denmark Shire website) is located in the reference section.

Flora

Before being cleared for agriculture most of the lower rainfall, upper catchment was Jarrah-Marri (*Eucalyptus marginata*-*Corymbia calophylla*) forest, Jarrah (*E. marginata*) low forests and Wandoo (*E. wandoo*) open woodlands. In addition there were a variety of other open woodlands and a range of heath and shrubs in sandy swampy soils (Mitchell 2008). The higher rainfall, lower catchment area supported stands of Karri (*E. diversicolor*) with Red Tingle (*E. Jacksonii* and *E. guilfoylei*), Marri (*Corymbia calophylla*) or Jarrah (*E. marginata*) on higher ground.. Lower sand ridges carried Banksia woodland, while other low ground was occupied by Paperbark (*Melaleuca preissiana*) woodland and sedge swamps (Hodgkin and Clark 1988:4). Granitic outcrops on the coastal plain supported a range of woodlands and heath. Healthy stands of these flora communities still exist in the catchment but are more fragmented with areas of cleared land between.

Within the Wilson Inlet, seagrass beds of *Ruppia megacarpa* cover much of the Inlet and algae varieties are also prevalent in the Inlet. There are numerous types of algae, with numbers and species varying throughout the year depending on water quality and climatic conditions.

Fauna

The Wilson Inlet and surrounding catchment supports a variety of fauna. Terrestrial and avian fauna include mammals (e.g. Southern Brown Bandicoot (*Isodon obesulus*), reptiles (e.g. Tiger snakes (*Notechis scutatus*) (Mitchell, 2008)), birds (e.g. Fairy-wrens (*Malurus spp*) and numerous invertebrates species.

Some of the species are protected under national and international laws;

- The Carnaby's Black-Cockatoo and Baudin's Black-Cockatoo are declared Endangered and Vulnerable respectively and protected under the National Environment Protection and Biodiversity Conservation (EPBC) Act 1999 as well as being declared endangered and protected at a State level by the Wildlife Conservation Act 1950.
- Migratory shorebirds, which are present at the Wilson Inlet from mid-spring to mid-autumn, are protected under the EPBC Act 1999 as well as several international treaties (JAMBA, CAMBA, ROKAMBA)* to which Australia is a signatory.

The Inlet itself provides a habitat for aquatic fauna species including benthic dwelling invertebrates; crabs, prawns and native mussels as well as the introduced Blue Mussel (*Mytilus edulis*), commonly used in aquaculture. Unfortunately there is a lack of previous statistical data on invertebrate numbers hence only verbal references are available for past numbers on those species.

Fish species found in the Wilson Inlet can generally be divided into three basic groups. Estuarine species that undergo their whole life cycle within the estuarine environment (e.g. Black Bream (*Acanthopagrus butcheri*)); marine/estuarine opportunists which use the estuary predominantly as a nursery area while the breeding population is found in the ocean (e.g. King George Whiting (*Sillaginodes punctatus*)) and Marine stragglers which use the estuary as a feeding ground at some stage after their first year of life (e.g. Tailor (*Pomatomus saltator*)). Within the rivers draining into the Inlet there are a number of native endemic freshwater fish species. In a study undertaken in 2009 ten fish species were recorded in the Denmark and Hay Rivers (Chuwen, et. al, 2009). In surveys undertaken in 2008/2009 the Hay River was found to be a “hotspot” for total fish species and the Denmark River recorded a number of vulnerable species including the nationally vulnerable Balston's Pygmy Perch (*Nannatherina balstoni*), which is regarded as the rarest of all the endemic freshwater species (Cook et. al., 2008).

*Japan-Australia Migratory Bird Agreement JAMBA, China-Australia Migratory Bird Agreement CAMBA, Republic of Korea-Australia Migratory Bird Agreement ROKAMBA



3.6 Culture and Heritage

Indigenous heritage

Archaeological evidence in the Albany-Denmark area indicates a history of occupation and use by social groups extending from at least 18,000 years before present (Ferguson 1985). The Inlet formed a focal point for Noongar people who managed and utilised the Inlet and abundant natural resources. In the summer months, with plentiful freshwater in the area, small groups would travel from inland areas to enjoy the Inlet's rich natural resources and hold ceremonies on the water's edge. Fish traps, gnamma holes (granite waterholes), burial sites, stone artefacts, tool making sites and ceremonial materials all exist in different locations around the Wilson Inlet today as physical manifestations of the ways in which Noongar people engaged with the Wilson Inlet in the past (Mitchell, 2008).

Noongar custodians place a high importance on the whole of the Wilson Inlet and its tributaries. There are numerous registered aboriginal heritage sites within and around the Wilson Inlet which are listed on the Department of Indigenous Affairs (DIA) register of Aboriginal sites. Places associated with or significant to Aboriginal people are classified as sites and are protected under the *Aboriginal Heritage Act 1972*. This applies to all sites whether or not they have been formally registered with the DIA. Today, these cultural sites need protecting and preserving.

Non-indigenous heritage

Historical uses of the Inlet and surrounding catchment include farming, fishing, the historic railway line, the Springdale guesthouse and Rudgyard Beach Holiday Park.

Around 1885, timber leases were taken out in the Denmark River area. Karri timber was a sought after article with many roads in London paved with Karri blocks and British homes built with timber from Denmark. A railway line from Denmark to Albany was built to transport Karri timber and was also utilised to transport commercially caught fish from the Inlet in cool storage in the late 1920s and early 1930s.

Commercial fishing was occurring in the estuaries adjacent to Albany in the early 1890s. In the early 1900s J.D. Smith and brothers began operating as professional fishermen on the Inlet. Today, descendants of the Smith family continue to fish the Inlet (Green Skills, 2008).

In 1921 Springdale siding was opened by local resident Charles Smith as a tourist attraction with Springdale Guesthouse and Tea Gardens as well as camping grounds with fishing, shooting and tennis available. Between 1936 and 1938 a train was organised to bring people from the city and from other country areas to the south coast which included a stop at Springdale for sightseeing and swimming. An extension of the South Coast Railway from Torbay to Denmark was built when Millars started sawmilling at Denmark. At its peak the railway extended as far as Nornalup, with demand from an increasing population from the Group Settlement Scheme in Denmark (Green Skills, 2008). The section of the railway from Denmark to the Hay River is now part of the popular Denmark- Nornalup Heritage Trail (Green Skills, 2008).



4 Key values

4.1 Healthy fauna and flora. Maintaining and where possible, enhancing the Wilson Inlet as a habitat and breeding site.

The Wilson Inlet, including the surrounding catchment, is encompassed within the South West Botanical Province where the diversity of landform and soil types, together with a long history of isolation, have produced a very diverse flora, internationally recognised due to its high species diversity and number of endemic species (Department of Environment and Conservation, 2009). The health of native flora and fauna contributes to the beauty of the Inlet and to the local economy as well as providing ecological processes such as water and air purification and pollination of our food crops (South Coast NRM, 2011).

The Wilson Inlet is an important conservation site for many native flora and fauna, providing valuable habitat for both terrestrial and aquatic species. Numerous natural factors and human induced threats can impact on the native flora and fauna. Habitat degradation and loss due to nutrient pollution, clearing and fragmentation of habitat, the introduction of invasive weed species and predation and/or competition from domestic and feral animals pose the greatest risks to healthy native flora and fauna of the Wilson Inlet.

Fauna

Situated within the Wilson Inlet catchment is the Mount Lindesay National Park, which is part of the Walpole Wilderness Area. The park contains a number of endemic species, many of which have relictual linkages to Gondwana times (South Coast NRM, 2011). Bushland linkages between the Walpole Wilderness area and Wilson Inlet are of vital importance for the movement of native fauna. Enabling the maintenance of a diverse gene pool, essential for the ongoing health of the populations.

The roles of native fauna need to be recognised in the importance of maintaining the health of the Inlet's ecosystem. For example mammals play a role in ameliorating soils through digging the top leaf litter into the soil profile where it can be broken down more quickly and nutrients cycled. Other beneficial interactions by fauna include; pollination, dispersal of native seeds and assisting germination of native seed. The reduction or loss of a species or number of species can cause an upset in the ecosystem balance. Often the effects of such an imbalance are small or slow to manifest but, when coupled with other imbalances, can place the health of the Inlet's ecosystem and that of the surrounding catchment under stress.



Flora

Native vegetation in and around the Wilson Inlet contains flora of local and regional importance. Within the foreshore vegetation of the Inlet are four threatened flora species, including the endemic *Selliera radicans* species. With increasing development and population pressures around the Inlet and catchment area the retention, protection and enhancement of the Inlet's foreshore and fringing vegetation is essential to protecting the environmental values of the Inlet. A healthy foreshore acts as a buffer and filter for the Inlet from the influences of land practices in the catchment. This buffer zone helps to maintain water quality by preventing pollutants, nutrients and sediments from entering the Inlet, protecting the soil from erosion, providing resilience to weed invasion and providing valuable habitat for fauna.

The aquatic flora of the Inlet also plays an important role with the dominant flora species being varying types of algae and *Ruppia megacarpa*. *Ruppia* provides important nursery grounds, protection and food for numerous fish and other aquatic fauna as well as playing an important role in assimilating nutrients in the Inlet.

4.2 Natural beauty of Inlet

The Wilson Inlet adds to the beauty and popularity of Denmark, with its natural and aesthetic features being a major draw card for tourists to the region. The Inlet is known for its quiet, natural beauty with many community members using the Inlet as a place for contemplation and relaxation. With the Inlet's scenic mixture of water, varying native flora and fauna and landscape, the Inlet attracts artists, writers and photographers alike.

Inappropriate development and uncontrolled recreational use can impinge on the quiet beauty of the Inlet. Increasing nutrient levels can stimulate algal and *Ruppia* growth, which when washed up on shorelines of the Inlet, begins to decompose and can cause visual and odour issues for users and nearby residents.

4.3 Recreation; walking, boating, fishing, bird watching

Recreational use of the Inlet is an important community pastime. A wide variety of uses, including boating, fishing, walking and bird watching, are undertaken either on the Inlet itself or on adjacent foreshore areas.

Recreational fishing of the Wilson Inlet is a popular pastime, drawing both locals and visitors alike. Shore and boat-based fishing are both popular with most fish caught recreationally taken by line fishing. Controls on size and possession limits for these fish species are governed by Department of Fisheries; South Coast Bioregion 'Recreational Bag Limits'. Refer to the 'Recreational Fishing Guide – South Coast Bioregion' for details. A State-wide Recreational Fishing Boat Licence (RFBL) was introduced on 2nd March 2010. A RFBL is required to undertake any general fishing activity (including crabbing) conducted with the use of a powered boat anywhere in the State (Department of Fisheries, 2011).

The Denmark Strategic Boating Plan (Estill & Associates, 2007) was prepared for the Denmark Shire, working with Department of Planning in 2006 – 2007 and received by Council in October 2007. The strategy document provides direction for the long-term usage of the Denmark River and Wilson Inlet in terms of boating. Boating and other powered recreation on the Wilson Inlet, e.g. jet skis, are also covered under Department of Planning (2008) '*Marine Safety Restricted Areas of Navigable Waters*',

Strategies for the provision of adequate recreational facilities and areas, as well as the control of recreational uses of the Inlet, are addressed in the '*Wilson Inlet Foreshore Reserves Management Plan 2008*' and the development of surrounding infrastructure is covered in 'Denmark Town Planning Scheme No. 3'. The '*Wilson Inlet Foreshore Reserves Management Plan (2008)*' includes the objective "To provide guidelines for recreation areas and facilities which are compatible with the foreshore landscape and have minimal environmental impact". Actions regarding this objective are to be used in conjunction with this Management Strategy.



4.4 Commercial; fishing, aquaculture, tourism

Commercial practices in the Inlet pertain to fishing, aquaculture and tourism. Tourism is a thriving industry in Denmark with peak periods occurring during Easter and Christmas holidays. It is estimated that 114,000 tourists visit the area annually, spending approximately \$40 million p.a. (Drainage Review, 2009). The Wilson Inlet is central to the tourism industry in Denmark and also contributes to regional tourism. Two caravan parks and other holiday accommodation are located on or adjacent to the Inlet foreshore and tourism operators offer tours that include Wilson Inlet and/or its foreshore, taking in the scenery, fauna and flora (Green Skills, 2008). Visitors also bring and hire canoes, kayaks, boats and other craft, using both the Inlet and the lower sections of the Denmark and Hay Rivers. Maintaining the health of the Inlet's ecosystem is essential in keeping the local tourism industry viable and in maintaining healthy fish stocks and other aquatic fauna in the Inlet.

Since the early 1900's professional fishermen have fished in the Wilson Inlet. Today the Inlet is one of thirteen estuaries conditionally open to commercial fishing as part of the South Coast Estuarine Managed Fishery and brings in approximately 50% of the commercial estuarine fish catch. Currently there are 25 fishing licences giving access to Wilson Inlet for commercial fishing purposes.

Aquaculture is a smaller commercial sector utilising the Wilson Inlet. Currently there are two licences held for growing and farming mussels and oysters. These enterprises require a significant influx of sea water for the maturation and spawning of the mussels and oysters.

The South Coast nearshore and estuarine commercial fisheries are governed by South Coast Estuarine Fishery Policies. Control is primarily through input controls in the form of limited entry and gear restrictions, as well as seasonal and time closures, area closures and size limits. Information regarding the South Coast Estuarine Fishery Policies can be sourced through Department of Fisheries.



4.5 Sustainable balance of agriculture, healthy bushland and waterways in the surrounding landscape

Agriculture is an important activity within the Wilson Inlet catchment providing both economic and cultural heritage value. Beef and sheep grazing make up the majority of agricultural practices, while cropping, forestry, dairy and other intensive practices make up a smaller but still significant portion. These practices, while being important, also have a large impact on the health of the Inlet. A number of threats to the Inlet (such as increased nutrients) have sources which originate from the catchment. Whilst returning the catchment to its state pre European settlement would greatly improve the ecological health of the Inlet it is obviously an unattainable goal. Finding a sustainable balance between agriculture and healthy bushland and waterways provides benefits to both people and the environment.

With the partially cleared landscape of the Wilson Inlet catchment, farmlands with corridors of native vegetation are essential for connectivity and native fauna populations. They provide shelter, refuge from

predators, breeding sites and a food source. Healthy riparian vegetation is more resilient to weed invasion and can reduce the spread of invasive weed species downstream. Maintaining fenced vegetation can also provide benefits to the landowner through providing shelter from the sun, wind and rain for livestock, reducing stresses (such as heat stress) and improving the overall health of the animals.

Overall, management of current agricultural practices and the remaining remnant and riparian vegetation will assist in contributing both to land based primary production and to the protection of waterways and the Inlet by reducing erosion and sedimentation, and nutrient export from farmland to waterways.



4.6 Protecting Culture and Heritage; indigenous and non-indigenous

Indigenous heritage

Waterways are a key component of the spiritual landscape of Noongar people and, consequently, conservation and management methods linked to waterways inherently address conservation and management of the cultural landscape (Guilfoyle, 2010). Traditional wild resource use is an important component of maintaining biodiversity that has quite often been overlooked in conservation and land management policy. Rehabilitating the waterway will protect the flora and fauna associated with it and will improve the water quality as well as support Indigenous heritage.

Noongar cultural systems of the Wilson Inlet are interwoven with the landscape and its ecosystems and, as such, need to be treated as an inherent part and integrated into management strategies and plans. Over recent years a number of plans have been developed, these plans are to be used in conjunction with the Management Strategy. 'Aboriginal Cultural Heritage Management Plan Koorabup Beelia (Denmark River), 2010' identifies methods of re-defining our approaches to waterway management by ensuring cultural heritage assessments and methods of protection are well integrated with environmental management plans and processes. The Wilson Inlet Community Cultural Management Project 2008 also forms a basis for ongoing Noongar community engagement in caring for the Inlet and sustaining cultural custodianship into the future.

Non-indigenous heritage

The Wilson Inlet and surrounding catchment is situated within one of the oldest European established regions in WA. A number of long-time resident families still hold strong connections to the Inlet and the surrounding area. Locations including the Prawn Rock Channel area have been enjoyed by the local community and visitors alike since the 1930's. Camping occurred on both sides of Ocean Beach Road at Prawn Rock Channel during the summer holidays. Tea rooms, a store and picnic facilities added to day visitors' enjoyment of the Inlet (Green Skills, 2008).

The old railway line, which passed through Denmark has been recognised for its heritage value with the construction of the Denmark-Nornalup Heritage Trail. This rail trail is popular with walkers, cyclists and horse riders. A cement bench made by Mr Smith in 1934 can still be seen near the Heritage Trail shelter at Springdale Beach.

5 Key issues

Through community consultation and the gathering of technical advice, the major pressures and threats affecting the health of the Wilson Inlet's ecosystem were identified. These were prioritised using a value/threat matrix, evaluating the potential impacts of the threats on the Inlet and the likelihood of the occurrence of each threat to the values was identified.

- **Nutrient levels and nutrient cycling within the Inlet**
- **Climate change**
- **Development and infrastructure around the Inlet foreshore and surrounding areas**
- **Changing land use within the catchment**
- **Water competition**
- **Soil acidity**
- **Introduced invasive species including domestic animals**
- **Diseases and pathogens**
- **Fire**

5.1 Nutrient levels and nutrient cycling within the Inlet

Nutrient levels

As a consequence of land use changes in the catchment since European settlement, the Inlet is becoming increasingly nutrient enriched (eutrophic). This enrichment, if left unchecked, will lead to increased algal blooms, loss of *Ruppia* beds and, potentially, the collapse of the present ecosystem. The analysis on water quality of the Wilson Inlet (Appendix 9.1) shows that a number of the waterways entering the Wilson Inlet are above ANZECC water quality guidelines for median Total Nitrogen and median Total Phosphorus. Little River in particular has shown a slight increase in concentrations. In order to prevent the adverse impacts of increasing nutrient levels in the Wilson Inlet, it is first essential to understand the processes that contribute nutrients to the Inlet and the processes controlling the cycling and movement of the nutrients once they reach the Inlet.

Nutrients are the essential chemical elements required by plants, algae, bacteria and animals for growth. In the Wilson Inlet it has been found that the nutrients whose amounts limit the growth of plants and algae are primarily nitrogen and phosphorus.

There are three potential sources of nutrients to the Inlet which have been identified;

1. Nutrients entering the Inlet via the tributaries. While Denmark and Hay Rivers contribute a large proportion of the water flowing into the Inlet, it is the smaller catchments of Cuppup and Sunny Glen Creek that provide the greatest loads, per volume of water, of Phosphorus and Nitrogen into the Inlet.
2. Nutrients from groundwater flowing directly into the Inlet
3. Nutrients stored in the sediments of the Inlet. (Department of Water, 2008).

These nutrients originate from many different sources (point and diffuse) from both urban and rural land uses. Urban sources include; treated waste water discharge from the Denmark Waste Water Treatment Plant, nutrient enriched water leaching from septic systems, storm water and general run-off from the land. Rural sources in the surrounding landscape include; leaching of nutrients from fertilisers from farms into waterways and eventually into the Inlet. Nutrient point sources predominantly come from intensive agriculture (e.g. dairies, viticulture and horticulture). Diffuse sources are from broadscale farming enterprises undertaking animal grazing and cropping. Reducing nutrient inputs into the Inlet from the surrounding catchment is a vital component in managing Inlet nutrient levels. In order to assess the nutrient levels of the Inlet the ANZECC guidelines should be followed. These guidelines outline acceptable nutrient levels for Australian and New Zealand waters.

Cycling of nutrients within the Inlet

Each year there is a regular sequence of events affecting/influencing the water quality of the Inlet. This sequence reflects the annual cycles in the major drivers of the water quality. These drivers include rainfall and river flow, solar radiation, water temperature, ocean water levels and wind. Further information on these drivers and cycling of nutrients can be found in Department of Water's Wilson Inlet Report to the Community 5. 'Water quality in Wilson Inlet from 1995 – 2002'.

The sediment and benthic vegetation, mainly seagrass (*Ruppia megacarpa*), play important roles in cycling nutrients within the Inlet. Most of the available phosphorus and nitrogen in the Inlet are taken up into the *Ruppia* and attached algae epiphytes before open waters of the Inlet are reached. Biological cycles use nutrients on the time scale of hours, but transport down the Inlet (14km) works on the scale of days to months.

Annually the *Ruppia* goes through a period of senescence where the older foliage is shed. The shed seagrass wrack and attached algae accumulate on the shore or sink to the bottom of the Inlet. Along with organic matter delivered directly from the catchment they then become part of the sediment store of nutrients. Sediments accumulate organic matter over time and consequently store a large amount of nutrients (Department of Water, 2010). The concern with high nutrient loads in the sediment is that, if conditions become anoxic (oxygen deficient) during stratification events, nutrients will be released from the sediments into the water column.

Stratification occurs when the saline water from the ocean enters the Inlet. There can be a poor exchange of oxygen between the fresher water layer on the surface and heavier salty bottom waters creating anoxic conditions. Anoxic conditions can lead to fish kills as well as affecting benthic flora and fauna, altering the abundance and structure of benthic communities.

In nutrient enriched systems overall productivity, including fish abundance, increases up until the point where the system collapses through light limitation or a shift to a phytoplankton dominated system which, then, impedes the natural processes essential to aquatic biota (Department of Water, 2002a). It is usual in this sort of system for there to be a time lapse between catchment condition and estuarine condition; "In many cases catchment impacts have not manifested in estuary decline as yet. This incongruity between catchment condition and estuarine condition is a result of long response times. Time lags reflect the fact that groundwater is a significant input to estuaries." (Department of the Environment, Water, Heritage and the Arts, 2000.).

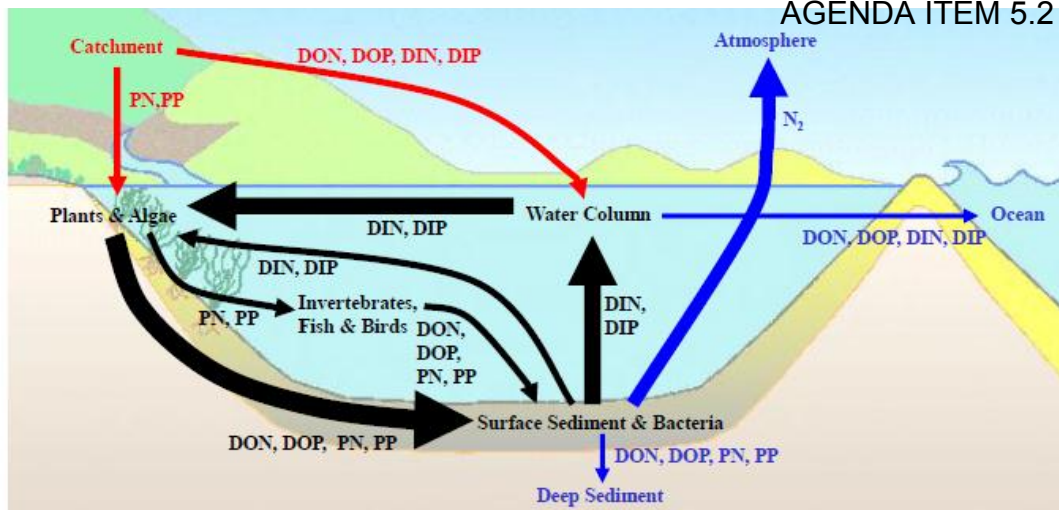


Figure 2: Simplified nitrogen and phosphorus cycle showing sources and sinks. The sizes of arrows are intended to give a general idea of the relative scales of the different nutrient flow paths. The nutrient sinks are recorded in blue, the catchment source in red and the internal recycling in black (taken from Department of Water, 2002).

5.2 Climate change

Given the intrinsic uncertainty of climate change projections, identifying and quantifying the impacts of climate change on the Inlet is challenging.

There is evidence that the long term average rainfall for the Wilson Inlet catchment has been slowly declining. Rainfall average for Denmark has declined from 1054mm (1940-1975) to 994mm (2011), while the rainfall for Mount Barker has declined from 766mm (1940-1975) to 655mm (2011).

Climate change projections indicate that Western Australia’s south west region is likely to become drier in the next century. Smith et al, (2009) used CO₂ emission scenarios (high to low) and global climate models to project rainfall in the Denmark catchments from 1975 to 2100. Modelling undertaken on the Denmark River Catchment projected there would be a 3% rainfall reduction by 2030 which could lead to a 13.5% stream flow reduction. Any future planning needs to consider the potential stream flow decline which may also be further impacted by changes in the land use in the upper catchment.

Reduced average rainfall will also impact on ground water recharge on local superficial aquifers, with reduced recharge seeping into the aquifers, and on soil moisture, with extended periods of reduced soil moisture placing stress on native flora.

CSIRO (2007) report indicates that, although there will be lower average rainfall with more dry days over a year, when it does rain there will be a higher proportion of light rain events (approx. 5mm) combined with some short, intense rainfall periods. The short, intense rain could cause erosion issues, with more sediment carried from farms, along waterways and, ultimately, into the Inlet. Any nutrients “attached” to the sediment will be carried into the Inlet as well. Increased severity of rainfall events will make fringing vegetation even more essential for stabilising the Inlet and the waterways which feed into it.

Other climatic factors to consider are temperature and sea level rise. Temperature is predicted to rise by about 1°C over Australia by 2030. If emissions are low, warming of between 1°C and 2.5°C is likely by around 2070, with a best estimate of 1.8°C. Under a high emission scenario, the best estimate warming is 3.4°C, with a range of 2.2°C to 5°C (CSIRO, 2007).

Sea levels are predicted to rise by 0.9m over the next 100 years (2110) (Department of Transport, 2010). While this is a long term prediction low lying areas surrounding the Inlet and the Youngs Siding

floodplain may be susceptible to sea level rise. This raises pertinent issues around limiting infrastructure and developments within these areas to maintain the natural flow of water and to limit the long term social and economic cost of developing in flood prone areas. The Department of Transport (2010) report recommends: “a vertical sea level rise of 0.9m be adopted when considering the setback distance and elevation to allow for the impact of coastal processes over a 100 year planning timeframe” and “when considering the setback to protect development from coastal processes”. Local governments, including the Shire of Denmark and City of Albany, have policies in place pertaining to a sea level rise of 0.5m. It is pertinent that new planning policies continue to take into account sea level rise and account for changes to predictions.

Not all potential climatic changes are of detriment to the Inlet and waterways that feed it. There are also a number of opportunities that may arise from the changes. For example; if these conditions were to continue and recharge was to decline due to reduced rainfall, then salinity of rivers and streams may decline in the medium to long term as groundwater becomes disconnected from the streams (Mayer et al. 2005).

5.3 Development and infrastructure around the Inlet foreshore and surrounding areas

Over the past years the population in and around the Inlet has been steadily increasing with the area becoming a popular destination for sea change life stylers and retirees as well as increasing holiday visitation. The increasing population has escalated pressure for new developments. Adjacent land use and development of the Inlet needs to be carefully managed and planned. Development can have direct and indirect detrimental impacts on terrestrial and aquatic flora and fauna. Development can reduce the water quality of the Inlet by increasing nutrient and sediment loads through stormwater runoff and on-site effluent systems (septic tanks). Poor design and construction can lead to erosion and the alteration of natural drainage systems, impacting on the health of the Inlet.

A key recommendation within the Wilson Inlet Community Cultural Management Project 2008 is to maintain a vegetation buffer zone around the extent of the Inlet’s foreshore. The buffer zone is recommended to extend to a minimum of 50 metres above the high water mark.

Planning future infrastructure needs to carefully consider all uses of the Inlet including both human and environmental. Strategies and actions regarding development and infrastructure within and adjacent to the Denmark Foreshore Reserves have been outlined in the Wilson Inlet Foreshore Management Plans (City of Albany and Shire of Denmark) and in the draft Denmark Local Town Planning Strategy (2012). Compatible strategies and actions from these plans are to be used in conjunction with this Management Strategy.

5.4 Changing land use in the catchment

Since the 1950’s roughly 54% of the catchment has been cleared for agriculture. Historically the predominant land use in the catchment has been grazing (sheep and cattle) with other uses including horticulture (potatoes, fruit and vegetables), viticulture, plantations and intensive agriculture (piggeries and dairies). Over time there has been a shift in land use in the catchment with increasing viticulture and tree plantations as well as ever increasing peri-urban development.



Changing land use within the catchment can have undesirable impacts on the ecological health and function of the Inlet and other natural processes. Land clearance for agriculture and other rural industries, e.g. forestry at harvesting time, results in significant increases in catchment run-off. This run-off contains a combination of animal wastes, fertilisers, pesticides, agricultural chemicals and soil, and is a major source of elevated sediment and nutrient loadings in waterways (NSW Fisheries 1999, Edgar *et al.* 1999 cited by National Oceans Office, 2001).

Agroforestry in the catchment began in the early 1990s (Ferdowsian & Greenham 1992). By 2010 over 5200 ha of plantations had been established (Ward, *et. al.*, 2011). The number of tree plantations, however, is unlikely to increase in the near future with current market conditions constraining the industry.

Modelling of the Denmark River showed land use change to have a greater impact on streamflow than projected climate change in the Denmark catchment (Department of Water, 2009). Tree plantations were found to have a large impact on streamflow with blue gums utilising more water than native species. The flip side of this is that plantations have played a major role in reducing salinity of rivers and streams with a prime example being the Denmark River. The Denmark River has reversed its increasing salinity trend and is now close to being fresh enough for a drinking water supply, making it the first river in Australia to be recovered from salinity (Ward *et al.*, 2011). This was helped in a large part by clearing controls to retain native vegetation and the establishment of private tree plantations in the upper catchment area, as well as natural resource management projects supporting revegetation and fencing of environmentally sensitive areas.

Wineries and vineyards have also increase in number over recent years. Around the lower catchment area numerous boutique wineries have been developed while in the upper catchment vineyards have increased acreage under vines. Grape vines require irrigation, which can compete with other water users, impacting environmental water flows. On-farm water capture and storage facilities and improved irrigation techniques are required to reduce this impact. Saline water is also a by-product of wine making and the waste saline water needs to be carefully managed and not just drained directly into waterways.

In the lower catchment increasing peri-urban development has also imposed additional pressures on the Inlet including; nutrients from fertilisers and septic tanks; environmental weeds from garden escapees and an increased number of introduced fauna species, such as cats, which can predate on the native fauna.

Landuse change in the catchment provides both opportunities and threats for the health of the Inlet, only through careful, strategic management can the opportunities be recognised and threats mitigated.

5.5 Water competition

Water is a precious commodity particularly with the current and future predicted trend of a drying climate. Water is essential for the ecosystem health of the Inlet which is in direct competition with human water use. At present local residents who are connected to scheme water utilise water from dams on the Quickup and Denmark Rivers (at certain times of the year) and from Albany sources. Since 2007 Water Corp has supplemented water from the Quickup Dam with water from Denmark River Dam (Water Corporation, 2010). To provide water to Denmark during periods of shortage, the Water Corporation dilutes the Denmark Dam water with fresh water carted from Albany (Department of Water, 2010a).

The dams on the Denmark and Quickup Rivers, combined with planting significant areas of timber plantation and a drying climate, have changed the hydrology of the catchment, affecting water recharge entering the Inlet from the surrounding catchment.

Non-scheme private water use (principally for stock and domestic purposes) through dams and water pumped from rivers accounts for about 40 ML pumped from the Denmark River annually (above its confluence with Scotsdale Brook and excluding tributaries) (Department of Water, 2009). Farm dam

storage in the Scotsdale Brook catchment was estimated to be 720 ML/yr or about 5.5% of the mean annual stream flow of that catchment (Department of Water 2009). To date, no estimate of water stored in farm dams has been made for the entire Denmark catchment (Ward, et. al, 2011).

Environmental water requirements refer to the water required to maintain healthy populations of the native flora and fauna of the Wilson Inlet. The Inlet is naturally a system in flux, with flora and fauna tolerant of some change in salinity and water levels throughout the year. However, if flora and fauna are exposed to conditions beyond tolerance limits for too long, growth and survival are compromised. Reduced water flow and recharge impacts on a number of ecological processes of the Inlet and surrounding area. Reduced water can lead to shallower waterbodies, increasing the water temperature and, in turn, reducing the dissolved oxygen levels and potentially lead to an increase in phytoplankton growth and algal blooms.. At most risk are a number of endemic flora and fauna which have narrow tolerance bands and are sensitive to changing conditions.



5.6 Soil acidity

Wilson Inlet as a whole has been identified as having a high to moderate risk of Acid Sulfate Soils (ASS) within 3 m of the natural soil surface. There is evidence of ASS at Ocean Beach and Springdale Beach subdivision (Green Skills, 2008).

ASS are naturally occurring soils that contain iron sulphide minerals. ASS that have not been exposed to air are known as potential ASS. While they remain waterlogged the iron sulfides in the soil are stable and the soil pH is usually around neutral at pH of 7. When exposed to air, due to drainage or disturbance, these soils produce sulphuric acid and may release toxic quantities of iron, aluminium and heavy metals. This in turn can kill fish, other aquatic organisms and vegetation and can degrade concrete and steel infrastructure to the point of failure. Stunted or dead vegetation, acid scalds and poor vegetation regrowth in previously disturbed areas are indicative of the impacts of ASS exposure.

Acid-sulphate soils typically occur in low-lying areas such as wetlands, estuaries, tidal flats, mangrove swamps and saltmarsh habitats (Cook *et al.* 2000 cited by National Oceans Office, 2001). Activities near the coast that drain or disturb waterlogged habitats, such as reclamation works, grazing, mining and urban development, can facilitate this chemical conversion, leading to acid sulphate run-off. This run-off often contains very high concentrations of heavy metals, which, together with the elevated acidity, form a lethal cocktail (Hyne and Wilson 1997, Corfield 2000 cited by National Oceans Office, 2001). Run-off is accentuated during high rainfalls, when large areas of estuaries may become acidic, causing disease and mortality of fish, loss of diversity in benthic communities and long-term habitat degradation (NSW Fisheries 1999, Cook *et al.* 2000 cited by National Oceans Office, 2001). To minimise this risk, careful management of development, particularly in areas of high ASS risk, is required. Strategies generally need to be undertaken in the planning phases of development and can include undertaking soil tests for ASS.

5.7 Introduced invasive species

Invasive flora and fauna species have major economic, environmental and social impacts throughout Australia, causing damage to natural landscapes, agricultural lands, waterways and coastal areas. Invasive species can threaten and change the natural diversity and balance of ecological communities, jeopardising the survival of native flora and fauna through both direct and indirect competition. Introduced species can compete with native species for food and habitat and can potentially bring diseases. Some introduced species prey on, or displace, native species while others can cause environmental damage to their terrestrial and aquatic habitats. The control of domestic animals and other introduced feral animals would also greatly enhance the habitat values of the Wilson Inlet and catchment.

Invasive and feral fauna

Within the Wilson Inlet Catchment and around the Inlet itself several introduced and feral species have been regularly sited. Typical invasive and feral species found include foxes, mice, cats, rabbits, pigs and rats. There have also been sightings of wild deer. Predation by feral cats and foxes has been implicated as a major factor in the decline of Australian mammals that weigh between 35g and 5500g and of some ground nesting birds (Department and Conservation, 2009).

Recently, there have been several reported sightings of Koi Carp (*Cyprinus carpio*) in the Denmark River. Carp are widely believed to have detrimental effects on the ecological health of waterways, particularly through their destructive feeding habits and effects on recruitment of native fish. Carp are omnivorous, they will feed on molluscs, crustaceans, insects, larvae and seeds and can also consume plant material and general organic matter (Department of Primary Industries, 2010).

Preventing the introduction of invasive species into natural systems is the highest priority although, where this is not possible, early detection and rapid response and control efforts are essential to protect native species and their habitats. A number of control methods for feral fauna have been utilised in the past with varying degrees of success. For any program to be truly effective however a more concerted, coordinated effort across the catchment and, indeed, in adjoining catchments, is required, using a variety of methods at the same time.

Invasive weeds

Environmental weeds are plants that establish themselves in natural ecosystems and modify natural processes, usually adversely, resulting in the decline of the native communities they invade. The invasion of these weeds can have significant impacts including; resource competition, prevention of seed recruitment, alteration of geomorphological processes, alteration of hydrological cycle, changes to soil nutrient status, alteration of fire regimes, changes to the abundance of native fauna and genetic changes (Gilfillan et al., 2009).

Weed invasion is of most threat in areas that have been disturbed or degraded and can occur both terrestrially and aquatically. Aquatic weeds can severely impact aquatic systems by clogging watercourses, preventing transport for instream fauna/biota.



The majority of known weed infestations within the catchment have escaped from gardens or dumped garden waste and invaded surrounding bushland and waterways. The Department of Agriculture and Food have a Declared Plants list and the Shire of Denmark has local laws relating to pest plants that may restrict the introduction or movement of the plant species listed and can also require landowners and land managers to destroy, eradicate or control the plants listed therein.

Examples of invasive weeds in and around the Inlet include; Asparagus fern (*Asparagus scadens*), Blackberry (*Rubus spp.*), Bridal Creeper (*Asparagus asparagoides*), Sydney Golden Wattle (*Acacia longifolia*), Agapanthus (*Agapanthus spp*) and Arum lily (*Zantedeschia aethiopica*).

5.8 Diseases and Pathogens

Pathogens are microscopic organisms (bacteria and viruses) which cause disease in flora and fauna (Water and Rivers Commission, 1997). Pathogens occur naturally in the environment but certain species, at given levels, can be harmful to flora and fauna, including humans. They can restrict recreation, spoil scenery and damage economic uses e.g. fisheries and aquaculture. Waste discharges, accidental spills, urban and agricultural (animal refuse) runoff and groundwater flow can potentially carry pathogens and diseases.

The Denmark Waste Water Treatment Plant (WWTP) is a potential point source of bacteria for the Inlet. With the outlet pipe from the WWTP draining into the Inlet, incidences of overloading and malfunctions of the WWTP can lead to harmful bacteria entering the estuary. Removing point sources such as the treated waste water from the WWTP would reduce the risk of contamination. Regular monitoring and maintenance of the outflow pipe area at the Inlet would assist with response to any incidences of pathogen contamination. At the time of this Management Strategy development, Shire of Denmark and Department of Health are discussing a bacterial monitoring program for the Inlet.

In the area surrounding the Inlet there are several plant pathogens present that threaten a large range of native flora. Many of these only cause damage or death of their host species when a plant (individual or community) is already under stress by another process, or combination of factors, such as drought, fire, weeds invasion and/or fragmentation. The most serious diseases that threaten the ecological health of the Inlet catchment area are *Phytophthora cinnamomi* (*P. cinnamomi*) and Marri Canker.

Phytophthora cinnamomi

P. cinnamomi is a 'water mould' and its spores are spread by the movement of infested water, soil or plant material through root to root contact, movement of soil due to human activities (e.g. on vehicle tyres, on shoe treads, soil transport) or animal activity. Over 40% of the plant species in Western Australia are susceptible to the disease, mostly in the plant families *Proteaceae*, *Epacridaceae*, *Papilionaceae* and *Xanthorrhoea* species are also susceptible (Department of Environment and Conservation, 2009).

With the high annual rainfall extremely conducive to spreading the disease, *Phytophthora* is widespread throughout the catchment and poses a high risk, particularly around low lying areas, along drainage lines, watercourses and road systems. Parts of the catchment area appear to be either potentially dieback free locations or dieback status unknown. In the absence of detailed and current mapping and data a precautionary approach is highly recommended with all activities involving soil movement.

Strict hygiene protocols should be adhered to when constructing roads, extracting soil, harvesting timber and other industries. The Shire of Denmark's Town Planning Scheme Policy No. 1 for Dieback Disease Management (Shire of Denmark, 1997) acknowledges the need to prevent the spread of dieback on both private and public lands and outlines a number of actions and strategies by which this can be achieved (Shire of Denmark website).

Currently there is no method of eradication of *Phytophthora* and, therefore, the prevention of its spread is extremely important. There are, however, methods of treatment available to stimulate plants' immunity. Treatment is either by stem injection or foliar spray with phosphite (phosphonate), a systemic fungicide. (Dieback Working Group, 2000 and Moore, 2005 cited by Lyons, 2008).

Marri canker

In recent years the incidence of death and decline in Marri (*Corymbia calophylla*) due to cankers* has increased in severity and geographic range. This canker disease can cause a noticeable reduction in vigour in many trees and drastically reduce the expected lifespan of its host species, Marri. At its most severe this disease causes a dieback effect**. This canker disease may be a symptom of a complex disease syndrome where multiple underlying factors could be contributing to tree decline and death in Marri (Paap, 2006).

*Cankers of woody plants are sunken, necrotic lesions, often associated with a main stem, branch or root.

**Dieback is the progressive death of branches or shoots, usually starting in the upper crown.

To date, minimal research has been undertaken and the causal agent/s and control options are still unknown (Paap, 2006). A study assessing the incidence, severity and possible causes of canker disease of Marri in the southwest of Western Australia has confirmed cases of canker disease causing tree deaths in Marri in Denmark (Paap, 2006). This 'new' species of fungus is now formally described as *Quambalaria coyrecup*. This study emphasises the importance of determining the drivers of Marri decline and developing control and management options as the decline of Marri may have major implications for wildlife habitats, conservation of roadside verges and amenity values such as salinity and erosion control.

5.9 Fire

Fire plays a significant role in the existence and evolution of many flora, and to a lesser extent, fauna in Australia. Although fire may advantage certain plants and animals, with a drying climate and increasing development and human pressure near the Inlet and surrounding catchment, there is an increased risk in the occurrence, frequency and intensity of planned and unplanned fires with the potential to endanger human life and property and decimate fire sensitive native plant and animal species (Department of Water, 2000b).

The ecological impacts of planned and unplanned fire events can be serious, potentially causing destruction of fauna habitat and species diversity, native fauna mortality and loss of vegetation. In turn, this can result in reduced biofiltering of incoming surface water flows and an increase in water temperature (as a result of the loss of vegetation and shade) which can increase the risk of algal blooms occurring. Native seed stock depletion, erosion of top soil and nutrients (causing increased water turbidity), increased weed invasion, increased severity and extent of *Phytophthora cinnamomi*, degradation or loss of peat soils (organic-rich soils), and changes in vegetation composition and structure (Department of Water, 2000b) are further possible detrimental impacts.

A good understanding of the ecology of the Inlet, the impact of fire upon the Inlet's ecology and post fire management such as weed, disease, erosion and feral animal control are essential for a comprehensive fire management plan. There is still much research needed to determine the effects of planned and unplanned fires on the biodiversity and ecological functions of the Inlet and surrounding catchment to contribute to the development of an appropriate fire management plan.

A master burn program has been developed by the Shire of Denmark for all Shire tenure (five year program beginning 2009/2010) and fire management plans are being developed for Shire reserves. Due to the potential impact on environmental and cultural values, no hazard reduction burning is undertaken within Wilson Inlet Foreshore Reserves, between the Inlet foreshore and the Denmark-Nornalup Heritage Rail Trail or within a 30 metre buffer zone from the high water mark of the Inlet foreshore.

The Wilson Inlet Foreshore Reserves Management Plan (2008) and the Denmark Foreshore Fire Management Plan (DFFMP) Wilson Inlet Foreshore Hay River – Mouth of Inlet (Fireplan WA, 2002) refers to fire management, strategies and actions for the Inlet foreshore and surrounding area to assist in addressing fire management issues for the Shire of Denmark and private property landowners adjoining foreshore reserves.

6 Targets

Below are listed the key targets which underpin all of the strategies and actions of this Management Strategy.

TARGET Reduction in nutrient concentrations from all sources to achieve downward trend

- Catchment sources
- Rural sources
- Urban sources

TARGET Protect and enhance biodiversity within the catchment

TARGET Water bodies fenced to prevent livestock access.

- A 50% increase in fencing of remaining unfenced water bodies from 2009 WICC mapped fencing

TARGET Develop mitigation plans for climate change

TARGET Plan and Implement better water resource use and reuse efficiency

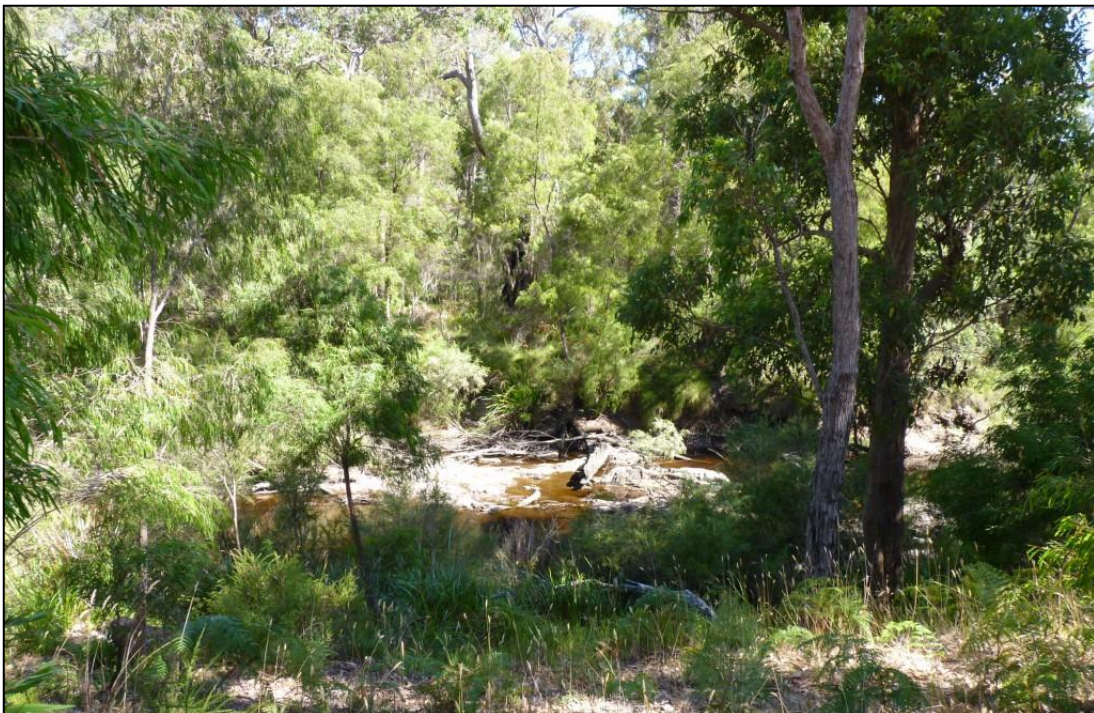
- Stormwater management
- Retrofit water efficiency

TARGET Waste Water Treatment Plants to be utilising reuse options for treated waste water

- For Denmark Waste Water Treatment Plant to commit to a plan to cease effluent discharge into the Inlet
- Waste Water Treatment Plants to utilize efficient reuse

TARGET Maintain the Inlet's capacity to buffer inputs and other threats

- Revegetate and where appropriate increase area of land ceded for foreshore reserve



7 Strategies and Actions

The Management Strategy identifies three necessary strategies to improve the condition of the Wilson Inlet and the surrounding catchment. These are - reducing threats from the catchment, managing the Inlet to minimise threat effects and monitoring and reporting to modify and enhance the effectiveness of management strategies.

Throughout the actions a common thread of increasing community and stakeholder knowledge and identifying gaps is key to the success of the Management Strategy.

Actions have been prioritised based on an impact/likelihood matrix with numbers appointed for the potential impact the action will have on reducing a threat to the Inlet and the likelihood of the action occurring. These numbers were then combined and classed Low to High.

All actions are subject to funding and commitments by government agencies and to changes in government department core business, roles and direction.

7.1 Reducing threats from the catchment

The identified key threats to the ecological health of the Inlet need to be reduced from all potential sources, both urban and rural, with an emphasis on targeting main sources and areas where the greatest impact to reduce these threats can be achieved with the available resources.

The Wilson Inlet is the accumulation point of the catchment. A single diffuse source such as a farm may have minimal impact on the Inlet although, once all of these diffuse sources are combined, they can place enormous stress on the Inlet's ecological health. Reduction of both diffuse and point sources in the catchment is required.

While there have been a number of improvements over the years in management and on-ground work activity in the catchment, the continuation of improved management of existing land use and activities as well as integrated planning of land use change and future land use and activities both within the Inlet and surrounding catchment is required to further mitigate threats to the ecological health of the Inlet. In turn this will protect the community values of the Inlet including environmental, heritage, cultural, recreational, aesthetic and commercial values.

7.1.1 Rural catchment management

Broadacre farming, including grazing of pastures by livestock, plays an important role in nutrient discharge to the Inlet, water competition and loss/fragmentation of habitat for native fauna and flora. Other land uses in the catchment, including forestry plantations, also pose management issues and opportunities. Both the pros and cons of each land use need to be considered. As an example, forestry plantations have been providing the opportunity for reducing the salinity of the downstream waterways however they also use higher volumes of water than native vegetation and traditional broadacre farming. During and after harvest the land is at a high risk for erosion and sediment loss into the waterways.

Objective 1: Reduce nutrient export from landscape into waterways and the Inlet

Action 1.1 Conduct programme to promote “Best Practice” fertiliser management. Encourage soil testing prior to fertiliser application through workshops and targeted soil testing. Provision of advice on suitable type and timing of fertiliser application and soil amelioration to promote land capability and productivity components. Individual advice on fertiliser management should be sought from accredited advisers.

Key Stakeholders: WICC, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Number of farmers taking up “best practice” fertiliser management; Participant numbers and feedback from workshops and soil testing.

Priority: High

Action 1.2 Promote the establishment of deep rooted perennial pastures to reduce nutrient loss and for soil carbon storage. Seek funding to provide subsidised seed to targeted landowners.

Key Stakeholders: WICC, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Number of hectares of perennial pastures established; Number of land owners involved.

Priority: Medium

Objective 2: Minimise erosion and sediment loss from landscape into waterways and the Inlet.

Action 2.1 Source funding to strategically fence and revegetate waterways and remnant vegetation stands within catchment including associated alternative water points and stock crossings. Priority areas include Sunny Glen Creek, Sleeman River and 1st and 2nd order streams. Long term funding, using more diverse range of sources and sponsorship is a matter of urgency.

Key Stakeholders: WICC, Green Skills

Time period: 2017

Measurable Output: Number of kilometres of fencing and number of hectares revegetated; Number of land owners involved.

Priority: Medium

Action 2.2 Promote the establishment of deep rooted perennial pastures to reduce erosion and sediment loss. Seek funding to provide subsidised seed to targeted landowners. Areas of high erosion risk to be prioritised. Provision of suitable species and promote productivity components.

Key Stakeholders: WICC, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Number of hectares of perennial pastures established; Number of land owners involved.

Priority: Low

Action 2.3 Engage farmers through workshops to encourage and educate on “best practice” management for soil health, including information packages and demonstration sites. Any workshop or education to involve catchment groups, agencies and relevant commercial businesses where possible.

Key Stakeholders: WICC, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Number of workshops and information packages distributed; Number of participants and feedback

Priority: Medium

Objective 3: Maintain and enhance native flora and fauna through strategic management of pathogens and disease, containing and where possible, reducing distribution

Action 3.1 Implement hygiene protocols in all areas to reduce the spread of pathogens and diseases. There are a number of protocols and strategies for hygiene at both local and regional level. All areas within the catchment should be considered at risk from pathogens including those areas where distribution of diseases and pathogens are unknown. Promotion of hygiene will be encouraged as the most effective method to prevent the spread of Phytophthora.

Key Stakeholders: LGA's, DEC, DoF, DPCWG, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: No increase of Phytophthora Dieback distribution and where distribution is unknown source funding to survey and map Phytophthora, prioritising remnant vegetation of high biodiversity value. Increased awareness and compliance with policies

Priority: Medium

Action 3.2 Manage the impacts of priority pathogens and diseases through information sharing, training and on-ground works including utilising signage and educational material. Workshops to be undertaken to inform the community on priority diseases and pathogens. Utilise opportunities to piggy back on related workshops where appropriate. Prioritise high biodiversity areas for signage.

Key Stakeholders: WICC, SCNRM, DPCWG, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Number of workshops and training days; Participant numbers and feedback

Priority: Medium

Action 3.3 Promote communication between key stakeholders to protect high-value areas of biodiversity significance. Meetings on an as needs basis involving local, state, community groups and appropriate industry bodies for better flow of information and provide platform for coordinated programs and on-ground works. Community groups also provide role as conduit to the community.

Key Stakeholders: WICC, SCNRM, DEC, Industry, LGA's, DPCWG.

Time period: Ongoing

Measurable Output: Number of interagency and industry meetings undertaken; Meeting minutes detailing actions and objectives.

Priority: Medium

Action 3.3 Phosphite treatment of high biodiversity value bushland identified as having Phytophthora present.

Key Stakeholders: WICC, SCNRM, DEC, LGA's, DPCWG.

Time period: Ongoing

Measurable Output: Flora treated with phosphite remain in present state or improved condition

Priority: Medium

Objective 4 Maintain and enhance native flora and fauna by strategically managing invasive species.

Action 4.1 Refer to Local, Regional, State and National Invasive Species Management Plans and implement relevant actions. Prioritise weed management based on invasiveness, distribution and environmental impact of weed species.

Key Stakeholders: WICC, LGA's, DEC, DoF, DWAG, Green Skills, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Reduce the extent or vigour or contain populations of invasive species; Improvement in bushland condition using Keighery's scale; Number of hectares of weed control undertaken

Priority: High

Action 4.2 Utilise and update weed infestation sites in public database “Weed Watcher”. Seek funding for a Project Officer to collate all currently known weed populations in the Wilson Inlet Catchment and surrounding area and input data into "Weed Watcher" program to form a comprehensive database of up to date information

Key Stakeholders: WICC, NGO's, DEC, SCNRM, LGA's.

Time period: 2015

Measurable Output: Funding sourced and data entered into Weed Watcher

Priority: Low

Action 4.3 Promotion and coordination of feral animal control programs. Key stakeholders to use a collaborative approach to maximise effectiveness of feral animal control methods; Source funding to subsidise baiting and feral animal shoots.

Key Stakeholders: WICC, DEC, LGA's, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Number of coordinated programs implemented and number of participants; Number of animals controlled where possible.

Priority: Medium

Action 4.4 Source funding for invasive weed control and implement on-ground works. Sourcing long term funding is essential to minimise reinfestation. Utilise best management practice when undertaking on-ground works i.e. work from the areas of least infestation first where native vegetation is of good quality and along waterways work from upper most infestation first.

Key Stakeholders: WICC, SCNRM, DWAG, Green Skills, LGA', DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Funding sourced for at least 3 consecutive years

Priority: Medium

Action 4.5 Source funding and implement post wildfire feral animal and invasive flora species management. A quick response program including strategic removal of weeds and baiting of feral animals directly after a fire will assist in the prevention of opportunistic species outcompeting native fauna and flora.

Key Stakeholders: DEC, WICC, LGA's, DWAG

Time period: Ongoing

Measurable Output: Baiting program implemented; Number of hectares controlled

Priority: Low

Action 4.6 Promote regular meetings and maintain interaction between community groups, local government and state agencies for strategic and comprehensive invasive species control.

Interagency weed group to continue to meet on a 2 – 3 month basis to discuss on-ground works occurring and potential funding opportunities.

Key Stakeholders: WICC, DWAG, LGA's, DEC, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Number of meetings; Meeting minutes detailing actions and objectives.

Priority: Low

Objective 5: Balancing water requirements for humans and the environment.

Action 5.1 Encourage local government to develop and implement bylaw/policies which governs the building, size and placement of new dams within catchment. Building new dams on waterways should generally not be permitted. Denmark Shire already has in place policy to govern size and placement of dams where not covered by state policy. Encourage City of Albany and Shire of Plantagenet to develop similar policies.

Key Stakeholders: LGA's, DoW

Time period: 2017

Measurable Output: Policies developed and implemented; Compliance to policies for Albany, Denmark and Plantagenet local government areas

Priority: Medium

Action 5.2 Research to be undertaken on environmental water requirements to maintain healthy native flora and fauna in Wilson Inlet Catchment, utilising research on the Denmark River for other river systems within catchment. An Environmental Water Requirement (EWR) study has been undertaken for the Denmark River. This information can be extrapolated for other major waterways leading into the Inlet to give a better understanding of the overall water resource requirements of the Wilson Inlet and its catchment.

Key Stakeholders: CENRM

Time period: 2020

Measurable Output: EWR met for Wilson Inlet and its waterways

Priority: Low

Action 5.3 Forestry and carbon plantations to follow industry best practice, Forest Stewardship Council (FSC) and Australian Forestry Standards (AFS) for water management. Work with plantation managers to undertake watercourse rehabilitation and protection works and other water management practices as per standards.

Key Stakeholders: Industry bodies, LGA's

Time period: Ongoing

Measurable Output: Number of plantations compliant with FSC and AFS.

Priority: Low

Objective 6: Develop mitigation strategies to minimize the impact of climate change and variability on water bodies leading into the Inlet

Action 6.1 Fence off and revegetate waterways strategically, especially river pools for shade creation, and to minimise stock degradation of current exposed riparian vegetation in order to build the resilience of native fauna and flora. On-ground works to be prioritised so as to protect areas vulnerable to temperature changes and evaporation, creating refugia for fauna and flora.

Key Stakeholders: WICC, LGA's, Green Skills, DoW (supporting role)

Time period: Ongoing

Measurable Output: Number of kilometres of fencing erected; Number of landowners involved; Number of hectares of riparian zone revegetated.

Priority: High

Objective 7: Efficient water use and reuse of water on rural properties

Action 7.1 Develop and Implement extension program for water use efficiency, capture and storage improvement techniques.

Key Stakeholders: WICC, WC, LGA's, DAFWA (supporting role), DoW (supporting role)

Time period: 2017

Measurable Output: Number of events and landowners engaged

Priority: Medium

Objective 8: Maintain and enhance biodiversity of the environment by increasing wildlife corridors from the Inlet to remnant vegetation, reserves and National Parks

Action 8.1 Continue to strategically fence and rehabilitate waterways and remnant vegetation stands within catchment. Target areas of high biodiversity value and those which provide links between high biodiversity areas. Source funding to subsidise fencing, alternative water points, stock crossings and revegetation.

Key Stakeholder: DEC, WICC, DoW (supporting role), Gondwana Link, SCNRM, Green Skills

Time period: 2017

Measurable Output: Number of kilometres of fencing; Number of landowners involved; Number of hectares revegetated

Priority: High

7.1.2 Intensive Rural land uses

Intensive rural land uses includes intensive animal husbandry (e.g. feedlots and dairy) and horticulture (including vineyards and potato growing). Although limited in size and number within the Wilson Inlet catchment, these operations can produce considerable amounts of nutrients and utilise sizable quantities of water (e.g. for irrigation).

Objective 9: Improve management techniques to reduce nutrient export and improve water use efficiency from intensive land uses

Action 9.1 New intensive rural land use activities should only be located in areas where nutrient export can be effectively managed. Intensive rural land uses with the potential to export significant levels of nutrients should require approval under Town Planning Schemes. Approval should not be given where nutrient exports cannot be managed (e.g. flood risk areas, land with low Phosphorus Buffering Index).

Key Stakeholders: LGA's, DEC, DoW (supporting role), DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Policies in place for Albany, Denmark and Plantagenet local government areas

Priority: Medium

Action 9.2 Promote development of efficient nutrient and waste management practices for existing intensive rural land use activities. Management practices to be developed for sites with the greatest risk of nutrient loss, and partnerships with industry promoted to access funds, technical help and reduce risk of nutrient export

Key Stakeholders: DEC, DAFWA (supporting role)

Time period: 2022

Measurable Output: Nutrient management plans developed and implemented for intensive industries

Priority: Low

Action 9.3 Ensure aquaculture ponds are located "off-stream", out of a stream channel and floodway. Through planning approval and Fisheries licensing, aquaculture ponds can be required to locate away from stream and floodwaters. Best practice management to be promoted.

Key Stakeholders: DoF, LGA's, DoW (supporting role).

Time period: Ongoing

Measurable Output: Applications complying with requirements

Priority: Low

7.1.3 Drainage management of the floodplain and catchment

An Inlet's floodplain is important in assimilating nutrients and providing refugia for native fauna and flora. Artificial breaching of the sandbar has lowered Inlet levels and reduced the size of the floodplain. Originally the floodplain would have been extensive, covering land to over 2m AHD. The present floodplain has development and land uses that are not compatible with nutrient assimilation, with most of the hydrology of the area vastly changed to a drainage system. Sections of the waterways have little or no native vegetation, reducing the habitat for both aquatic and terrestrial fauna. Recent efforts to fence off and revegetate waterways in the floodplain have seen a reversal of that trend but there is still a need for further works.

The Cuppup, Sleeman and Lake Saide catchments still have the highest level of nutrient export (per hectare) in the Wilson Inlet Catchment. The proximity to the Inlet, the level of inundation, type of land use and drainage design all contribute to the higher levels of nutrient export. Cuppup Creek is a priority for further rehabilitation works. Provision for controlling development below 2.5m AHD occurs in both the Shire of Denmark and the City of Albany through their town planning schemes. This needs to continue and be a part of any new amendments to ensure appropriate and compatible future development occurs.

The drains are managed by the Water Corporation or private landowners. The Water Corporation has a responsibility to ensure flooding does not adversely impact landowners.

Objective 10: Enhance biodiversity and wildlife corridors of drains

Action 10.1 Promote fencing and revegetation of private and Water Corporation drains, revegetating at least one side with native flora species. Source funding to subsidise fencing, associated alternative water points, strategic stock crossings and revegetation. Due to maintenance requirements, Water Corporation drains can only be revegetated on one side of the drain or upon approval by Water Corporation the other side may be revegetated with low vegetation which machinery can work over.

Key Stakeholders: WC, WICC, DoW (supporting role)

Time period: 2018

Measurable Output: Number of kilometres of waterway fenced and hectares revegetated; Number of alternative water points and strategic stock crossings installed.

Priority: High

Action 10.2 Water Corporation to continue to manage drains by slashing rather than spraying for vegetation control. Consideration to be given allowing native vegetation to grow unrestricted on one side of drainage reserve, where practical.

Key Stakeholders: WC

Time period: Ongoing

Measurable Output: All Water Corporation drains slashed

Priority: Medium

Action 10.3 Continue to incorporate Best Management Practices into drainage network to improve wildlife corridors. Incorporating Best Practice weed and feral animal control. Constructed wetlands and recontouring to be undertaken at new demonstration sites. Utilise existing demonstration sites on field trips.

Key Stakeholders: WC, WICC, DoW (supporting role)

Time period: 2022

Measurable Output: Number of demonstration sites

Priority: Medium

Action 10.4 Continue to implement existing stream foreshore survey report's recommendations and undertake new surveys for priority sub-catchments. New surveys to include 1st and 2nd order streams.

Key Stakeholders: WICC, NGO's, DoW (supporting role), LGA's

Time period: Ongoing

Measurable Output: Implementation of existing stream foreshore survey report recommendations; Number of new foreshore surveys undertaken.

Priority: Medium

Objective 11: Minimise nutrient and sediment loss from drains in floodplain and catchment area into Inlet through strategic management

Action 11.1 New drains connecting into the Water Corporation's drainage network should be designed to minimise the risk of nutrient and sediment export. Water Corporation has approval powers for all new drains connected to their drainage network. This approval will only be given for drains designed to minimise nutrient and sediment export.

Key Stakeholders: WC, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: All new drains connecting to WC drainage compliant

Priority: Medium

Action 11.2 Continue to incorporate Best Management Practices into drainage network to reduce sediment export . Constructed wetlands, recontouring and riffle work to be undertaken at new demonstration sites.

Key Stakeholders: WC, WICC, DoW (supporting role)

Time period: 2022

Measurable Output: Number of demonstration sites

Priority: Low

Action 11.3 In partnership with landowners, undertake works to minimise nutrient export from existing land uses in the Wilson Inlet floodplain. Source funding to facilitate works. Management plans and corrective work to be undertaken in partnership with industry and landowners.

Key Stakeholders: Industry, WICC

Time period: 2022

Measurable Output: Indication of changes in farming practices with new land use with less nutrient risk

Priority: High

Action 11.4 Land use planning strategies and approvals to recognise the importance of the Wilson Inlet floodplain, and ensure future development is compatible with conservation of the Inlet. New development should only be permitted within the floodplain if it can demonstrate no increase in nutrient release will occur, and the development is compatible with nutrient assimilation. Clearing of native vegetation within the floodplain should not generally be permitted. The floodplain should be shown in Regional and local Planning strategies as a Special Control Area in order to meet objectives.

Key Stakeholders: LGA's, DoP, DoW

Time period: Ongoing

Measurable Output: New Shire of Denmark and City of Albany's local Planning Strategies and Planning Schemes to contain Special Control Area for Inlet floodplain.

Priority: Medium

Objective 12: Plan for long term (100 year) future prediction of 0.9m sea level rise

Action 12.1 Future LGA planning and infrastructure policies to continue to take into account long term sea level rise predictions. Current local government planning schemes/policies control development below 2.5m AHD. Any future amendments and changes to continue to take sea level rise predictions into account.

Key Stakeholders: Shire of Denmark, City of Albany

Time period: 2022

Measurable Output: Policies in place Albany and Denmark

Priority: Medium

7.1.4 Urban sources

The urban area of the Denmark town site occupies only 0.1% of the Inlet's catchment. While urban sources probably contribute only a small percentage of nutrients, modelling has indicated that, per hectare, this loss is greater than general rural areas. Septic tanks, urban stormwater and landfill are the main urban sources of nutrients. During the development of this Strategy, the Denmark Waste Water Treatment Plant, which is a point source of nutrient input, was still pumping treated effluent into the Inlet. Options for the treated waste water, including reuse, have been discussed by key stakeholders for a number of years, with the preferred option being to cease discharge of waste water into the Inlet.

Urban areas are also a source of sediment to the Inlet, have a high number of domestic animals which can predate on small native fauna and are a source of invasive weed species. Due to the urban area's close proximity to the Inlet "garden plant escapees" often find their way onto the Inlet's foreshore and into nearby vegetation, competing with native flora.

With increasing population in urban areas there is direct competition with the Inlet's ecosystem for water resources. New urban development to support the increasing population can lead to the loss of native remnant and riparian vegetation.

Objective 13: Reduce water usage by humans through increased water efficiency practices and appliances.

Action 13.1 Continue to promote water saving practices in urban areas, including planting of water efficient native plants, shorter showers etc. Source funding for workshops and to subsidise water efficient devices.

Key Stakeholders: LGA's, NGO's

Time period: Ongoing

Measurable Output: Number of workshops and information flyers developed. Number of workshop participants.

Priority: Medium

Action 13.2 New developments to include in their planning storm water harvesting and reuse designs including rainwater tanks.

Key Stakeholders: LGA's, NGO's, WC, DoW, DoP, DoH

Time period: Ongoing

Measurable Output: Policies in place Albany, Denmark and Plantagenet

Priority: Medium

Action 13.3 Promote the retrofitting of water efficiency and recycling appliances to established properties. Follow on from Water Corporation’s “water efficiency program”. Promote new technologies as they become available.

Key Stakeholders: LGA’s, WC

Time period: 2022

Measurable Output: Number of properties retrofitted

Priority: Medium

Action 13.4 Encourage the efficient use of water by industries located within the Wilson Inlet Catchment. Distribute informative material on best practice for water use to industries.

Key Stakeholders: Industry bodies, WICC, LGA’s , DoW

Time period: 2022

Measurable Output: Number of industries implementing water efficiency techniques

Priority: Medium

Objective 14: Reduce nutrient export into Inlet from urban sources, including management of waste water.

Action 14.1 Water Corporation to commit to undertaking an environmental improvement plan looking into all possible options for Denmark treated waste water which will include reuse as the preferred option from key stakeholders including; Shire of Denmark, WICC and local community.

Key Stakeholders: WC, Shire of Denmark, DEC, DoW (supporting role)

Time period: 2014

Measurable Output: Water Corporation to have an Environmental Improvement Plan in place by 2014

Priority: High

Action 14.2 Water Corporation to commit to implementing the outcome(s) of the Environmental Improvement Plan within the life of the Strategy.

Key stakeholders: WC, Shire of Denmark, DEC, DoW (supporting role)

Time period: 2022

Measurable outputs: outcomes of Environmental Improvement Plan implemented

Priority: High

Action 14.3 Key stakeholders to encourage and support Water Corporation to seek funding for improvements for reuse options. Key stakeholders to assist Water Corporations with joint funding applications and, where appropriate, provide letters of support.

Key Stakeholders: Shire of Denmark, DoW, WICC, WC

Time period: 2017

Measurable Output: Number of funding applications developed; Successful sourcing of funding

Priority: High

Action 14.4 Where available new residential developments will be expected to connect to sewers or appropriate self-contained facilities and should be located to accommodate this requirement.

Key Stakeholders: LGA’s, DoH, WC, DoP

Time period: Ongoing

Measurable Output: New residential development connected to sewer or providing self-contained facilities.

Priority: Medium

Action 14.5 Increase connection to reticulated sewage in urban areas presently utilising on site effluent disposal systems in close proximity to Wilson Inlet.

Key Stakeholders: Denmark Shire, WC, DoP

Time period: Ongoing

Measurable Output: Reticulated sewage provided to targeted areas.

Priority: High

Action 14.6 Educational material to be provided highlighting the importance of urban stormwater and its impact on the Wilson Inlet. Leaflets and letters are a means of communicating the role of urban stormwater management.

Key Stakeholders: WICC, DoW (supporting role)

Time period: 2017

Measurable Output: Educational materials developed and distributed

Priority: Medium

Action 14.7 Distribute educational material regarding the management of septic systems.

Prioritise areas close to the Wilson Inlet foreshore.

Key Stakeholders: LGA's, DoH

Time period: 2017

Measurable Output: Educational materials developed and distributed

Priority: Low

Objective 15: Minimise impact of urban development on remaining native vegetation and fauna

Action 15.1 The existence of native vegetation should be considered when future urban areas are identified in Planning Strategies, Structural Plans or Scheme Amendments. Measures for the retention and protection of existing native vegetation should be implemented. Development should be set back from foreshore and riparian vegetation, consistent with DoW guidelines. Management of riparian and foreshore areas should be undertaken in a manner sympathetic to vegetation retention and protection.

Key Stakeholders: LGA's, DoP

Time period: Ongoing

Measurable Output: Policies and strategies promoting protection of remnant vegetation in place for Albany, Denmark and Plantagenet local government areas

Priority: Medium

Action 15.2 Special Rural and Rural residential developments should be sited and designed to reduce the potential of nutrient loss and native fauna habitat loss. Scheme provisions will be required to retain and protect existing native vegetation, fence and rehabilitate streamlines as per environmental codes of conduct, manage stormwater and effluent, set-back development from foreshore and streams and manage nutrient sources.

Key Stakeholders: LGA's, DoP, DoW, DEC

Time period: Ongoing

Measurable Output: Land capability study undertaken for each new Rural Residential development

Priority: High

Objective 16 Maintain and enhance native flora and fauna by managing invasive species, pathogens and disease through educational activities, tools and awareness raising.

Action 16.1 Encourage local native flora species alternatives in urban gardens. Promote participation in the Waterwise garden scheme.

Key Stakeholders: LGA's, DWAG, Nursery and Garden Industry of Western Australia (NGIWA)

Time period: Ongoing

Measurable Output: Number of participants involved in the Waterwise program

Priority: Medium

Action 16.2 Undertake educational workshops on serious environmental weeds and methods for prevention and control. Focus on serious environmental weeds and garden escapees, their identification and control in urban and peri-urban areas. Educate public about the role and importance of native fauna and flora and how they are adversely impacted by invasive weed species.

Key Stakeholders: WICC, DWAG, LGA's (including through community groups), NGIWA

Time period: Ongoing

Measurable Output: Number of workshops held; Participant numbers and feedback

Priority: High

Objective 17: Reduce exposure of potential Acid Sulfate soils

Action 17.1 New developments in areas of moderate and high Acid Sulfate Soil (ASS) risk to undertake soil tests for ASS as part of planning approval process. Where possible, ASS should not be disturbed. ASS are benign when left in a waterlogged, undisturbed environment. Where development is deemed essential, ensure that strategies and management techniques are employed to mitigate potential adverse effects of acid sulfate soils for any development.

Key Stakeholders: LGA's, DEC, DoP

Time period: Ongoing

Measurable Output: Policies in place for Albany, Denmark and Plantagenet local government areas

Priority: High

7.1.5 Catchment Support

Natural Resource Management groups as well as individual landowners implement on ground works using funds from a range of sources. Maintaining Catchment Coordinators to facilitate the implementation of on-ground works is essential to the success of this Management Strategy. Through funding, natural resource management groups as well as individual landowners can continue to implement landcare initiatives and maintain momentum created through previous projects and strategies.

Better catchment management requires community understanding and support for changes in management and attitudes. Local and State Government agencies can assist not only by subsidising funds but also through providing technical expertise and assistance.

Objective 18: Provide support for catchment groups working on implementation of the Management Strategy

Action 18.1 Maintain a Project Officer is a priority. Seek funding to maintain the Project Officer position to coordinate and facilitate activities identified in these strategies and actions as well as collate progress of measurable outputs on an annual basis.

Key Stakeholders: SCNRM, WICC, DoW (supporting role)

Time period: Ongoing

Measurable Output: Employment secured for project officer

Priority: High

Action 18.2 Develop a Management Group to oversee the progress of the Management Strategy.

Group to consist of representatives from key stakeholders. Group should meet twice a year or as necessary to discuss and collate progress of measurable outputs.

Key Stakeholders: SCNRM, WICC, DoW, LGA's, WC, DoF, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Number of meetings per year

Priority: High

Action 18.3 Lobby for external funds to implement catchment works recommended in the Management Strategy. Make joint applications for funding to assist catchment groups in delivering recommendations of the Management Strategy where works to be undertaken align with, and contribute to, outputs and outcomes that satisfy government organisations charters as specified in their strategic and operational plans

Key Stakeholders: SCNRM, WICC, DoW (supporting role), LGA's, NGO's, DAFWA (supporting role)

Time period: 2020

Measurable Output: Successful sourcing of funding

Priority: High

Objective 19: Encourage and explore future opportunities to maintain relevance and momentum of the Management Strategy

Action 19.1 Explore and exploit any new techniques and opportunities that fit the Management Strategy objectives and values.

Key Stakeholders: SCNRM, WICC, DOW (supporting role), LGA's, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Number of new techniques and opportunities developed

Priority: Medium

Action 19.2 Identify new stakeholders to assist in implementation of objectives and values of the Management Strategy. Key stakeholders to utilise opportunities as they arise to encourage new stakeholders to assist in implementation of objectives and values. This includes commercial companies where appropriate.

Key Stakeholders: SCNRM, WICC, DoW (supporting role), LGA's, DAFWA (supporting role)

Time period: Ongoing

Measurable Output: Number of new stakeholders engaged

Priority: Low

Objective 20: Identify and fill gaps in stakeholder capacity to implement key works of the Management Strategy

Action 20.1 Interagency meetings to discuss works undertaken from the Management Strategy and to identify gaps in capacity to undertake further works. Initial joint meeting to discuss current capacity and ascertain where gaps can be filled and where funding is required. Future meetings as required.

Key Stakeholders: All

Time period: 2020

Measurable Output: Number of Interagency meetings; Meeting minutes detailing actions and objectives.

Priority: Low

7.2 Managing the Inlet to minimise threat effects

It is considered that the Inlet's ability to process nutrients and buffer other threats will be assisted by controlling development, balancing recreational and commercial needs with the environmental needs and providing consistent bar openings with the EPA bar opening protocols, taking into account the multiple users requirements/needs.

The foreshore of the Wilson Inlet fulfils a number of roles for the values identified in this Management Strategy by providing habitat for native fauna, providing a vegetation buffer that protects soil from erosion and reduces sedimentation of the Inlet, protecting natural, cultural, heritage and landscape values of the area and providing opportunities for recreation and tourism.

The management of foreshore areas is covered within Wilson Inlet Foreshore Management Plan 2008, Wilson Inlet Community Cultural Management Project 2008, Wilson Inlet Foreshore Management Plan Hay River to Nullaki 2002. Actions and recommendations from these management plans are to be used in conjunction with Wilson Inlet Management Strategy.

7.2.1 Removal of *Ruppia* and algae

The removal of organic material in Wilson Inlet is not considered a realistic management option, particularly as *Ruppia* plays an important role in cycling nutrients and providing food and habitat for a number of aquatic fauna and flora. Experience elsewhere has shown it to be costly and ineffective, as has mechanical removal of algae. The removal of *Ruppia* or algae that has washed up on shorelines may provide short-term benefits in terms of visual amenity, odour and boating access. Certain strategic places along the Inlet shoreline, e.g. Poddysht, are of particular concern to local residents.

Objective 21: Management of algae and *Ruppia* bunds at Poddysht and other shore locations along the Wilson Inlet.

Action 21.1 Continue to utilise agreement between the Denmark Shire and the Department of Water for removal of built up *Ruppia* and algal bund at Poddysht and other shore locations within Shire of Denmark boundaries. *Ruppia* and algal removal from shoreline to be undertaken where deemed appropriate as per the agreement.

Key Stakeholders: Denmark Shire, DoW

Time period: Ongoing

Measurable Output: Compliance with agreement for Denmark Shire

Priority: Low

7.2.2 Protecting and re-establishing the Inlet's foreshore vegetation

The fringing vegetation of the Inlet plays a number of important roles. It acts as a buffer, assists in the filtering of pollutants and nutrients, helps reduce bank erosion, provides habitat for native fauna and adds value to the visual amenity of the Inlet's landscape. Development around the Inlet and uncontrolled access to remaining healthy vegetation is placing pressure on the foreshore vegetation. In conjunction with recommendations from Foreshore Management Plans further actions have been included in this Management Strategy.

Objective 22: Maintain and enhance native vegetation and fauna of the Inlet and surrounding foreshore.

Action 22.1 Support compliance with National, State and Local legislation and LGA Bylaws regarding illegal clearing of native foreshore vegetation

Key Stakeholders: LGA's, DEC

Time period: Ongoing

Measurable Output: Policies in place for Albany and Denmark local government areas; Decrease in recorded incidences of illegal clearing.

Priority: Medium

Action 22.2 Encourage protection and enhancement of the Inlet's fringing native vegetation by promoting and raising awareness of the value of native vegetation. Use of educational material promoting the value of native foreshore vegetation

Key Stakeholders: LGA's, DEC, WICC

Time period: 2017

Measurable Output: Number of flyers distributed; Feedback response

Priority: Medium

Action 22.3 Strategically manage foreshore reserve to conserve areas where cultural heritage sites have been identified in Foreshore Management Plans and Wilson Inlet Cultural Management Plan. Support and follow recommendations as per Management Plans.

Key Stakeholders: LGA's DEC, DIA, Albany Heritage Reference Group Aboriginal Corporation, Minang and Pibulmun Elders, SWLASC (South West Land and Sea Council), SCNRM

Time period: Ongoing

Measurable Output: Areas of reserves where sites located protected

Priority: High

Action 22.4 Strategically manage foreshore vegetation with an appropriate fire management plan to conserve native flora while reducing risk of wildfire to community members and infrastructure. Refer to recommendations from the Foreshore Management Plans and the Denmark Foreshore Fire Management Plan.

Key Stakeholders: LGA's DEC, FESA

Time period: Ongoing

Measurable Output: Recommendations followed and undertaken as per Management Plans

Priority: Medium

7.2.3 Managing pathogens and their sources in the Wilson Inlet

Certain species of pathogen at high levels can have detrimental effects to native flora and fauna as well as pose a threat to the community members. In the past, bacteria monitoring at certain sites within the Inlet have shown levels which are above Department of Environment guidelines. Management, monitoring and quick response for pathogens within the Inlet will help ensure that the threat is minimised.

Objective 23: Reduce potential incidences of harmful pathogens entering the Inlet and manage key locations.

Action 23.1: Maintain Denmark Waste Water Treatment Plant outflow area to allow pedestrian access for visual assessment and monitoring to be undertaken. Area surrounding outflow pipe to be maintained to allow pedestrian access for monitoring and visual assessment of area. Care should be taken to minimise disturbance to native vegetation, particularly the fringing riparian vegetation.

Key Stakeholders: Denmark Shire, WC

Time period: Ongoing

Measurable output: Outflow area visible with easy pedestrian access for sampling

Priority: Medium

Action 23.2: Encourage appropriate monitoring program for Denmark Water Waste Water Treatment Plant and along outfall pipe. This could include remote monitoring as an efficient way of monitoring and to enable quick response.

Key Stakeholders: Denmark Shire, WC, DEC

Time period: 2014

Measurable output: a regular monitoring program in place with an annual report

Priority: High

Action 23.3: Encourage the Water Corporation to develop a remediation strategy for the outflow area of the Denmark Waste Water Treatment Plant. This includes a region extending approximately 100-200m distance from the outfall into the Wilson Inlet. In conjunction with other key stakeholders.

Key Stakeholders: Denmark Shire, DEC, WC

Time period: 2015

Measurable output: Remediation strategy in progress by 2015

Priority: High

Action 23.4: Regular bacterial monitoring at major stormwater outlets and key recreational sites, particularly where there is primary contact with water along the Wilson Inlet foreshore. Obtain funding to assist monitoring. Monitoring and analysis of results to be undertaken in accordance to NHMRC, 2008 Guidelines for Managing Risks in Recreational Water. Bacterial monitoring should include: enterococci, presumptive thermotolerant coliforms and E.coli.

Key Stakeholders: Denmark Shire, DoH

Time period: Ongoing

Measurable output: A regular, on-going monitoring bacterial program and an annual report

Priority: High

7.2.4 Sandbar openings

The Wilson Inlet sand bar has been artificially breached each winter since the 1920's to reduce flooding in low lying areas around the Inlet. The bar was not opened however in 2007 and 2010 due to low rainfall and water levels in the Inlet. The bar is completely blocked usually between July and February. There are four drivers of water exchange and sand movement in Wilson Inlet that include rainfall, runoff or river flow, wind conditions over the inlet as well as ocean wave conditions and sea level conditions at the mouth of the Inlet. The great range of natural variability in these drivers influences the degree of marine exchange between years. A difference between barometric pressures, for example, and the number of low pressure systems between years plays a large part in the volume of water exchange between the Inlet and ocean. The bar naturally builds and erodes and the degree of scouring is influenced by the mean sea level at opening, the build up of sand from previous openings and river flow following the opening.

Artificial breaching of the sandbar has occurred in various locations with most recent openings located within 100m of the western cliffs. Through the drainage review process a "Bar opening tool" has been developed which outlines timing of the bar opening. Considerations that have been taken into account include:

- nutrient management
- marine exchange
- impact of low and high water dependent ecosystems e.g. shorebirds, marine fish/crustacean recruitment, Inlet fish spawning and migration and riparian vegetation.
- impact of low and high water level on activity in Drainage district

Research undertaken by the Department of Water indicates most nutrients are not lost out through the sandbar but are taken up in seagrass, algae or sediment, or lost through a variety of processes to the atmosphere. Sea water intrusions vary greatly from year to year, based on natural processes including sea level, magnitude of astronomical and barometric tides and amount of river flow.

The review of the Drainage Management Plan (2009) takes account of the social, environmental and economic impacts and implications of the bar opening decision on a range of stakeholders, statutory obligations, and which options seek to minimise adverse impacts resulting from the decision. However the topic of where to breach the sand bar is not covered in this review. There is still contention over the exact location of the bar opening with pros and cons to community values for both eastern and western openings. Currently, the Shire of Denmark determines the location of the opening, based on community interest. Community input may be formally provided through the Shire in deciding the location of the sandbar opening. The Shire, Department of Water and Water Corporation make the final decision on the timing of the opening using the bar opening tool. See appendix 9.2.

Objective 24: Balance environmental, community and commercial values of the Inlet.

Action 24.1 Continue to artificially breach sandbar according to bar opening protocols.

Key Stakeholders: EPA, Shire of Denmark, WC, DoW

Time period: Ongoing

Measurable Output: Number of years that bar opening protocol is followed; Feedback response

Priority: High

Action 24.2 When Bar opening protocols are reviewed, consideration should be given to the effects of timing and placement of bar opening on fauna, flora, recreational and commercial users.

Key Stakeholders: EPA, Shire of Denmark, DoW, WC, DEC

Time period: Ongoing

Measurable Output: Review of bar opening protocols undertaken

Priority: High

Action 24.3 Monitor sand accumulation at the Inlet mouth. Cost effective monitoring may include aerial photographs.

Key Stakeholders: Local community, DoW (supporting role)

Time period: Ongoing

Measurable Output: Photographic records kept of Inlet data

Priority: Low

7.2.5 Dredging of Channels through Inlet delta

Various proposals for dredged channels have been put forward to 'flush' Wilson Inlet, to reduce nutrient and sediment build-up, or restore historical channels in the Inlet.

Hydraulic modelling has indicated minor dredging of the Inlet's existing delta, at key 'pinch points', would provide the greatest increase in water exchange for the lowest cost and allow the risks to be managed. Such work could be used to evaluate the benefits of future dredging.

Any dredging has financial costs associated with it and has a risk of environmental damage. There is a presumption against dredging of estuaries without benefits being demonstrated.

Community support is divided on the need for dredging or any particular dredging option.

Objective 25: Where appropriate provide opportunity for dredging to enhance water flow and water quality.

Action 25.1 Dredging in the Wilson Inlet to enhance water flow and water quality to be limited to works to the existing channel. Such works to be guided by the hydraulic modelling undertaken. A survey of the channel needs to be undertaken prior to any dredging, to establish whether deepening is already occurring as a consequence of recent regular western openings. Any dredging is dependent on community support (as reflected by the Shire of Denmark) and approval from Department of Water.

Key Stakeholder: Shire of Denmark, DoW.

Time Period: Ongoing.

Measurable Output: Any dredging to be limited to works as described.

Priority: Low

7.2.4 Mitigation strategies on the impact of climate change and variability on the Inlet

Future predictions indicate cold pressure cells are moving south, which in turn has the potential for increased storm surges along the South Coast including Ocean Beach. Climate change predictions need to be observed carefully, keeping in mind that as new information comes to light the predictions can alter and mitigation strategies need to factor this in and allow for continual reviews and adjustments.

Objective 26: Develop mitigation strategies to minimize the impact of climate change and variability on the Inlet

Action 26.1 Use current and developing scientific knowledge and predictive modelling to improve planning for potential impacts on Inlet and system processes. Source funding for a project officer or CENRM student to collate data on future climatic changes that have the potential to affect the Wilson Inlet and research any current management tools that can be utilised to mitigate any detrimental impacts of the climatic changes.

Key Stakeholders: CENRM, CSIRO

Time period: 2017

Measurable Output: Number of projects undertaken

Priority: Medium

Action 26.2 Plan accordingly for potential impacts of predicted climate change e.g. development set backs for mitigating storm surges should be incorporated into future planning schemes and policies.

Key Stakeholders: LGA's, DoP

Time period: Ongoing

Measurable Output: Policies in place for Albany and Denmark local government areas

Priority: Medium

7.2.5 Education on system processes within the Wilson Inlet

The Wilson Inlet is a complex system, humans, other living organisms and inert compounds are linked through a series of system processes. Understanding these processes and interactions is vital to maintaining the ecological health of the Inlet.

Objective 27: Educate community about system processes of the Wilson Inlet and how values are interlinked and associated within the system process

Action 27.1 Circulate conceptual models linking processes and values. Obtain funding and approach a student from CENRM to develop models for community education that follow principles of transformational learning.

Key Stakeholders: CENRM, WICC, NGO's, SCNRM, DoW (supporting role)

Time period: 2017

Measurable Output: Number of conceptual models developed

Priority: Medium

Action 27.2 Undertake educational activities to improve community understanding of the Wilson Inlet Catchment, nutrient sources, their management and the environmental needs of native flora and fauna.

Key Stakeholders: WICC, LGA's, DAFWA (supporting role), SCNRM, DoW (supporting Role)

Time period: 2022

Measurable Output: Number of activities undertaken and number of participants involved

Priority: High

7.3 Monitoring and reporting to guide, modify and enhance the effectiveness of management strategies.

Monitoring is required to assess the Inlet's ecological health. Changes in environmental trends can take a long time to express. A priority is ensuring information is collected with consistent, robust methods, with results on the condition of the Inlet reported to the community in a form that best suits their needs. When analysing water samples, ANZECC water quality guidelines should continue to be used to assist in assessing the ecological health of the Inlet. National Health and Medical Research Council (NHMRC) 2008, "Guidelines for Managing Risks in Recreational Water" should also be utilised for monitoring bacterial water quality.

Objective 28: Monitor and report on nutrient management to measure changes and gauge effectiveness of on-ground activities

Action 28.1 Source funding and continue to monitor the Wilson Inlet to measure changes in its condition and provide annual reports to the community. Monitoring to directly relate to indicators of eutrophic conditions and to detect any deterioration in the Inlet's condition. DoW (2012) do not currently have funding for nutrients sampling in the Inlet. Nutrient monitoring stopped at the end of 2011. Physical profiles (all 2012 sites) and phytoplankton as well as chlorophyll a at 2 sites are sampled on a monthly to 2 monthly basis. Sourcing funding to boost the current monitoring program is important. Pending funding capacity, factors to be monitored include the duration and extent of anoxic events, inlet nutrient levels in spring and summer, algal bloom frequency and duration, extent of *Ruppia*, occurrence of harmful phytoplankton species and macroalgae abundance. Community involvement in monitoring is desired, including involvement of local residents and commercial fishers. Annual reports to be written along with results displayed in web sites.

Key Stakeholders: DoW, LGA's

Time period: Ongoing

Measurable Output: Monitoring and Analysis undertaken pending funding; Annual report to community

Priority: High

Action 28.2 Survey soil health workshop participants on an annual basis for 3 years to ascertain if soil tests have been undertaken and if soil test analysis results have been applied

Key Stakeholders: DAFWA (supporting role), WICC

Time period: 2017

Measurable Output: Number of participants surveyed; Number of soil test analysis results applied.

Priority: High

Action 28.3 River nutrient loadings into the Wilson Inlet to be monitored as well as other indicators of river health. Pending funding capacity present monitoring of nutrient concentrations and loads to be continued to establish trends over time and flow. Other monitoring, for example macroinvertebrates could be monitored as indicators of river health.

Key Stakeholders: DoW

Time period: Ongoing

Measurable Output: Monitoring undertaken; Annual reports on nutrient inputs compiled; Analysis of trends in nutrient concentrations made and reported at least every 3 years.

Priority: Medium

Objective 29: Monitor native vegetation and fauna of the Inlet and surrounding landscape to measure changes

Action 29.1 Undertake annual photographing of the Inlet foreshore vegetation, following on from the 2011 survey to ascertain if illegal foreshore vegetation clearing is occurring and to what extent. Where changes have been identified follow up with ground truthing and visual assessment. Source funding to allow photographs to be taken on an annual basis.

Key Stakeholders: LGA's, WICC, SCNRM

Time period: Ongoing

Measurable Output: Annual photographs taken; Area of foreshore native vegetation in the same condition as 2011 or better

Priority: Low

Action 29.2 River restoration projects to be recorded, mapped and reported to the community.

Fencing and restoration projects need to be mapped and maintained in a Geographical Information System. Appropriate photographic records of sites to be kept.

Key Stakeholders: WICC, DoW (Supporting role), SCNRM, Green Skills

Time period: Ongoing

Measurable Output: Number of projects mapped and photographed; Reports to the community

Priority: High

Action 29.3 Source funding to continue surveying flora and fauna within the Inlet and along foreshore.

To gauge the health of the Inlet's native flora and fauna, ongoing monitoring over a number of years is required to ascertain patterns and trends. This includes continuing macroinvertebrate sampling undertaken in 2011 and 2012 as well as flora surveys of Inlet foreshore vegetation undertaken in 2011.

Key Stakeholders: CENRM, DoF, Denmark Environment Centre, WICC, LGA's

Time period: Ongoing

Measurable Output: Number of funded projects undertaken

Priority: Medium

Action 29.4 Source funding for Project Officer to collate measurable outcomes annually. Project Officer to collate progress for all measurable outcomes of Management Strategy into a brief report which will be circulated to key stakeholders and made available for community members.

Key Stakeholders: WICC, DoW (supporting role), SCNRM,

Time period: 2014

Measurable Output: Outputs and outcomes recorded and collated each year over the span of the Management Strategy.

Priority: Medium

8 Summary Table of Objectives and Actions

<i>Objective 1: Reduce nutrient export from landscape into waterways and the Inlet</i>	
Action	Page
1.1 Conduct programme to promote “Best Practice” fertiliser management.	33
1.2 Promote the establishment of deep rooted perennial pastures to reduce nutrient loss and for soil carbon storage.	33
<i>Objective 2: Minimise erosion and sediment loss from landscape into waterways and the Inlet.</i>	
Action	Page
2.1 Source funding to strategically fence and revegetate waterways and remnant vegetation stands within catchment including associated alternative water points and stock crossings.	33
2.2 Promote the establishment of deep rooted perennial pastures to reduce erosion and sediment loss.	33
2.3 Engage farmers through workshops to encourage and educate on “best practice” management for soil health, including information packages and demonstration sites.	33
<i>Objective 3: Maintain and enhance native flora and fauna through strategic management of pathogens and disease, containing and where possible, reducing distribution.</i>	
3.1 Implement hygiene protocols in all areas to reduce the spread of pathogens and diseases.	34
3.2 Manage the impacts of priority pathogens and diseases through information sharing, training and on-ground works including utilising signage and educational material.	34
3.3 Promote communication between key stakeholders to protect high value areas of biodiversity significance.	34
3.3 Phosphite treatment of high biodiversity value bushland identified as having Phytophthora present	34
<i>Objective 4 Maintain and enhance native flora and fauna by strategically managing invasive species.</i>	
Action	Page
4.1 Refer to Local, Regional, State and National Invasive Species Management Plans and implement relevant actions.	34
4.2 Utilise and update weed infestation sites in public database “Weed Watcher”.	35
4.3 Promotion and coordination of feral animal control programs.	35
4.4 Source funding for invasive weed control and implement on-ground works.	35
4.5 Source funding and implement post wildfire feral animal and invasive flora species management.	35

4.6 Promote regular meetings and maintain interaction between community groups, local government and state agencies for strategic and comprehensive invasive species control.	35
Objective 5: Balancing water requirements for humans and the environment.	
Action	Page
5.1 Encourage local government to develop and implement bylaws/policies which govern the building, size and placement of new dams within catchment. Building new dams on waterways should generally not be permitted.	36
5.2 Research to be undertaken on environmental water requirements to maintain healthy native flora and fauna in Wilson Inlet Catchment utilising research on the Denmark River for other river systems within catchment.	36
5.3 Forestry and carbon plantations to follow industry best practice, Forest Stewardship Council (FSC) and Australian Forestry Standards (AFS) for water management.	36
Objective 6: Develop mitigation strategies to minimize the impact of climate change and variability on water bodies leading into the Inlet	
Action	Page
6.1 Fence off and revegetate waterways strategically, especially river pools for shade creation and to minimise stock degradation of current exposed riparian vegetation to continue to build the resilience of native fauna and flora.	36
Objective 7: Efficient water use and reuse of water on rural properties	
Action	Page
7.1 Develop and Implement extension program for water use efficiency, capture and storage improvement techniques.	36
Objective 8: Maintain and enhance biodiversity of the environment by increasing wildlife corridors from the Inlet to remnant vegetation, reserves and National Parks.	
Action	Page
8.1 Continue to strategically fence and rehabilitate waterways and remnant vegetation stands within catchment.	37
Objective 9: Improve management techniques to reduce nutrient export and improve water use efficiency from intensive land uses.	
Action	Page
9.1 New intensive rural land use activities should only be located in areas where nutrient export can be effectively managed.	37
9.2 Promote development of efficient nutrient and waste management practices for existing intensive rural land use activities	37
9.3 Ensure aquaculture ponds are located "off-stream", out of a stream channel and floodway.	37

<i>Objective 10: Enhance biodiversity and wildlife corridors of drains.</i>	
Action	Page
10.1 Promote fencing and revegetation of private and Water Corporation drains, revegetating at least one side with native flora species.	38
10.2 Water Corporation to continue to manage drains by slashing rather than spraying for vegetation control.	38
10.3 Continue to incorporate Best Management Practices into drainage network to improve wildlife corridors.	38
10.4 Continue to implement existing stream foreshore survey report's recommendations and undertake new surveys for priority sub-catchments.	39
<i>Objective 11: Minimise nutrient and sediment loss from drains in floodplain and catchment area into the Inlet through strategic management.</i>	
Action	Page
11.1 New drains connecting into the Water Corporation's drainage network should be designed to minimise the risk of nutrient and sediment export.	39
11.2 Continue to incorporate Best Management Practices into drainage network to reduce sediment export.	39
11.3 In partnership with landowners, undertake works to minimise nutrient export from existing land uses in the Wilson Inlet floodplain. Source funding to facilitate works.	39
11.4 Land use planning strategies and approvals to recognise the importance of the Wilson Inlet floodplain and ensure future development is compatible with conservation of the Inlet.	39
<i>Objective 12: Plan for long term (100 year) future prediction of 0.9m sea level rise.</i>	
Action	Page
12.1 Future LGA planning and infrastructure policies to continue to take into account long term 0.9m sea level rise predictions.	40
<i>Objective 13: Reduce water usage by humans through increased water efficiency practices and appliances.</i>	
Action	Page
13.1 Continue to promote water saving practices in urban areas, including planting of water efficient native plants, shorter showers etc.	40
13.2 New developments to include in their planning storm water harvesting and reuse designs including rainwater tanks	40
13.3 Promote the retrofitting of water efficiency and recycling appliances to established properties.	41
13.4 Encourage the efficient use of water by industries located within the Wilson Inlet Catchment.	41

Objective 14: Reduce nutrient export into the Inlet from urban sources; including management of waste water.	
Action	Page
14.1 Water Corporation to commit undertaking an environmental improvement plan looking into all possible options for Denmark treated waste water which will include reuse as the preferred option from key stakeholders including; Shire of Denmark, WICC and local community.	41
14.2 Water Corporation to commit to implementing the outcome(s) of the Environmental Improvement Plan within the life of the Strategy.	41
14.3 Key stakeholders to encourage and support the Water Corporation to seek funding for improvements for reuse options.	41
14.4 Where available new residential development will be expected to connect to sewer or appropriate self-contained facilities, and should be located to accommodate this requirement.	41
14.5 Increase connection to reticulated sewage in urban areas presently utilising on site effluent disposal systems in close proximity to Wilson Inlet.	42
14.6 Educational material to be provided highlighting the importance of urban stormwater and its impact on the Wilson Inlet.	42
14.7 Distribute educational material regarding the management of septic systems.	42
Objective 15: Minimise impact of urban development on remaining native vegetation and fauna.	
Action	Page
15.1 The existence of native vegetation should be considered when future urban areas are identified in Planning Strategies, Structural Plans or Scheme Amendments.	42
15.2 Special Rural and Rural residential developments should be sited and designed to reduce the potential of nutrient loss and native fauna habitat loss.	42
Objective 16 Maintain and enhance native flora and fauna by managing invasive species, pathogens and disease through educational activities, tools and awareness raising.	
Action	Page
16.1 Encourage local native flora species alternatives in urban gardens.	43
16.2 Undertake educational workshops on serious environmental weeds and methods for prevention and control.	43
Objective 17: Reduce exposure of potential Acid Sulfate soils.	
Action	Page
17.1 New developments in areas of moderate and high Acid Sulfate Soil (ASS) risk to undertake soil tests for ASS as part of planning approval process.	43

<i>Objective 18: Provide support for catchment groups working on implementation of the Management Strategy.</i>	
Action	Page
18.1 Maintaining a Project Officer is a priority.	43
18.2 Develop a Management Group to oversee the progress of the Management Strategy.	43
18.3 Lobby for external funds to implement catchment works recommended in the Management strategy.	44
<i>Objective 19: Encourage and explore future opportunities to maintain relevance and momentum of the Management Strategy</i>	
Action	Page
19.1 Explore and exploit any new techniques and opportunities that fit the Management Strategy objectives and values.	44
19.2 Identify new stakeholders to assist in implementation of objectives and values of the Management Strategy.	44
<i>Objective 20: Identify and fill gaps in stakeholder capacity to implement key works of the Management Strategy.</i>	
Action	Page
20.1 Interagency meetings to discuss works undertaken from the Management Strategy and to identify gaps in capacity to undertake further works.	44
<i>Objective 21: Management of algae and Ruppia bunds at Poddyshot and other shore locations along the Wilson Inlet.</i>	
Action	Page
21.1 Continue to utilise agreement between the Denmark Shire and the Department of Water for removal of built up <i>Ruppia</i> and algal bund at Poddyshot and other shore locations within Shire of Denmark boundaries.	45
<i>Objective 22: Maintain and enhance native vegetation and fauna of the Inlet and surrounding foreshore.</i>	
Action	Page
22.1 Support compliance with National, State and Local legislation and LGA Bylaws regarding illegal clearing of native foreshore vegetation.	46
22.2 Encourage protection and enhancement of the Inlet's fringing native vegetation by promoting and raising awareness of the value of native vegetation.	46

22.3 Strategically manage foreshore reserve to conserve areas where cultural heritage sites have been identified in the Foreshore Management Plans and the Wilson Inlet Cultural Management Plan.	46
22.4 Strategically manage foreshore vegetation with an appropriate fire management plan to conserve native flora while reducing risk of wildfire to community members and infrastructure.	46
Objective 23: Reduce potential incidences of harmful pathogens entering the Inlet and manage key locations.	
Action	Page
23.1 Maintain Denmark Waste Water Treatment Plant outflow area to allow pedestrian access for visual assessment and monitoring to be undertaken.	47
23.2 Encourage appropriate monitoring program for Denmark Water Waste Water Treatment Plant and along outfall pipe.	47
23.3 Encourage the development of a remediation strategy by the Water Corporation for the outflow area of the Denmark Waste Water Treatment Plant.	47
23.4 Regular bacterial monitoring at major stormwater outlets and key recreational sites, particularly where there is primary contact with water along the Wilson Inlet foreshore.	47
Objective 24: Balance environmental, community and commercial values of the Inlet.	
Action	Page
24.1 Continue to artificially breach sandbar according to bar opening protocols.	48
24.2 When bar opening protocols are reviewed, consideration should be given to the effects of timing and placement of bar opening on fauna, flora, recreational and commercial users.	48
24.3 Monitor sand accumulation at Inlet mouth.	49
Objective 25: Where appropriate provide opportunity for dredging to enhance water flow and water quality.	
Action	Page
25.1 Dredging in the Wilson Inlet to enhance water flow and water quality to be limited to works to the existing channel.	49
Objective 26: Develop mitigation strategies to minimize the impact of climate change and variability on the Inlet	
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26.1 Use current scientific knowledge/ predictions to improve planning for potential impacts on Inlet and system processes.	50
26.2 Plan accordingly for potential impacts of predicted climate change	50

<i>Objective 27: Educate community about system processes of the Wilson Inlet and how values are interlinked and associated within the system process.</i>	
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27.1 Circulate conceptual models linking processes and values.	50
27.2 Undertake educational activities to improve community understanding of the Wilson Inlet Catchment, nutrient sources, their management and environmental needs of native flora and fauna.	50
<i>Objective 28: Monitor and report on nutrient management to measure changes and gauge effectiveness of on-ground activities.</i>	
Action	Page
28.1 Continue to monitor the Wilson Inlet to measure changes in its condition.	51
28.2 Survey soil health workshop participants on an annual basis for 3 years to ascertain if soil tests have been undertaken and if soil test analysis results have been applied.	51
28.3 River nutrient loadings into the Wilson Inlet to be monitored as well as other indicators of river health.	51
<i>Objective 29: Monitor native vegetation and fauna of the Inlet and surrounding landscape to measure changes.</i>	
Action	Page
29.1 Undertake annual photographing of Inlet foreshore vegetation, following on from the 2011 survey to ascertain if illegal foreshore vegetation clearing is occurring and to what extent.	52
29.2 River restoration projects to be recorded, mapped and reported to the community.	52
29.3 Source funding to continue surveying flora and fauna within the Inlet and along foreshore.	52
29.4 Source funding for Project Officer to collate measurable outcomes annually.	52

9 Glossary

Anoxic: Lack or absence of oxygen

Benthic: Close to or in the sediments

Key stakeholders: Are those organisations that are influential or will directly impact on the actions contained in the Management Strategy. Without the support of these groups, the objectives/actions would be unlikely to succeed.

Ecosystem Health: Refers to the maintenance of the ecosystem's integrity in terms of structure (e.g. biodiversity, biomass, and abundance of biota) and function (e.g. food chains and nutrient cycles).

Epiphyte: A plant that lives by growing on another plant, but does not take nutrients directly from that plant like a parasite does.

Eutrophication: The process of increasing nutrient enrichment in a waterway. Eutrophication is a natural process but is accelerated by human activities.

Relictual: A group of animals or plants that exists as a remnant of a formerly widely distributed group in an environment different from that in which it originated. A persistent, isolated remnant of a once-abundant species.

Riparian vegetation: Vegetation growing along banks of waterbodies.

Stratification: Formation of layers in a body of water.

Senescence: The seasonal die off of plants in response to changing seasonal factors such as water temperature or light.

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11 Appendices

11.1 Analysis of Wilson Inlet water quality 2005 - 2011

Summary of Wilson Inlet and Catchment water quality

2005-2011



Compiled by the Department of Water, South Coast Region
2012

Summary of Wilson Inlet and Catchment water quality

This summary report is provided to assist the Wilson Inlet Catchment Committee (WICC) to review the Wilson Inlet Nutrient Reduction Plan with particular focus on the following water quality improvement actions:

- Action M1: Monitoring of Wilson Inlet to be continued to objectively measure changes in its condition.** Monitoring to directly relate to indicators of eutrophic conditions and to detect any deterioration in its condition. Factors to be monitored include increase in duration and extent of anoxic events, inlet nutrient levels in spring and summer, algal bloom frequency and duration, extent of *Ruppia*, increased occurrence of harmful phytoplankton species, increase in macroalgae abundance.
- Action M4: River nutrient loadings into Wilson Inlet to be monitored as well as other indicators of river health.** Present monitoring of nutrient concentrations and loads to be continued to establish trends over time and flow conditions. Other monitoring, for example of macroinvertebrates, to be used to monitor river health compared with nutrient levels. (WRC- ongoing).
- Action M5: Implement monitoring programs to identify localised sources of nutrients at the sub-catchment scale within priority catchments.** Priority catchments are Sunny Glen, Cuppup, Sleeman and Lake Sadie. Monitoring results to be mapped and used to guide management actions. (WRC – 2 years).

Action M1:

Water quality monitoring in Wilson Inlet commenced in 1995 with the aim to understand the dynamics within the system and to monitor any changes in water quality over the years. Chemical (nutrients and chlorophyll *a*), physical (including oxygen and salinity) and biological information were collected at a number of sites throughout the Inlet on a fortnightly to monthly basis.

To describe the characteristics of the Inlet and determine any changes or deterioration in the Inlet condition over the years this section provides a summary of water quality data in Wilson Inlet from 2006 to 2011. Comparisons between water quality reporting in Wilson Inlet Report to the Community (no. 5) 1995 to 2002 and Wilson Inlet Report to the Community (no. 9) 2002 to 2006 will be made where possible. Information is compared between site 12 situated in the basin near the Hay and Sleeman Rivers and site 6 situated opposite the Denmark River. These sites were chosen as they have consistent long term records and are reflective of the two main basins within the Inlet.

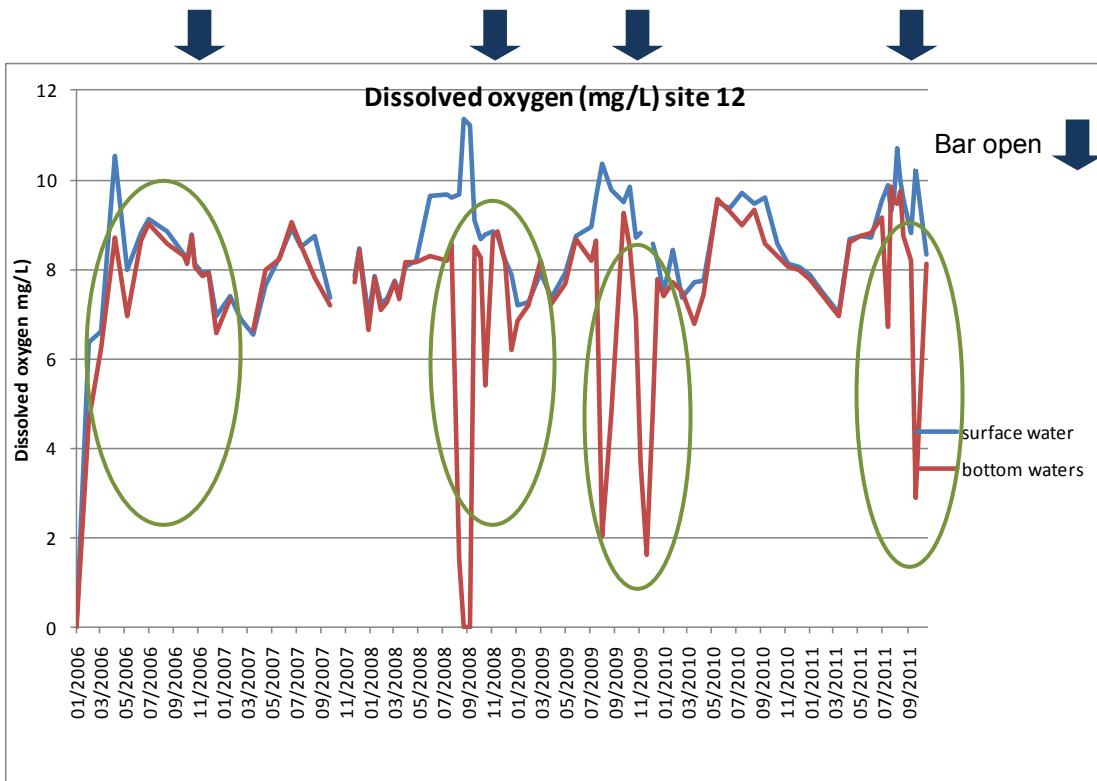
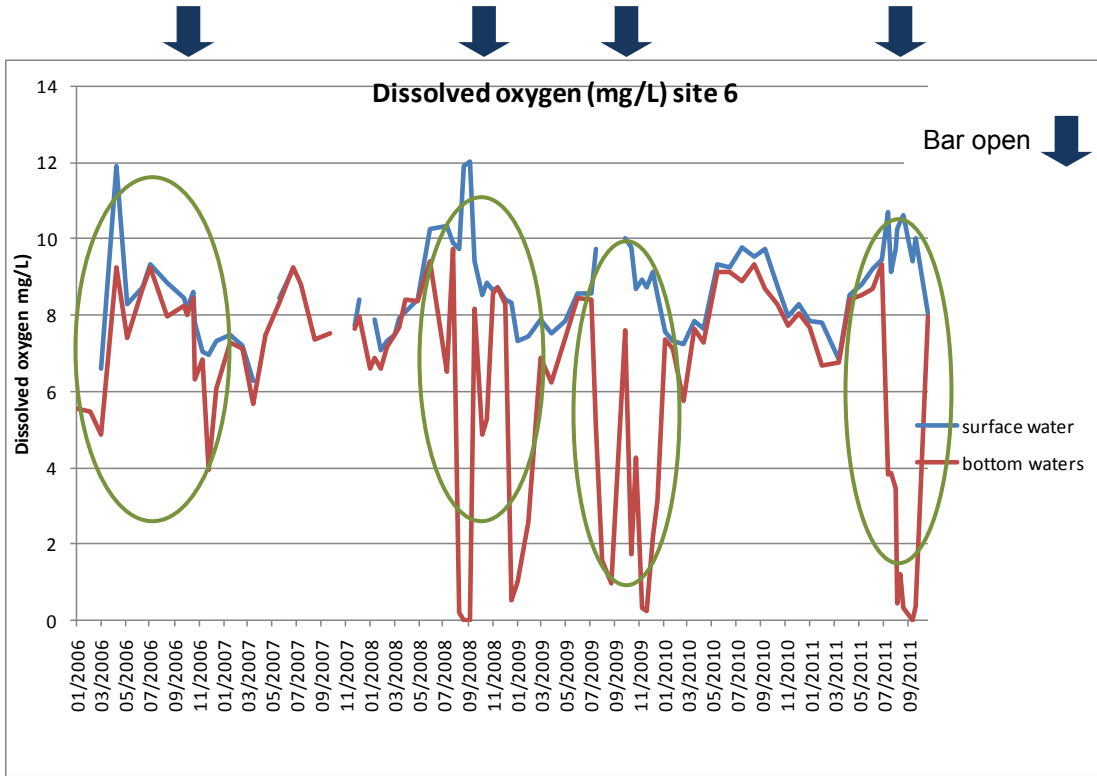
1a. Anoxic Events

A clear pattern has emerged over the years in relation to oxygen concentrations in the Inlet. Surface waters remain well oxygenated throughout the year which is consistent to what was reported in previous reports to the community.

Bottom water oxygen concentrations show a consistent trend over the years. Conditions remained well oxygenated except during the sand bar opening period when there is the presence of a salt wedge or salinity stratification. During this time there is poor exchange of oxygen between fresher layers and heavier salty bottom waters creating anoxic conditions.

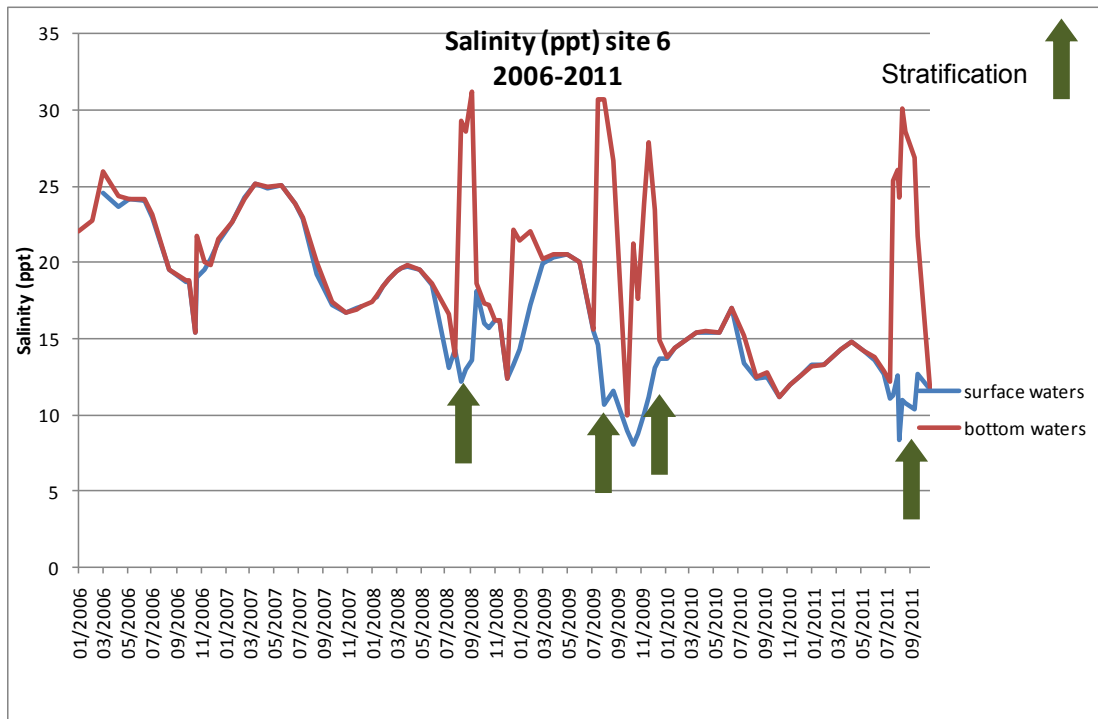
Surface water oxygen concentrations ranged between 8 to >10mg/L and bottom waters ranging between 0mg/L -10mg/L. It appears the longer the bar opening period the greater the number of anoxic episodes. This was observed in 2003 and 2005 as well as 2008 and 2009. The sand bar was not opened in 2007

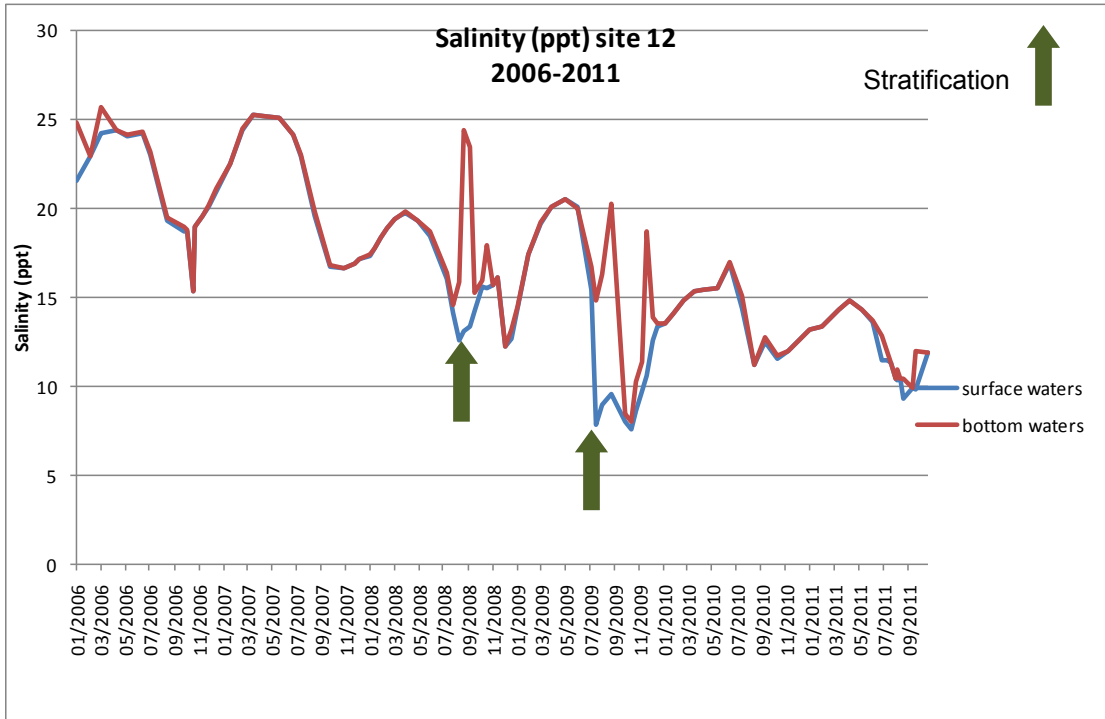
and 2010 and during these years the Inlet remained well oxygenated in both surface and bottom waters due to the lack of stratification.



Salinity

From 2006 to 2011 salinities ranged between 8.06 to 31.25ppts and salinities ranged between 4 and 35ppt between 2002 and 2006. Salinities reduce when the bar is closed and there are fresh inflows from the catchment during the winter months. During this time the Inlet is well mixed and surface and bottom salinities are similar. Once the sand bar is open the surface and bottom salinities diverge due to inflow of seawater and stratification. This is consistent with the pattern that has been occurring since monitoring began in 1995. The lack of difference between surface and bottom waters in 2006 may relate to the late bar opening and early closure. During September 2009 surface and bottom water salinities at site 6 were similar which relates to high rainfall and catchment inflows. Stratification returned in November as a result of low rainfall and the dominance of tidal exchange. It is also interesting to note that following the sand bar opening in 2011 there was little divergence between surface and bottom waters at site 12 indicating the seawater may not have reached the upper end of the Inlet that year in contrast to site 6 in the lower part of the Inlet where there was strong stratification.

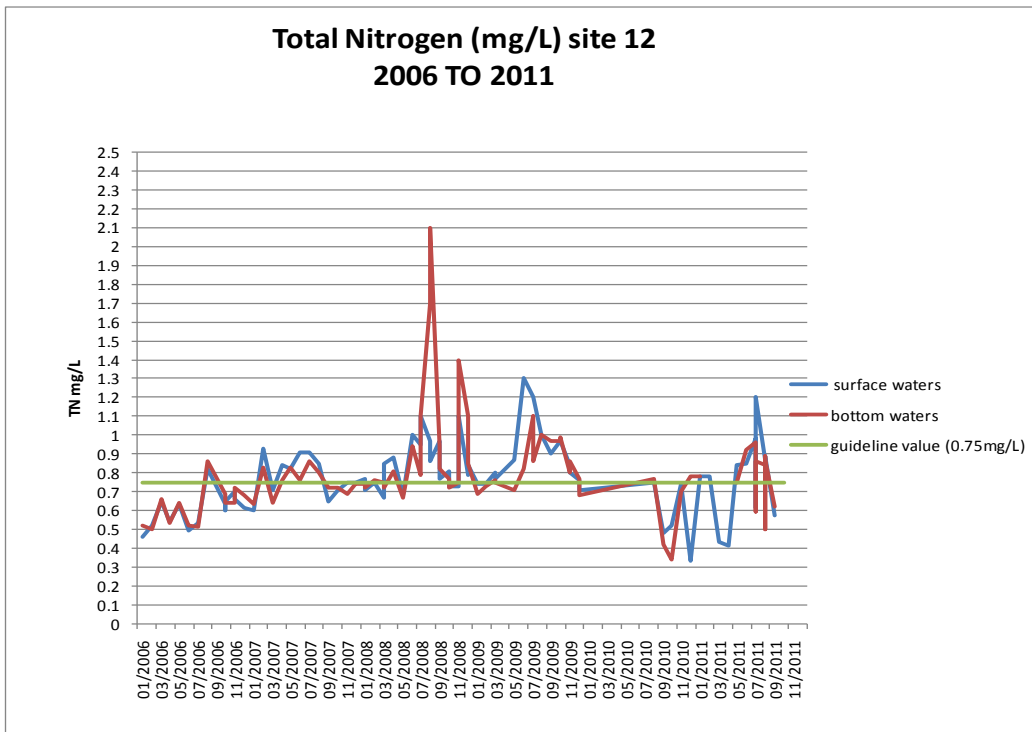
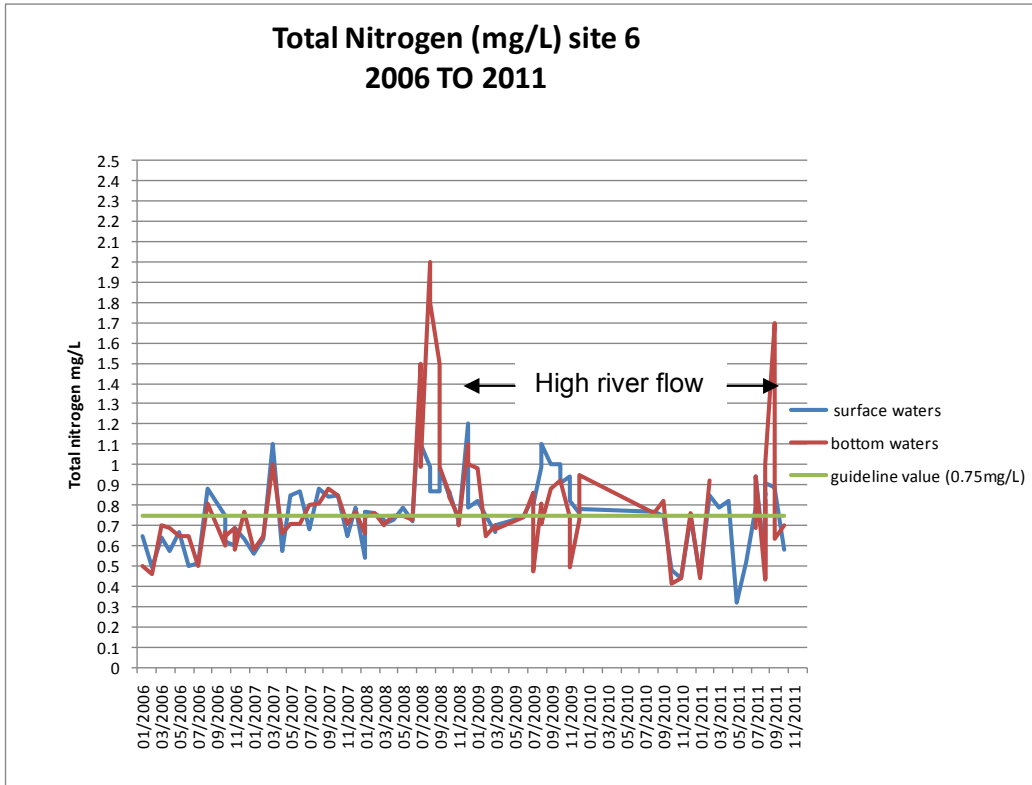




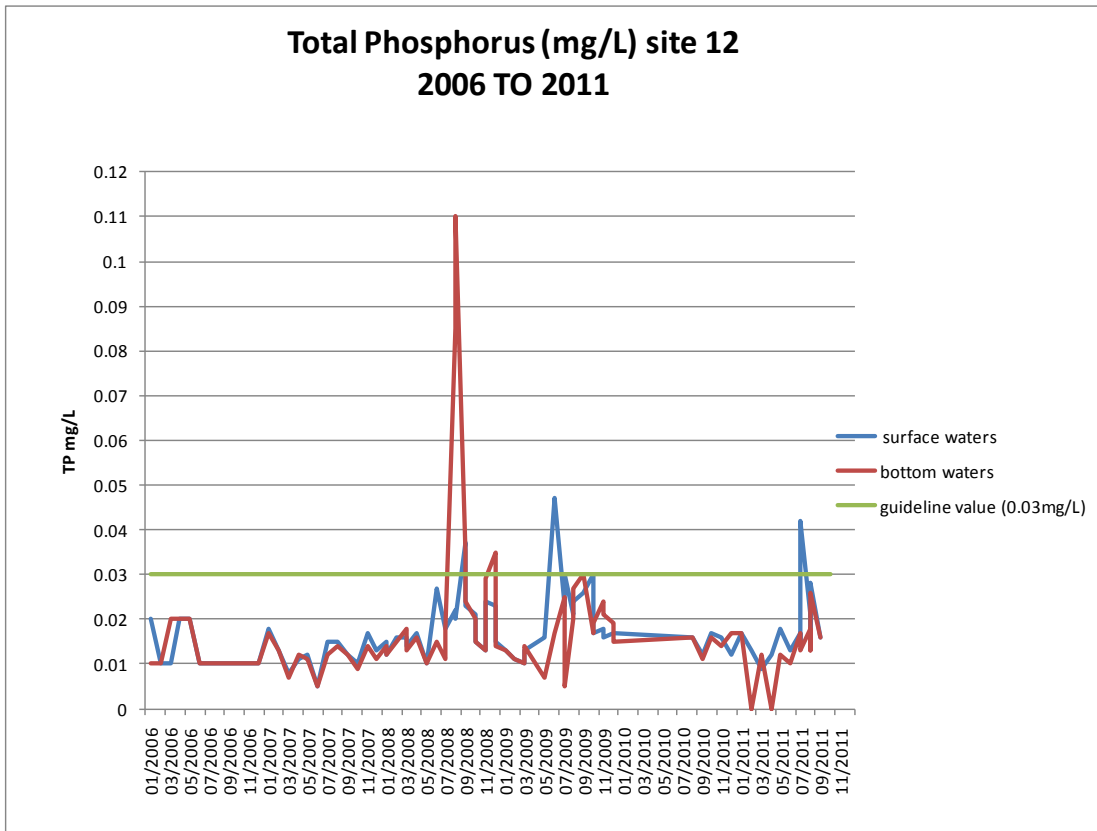
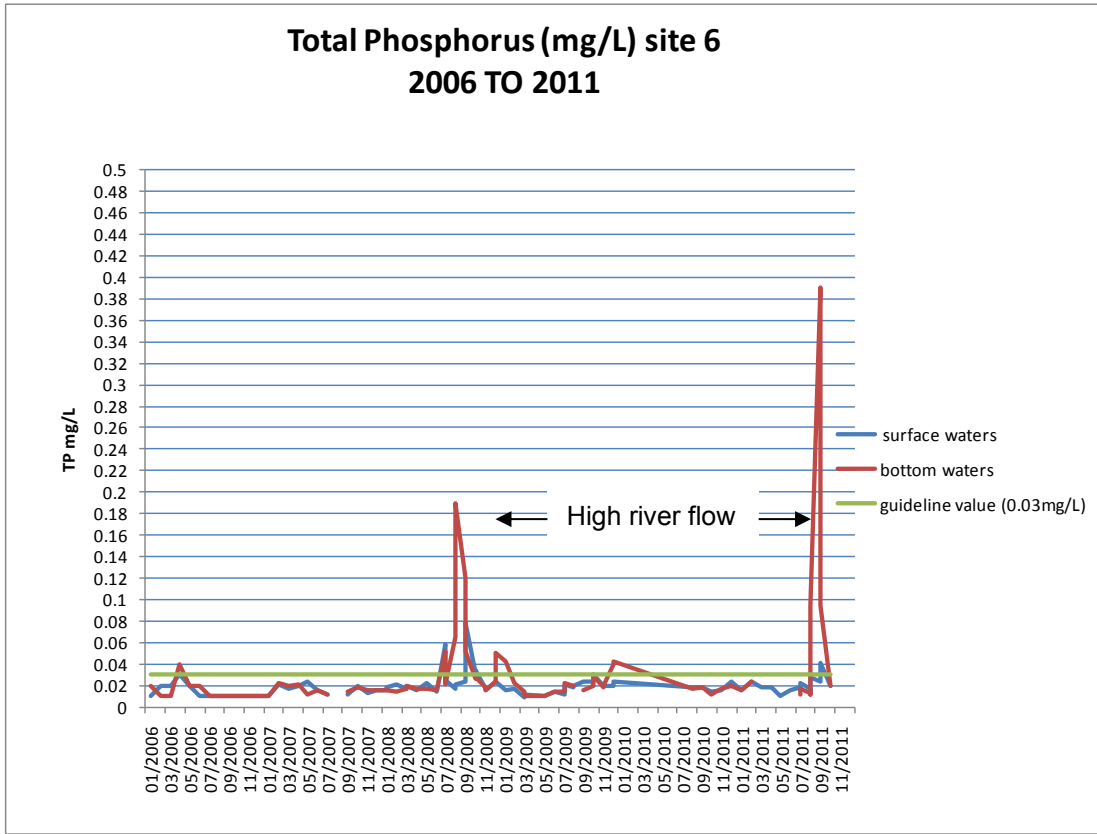
Nutrient Concentrations

2006 to 2011 nutrient data showed similar characteristics to the previous years within the Inlet. All available nutrient components generally remain low throughout all years which may reflect the rapid biological uptake by plants and algae. Maximum and minimum nutrient concentrations were similar between the various reporting periods at the two sites. The maximum Soluble Reactive Phosphorus was however elevated during the 2006-2011 reporting period compared to other years.

Increases in total nitrogen correspond with ammonium release from the sediments as well as during times of elevated total oxidised nitrogen which is derived from the catchments. For most of the year, available nutrient components make up a small part of the total nitrogen and as indicated in previous reports. Most of the nitrogen is likely to be in the form of dissolved organic nitrogen or trapped in phytoplankton as particulate organic nitrogen which is not immediately available for uptake.

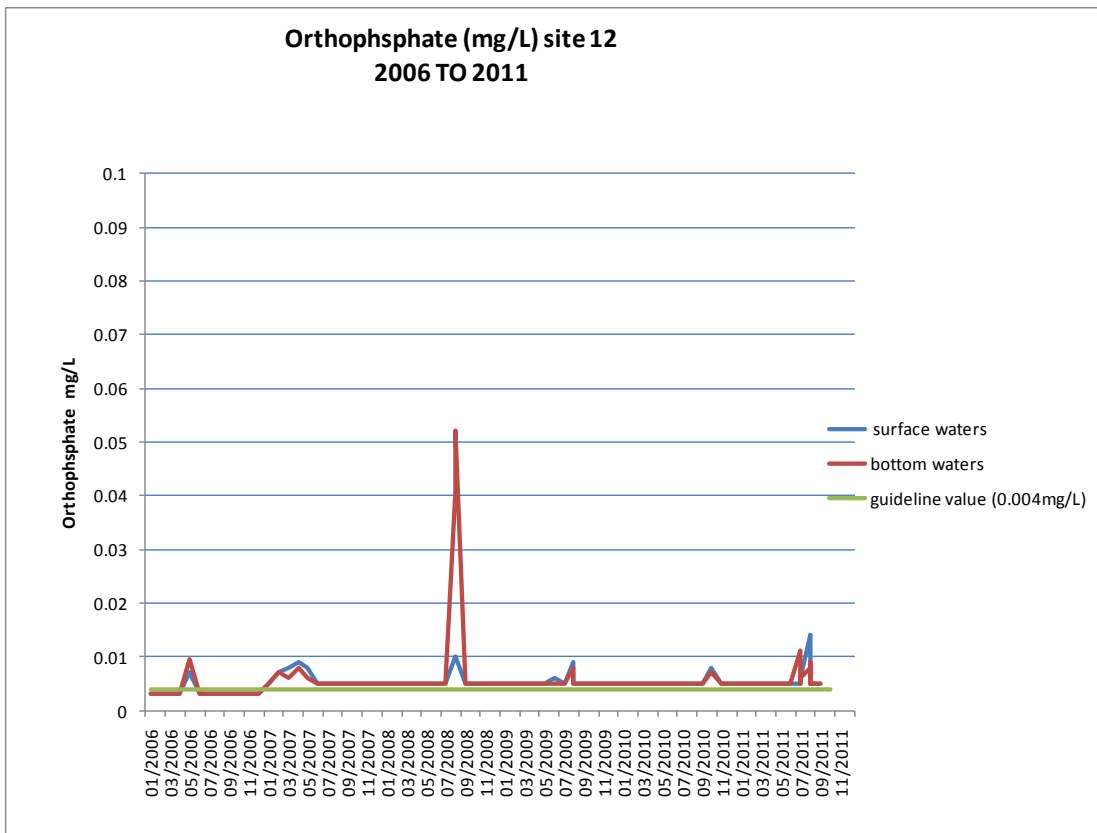
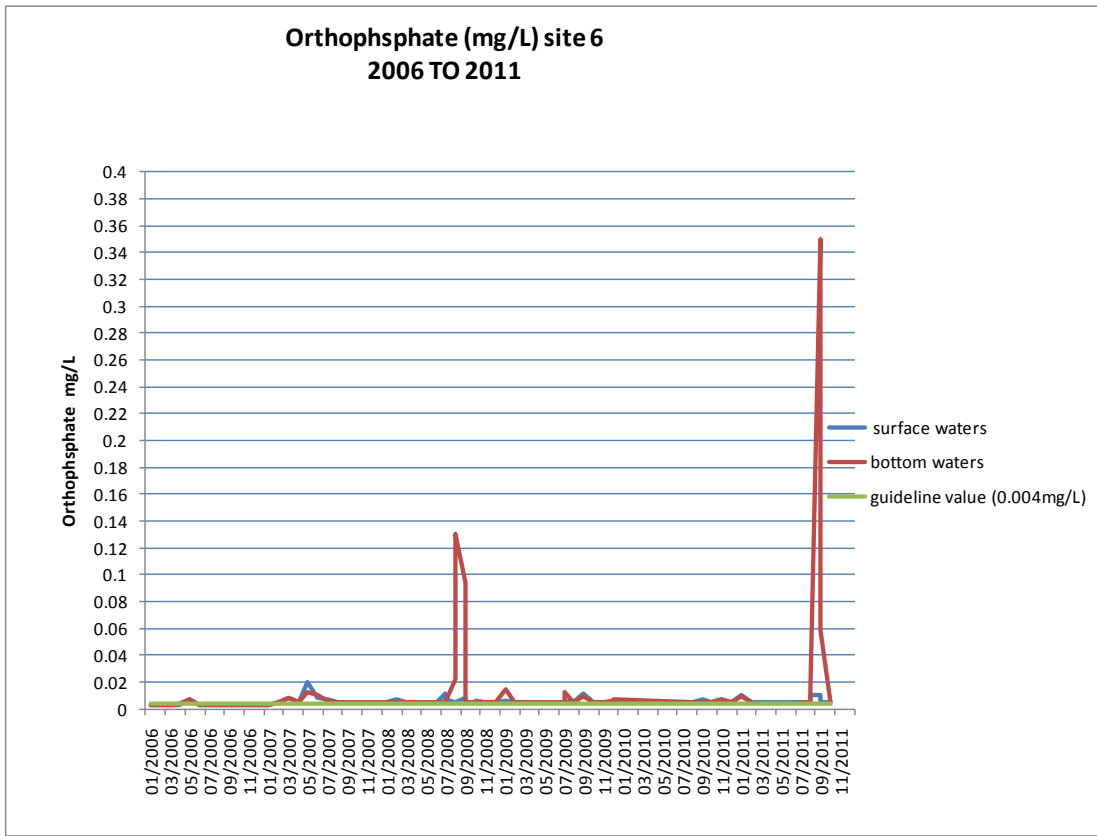


The characteristics of total phosphorus were similar to total nitrogen in that concentrations increased in response to river flow and/or anoxic conditions. The two peaks that occurred between 2006 and 2011 may have corresponded to the higher river flows at that time (August 2008 and October 2011) and/or the anoxic conditions that prevailed at that time as well.



Increases in total phosphorus also correspond to the elevated available phosphorus (orthophosphate) as shown in the graphs below. As indicated in previous reports, orthophosphate can be resuspended under anoxic conditions due to the reduced ability of the sediments to bind phosphorus or may be delivered

from the catchment through high flows. Low concentrations of phosphorus for most of the year indicate most of the phosphorus maybe adsorbed to sediments, in the form of particulate organic phosphate (bound in macrophytes and algae) or insoluble phosphorus minerals.

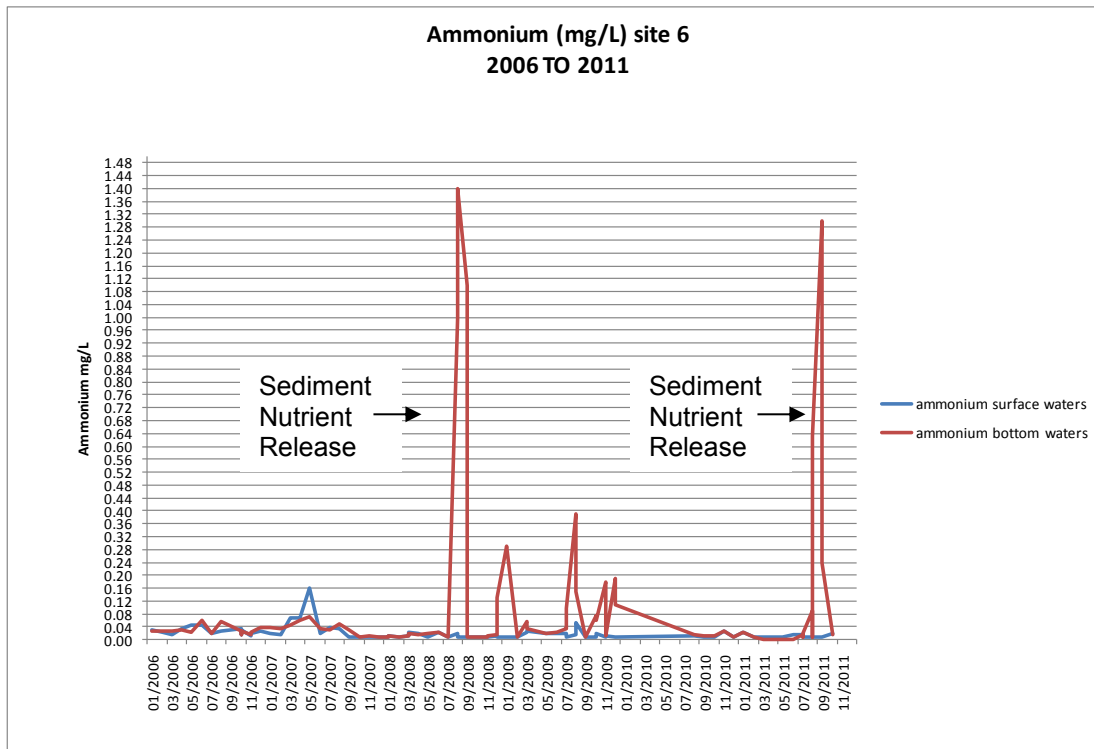


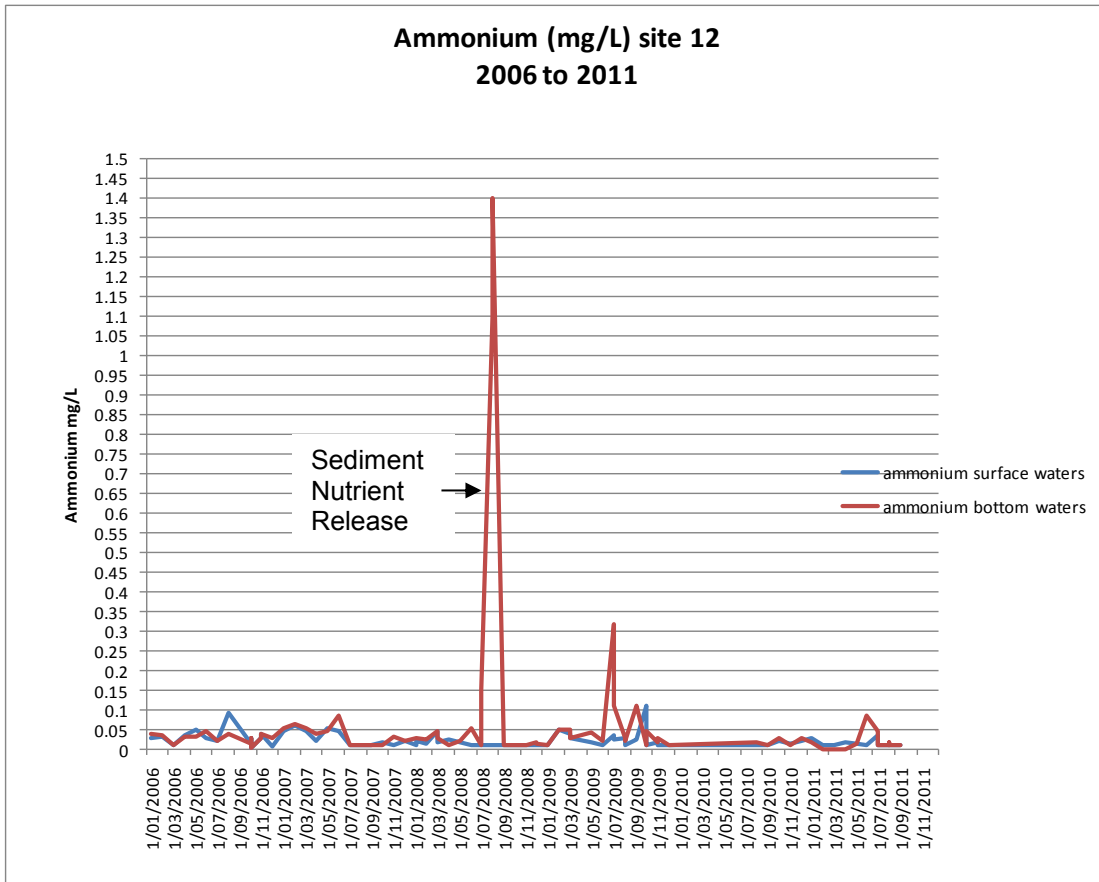
The available form of nutrients between 2006 and 2011 (ammonium, total oxidised nitrogen and soluble reactive phosphorus) were close to or well below the detection limits of 0.005mg/L, 0.005mg/L and 0.003mg/L respectively. On the whole, the median values of all nutrient components were below the ANZECC&ARMCANZ 2000 trigger guideline values for estuarine waters.

Comparison of maximum and minimum nutrient concentrations between reporting periods

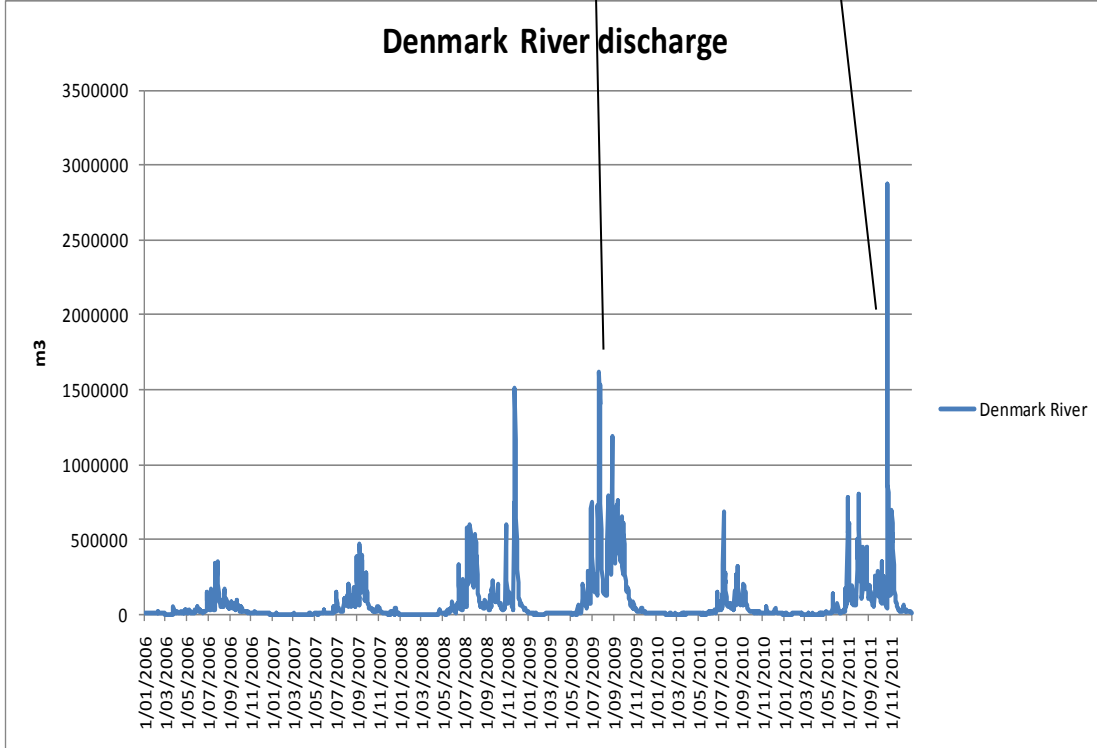
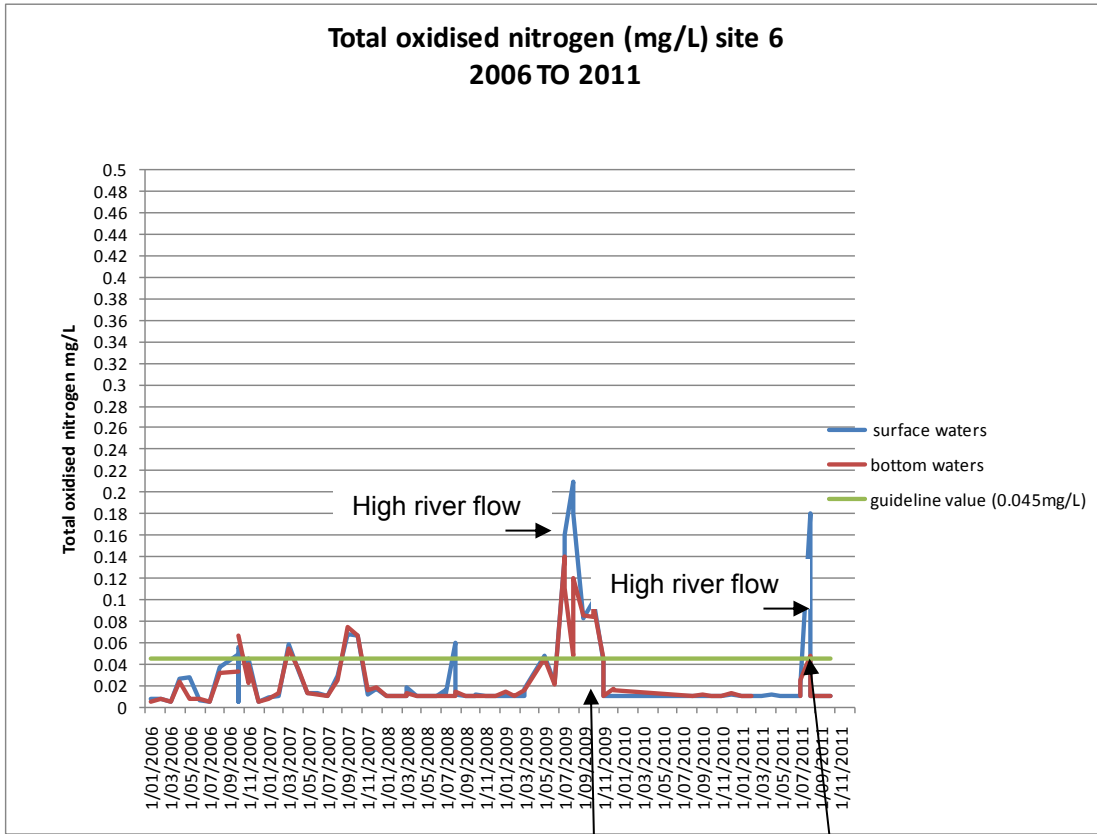
Site 6	mg/L	Total nitrogen	Ammonium	Total oxidised nitrogen	Total Phosphorus	Orthophosphate
1995-2002	Max	2.1	1.6	0.3	0.56	0.12
	Min	0.046	<0.005	<0.005	0.01	<0.003
2002-2006	Max	1.6	0.91	0.37	0.22	0.1
	Min	0.16	<0.005	<0.005	0.01	<0.003
2006-2011	Max	2.0	1.4	0.21	0.39	0.35
	Min	0.32	0.01	<0.005	<0.005	<0.003
Site 12						
1995-2002	Max	1.6	0.78	0.4	0.15	0.082
	Min	0.4	<0.005	<0.005	<0.007	<0.003
2002-2006	Max	2.3	1.4	0.28	0.12	0.08
	Min	0.35	<0.005	<0.005	<0.005	<0.003
2006-2011	Max	2.1	1.4	0.28	0.12	0.053
	Min	0.33	<0.005	<0.005	<0.005	<0.003

Ammonium concentrations again followed a similar pattern to the past with low concentrations for most of the year and increased concentrations through sediment nutrient release in response to salinity stratification and anoxia (<4mg/L oxygen).

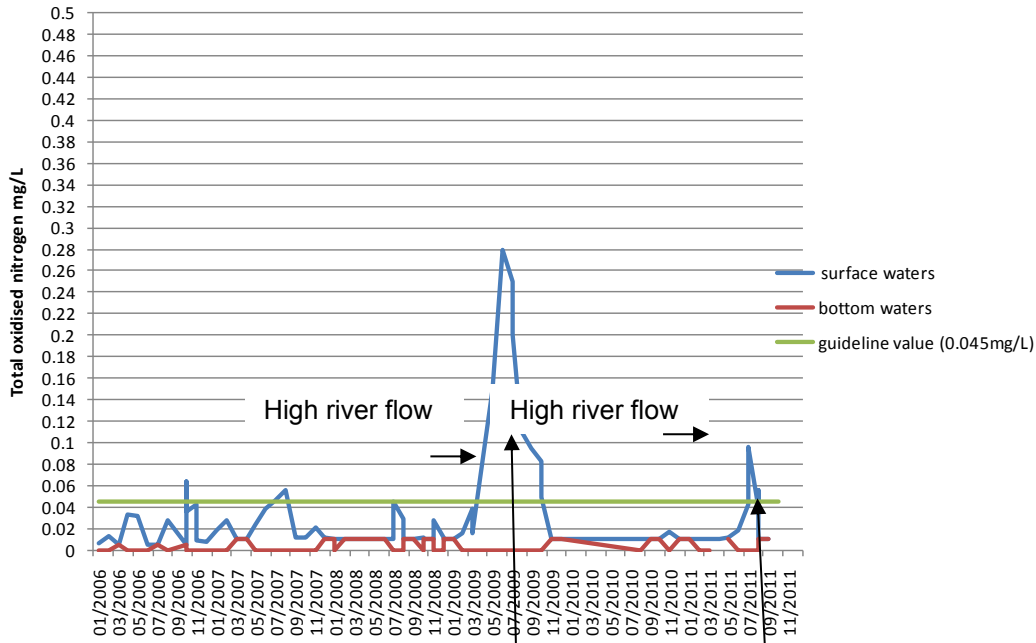




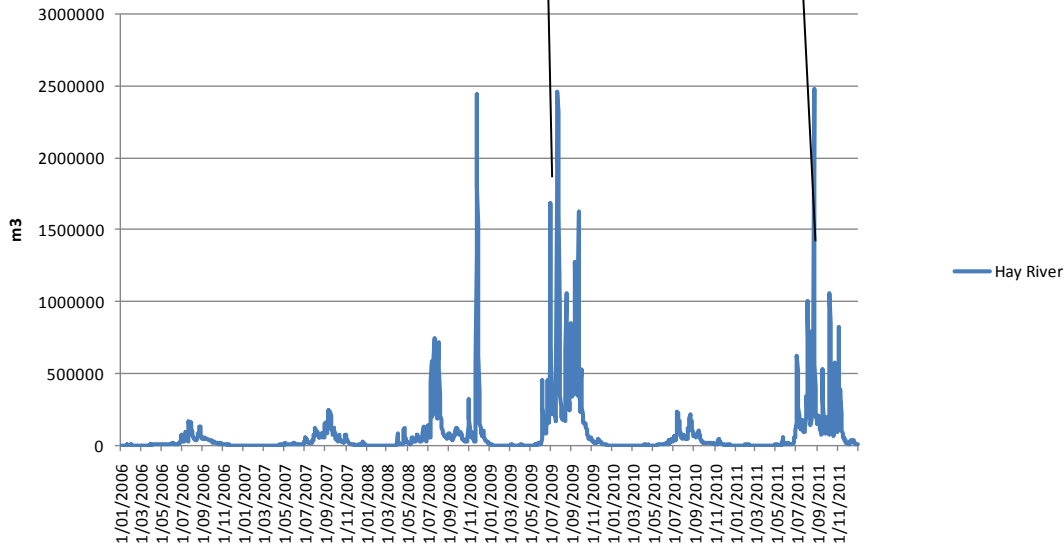
Total oxidised nitrogen concentrations also followed a similar pattern to the past with concentrations were below detectable limits during most of each year. Elevations in concentrations correspond to high river flow events indicated by generally higher surface concentrations than bottom concentrations.



**Total oxidised nitrogen (mg/L) site 12
2006 TO 2011**

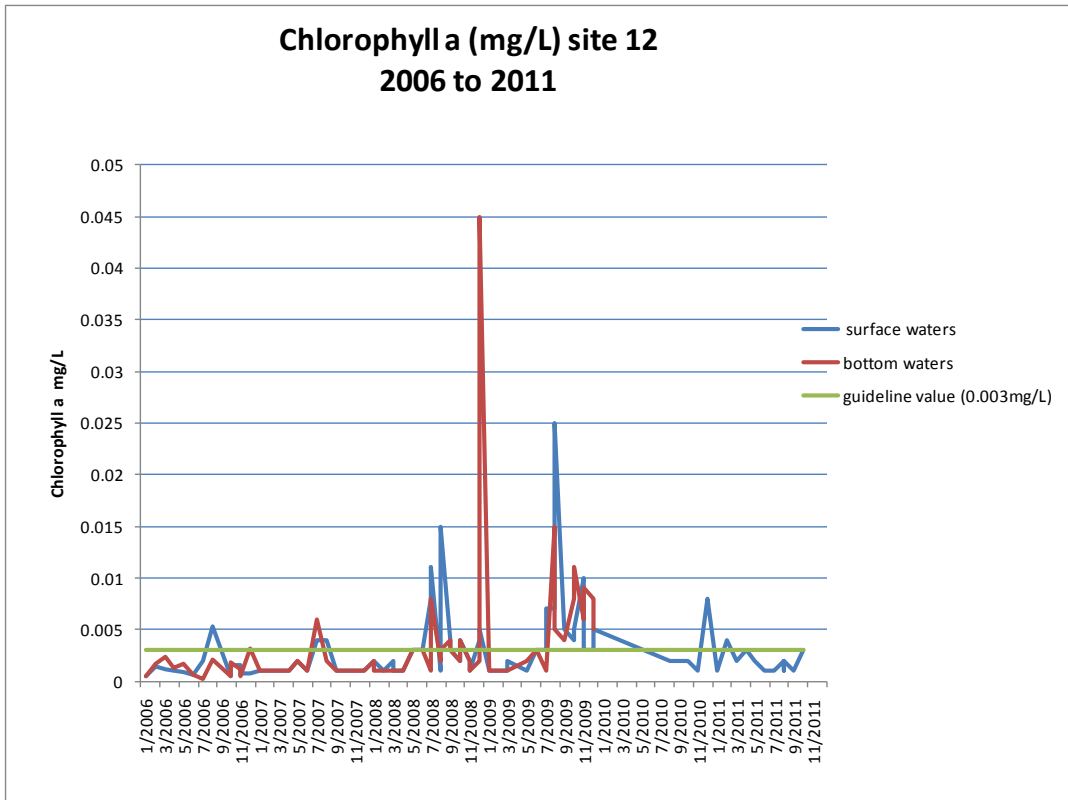
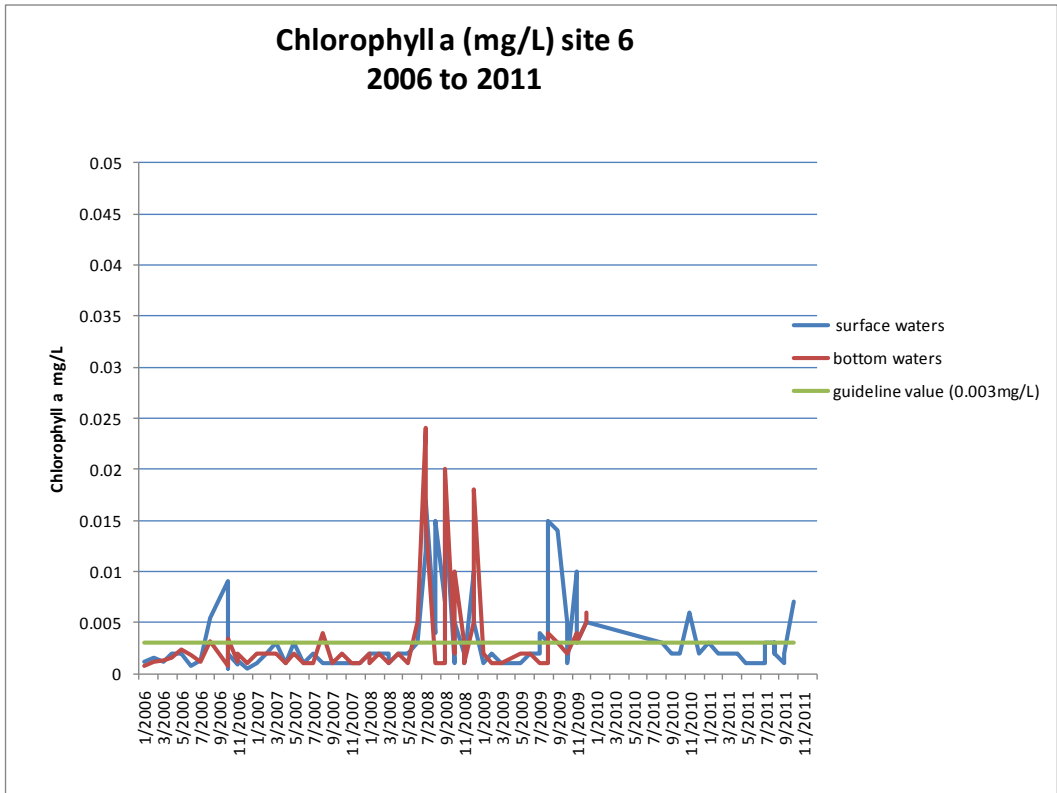


Hay River discharge

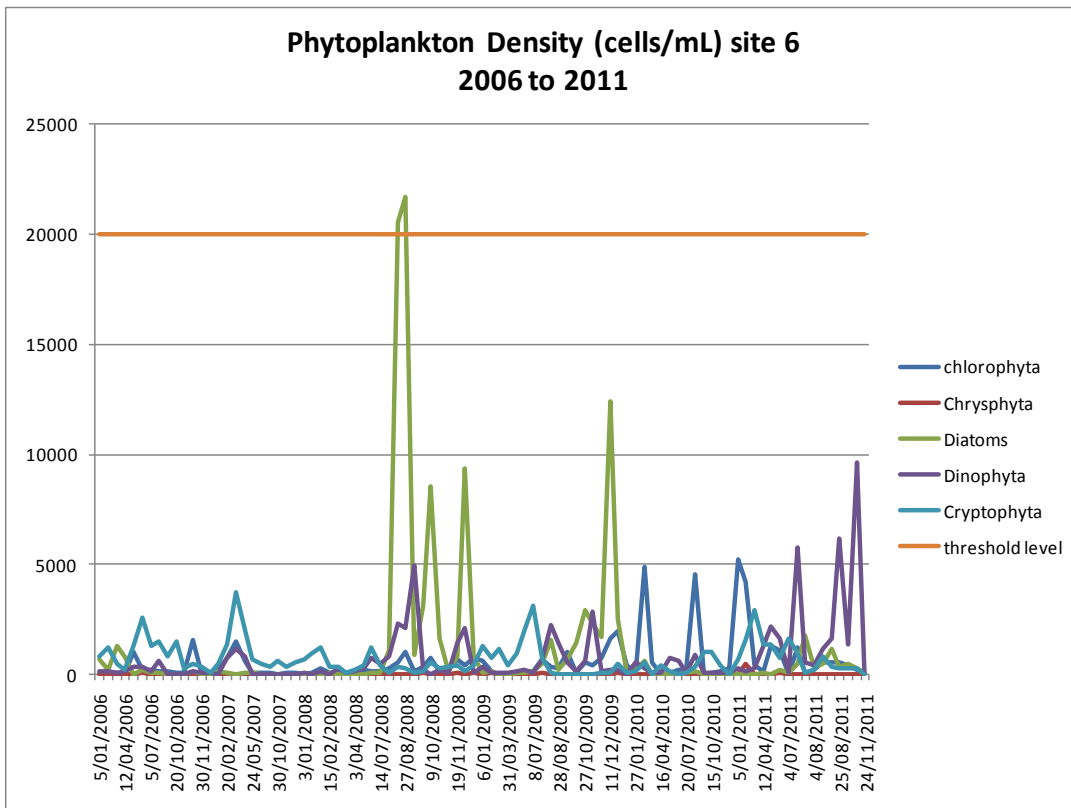


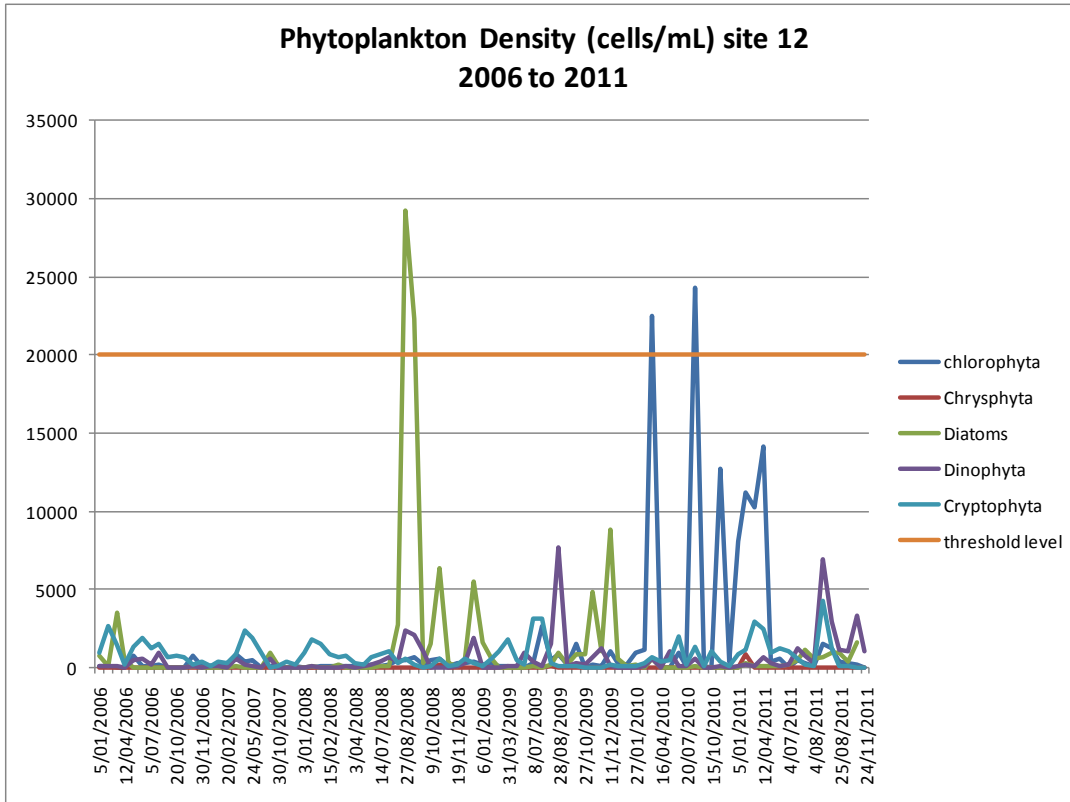
Chlorophyll a and Phytoplankton

Chlorophyll a concentrations were generally low (less than 0.003mg/L) between 2006 and 2011 with increases relating to nutrient availability (inputs from the catchment during high flows and sediment nutrient release). Peaks in chlorophyll a were variable but tended to occur in winter and early spring similar to previous years. However, there was a large peak in chlorophyll a in summer of 2009.



At site 6 there was one episode where diatom cell densities breached the algae bloom threshold of 20,000cells/mL. This bloom may have related to the high river flows in July and August 2008 and the availability of nutrients. At site 12 the algae bloom threshold was breached on three occasions with one diatom bloom event in July/August 2008 and two Chlorophyte (green algae) bloom events occurred on the 24/03/2010 and 20/08/2010.





Between 2002 and 2006 there were two blooms of potentially harmful algal species. In 2005 a bloom resulted after to high rainfall in April that year. It was observed and reported that high flows delivered sediment and nutrient to the Inlet creating ideal conditions for algal growth.

Blooms of *Dinophysis acuminata* which is a potential shellfish affecting algae was recorded in 2008 and 2009. This algae tends to take advantage of the available nutrients released from the sediments during anoxic periods. This is supported as on all occasions during 2008 and 2009 stratification and anoxic conditions prevailed.

During 2006 and 2011 there were three occurrences of potentially harmful algal species as outlined in the following table:

Date	Dinoflagellate Species
1/05/2008	<i>Dinophysis acuminata</i>
30/09/2009	<i>Dinophysis acuminata</i>
15/10/2009	<i>Dinophysis acuminata</i>

Ruppia Extent

Two surveys have been conducted to determine the extent of *Ruppia megacarpa* in the Inlet, one in 1994 and the other in 2007. Although the survey measured gram of dry weight per m² in 1994 and measured in % density cover in 2007, there are similarities in Ruppia coverage in the Inlet between years. Densities in both surveys for example were low at Nonalup Point and remained high in the Karri point area.

A comparison of Ruppia cover was made between years and showed an estimated increase from 16 km² in 1994 to 26 km² in the 2007 survey.

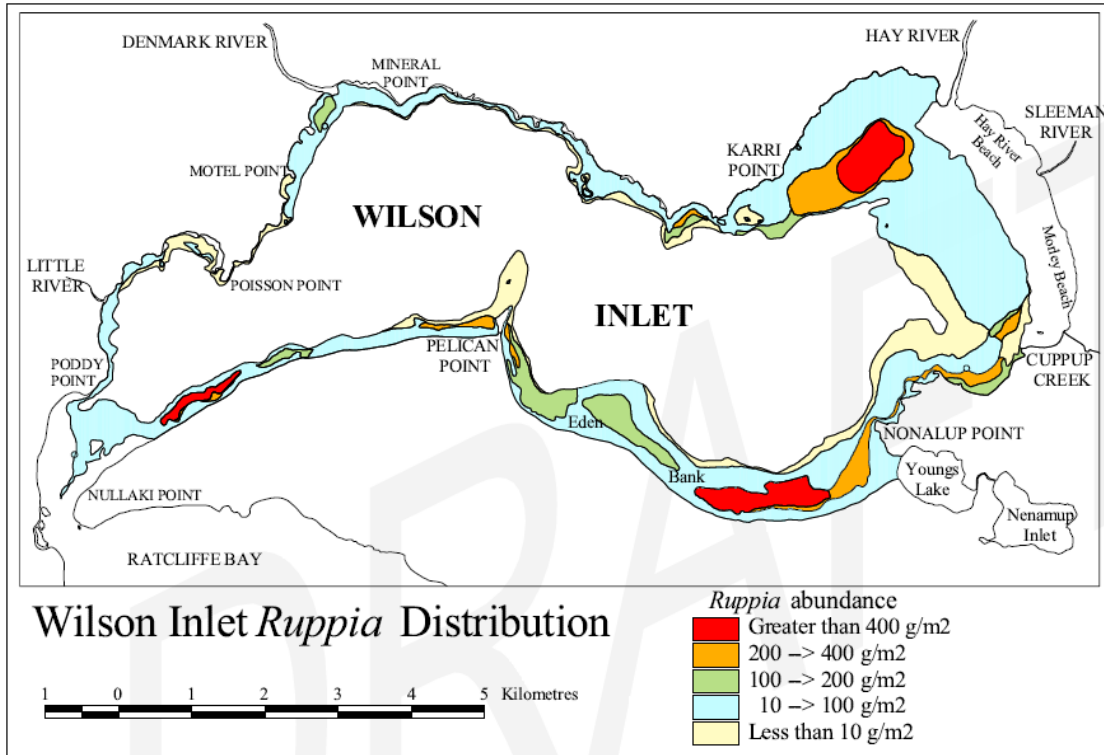
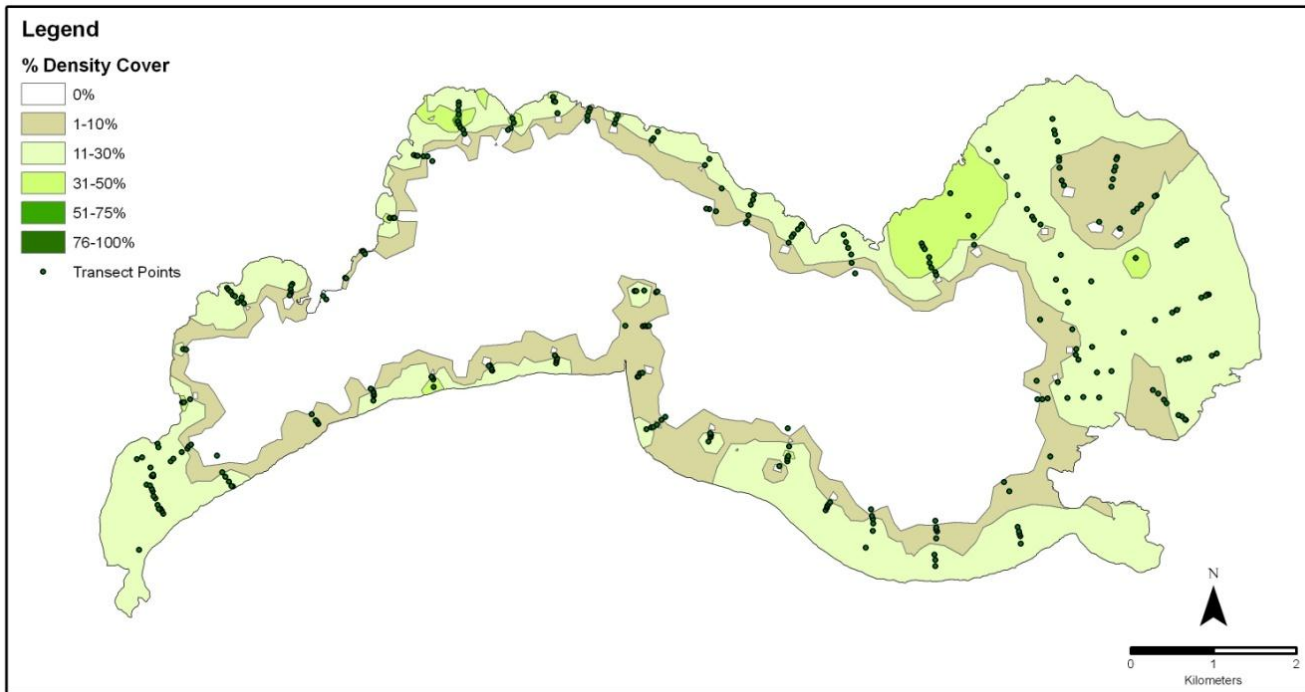


Figure 1. The distribution of *Ruppia megacarpa* in Wilson Inlet in December 1994.



% density cover of *Ruppia megacarpa* in Wilson Inlet in 2007

In 2007, based on the interpolation technique used in Spatial Analyst, *Ruppia megacarpa* was shown to occur over a total area of 26.03 km² (or 54 %) of the Wilson Inlet basin. Seagrass density, measured as percentage cover, ranged from 1 % to 75 % cover, but most areas of seagrass were of densities between 1 % and 30 % (Table 1). The highest density of seagrass was recorded around Karri Point on the northern shore of the eastern basin. Seagrass density generally decreased with increasing water depth.

Table 1 Estimated coverage of the Ruppia megacarpa in squarekilometers, an as a percentage of the surveyed area and the total basin area in Wilson Inlet, February 2007.

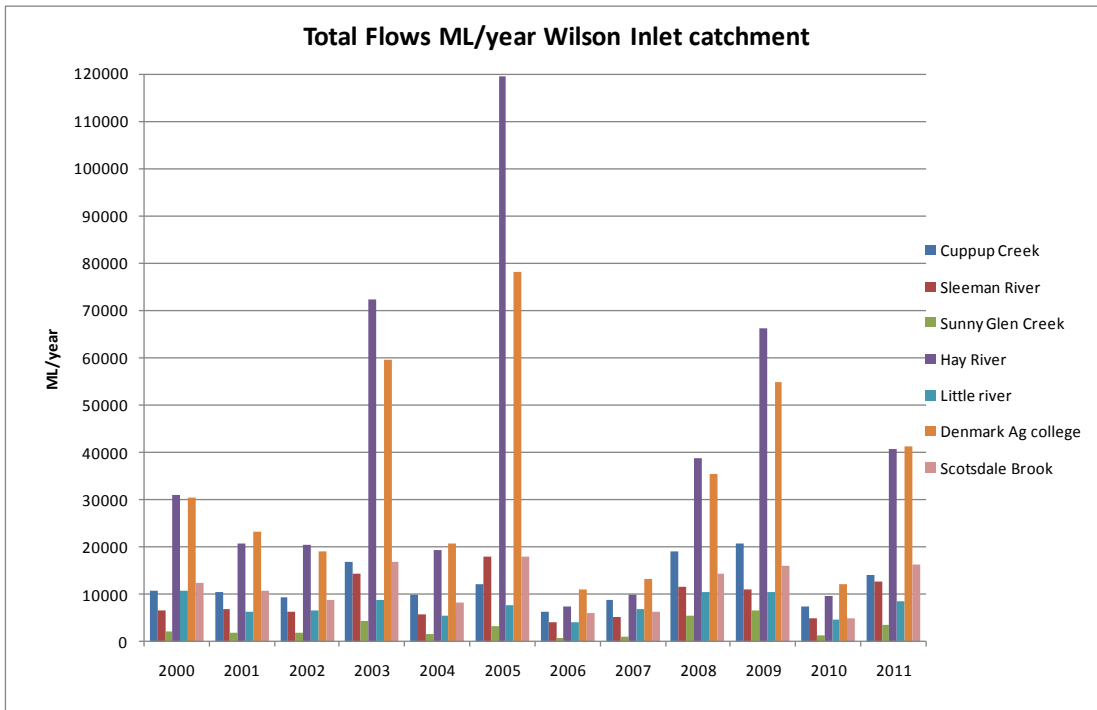
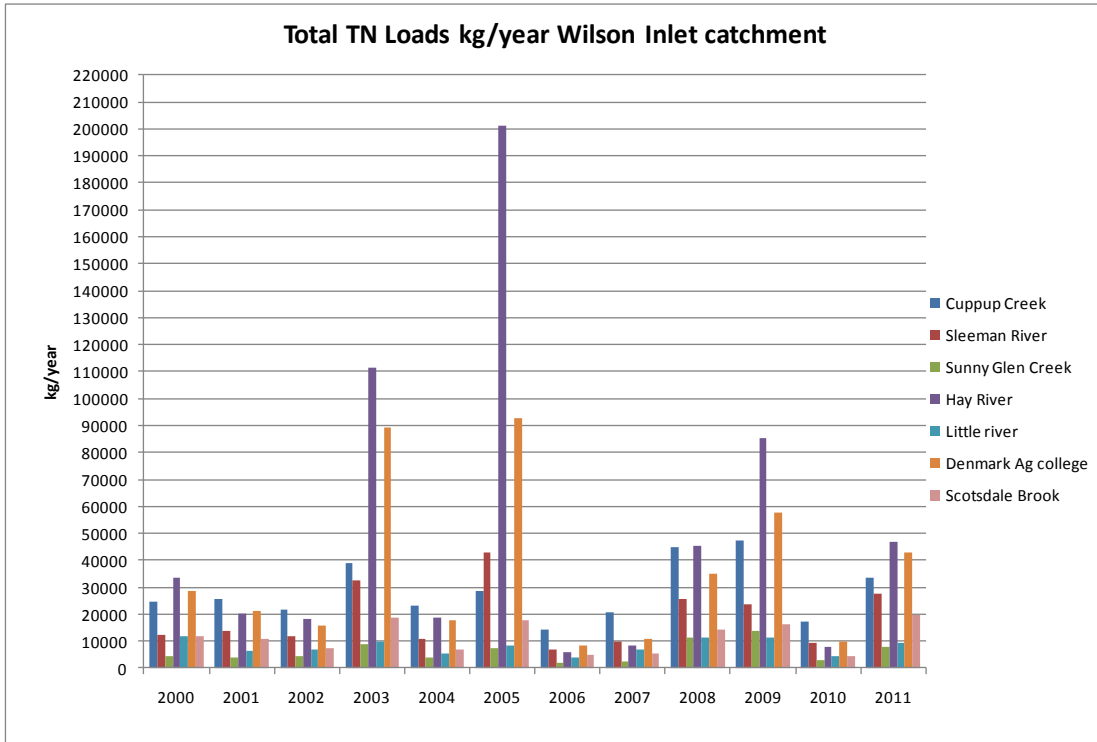
Category	Area (km ²)	% Area surveyed	% Area of basin
Category 1 (1-10 %)	8.68	33.10	17.97
Category 2 (11-30 %)	15.81	60.31	32.74
Category 3 (31-50 %)	1.53	5.83	3.16
Category 4 (51-75 %)	0.02	0.07	0.04
Category 5 (76-100 %)	0	0	0
Area of seagrass	26.03	99.31	53.91
Area of bare sand	0.18	0.69	46.10
Total area surveyed (< 2m)	26.21		54.28
Area > 2m (deep basin not surveyed)	22.07		45.72
Total area of basin	48.28		100

Growth of macroalgae including free floating and attached (epiphytes) was not formally assessed in 2007 however it was noted on all transects surveyed. Most transects had a light to medium coverage of diatomaceous epiphytic algae (attached to the Ruppia). There was also an abundance of *Cladophora* (goat weed) accumulating in very shallow waters and on bare sediments at the bar end of the Inlet. This could be due to the late 2006 bar opening and low water levels that created ideal conditions for algae growth. Overall there seemed to be abundance of macroalgae (mostly epiphytic algae) during the 2007 survey. Over the years there has been an accumulation of decaying Ruppia and macroalgae on the Inlet shoreline. This coincides with annual senescence and potential strong winds that up root the Ruppia. Ruppia and algae wrack often accumulates on the western shores in summer and eastern to south eastern shores during winter due to prevailing winds.

M4 Catchment nutrient loads

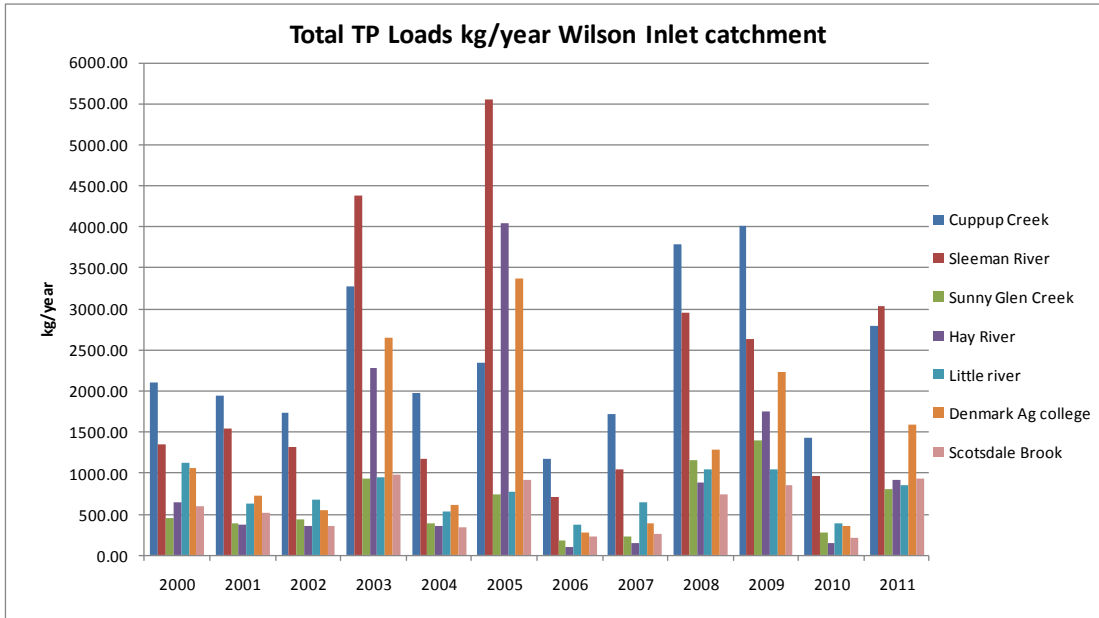
The Denmark catchment total nitrogen (TN) loads ranged from 1647.57kg/year and 201387.66kg/year between 2000 and 2011. The Hay River presented with the highest nitrogen loads during 2000, 2003, 2005, 2009 and 2011 and the Denmark Agricultural College site presented the second highest during most years followed by Cuppup Creek and Sleeman River.

Higher nitrogen loads occurred during the years of high rainfall and river flow. This is especially noticeable with the high rainfall events in 2003 and 2005. The smallest loads were recorded at the Scotsdale Brook sites.



The Denmark catchment total phosphorus (TP) loads ranged from 34.09kg/year to 5546.20kg/year between 2000 and 2011. Cuppup Creek and Sleeman River presented with the highest loads during all years followed by the Denmark River Agricultural College site. Again higher phosphorus loads corresponded to years of high flow.

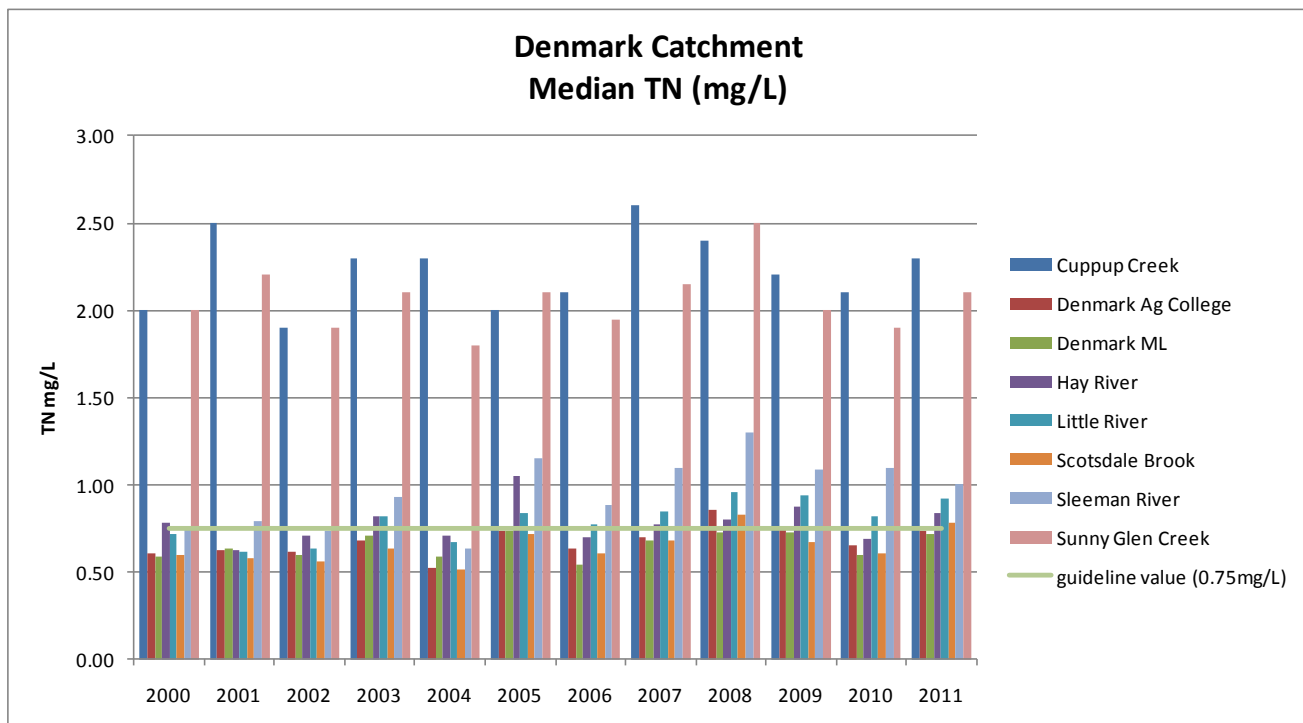
The smallest loads were recorded at Scotsdale Brook and Hay River sites.



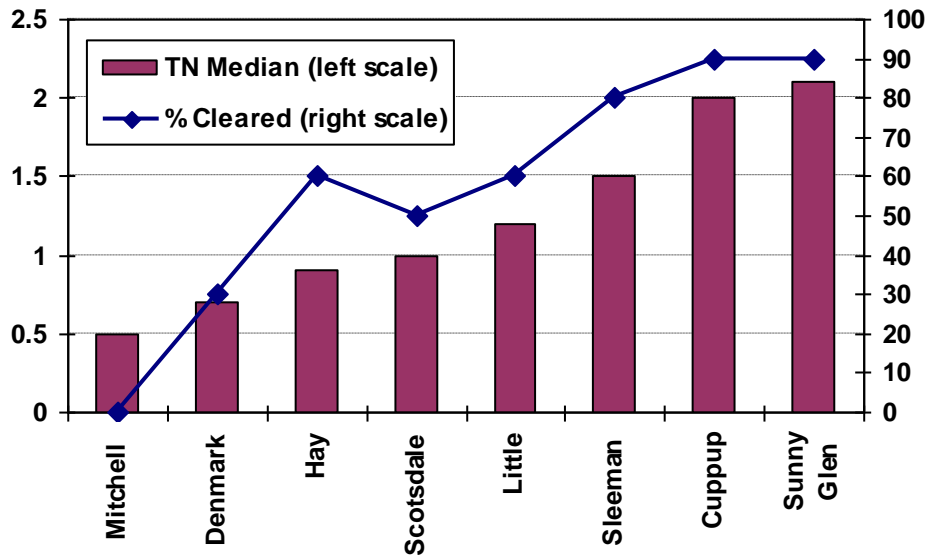
M5 Catchment Nutrient Concentrations

The graphs below show the median total nitrogen (TN) concentrations in the rivers in the Wilson Inlet Catchment between 2000 and 2011. Cuppup Creek and Sunny Glen Creek had the highest concentrations with Sleeman and Hay River just over the guideline level most of the time. Little River concentrations have been increasing over time with higher concentrations in past years. Denmark River Ag college site was high on one occasion and Scotsdale Brook and Denmark River (Mt Lindesay) had the lowest concentrations.

Note: Mt Lindesay is reported in this following section however considering how high up the site is in the catchment there would be no influence on the Inlet.



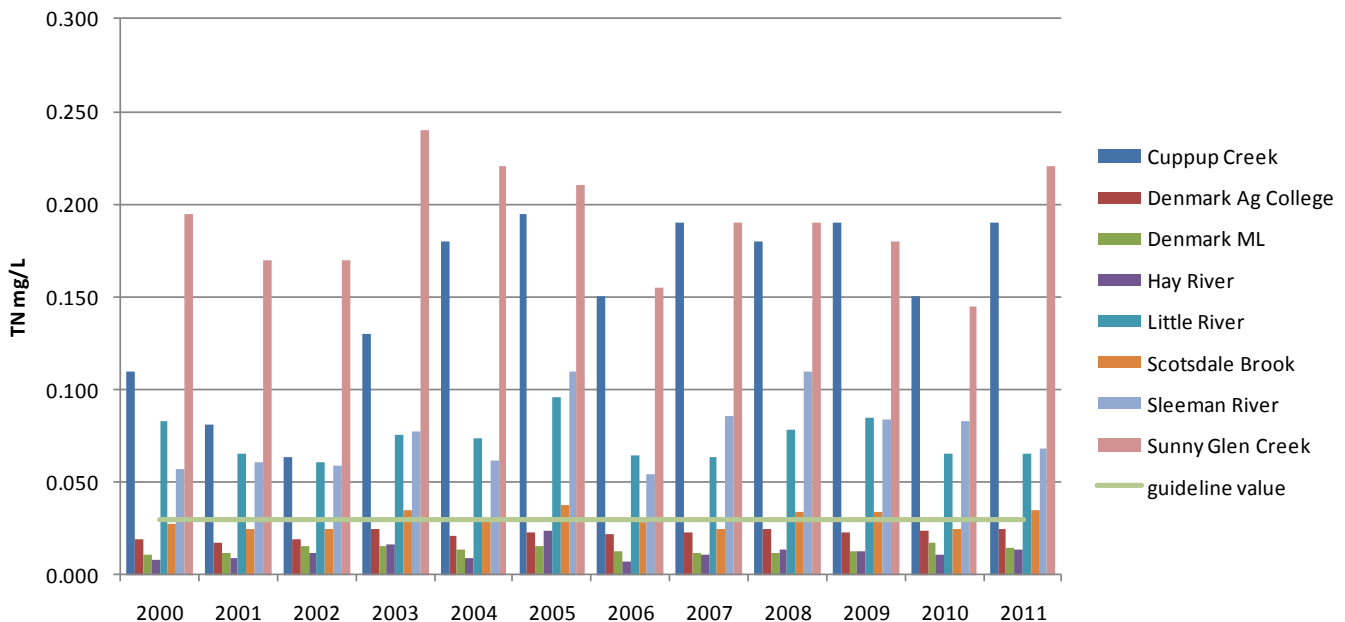
Median TN Concentration (mg/L) and Approx % Cleared for Wilson Inlet sub-catchments



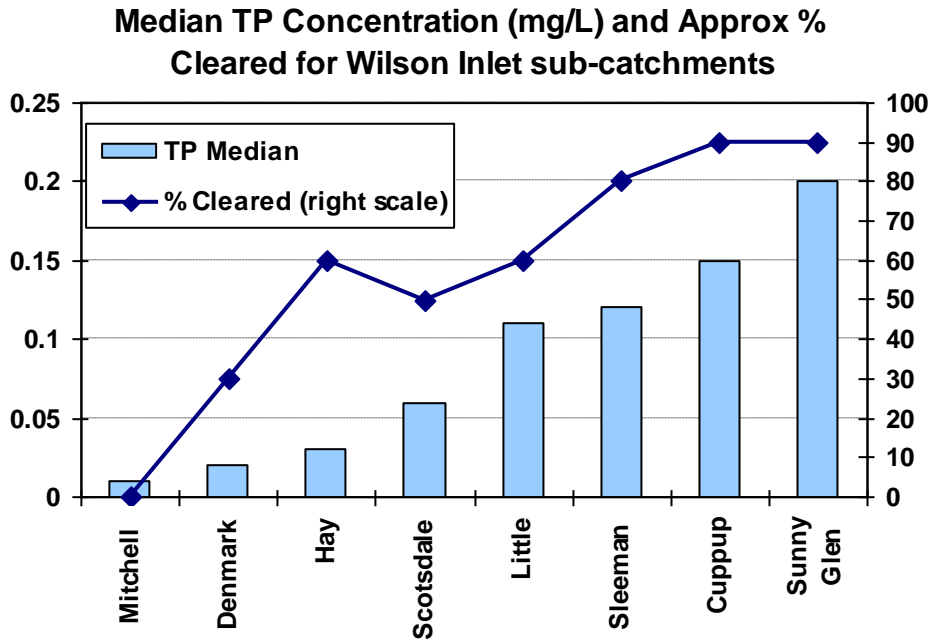
Overall there was a similar pattern to those results previously reported (Wilson Inlet Report to community No.8). At Sleeman River, Cuppup Creek and Sunny Glen TN concentrations continue to be the highest however comparing median concentrations between 2000 and 2011 Cuppup creek had higher concentrations than Sunny Glen Creek. Median TN concentrations at Sleeman between years were less than previously reported (1.5mg/L) which may indicate some reduction in TN concentrations. Median concentrations however were higher than the recommended guideline value of 0.75mg/L in Cuppup, Sunny Glen and the Sleeman River.

The median concentrations of total phosphorus (TP) showed a similar result to the TN concentrations with the highest concentrations at Sunny Glen Creek Cuppup Creek and Sleeman River. Median concentrations in the Cuppup Creek, Sunny Glen, Sleeman and Little Rivers were also higher than the recommended guideline during all years.

**Denmark Catchment
Median TP (mg/L)**



Again there was a similar pattern to previously reported (Wilson Inlet Report to community No.8) with highest median TP concentrations in Sunny Glen, Cuppup creek, Sleeman and Little Rivers.



Nutrient Trends

The following table outlines the nutrient trends in the Denmark Catchment Rivers.

(Note: the comment about the number of samples required to more accurately determine trends)

Site	Parameter	From	To	Comment
Cuppup Creek	TN	2007	2011	No trend
Cuppup Creek	TP	2007	2011	emerging increasing trend of 0.024 mg/L/yr. A total of 75 independent samples were required to verify this trend, only 22 were available.
Cuppup Creek	TSS	2005	2009	No trend
Denmark River Ag	TN	2007	2011	No trend
Denmark River Ag	TP	2007	2011	No trend
Denmark River Ag	TSS	2005	2009	No trend
Denmark River ML	TN	2007	2011	No trend
Denmark River ML	TP	2007	2011	No trend
Denmark River ML	TSS	2005	2009	No trend
Hay River	TN	2007	2011	No trend
Hay River	TP	2007	2011	Emerging increasing trend of 0.001 mg/L/yr. A total of 124 independent samples were required to verify this trend, only 102 were available.
Hay River	TSS	2005	2009	No trend
Little River	TN	2007	2011	Increasing trend of 0.072 mg/L/yr
Little River	TP	2007	2011	Emerging increasing trend of 0.006 mg/L/yr. A total of 140 independent samples were required to verify this trend, only 110 were available.
Little River	TSS	2005	2009	Emerging decreasing trend of 0.804 mg/L/yr. A total of 184 independent samples were required to verify this trend, only 81 were available.
Scotsdale Brook	TN	2007	2011	No trend
Scotsdale Brook	TP	2007	2011	Emerging increasing trend of 0.002 mg/L/yr. A total of 109 independent samples were required to verify this trend, only 68 were available.
Scotsdale Brook	TSS	2005	2009	No trend
Sleeman River	TN	2007	2011	No trend
Sleeman River	TP	2007	2011	No trend
Sleeman River	TSS	2005	2009	emerging decreasing trend of 0.682 mg/L/yr. A total of 159 independent samples were required to verify this trend, only 127 were available.
Sunny Glen Creek	TN	2007	2011	No trend
Sunny Glen Creek	TP	2007	2011	No trend
Sunny Glen Creek	TSS	2005	2009	No trend

As previously reported (Wilson Inlet Report to community No.8) TN concentrations have remained relatively stable. Between 2005 and 2011 the only increasing trend was at Little River with an increasing trend of 0.072mg/L/year. Previously (1999-2005) there was an increasing trend in Scotsdale Brook. There was no trend in the Denmark River, Scotsdale Brook and Sunny Glen.

Sites that showed an increasing trend in TP concentrations during 2005-2011 included Cuppup Creek, Hay River, Little River and Scotsdale Brook. There was no trend in Sleeman River, Denmark River (Ag College and Mount Lindsay).

In comparison to the 1999-2005 trend calculations, increasing TP trends have been small for example increasing TP trend in Little River has emerged from 0.003mg/L/year to 0.006mg/L. Cuppup Creek on the other hand has shown a difference of a decreasing emerging trend of 0.2mg/L/year (199-2005) to an increasing trend of 0.024mg/L/year (2005-2011).

Summary

M1

There continues to be a strong relationship between **anoxic** events during the sand bar opening periods and stratification. This trend is consistent with previous reports. At other times of the year waters in the Inlet remain well oxygenated. During years when there was no bar opening (2007 and 2010) the Inlet also remained well oxygenated throughout the year.

Salinity ranged between marginal to saline between 2005 -2011. During times when the bar is closed salinities are consistent throughout the water column. Once the bar opens and there is marine exchange the surface and bottom salinities diverge with fresher surface water and saltier bottom waters. This situation creates a poor exchange of oxygen between the two layers and anoxic conditions in bottom waters.

Inlet **nutrient** concentrations showed similar characteristics to previous years with maximum minimum and median concentrations remaining low for most of the year (below the recommended guidelines) except on high flow occasions and periods of bottom water anoxia during bar opening periods.

Chlorophyll a concentrations were generally low with peaks corresponding with increased nutrient concentrations. **Phytoplankton** densities were below the threshold level of 20,000cell/mL except during higher flow events when diatom and chlorophyte (microscopic green algae) bloom events occurred.

Harmful algae species were present above the recommended guideline value on three occasions since 2005. Blooms of *Dinophysis acuminata* (shell fish effecting Algae) occurred during periods of anoxia and nutrient release from the sediments during bar opening periods in 2008 and 2009.

Percent density cover of *Ruppia megacarpa* has remained similar between the surveys undertaken in 1994 and 2007. There has been an increase in overall coverage between surveys with an estimated coverage of 26 km² in the 2007 survey compared to 16 km² in the 1994 survey.

Catchment **Total Nitrogen loads** between 2000 and 2011 were highest in the Hay River followed by the Denmark River (Ag College) then Cuppup Creek and Sleeman River. **Total Phosphorus loads** were highest in Cuppup Creek and Sleeman River.

Median **nitrogen concentrations** showed a similar pattern to previous years where Sleeman River, Cuppup creek and Sunny Glen creek continue to be the highest although Cuppup creek had higher concentrations in the past years compared to Sunny Glen.

Median **phosphorus concentrations** were highest in Sunny Glen, Cuppup Creek and the Sleeman River. Median concentrations were also above the recommended guidelines in all these rivers as well as Little River.

Nitrogen trends in most of the Wilson Inlet Catchment were relatively stable with no trend in most rivers from 2007 to 2009/2011. Little River however has now moved to an emerging increasing nitrogen trend of 0.072mg/L/year.

Emerging increasing **Phosphorus trends** were recorded at Cuppup Creek, Hay River, Little River and Scotsdale Brook from 2007 to 2009/2011. Cuppup Creek has moved from a decreasing emerging trend of 0.2mg/L to an increasing trend of 0.024mg/L. No trend was recorded at the Denmark River sites, Sleeman River or Sunny Glen sites.

Total Suspended Solids (TSS) trends recorded no trend at most sites and a decreasing trend at Little River and Sleeman River.

Appendix 1: Wilson Inlet bar opening levels and times.

Wilson Inlet sandbar opening levels and times

YEAR	WHERE OPENED	DATE OPENED	DATE CLOSED	NUMBER OF DAYS OPEN	LEVEL AT OPENING RL
1954		NA			
1955	300m	15 June 55			
1956	340m	10 June 56			
1957	300m	08 Aug 57			
1958	340m	07 Aug 58	28 Dec 58	143	1.042
1959	350m	06 Oct 59	05 Jan 60	91	0.737
1960	400m	12 July 60	24 Dec 60	165	1.016
1961	400m	04 July 61	15 Jan 62	195	1.118
1962	360m	01 Aug 62	09 Jan 63	161	
1963	160m	04 July 63			1.067
1964	200m	22 July 64			1.143
1965	200m	24 Aug 65			1.042
1966	200m	27 July 66	14 Jan 67	171	1.042
1967	200m	17 July 67	10 April 68	268	1.219
1968	200m	31 July 68	12 Feb 69	196	1.042
1969	442m	01 Sep 69	22 Dec 69	112	1.118
1970	440m	02 Aug 70	27Feb 71	209	1.143
1971	50m	16 Jul 71	04 Mar 72	232	0.991
1972	100m	10 Aug 72	15 Dec 72	127	1.067
1973	100m	13 Aug 73	14 Feb 74	185	1.016
1974	100m	05 Aug 74	01 Dec 74	118	1.042
1975	100m	30 Jul 75	01 Feb 76	186	1.016
1976	100m	06 Jul 76	10 Feb 77	219	1.015
1977	100m	07 Aug 77	06 Feb 78	183	1.1
1978	100m	30 Jun 78	02 Mar 79	245	1.25

AGENDA ITEM 5.2 REFERS

1979	100m	16 Jul 79	01 Feb 80	203	1.13
1980	100m	01 Aug 80	24 Jan 81	176	1.05
1981	300m	03 Jul 81	08 Mar 82	248	0.9
1982	100m	21 Jul 82	09 Sep 82	50	0.96m
1983	100m	13 Sep 83	26 Jan 84	135	1.15m
1984	80m	05 Aug 84	10 Apr 85	248	1.14m
1985	80m	13 Aug 85	19 Feb 86	190	1.00m
1986	300m	28 Aug 86	27 Feb 87	183	1.12m
1987	100m	13 Oct 87	18 Dec 87	66	0.75m
1988	100m	14 Jun 88	14 May 89	334	1.04m
1989	100m	14 Jul 89	23 Feb 90	224	1.12m
1990	450m	17 Jul 90	10 Feb 91	208	1.05m
1991	450m	22 Jul. 91	15 Mar 92	237	1.15m
1992	100m	03 Aug 92	2 Apr 93	242	1.15m
1993		03 July 93	2 Feb 94	216	1.06m
1994		16 July 94	3 Feb 95	202	0.98m
1995		19 Aug 95	26 Feb 96	180	0.99
1996		05 Aug 86	23 Feb 96	216	1.04m
1997		18 Aug 97	19 Jan 98	155	1.02m
1998		07 Aug 98	23 May 99	284	1.04m
1999	100m	30 June 99	6 March 00	250	1.10m
2000	80m	21 July 00	19 November 00	122	1.05m
2001	80m	3 Oct 01			1.04m
2002		6 Sept 02			1.03m
2003		20 Aug 03			1.12m
2004	100m	11 Aug 04			1.08m
2005		3 June 05	28 Feb 06		1.09
2006	100m	3rd Oct 2006	12 December 2006	74	0.845
2007	Non-opening				
2008	100m	17 July 2008	17 March 09		1.14
2009	100m	10 th July 09	19 th Jan 10		1.04
2010	Bar not opened				
2011		14 th July 11	20 Jan 2012		0.90

This table has been prepared by the Department of Water/Water and Rivers Commission with data from the former Public Works Department and Water Authority, from Water Corporation and Commission records and with assistance from Neville Boughton. Some figures and dates may be considered subjective and can be difficult to verify, therefore some inaccuracies may occur.

Note: The levels from 1958 to 1975 (inclusive) have been converted from imperial measurement to metric measurement at AHD. All measurements were adjusted by 0.584m which was the height of the old gauge board on the Nornalup Rail Bridge adjacent to the River Mouth Caravan Park.

11.2 Wilson Inlet Drainage Review Tool

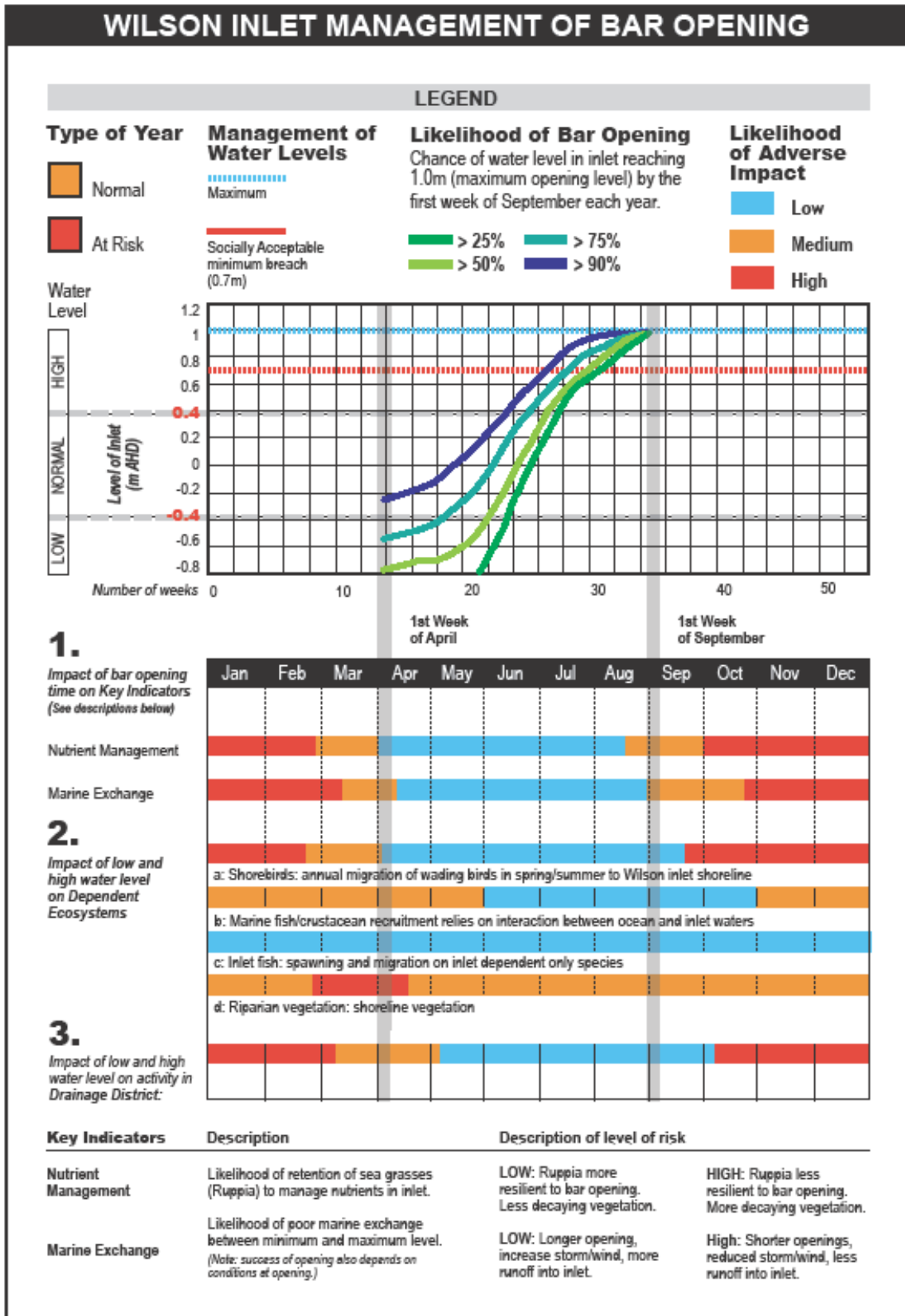
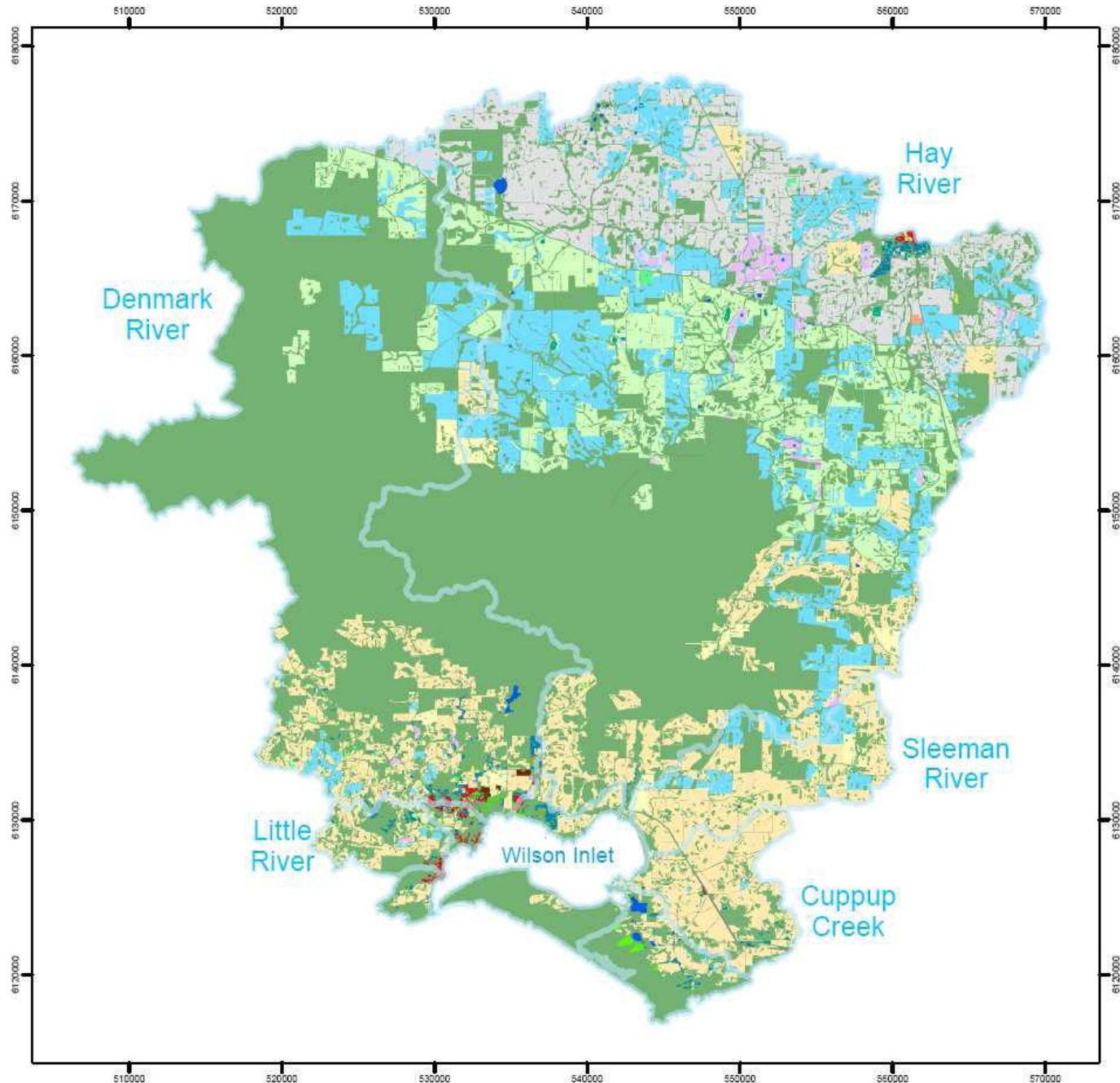


Figure 3 taken from Denmark Shire website; Wilson Inlet Drainage Review (see reference)

11.3 Wilson Inlet Catchment Landuse Map

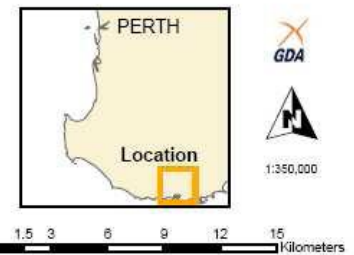


Wilson Inlet Catchment Landuse

Legend

- | | |
|------------------------------|--------------------------------|
| WI_Landuse | |
| Intensive Agriculture | Sheep |
| Cattle Feedlot | Secondary Salinity |
| Aquaculture (Marron Farm) | Urban & Residential |
| Annual Horticulture | Urban Commercial |
| Perennial Horticulture | Urban Residential |
| Composting enterprise | Rural Residential |
| Commercial Nursery | Utilities |
| Lifestyle Block | Miscellaneous |
| Vineyard | Remnant Vegetation |
| Extensive Agriculture | Cattle saleyard |
| Cattle for Beef | Parks & Gardens |
| Grazing and Cropping | Roads |
| Horses | Roads2 |
| Cattle for Dairy | Road Reserves |
| Mixed Grazing | Water |
| Plantation | Other |

Data Sources - Landuse Map
 Wilson Inlet Landuse from aerial photo interpretation & WICC records (Ecolones & Associates for WICC) (Aerial ECW 2001)
 Cadastre from DLI Cadastre (2005) Roads from DLI Roads (2005)
 RemVeg from AGWA (2007)



Ecolones & Associates have made all reasonable efforts to ensure the accuracy of this data. No responsibility is accepted for any inaccuracies. Persons relying on this data do so at their own risk.
 Analysis and mapping using ArcView 9.2

XIV. MOTIONS WITH NOTICE

Nil

XV. MOTIONS OF WHICH NOTICE WAS GIVEN AT THE PREVIOUS MEETING

XVI. URGENT BUSINESS TO BE APPROVED BY DECISION OF THE MEETING

XVII. REQUEST FOR REPORTS FOR FUTURE CONSIDERATION.

**ITEM 17.1: REQUEST FOR REPORT FOR FUTURE CONSIDERATION
BY COUNCILLOR STOCKS-ARTIFICIAL SURFING REEF**

THAT the CEO be instructed to prepare a report, with projected costings, on the possibility of providing an artificial surfing reef off Middleton Beach.

Councillor's Reason:

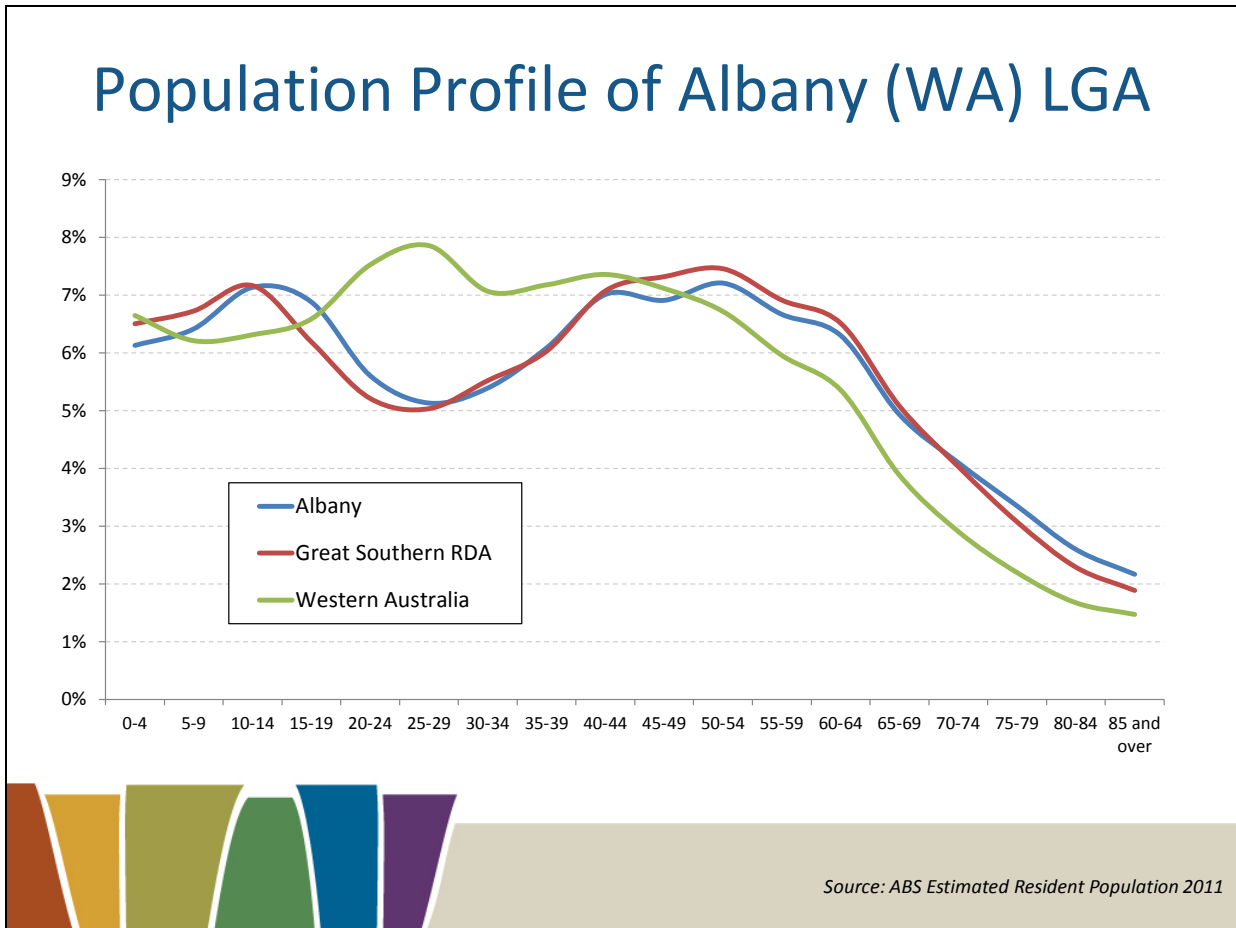
Albany is searching for its economic drivers into the future. Whilst we wait for the uncertain emergence of industries such as magnetite ore mining, and observe the rapid decline of the plantation timber industry, we must return our focus to the historically successful tourism potential of the region.

I recently attended a Department of Education, Employment and Workplace Relations seminar that focussed on demographics and job opportunities in Albany. This presentation highlighted a point that should not be lost on this Council. The demographics showed a huge gap in Albany's populations for the 18-40 age group.

In comparison to similarly sized regional centres around Australia, Albany is doing very badly in attracting, retaining and providing employment for this sector of the current demographic. If Albany were to just match the average of other regional centres in WA, there would be 7000 more young people living in this city. Imagine the positive influence for Albany, its local business and real estate market and with that many young people living, working and playing within the city.

This huge hole in Albany's population is not an accident. It is a clear indicator that we don't provide the services in this City that retain or attract people from this age group. We are working on education with UWA, but we clearly need to do more. We need to create more job opportunities and focus on some of the things people of that age group want to do.

In tourism parlance, "if you never visit the place, you will never live there".



Albany Local Government Area

Source: ABS Estimated Resident Population 2011

- This chart suggests that many people between the ages of 15 and 24 leave the Great Southern RDA. Many of these people leave the region to study.

XVIII. ANNOUNCEMENT OF NOTICES OF MOTION TO BE DEALT WITH AT THE NEXT MEETING.

XIX. ITEMS TO BE DEALT WITH WHILE THE MEETING IS CLOSED TO MEMBERS OF THE PUBLIC

XX. NEXT ORDINARY MEETING DATE

6.00pm 21 May 2013

ITEM 21.0: MOTION

THAT Standing Order 3.1 be RESUMED to stop recording of proceedings.

XXI. CLOSURE OF MEETING

**STATUS REPORT ON DEFERRED ITEMS
 FROM PREVIOUS MEETINGS**

Meeting Date	Item Number	Details/Status
16/11/2010	2.6	<p>Surrender Lease over Hangar Site 2 at Albany Airport. Council resolved that further consideration by Council pending the completion of the Airport Masterplan/Business Plan.</p> <p>Update: The Airport Masterplan/Business Plan has not been finalised.</p>
17/07/2012	2.5	<p>Development Application-Demolition (Single House Listed on Municipal Heritage Inventory)-Lot 49 (45) Seymour Street, Mira Mar.</p> <p>Update: The proponent has refused to prepare and submit development plans. Proponent has requested that the application is represented to Council with no additional information.</p>
21/08/2012	15.1	<p>Notice of Motion by Councillor Bostock- THAT when the final draft of TPS 1 is endorsed by Council, it shall not include any rezoning of freehold land into a category less advantageous to the owner than already exists in the current TPS1(a) or TPS3, without prior specific written agreement from the owner. Examples include the rezoning of land from the "Rural" to "Conservation" classification, or to "Parks and Recreation" from any other category.</p> <p>Laid on the table to allow further consideration of submissions when they are presented to Council.</p> <p>Update: To be dealt with at a Special Council Meeting called for the purpose of consideration of the LPS1.</p>
20/11/2012	2.5	<p>Precinct Plan-Special Site S46-Spencer Park Neighbourhood Centre Precinct.</p> <p>Update: Laid on the table at the November 2012 OCM. Waiting on commitment from the Department of Housing to contribute to necessary infrastructure upgrades and potential traffic hazards.</p>