



INFORMATION BULLETIN

ORDINARY COUNCIL MEETING

Tuesday 20th July 2010

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Attachment

Common Seals

NCSR1012684 C10001

COPY OF COMMON SEAL
ITEM: 19.1 OCM 20/04/2010
PARTIES: CITY OF ALBANY AND WEST AUSTRALIAN NEWSPAPER
REF: CONTRACT C10004-PROJECT MANAGEMENT AND PRODUCTION OF THE ALBANY TRAVELLER MAGAZINE 2010
MAYOR AND ACTING CEO WP MADIGAN, 2 COPIES

NCSR1012720 MAN254

COPY OF COMMON SEAL
ITEM: N/A
PARTIES: CITY OF ALBANY AND POLICE AND COMMUNITY YOUTH CENTRES
REF: DEED OF EASEMENT-ALAC STAGE 11
MAYOR AND ACTING CEO WP MADIGAN 3 COPIES

NCSR1012844 AMD285

COPY OF COMMON SEAL
ITEM: 11.3.3 OCM 21/10/2008 AND ITEM 13.2.1 OCM 20/10/2008
PARTIES: CITY OF ALBANY
REF: AMENDMENT 285-REZONING LOTS 870 & 873-877 JOHN STREET AND MORRIS ROAD, MILPARA FROM RURAL TO LIGHT INDUSTRY AND PARKS AND RECREATION
MAYOR AND ACTING CEO WP MADIGAN, 3 COPIES

NCSR1013240 140153

COPY OF COMMON SEAL
ITEM: N/A
PARTIES: CITY OF ALBANY AND ITC PTY LTD
REF: SECTION 70A-LOT 151 ON DP66388, SOUTH COAST HIGHWAY. WAPC 140153
MAYOR AND CEO J BONKER, 1 COPY

NCSR1013241 FIN081

COPY OF COMMON SEAL
ITEM: N/A
PARTIES: CITY OF ALBANY AND WA TREASURY CORPORATION
REF: LOAN AGREEMENT FOR LOAN 22A
MAYOR AND CEO J BONKER, 1 COPY

NCSR1013242 FIN081

COPY OF COMMON SEAL
ITEM: N/A
PARTIES: CITY OF ALBANY AND WA TREASURY CORPORATION
REF: LOAN AGREEMENT FOR LOAN 31A
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4.0	STAFF MEMBERS	
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4.1	Disclosure to Engage in Private Works Nil	
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Arrivals

Janet Watson-Qualified Child Care Giver

John Bonker-Chief Executive Officer

Peter Bird-Community Services Officer (Casual) Visitors Centre

David Charlton-Ranger (Casual)

Yvonne Veale-HR Admin Assistant (Skillhire)

Departures

Dene Bingham

Helena Laurent

Jayden Flugge

Melissa Butcher

Damion Cameron

Management Plan for Prospect House, the proposed Live-in Jobs Training Project at 51B Discovery Drive (REF: A1_01)

Tackling homelessness as a barrier to employment in Albany.

“The best solution to homelessness is a job. “

The plan

The plan is simple:-

- 1) Set up a five bedroom house as a residential training unit.
- 2) Employ part time, a proven case worker to run the program and supervise it at all times (including the case worker residing at the property).
- 3) Select homeless clients who are willing to “have a go” at a three month’s intensive job placement programme. They will be assessed for eligibility by the management and if successful, will be offered a place. The essence of the selection process is to ensure that the client will be suitable for the programme. For example, heavy substance abuse, serious mental health difficulties, involvement with the justice system or major behavioural problems would definitely disqualify an applicant. These issues are best handled by other existing professional agencies and are beyond the resources of this project. Assessment will be handled off site by the management; there will be no “store front” service.
- 4) Facilitate exit housing.
- 5) Continue mentoring until a stable job and housing situation have been realised.

The program

The model is based on national award winning work done in Katanning with indigenous long term unemployed based on the goal of :-

Get the clients job ready, get them a job, keep them in the job.

A qualified and experienced project officer will deliver the program.

The key to success is close mentoring of the clients by the project officer and harnessing the team dynamic of the group. There will also be a live-in caretaker/manager/supervisor. Assistance is on call 24/7 from three numbers which will also be made available to the neighbours.

Implementation

There are two key partnerships in this project, firstly between the WA state government who are providing the house and secondly between Community First International and St Vincent de Paul who will operate and maintain the project.

The Terms of Reference describing this partnership states :-

- 1) St Vincent de Paul will deliver the project operationally.
- 2) Community First International will administer the project.

This project is the result of extensive public support from a variety of community groups over a period of about three years. Stakeholder and supporters are :-

The Salvation Army, Albany Youth Support Association, Anglicare, Centrelink, Community First International, Resources4Men, Great Southern Development Commission, Troode Street Church, Regional Counselling and Mentoring Services, St Vincent de Paul, Great Southern Community Housing, Department of Housing.

The partnership will call on the assistance of an independent advisory committee drawn from representatives from the above group who will provide strategic advice, negotiate and liaise with community stakeholders and promote the project in the community.

Letters of support are attached from Albany Youth Support Association, Department of Housing, Regional Counselling and Mentoring Services and the Salvation Army.

Prospect House is a “lean and mean” initiative to increase its long term viability. For example, there is no car or bus. In the real world, clients have to make their own travel arrangements to and from work. There is no food provided. Clients have to work out how best to buy and prepare meals as a group and this fosters a powerful team dynamic.

Exit housing

The client will be assisted into transitional housing on exit.

Continued mentoring

Mentoring will continue after the three months course to ensure that the clients hold their job or move up to a better one.

Demand and rationale

Homelessness is a blight on our society both financially and socially. The Prospect House project is aimed at fixing this problem by providing a pathway to a job for the homeless. It is a direct response to the recommendations (specifically #1, #3 and #4) of the **Cotton Report** which was funded by the GSDC.

(The Cotton Report, a 37 page document aka “Men’s Crisis Accomodation in the Lower Great Southern. Feasibility Study: Final Report”, was produced by Daphne COTTON in 2008. It is available from the GSDC in Albany. The conclusions are that homelessness is alive and well in our region and that we should do something about it.)

Financial contribution

1) The house. The primary contribution is from the WA state government in the provision of a four bedroom house (prefer five), rate free. This was committed to by the treasurer, Hon. Troy BUSWELL, and is on the public record.

2) The project officer. The main expense is the employment of a project officer and caretaker for which funding is being sought from the Innovation Fund of the Department of Education, Employment and Workplace Relations (DEEWR). The package will amount to around \$109,000 per annum over three years and the decision on this funding will be available at the conclusion of the next round of funding which opens July 2010. Sufficient interim funding has been secured from The Salvation Army, St Vincent de Paul Society of WA, the Great Southern

Development Commission and fund raising to guarantee 12 months operation. During that time, recurrent funding will be sought from the DEEWR Innovation Fund, the WA State government's Social Innovation Grants Programme announced in the last budget, the Royalties for Regions Programme and others where available.

3) Operational Management. This will be provided gratis by the Albany conference of SVdP. At a nominal value of \$15 per hour for ten hours per week. This key contribution, without which there would be no project, comes to around \$7,800 p.a.

4) Day to day expenses. To be funded by a levy of around \$70 per week per client. At an average of 4 clients x 52 weeks x \$70 is a maximum of \$14,560 p.a.

Prospect House, Residents Meeting. 27/06/10.

20 residents attended a meeting at 45 Discovery Drive voice their concern. Some can not attend the council meeting but would like their concerns shared.

The following items were raised as a concern during the two hour meeting. Our concerns include:

That this is not an economically viable proposition.

- Is this proposal really economic to proceed? Is the cost for a full time on site caretaker covered for the full year?
- We would like to see the financial details that it is a viable proposition. Other similar facilities have not proven to be viable.
- The cotton report figures do not support that there are enough people in the great southern that fit the criteria.
- Papers have stated that funding has lapsed for prospect house – is this the case?
- Alexandra Street is advertising that they are short of funds to keep 7 beds running, Prospect house says that it does – Why can't the funds for both be combined and Alexandra Street be expanded to include ready for work programs?

The approach that this proposal has been delivered.

The approach to the proposal has been delivered in an underhand way with many inconsistencies in the approach.

- The decision was publicly made to proceed before we were even considered.
- We were informed through television that this is a done deal before we were communicated with or received our letters.
- Not everyone was notified, and not everyone had their letters to council responded to.
- The proposal has been bulldozed through with no concerns that the location could be wrong. (See below).
- The papers and radio have stated that this will happen – without due process.
- Local Churches are collecting and praying for the Centre to go ahead – have they been informed of the all details?
- We are feeling our concerns are not been considered as relevant – often being dismissed as mild annoyance to the proponents of the development. – They are real concerns.
- We have been described as misinformed, unfounded concerns, a nuisance and a pain by the proponents which is uncaring of the proponent. We ARE worried, we are emotional, and we fear that our neighborhood is going to change in way that we will never get back.
- We believe as residents we have been not notified until the last minute through out this process, so we would not get our thoughts in order. Why did it take so long to finally come to discuss this with us when the proponent had been looking at the site since Christmas?

- What is Homes west / Community housings responsibility as the ownership? As landowner do they have a responsibility to selection of unit tenants and the function of the site?

Concerns Social Amenity:

- Increased Crime – Already have had incidents arising from the Homes west dwellings in the area _ 2 in the last week. If the house has a high turn over of non residents does that increase the probability that one of them will have antisocial tendencies?
- We have people living on their own, elderly and young families within immediate proximity – how do we address their fears?
- For those of us not home during the day – how can we be guaranteed that people will not be wandering around our properties?
- Homeless vouches have been given to people to use the Premier Hotel – Staff saying 8 out of 10 were evicted and they were concerned working with the behavioural issues. Are these the same people that will be staying at the prospect house?
- As home owners, all of us choose to buy our properties in a quiet residential cul-de-sac. We chose to live here. We did not choose to have a home for the homeless next door. It would have significantly impacted on our decision to live here. We enjoy our safe street and that children can play in the street and that people can go work with out undue concern relating to the security of their homes.
- We have had two prison officers that have had to move out of the neighborhood because of the possibility of being recognized by residents of Prospect house. This does not give us confidence that the people going in there are appropriate.

The Council Proposal.

The council submission stated that there would be a duress alarm installed at the Site? Why would this be needed if we are told that these people will be selected not to cause trouble?

Council Officers have recommended allowing a change in the rezoning for the site for 12 months. If prospect house is to precede it has to be run strictly in accordance of the conditions as stipulated by council – and not changed in any way.

- Will we have a say on the conditions that should be in place?
- Will community safety be one of the conditions?
- How will these be enforced?
- Who records the failures – what is your criteria for failure.
- What are the conditions on the site for the site to be rezoned back to residential?
- How long will the process take to get the residential rezoning back if the house proposal does not work?
- Will the residents have a say in the rezoning when the site is reconsidered?
- What rebuke will the residents have if there is anti social behaviour is there someone we can / ring or write to.

Point 1

Each and every homeowner and ratepayer in close proximity to 51B Discovery Drive has taken umbrage in the manner in which this proposal was first made public, and subsequent media releases in the newspapers, on radio and television, by the proponents of this project, which appear to indicate that Council approval is a foregone conclusion. The release of these media statements and the interviews given by the proponents of this project are seen to have been a violation of due process. No media release or statement should be made public until such time as Council approved the change of use for this property. In addition, the full disclosure of the stated aims and purpose of Prospect House have been glossed over with most members of the public thinking that Prospect House is to be a men's refuge. As recently as the 24th of June 2010 in an article in the Weekender headed "Fundraisers sleep rough in CBD", the statement is made that Prospect House is being planned to provide a base for men with nowhere to stay. This statement infers that Prospect House is to be a refuge. Another article in the Weekender dated 17th of June under the heading "Prospect Delayed" Mr Probert is quoted as saying that his group was happy to delay the application for a month and provide more information on the proposal. He goes on to say in the final paragraph of the article, and I quote, "A month's delay is a bit of a pain, but we'll bear that." Unquote. This statement again infers to the reader that approval for the change of use application as put before the Council is a foregone conclusion.

Point 2

Ratepayers are still concerned that no guarantees are in place to exclude men with substance abuse, mental health or behavioural problems. In a reply to my email dated 25 Feb 2010 to the Council where I sought assurances that a guarantee would be put in place I was informed that, and I quote, "This is a condition of planning use." Unquote. I note with interest that the motion as put before Council on 15 June 2010 makes no note of this condition at all. We respectfully request that a condition to cover this contingency be included in the motion before a vote is taken to approve or reject this motion.

Point 3

In their initial proposal to Council, the proponents at no time stated what age group the men selected for this project would come from. Subsequently we have been informed that only men 25 years of age or over will be selected. What assurances do residents have that if the qualifying numbers of homeless men of the age group 25 and above are insufficient to make this a viable project that proponents will not lower the age group to ensure its ongoing viability?

Point 4

Concern has been expressed that the location of this house is too far from the Albany Central Business District to enable participants to readily access government instrumentalities when seeking employment, housing assistance, etc. It is noted that a shelter for homeless men has already been set up on a temporary basis by the Regional Counselling and Mentoring Service in Alexander Street which is reported to be able to accommodate up to seven men. We note with interest that no government funding is being received to operate this service. It is our firm belief the funding that is being channelled into Prospect House would be better spent in assisting Alexander Street to meet

the needs of the homeless. Additionally, Alexander Street would be a more preferable location for the stated aims of Prospect House as it is much closer to the amenities and facilities provide by the Central Business District.

Point 5

The issue of the caretaker/manager has caused some concern in that St Vincent de Paul Society has “flip-flopped” from a full time to part time and back to full time caretaker/manager. We seek assurances that if approval of this project is granted that there will be a full time caretaker/manager on site as per the motion put before the Council on 15 June 2010.

Point 6

We have been informed that the success or failure of the program will be assessed by both Community Housing, (the provider of the house), and the Department of Education, Employment and Workplace Relations. This review will be ongoing and basically if there has been insufficient take up (perhaps less than 50% occupancy) or poor job hit rate (less than half the clients employed after three months); the funding would most likely be pulled. The house would then revert to the Department of Housing. Does this mean that if a homeless man takes up the offer of assistance and “has a go” under this scheme and decides after a week or two that he would rather be somewhere or do something else that statistically he is recorded as a failure? What assurances do the Council and its ratepayers have that statistics provided to any assessment panel will not be “sugar coated” to ensure the continuing viability of the project?

Point 7

According to the original submission to the Council, the demand for this project was based as a direct response to the recommendations of the Cotton Report which was funded by the Great Southern Development Commission in 2008. The study involved the collection and summarization of considerable **anecdotal** (I emphasise the word **anecdotal**), evidence from persons representing organizations that have contact with homeless men and women.

According to the Cotton report at paragraph 5.6 “there are an **estimate** of up to five men aged over 25 years requiring assistance to find crisis accommodation each month of the study”. Please note that the figure of “**five men**” is an **estimate** only and are not borne out by any verifiable statistics.

The Cotton report also says that Police Department data indicates between three and 8.5 males each month in the Lower Great Southern, (not just Albany), are forced to stay away from spouse/family for periods of 24 or 72 hours. The men in this situation would not qualify for assistance at Prospect House.

The statistics on which the proposal for Prospect House was based in fact show that although Albany has a problem with short term homeless men we do not have appear to have a problem with long term homelessness.

According to the statistics provided in Table 1 of the Cotton Report, and I was assured by Mr Probert that the statistics for 2008 as shown in the report are still relevant for 2010, during the 9 month period, January to September 2008, covered by the report, there were only 16 requests from males

for accommodation assistance to St Vincent de Paul Society in Albany for a total of 62 nights. This is an average of less than two men per month at an average of seven nights per month. During the same period other agencies also received requests for assistance but their statistics were "*anecdotal*" only. Statistics showing the number of these men who had heavy substance abuse, serious mental health difficulties or major behavioural problems are not available. If one was to make an assumption and say that one third of those 16 that required accommodation assistance had the aforementioned problems, that then would leave approximately 12 men eligible for the proposed "residential training unit".

Again, statistical figures suggest that all the homeless men that requested assistance only required short term accommodation (eg. 1 to 5 nights). However, to be fair if we make the assumption that of the 12 homeless men remaining, half require long term accommodation; that leaves a total of six men over a period of nine months that would have been eligible for the program should they all take up the offer. This hardly makes Prospect House a viable or economic proposition, if it is to be run as has been proposed.

Whilst questioning Prospect House's economic viability, it was noted with interest that an article in the Albany Advertiser on 1 June 2010 stated that government funding for Prospect House has lapsed.

Point 8

The Cotton Report also gives numerous instances of programs that were available to assist the homeless in the region over the past 25 years or more. Some of these include a lodging house in Frederick Street, Bunnings House, two accommodation units in North Road operated by the Salvation Army, and Sinclair House. Each of these facilities, and others not mentioned, closed for one or more of the following reasons,

- Client dynamics,
- Lack of operational funding,
- Tenant misuse of accommodation, or
- Maintenance costs arising from theft or damage.

As at 2008 it is reported that the Premier Hotel accepted homeless referrals from the Salvation Army and St Vincent de Paul however hotel management stated that eight out of ten clients were asked to move on because of one or more of the following issues,

- Smoking, drinking and drug taking in the room,
- Problems in the bar,
- Poor personal hygiene, or
- Behavioural problems related to possible mental health issues.

The majority of residents in and around the proposed Prospect House are fearful that the quiet amenity of the area that they currently value so highly may be eroded should similar problems experienced by previous projects occur in this area.

Point 9

Our final reason why we believe that this proposal should not go ahead is the fact that a number of young children reside in the Department of Housing owned unit at 51A Discovery Drive, Spencer Park. These children frequently play in the common area immediately to the front of the two units. Having an itinerant population of men, previously classified as homeless, living in the adjacent unit would be worrying for any young family, especially if by circumstances they had nowhere else to turn should problems occur at Prospect House. Additionally, a number of children also currently use the pathway at the end of Discovery Drive to access St Joseph's Catholic School each morning and afternoon.

Conclusion

The whole crux of this meeting is for the Councillors present to determine whether or not they should vote for or against the proposal to issue a Notice of Planning Scheme Consent for a Use Not Listed (Live in Job placement program for the homeless) at 51B Discovery Drive, Spencer Park.

The residents of Spencer Park believe that the Councillors, once having taken notice of our previously stated concerns, should reject the proposal to issue a notice of Planning Consent.

We propose that 51B Discovery Drive remain a residential unit and that it be used for the purpose for which it was originally designed and built. That is - a family home.



FILE REF: A117778 / MAN102
OUR REF: AM1036179

NOTES FROM PUBLIC FORUM - ITEM 13.1.7 DEVELOPMENT APPLICATION – LIVE IN JOB PLACEMENT PROGRAM FOR HOMELESS HELD ON 28/06/2010.

Location: Council Chambers

Time: Start 5:00 PM Finish: 6:10 PM

Public Forum Protocols:

- Participants: Proponent, Community, Elected members, CEO and relevant Executive Director/s;
- Notes to be kept: Date, Attendance and title of subjects addressed. This will be included in the following “Information Bulletin”.
- No decisions;
- No minutes; and
- No standing orders.

DECLARATION OF OPENING AT 5.00pm

ATTENDANCES:

His Worship the Mayor M Evans, Councillor J Bostock, Councillor D Bostock, Councillor D Dufty, Councillor R Hammond, Councillor M Leavesley, Councillor J Matla, Councillor D Wolfe, Councillor D Wellington, CEO John Bonker, EDDS G Bride,

Members of the Media (0) and Public (61)

APOLOGIES

Councillor R. Paver, Councillor C Holden, Councillor R Sutton,

1. 5:00pm Opening by Mayor
Discussion of process and how it will be run
 - Respect of one another
 - Notes to be taken and attached to info bulletin for next agenda
 - Propose Proponent and group to speak to council an public
2. 5:05pm – 5:35pm
Presentation by proponent of 15 minutes plus 15 minutes for questions from public and Councillors
 - Elaine House on behalf of Prospect House – presented power point presentation (copy of power point in Information Bulletin 20/7/2010).

Council questions:

- Councillor Hammond – What are the funding arrangements:-
 - approach Department of Education Employment and Workplace Relations (DEEWR), time frame expired no assistance from DEEWR to date;

- Vincentcare will re-apply to DEEWR in July for funding;
- funding currently provided by St Vincent de Paul, \$7 million to provide service delivery recently raised of which \$460K raised at CEO sleep out in Perth, Vincentcare has been allocated \$2 million. All funds have been raised by fundraising. If need be St Vincent de Paul will fund on an ongoing basis.
- Councillor Bostock asked why this house had been chosen, response was this property was supplied by Dept of Housing and was available, and it is an ordinary house and part of normal society and meets criteria being close to shops, bus route, and not on a tavern/hotel route.

3. 5:35pm – 6:05pm

Presentation by community members 4 minutes each with time for questions by Councillors

- Presentation of behalf of Residents:- K Hoekstra
 1. Mr Hoekstra was disappointed with adverts/reports in media that Prospect House was a foregone conclusion.
 2. Expressed concerns about the tenants and whether individuals with mental health issues would use this facility.
 3. Felt that the location was too far away from CBD, and that shelter already exists in Alexander Street and funding should be directed to this facility.
 4. Concerned that caretaker/manager will be part time rather than full time. If project approved community seek assurance that full time caretaker/manager will be on site.
 5. Demand for this project was based as a direct response to the recommendations of the Cotton Report – funded by Great Southern Development Commission in 2008. Community believe Prospect House is not a viable or economic proposition due to statistics.
 6. Stated that Cotton Report gives numerous instances of programs to assist the homeless over the past 25 years of which have all closed due to dynamics, lack of funding, tenant misuse and maintenance costs from theft or damage.
 7. Believes the proposal would worry parents of children who reside at that at 51a Discovery Drive and frequently play in the common area.
 8. Believes proposal should be rejected by Council.

Councillor questions:

- Councillor Hammond – Would there be any community member to go on management committee:-
 - group has not been canvassed to date

Residents Response:

Evan Chadfield on behalf of residents:-

Meeting with residents –

- Concerned with the way that the residents were approached in relation to proposal, with their being limited public consultation until now, community feels they have been put in position to not be forth coming to embrace, feel they have been bulldozed into situation, community concerns need to be answered.
- Concerns relating to location and site – residents believe this unit was built to house families not homelessness.
- Concerns relating to Selection Criteria – how can community be assured selection criteria will be adhered to.

- Concerned about neighbourhood, residents have chosen to live in quiet Calder sac, residents have had no issued to date living in this area, residents feel this gives greater exposure to problems.
- Believes location is inappropriate – long way from work, training, town.
- Concerns with size of house, requests Councillors to undertake inspection to the house.
- Concerned that 2 prison officers had to leave the area because of this house.

Council questions:

- Councillor D Bostock – asked whether the community could put forward a list of conditions they like imposed to address their concerns in the event Council were to support proposal.
- K Hoekstra advised that submissions have addressed all issues.

Planning Response - G Bride:

- Advised that the residents minutes etc will be appended to the July Agenda, and all public will be invited. Conditions have been recommended and all concerns will be addressed in upcoming report.
- His Worship the Mayor Milton Evans, CEO John Bonker and EDDS Graeme Bride have looked at house closely.

Community Response – K Hoekstra:

- Request Councillors check location of property in question.
- COA Planning to arrange visit of property with Chris Probert to enable Councillors to inspect inside the building
- Entry criteria – community request focus on public who want to engage in project and gain employment, candidates to be screened

Support:

Nicolette Williams Comments:

- Took part in the sleep out and discussed the important issues surrounding the homeless
- Would like to see Council support project for at least first 12 months and please give this project the consideration it deserves and the public the opportunity to support it

Andrew Markovs Comments:

- Advised that from an Architect's point of view the house is a quality building, and more than suitable to accommodate 5 people.
- Is concerned that homeless men are seen as a problem and it is being insinuated they will have, criminal, mental, social or attitude problems, they are ordinary people facing challenges who need a helping hand.

4. 6:05pm – 6:10pm
Opportunity for proponent to respond to any issues raised by the community, and whether further measures can be introduced to address any issues raised

K Hoekstra closing statement:

- Concern due to Cotton Report, lack of funding, tenant misuse and residents believe this is the wrong place to have Prospect house

5. 6:10PM – Close by Mayor

- Meeting Closed at 5:58pm



Vincentcare

a Special Work of the St Vincent de Paul Society

Chris Probert

President, St Vincent de Paul Conference

Yvonne Pallier

Manager Vincentcare, a special works of St Vincent de Paul

Sarah Goddard

Care Manager, Vincentcare



Vincentcare

a Special Work of the St Vincent de Paul Society

Mission – To offer support and accommodation to:

- people with a mental illness
- people experiencing and at risk of homelessness; and,
- those people leaving mental health institutional care.



Vincentcare

a Special Work of the St Vincent de Paul Society

In providing this service, we support clients based on a “recovery” model of care.

All clients have the capacity to achieve their full potential and reach a level of independence and integration within the community.



Vincentcare

a Special Work of the St Vincent de Paul Society

How we do it

Provide self managed, shared and hostel accommodation with varying levels of service and psychosocial support to individuals who have a diagnosed mental illness and who are homeless or at risk of homelessness.

How we do it

- Meet operating regulations and performance standards set by local, state and commonwealth governments.
 - Dept of Health - Licensing, Contract Performance & NGO Care Standards
 - Dept of Housing – Contract & Preferred Provider Status Obligations
 - Local Government - Boarding House Licensing
 - Meets National Food Safety Standards, Medication Standards, Hazardous Material Handling etc



Vincentcare

a Special Work of the St Vincent de Paul Society

How we do it

- We develop partnering relationships with:
 - government
 - mental health services over the care of people
 - non government services
 - communities



Vincentcare

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How we do it

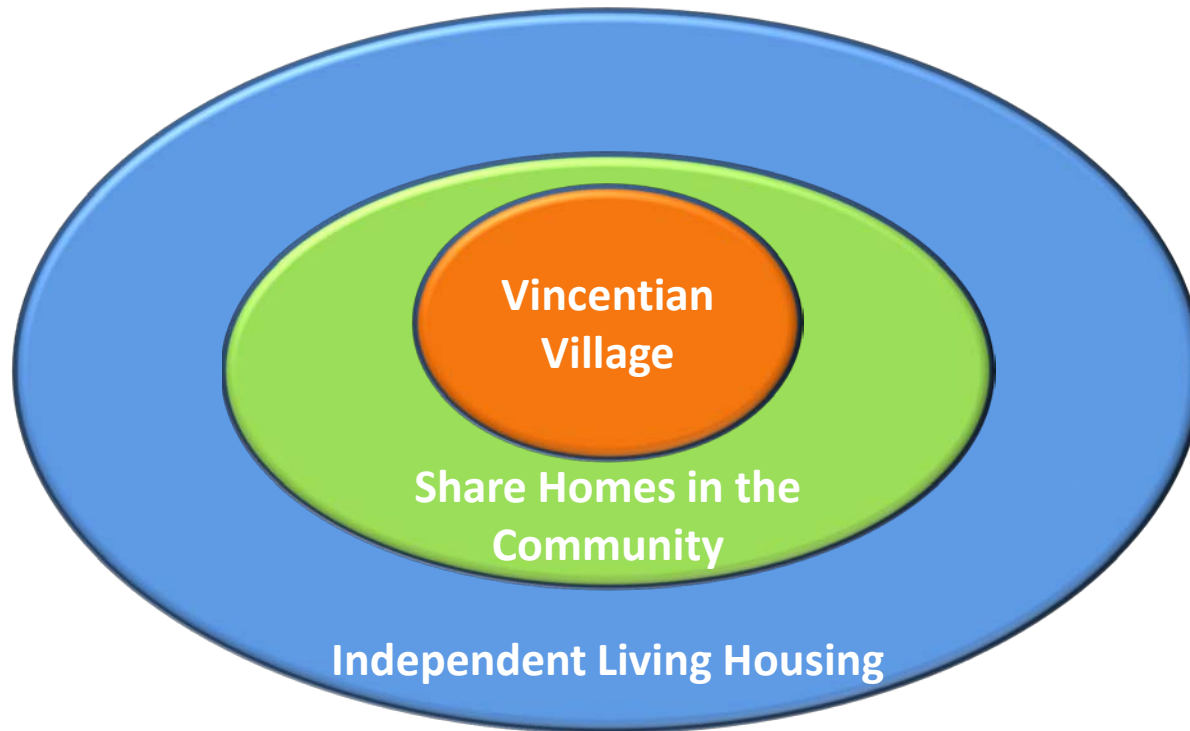
- Have applied a Continuous Improvement Program with a monthly cycle to focus on safety, quality, staff communication and education.
- Have budget performance and review for better prices and costs for services a continuous process.



Vincentcare

a Special Work of the St Vincent de Paul Society

The Vincentcare Model of Mental Health Care



Vincentcare

a Special Work of the St Vincent de Paul Society

Independent Living

- 4 Metro complexes with 33 beds
- 157 Social Housing in Metro South with 333 beds
- 66 Affordable Metro Houses with 136 beds
- 18 Social Houses in Bunbury with 36 beds
- 8 Affordable houses in Bunbury with 17 beds

Share Housing

- 9 Houses with 39 beds with part time support

Vincetian Village

- 28 unit / beds apartments with full time support



Vincentcare

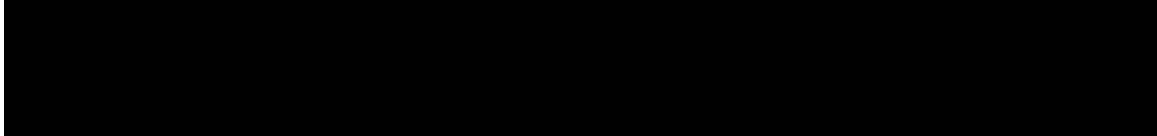
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ERS RESIDENCE .

ADMINISTRATION

COMMUNITY CENTRE AND



Street View Drawing



Street View

Bulletin Item 1.1.1
Agenda Item 13.1.1 refers 46 pages



Administration



Appartments



View from the Swan River Park



Variable Level Landscaping

Bulletin Item 1.1.1
Agenda Item 13.1.1 refers 46 pages



Variable Features



Resident Activities

Bulletin Item 1.1.1
Agenda Item 13.1.1 refers 46 pages



Resident Activities



Grow Our Own Herbs



Dining Room



Kitchen

VINCENTCARE BAYSWATER HOUSE





Warwick House

VINCENTCARE FULLY FURNISHED UNITS

Bulletin Item 1.1.1
Agenda Item 13.1.1 refers 46 pages



Leederville



Glendalough

Vincentcare

- Has hundreds of neighbours, we already accommodate 100's of people with a mental illness and people who have been homeless
- Have had no complaints in the past 5 years
- Is a good neighbour
 - We help elderly neighbours with their maintenance
 - We have morning tea's and open house for neighbours
 - The house next door recently sold at record price for the suburb



Vincentcare

a Special Work of the St Vincent de Paul Society

Prospect House - Albany

- Share House
- Short term homeless men
 - Physically fit people, willing and ready to work
 - People not involved in the justice system
 - People with no adverse mental health issues
 - People with no adverse alcohol issues
 - People with no adverse drug abuse issues
 - People with no adverse behavioural issues
 - People with no antisocial issues
 - People who have agreed to abide by the house rules



Vincentcare

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Prospect House - Albany

- House will be supervised 24 /7
 - There are 3 after hours call numbers available to all neighbours
 - Residents of the house are required to be fully occupied on their recovery and reentry into the community – there will be not time for any other activity.



Vincentcare

a Special Work of the St Vincent de Paul Society

Prospect House - Albany

- We are happy to comply with Councils requirements including
 - No on-street parking
 - Two extra parking bays
 - No signage - a normal house in the community
 - Open door access for neighbours
 - neighbours will be able to discuss the operation of the house with us at any time
 - Council reassessment after 12 months



Vincentcare

a Special Work of the St Vincent de Paul Society

Prospect House - Albany

Property Values

- Two professional property valuers were consulted (one local and one in Perth) and advised there is no sales evidence that Prospect House would adversely affect property values.
 - Both valuers have been in the industry for around thirty years beginning with the Valuer General's Office and now in private practice.
 - It has not happened with
 - Women's Refuge
 - Young House
 - Milgrey House
 - Maarmia and
 - Ballard Heights and
 - Any other St Vincent de Paul service / property



Vincentcare

a Special Work of the St Vincent de Paul Society

The Community of Albany

- To our shame the needs of Albany's homeless has come to the attention of national and state government.
- Government money has come to Albany for homelessness services recently
 - Anglicare
 - Halfway house
 - Department of Housing



Vincentcare

a Special Work of the St Vincent de Paul Society

The Community of Albany

- This is community issue for Albany
- St Vincent de Paul can help
 - as a professional service provider
 - with the in house resources to provide this service, at no cost to local rate payers
 - with a recovery based model and a path for people out of homelessness



Vincentcare

a Special Work of the St Vincent de Paul Society

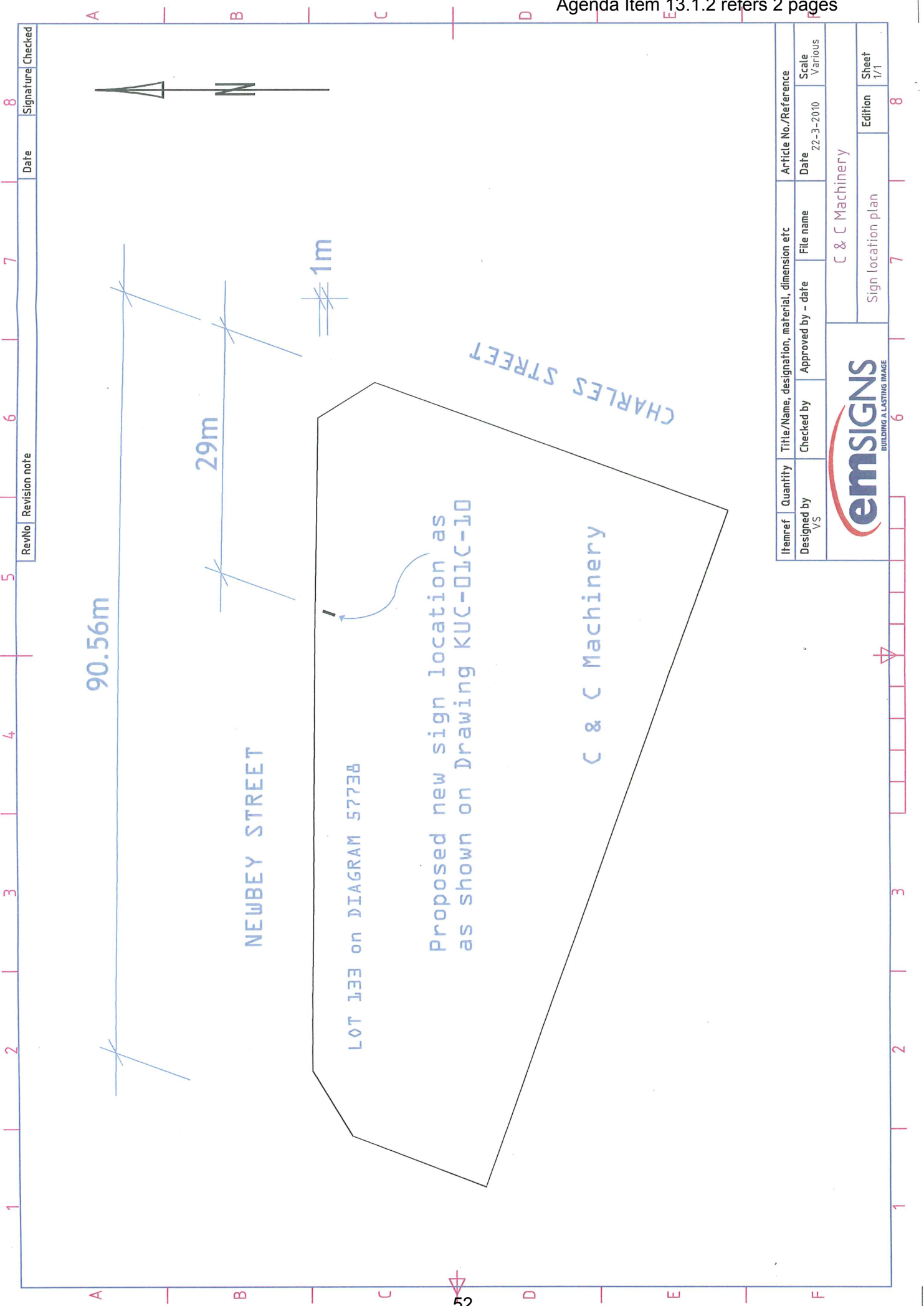
The Community of Albany

- Homelessness in Albany has received national attention and this is something about which we should be appalled.
- Ultimately Albany needs to take responsibility for Albany's homeless.
- Prospect House offers this opportunity.



Vincentcare

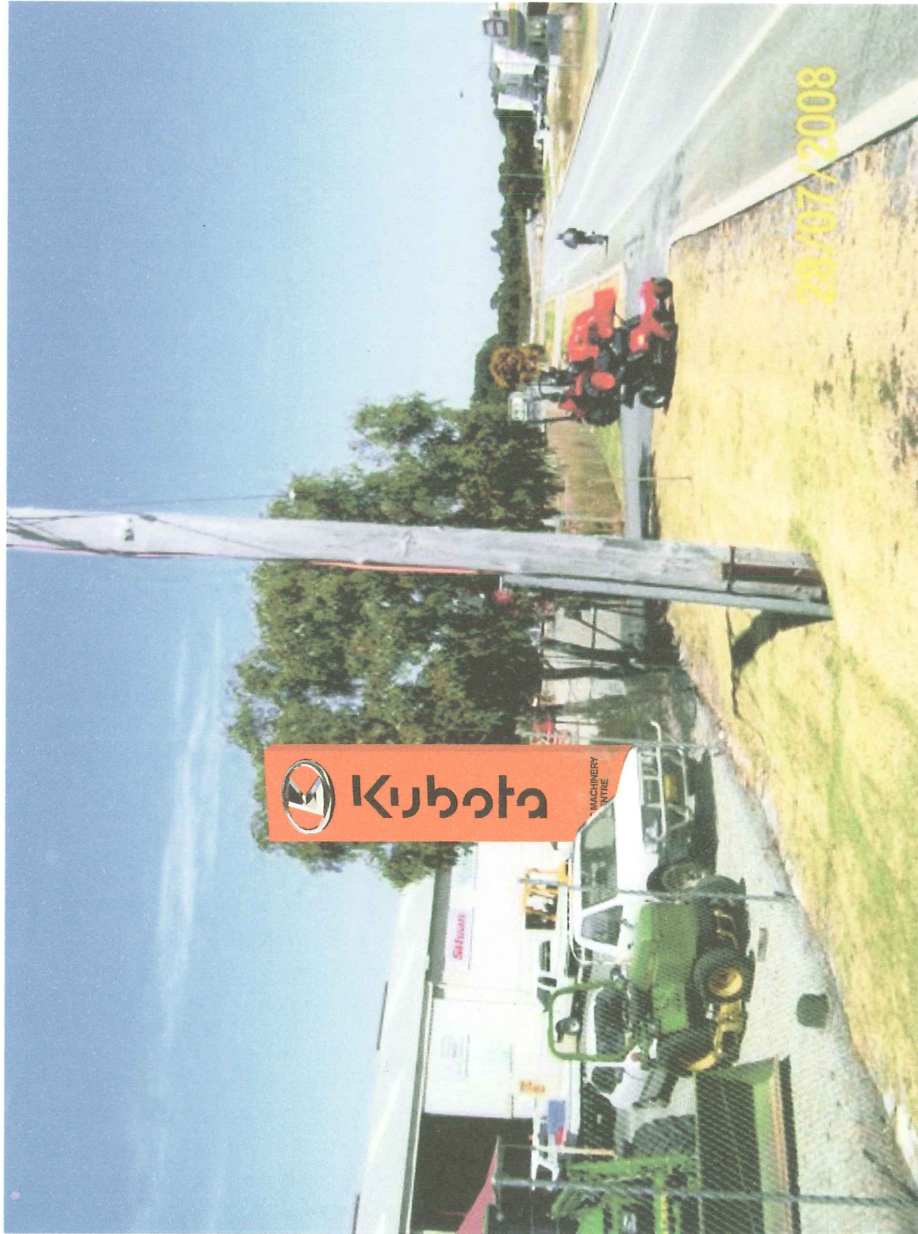
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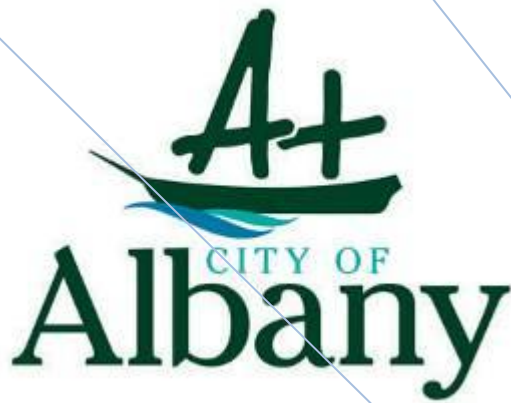


Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by VS	Checked by	Approved by - date	Date 22-3-2010
		File name	Scale Various
C & C Machinery			Edition
Sign location plan			Sheet 1/1

RevNo	Revision note	Date	Signature	Checked
5				
6				
7				
8				

DOUBLE SIDED NON-ILLUMINATED BLOKE SIGN





SECOND DRAFT

Tourism Accommodation Planning Strategy

-Meeting Tourism Demands to 2020 -

Strategy is prepared in accordance with the recommendations in Western Australian Planning Commission Planning Bulletin 83.

Prepared in consultation with Pracsys
January 2010

Version Control

Version	Date	Status	Distribution	Comment
1	July 08	Draft		
2	January 10	Second Draft		

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Disclaimer

The statistical information contained in this report has been prepared by **Pracsys** with care by the authors and includes information from apparently reliable secondary data sources. The consultants have relied on that data for completeness and accuracy. However, the consultants do not guarantee the information, nor is it intended to form part of any contract.

Accordingly all developers or parties wishing to rely upon that data should make their own inquiries to verify the information and it is the responsibility of interested parties to satisfy themselves in all respects.

The City of Albany and **Pracsys** disclaim any responsibility to any third party acting upon or using the whole or part of the contents of this report.

Planning Timescale:

A strategy document should set long term direction, whilst providing for short to medium term decision making. This strategy seeks to establish the requirements for tourism accommodation to the year 2020, however the land use decision-making should be reviewed within five (5) years of adoption of this strategy to ensure the relevance of the information contained in the strategy and to adjust the strategy to reflect changing market expectations.

1. Project Background and Context:

Tourism is a significant contributor to the economy of Albany and a strategic approach is required to ensure the sustainable growth of the industry and to provide the community and decision-makers with direction on a land use planning framework for tourism development.

The Albany Local Tourism Planning Strategy has been prepared by the City of Albany, in association with **Pracsys**, to provide the community with a degree of confidence on planning decisions relating to the preservation and planning of tourism sites throughout the City of Albany.

This study is borne out of the recognition by the City of Albany of the need to preserve and plan tourism infrastructure into the future to promote Albany as a viable tourism investment and visitor destination, with the capability to attract and cater for a broad range of tourism market segments. The strategy acknowledges the need to plan for a range of accommodation styles and star ratings throughout the City to accommodate growth, whilst recognising that the development of these sites for tourism purposes is complicated by potential competing land uses and the investment limitations placed on tourism developers.

A major influence on the project is the Tourism Taskforce Planning Report which was endorsed by State Cabinet in 2006. The report included a range of policy recommendations including:

The preparation and approval of local tourism planning strategies or specific tourism components within local planning strategies by local government as a framework for decision-making on tourism proposals. The tourism planning strategy will need to identify strategic tourism sites and /or locations to provide for the retention and future development of a range of tourist accommodation in that locality, and sites suitable for tourism development with a residential component.¹

The objectives and outcomes for the strategy require:

1. The development of a dynamic accommodation supply and demand model that enables the City of Albany to predict the future demand for specific categories of accommodation relative to market trends and to identify gaps in the accommodation market to be addressed by the local tourism planning strategy. This work was undertaken by **Pracsys**, in consultation with major stakeholders;
2. Develop a site assessment methodology that will provide a transparent, internally consistent framework for assessing the relative tourism value of identified sites and the preferred development options for each;
3. Apply the site assessment methodology to a shortlist of sites to arrive at a determination of the priority tourism development sites in the City of Albany and refer the analysis and findings back to the supply and demand analysis; and
4. Review the City of Albany's planning policy and strategy environment with a view to providing recommendations on changes to the Albany Local Planning Strategy to enable the optimal protection and planning guidance for prospective tourism sites in the city.

¹ Tourism Taskforce Planning Report (pg 64), January 2006. Government of Western Australia

Pracsys provided a demand and supply analysis of the tourism product for inclusion into this Report and the consultant met with **local industry peak bodies** as part of the information gathering. Included in Appendix 1 is a list of issues raised by those stakeholders that **are relevant to the future expansion of tourism in Albany. Those issues** outside the scope of this Report **and will be the subject of** independent review and action.

City of Albany staff and Councillors also held a workshop with caravan park operators, the tourism sector most affected by the strategy, and the views expressed by that market segment are expanded upon in Section 5 of this report.

2. Demand Analysis:

The demand analysis undertaken by *Pracsys* is based on data from numerous sources, including Tourism WA Albany visitor statistics and consultation with a range of accommodation providers and other tourism stakeholders in Albany. Established data sources such as Tourism WA data only segment visitors by point of origin (i.e. international, interstate, domestic), while other studies such as the Albany Tourism Development Study by Hub Research (commissioned by the City of Albany) only refer to general visitors to accommodation types such as caravan parks, motels/hotels and bed & breakfasts.

To arrive at a meaningful and relevant demand analysis it is necessary to segment the market into groups that have specific accommodation requirements. Each of these segments may use a range of accommodation types and different segments will have varying degrees of usage of each accommodation type. Considering this, the tourism market for this study has been divided into six segments accordingly:

- Business Travellers
- Tour and Coach Groups
- Backpackers
- Families on Holidays
- Independent Retirees
- Couples on leisure

This approach to visitor segmentation has met with approval from all the industry stakeholders that *Pracsys* interviewed in the course of the study. The breakdown of accommodation usage by user segments is based on an anecdotal response from a range of accommodation providers and other tourism stakeholders in Albany. While this segmentation is a functional approach to demand modelling the current method of collecting tourism and visitor data does not readily support the approach. The modelling requires verification by targeted research of visitor behaviours in Albany on a regular (i.e. 2 -3 year rolling survey) basis. Such a research program would look to enlist the participation of accommodation providers in Albany with a well structured, concise visitor survey to regularly record visitor behaviours and preferences.

The modelling is based on known, verifiable, 2005 Tourism WA data for Albany which reports:

- 363,700 visitors to Albany (in the survey year)
- 1,289,000 total visitor nights (in the survey year)
- Average length of stay – 3.55 nights
- 31% of visitors stay in non-commercial accommodation
- Approximately 900,000 commercial visitor nights

Using the 2005 estimates as a base year and cross referencing the data with anecdotal responses from tourism stakeholders, the breakdown of visitors to Albany by segment is detailed in Figure 3 below.

The main segments are families on holiday, retirees of independent means, couples on leisure and corporate/business travellers. Of these segments, corporate/business travellers are believed to be the most rapidly growing segment whereas families are believed to be more or less stable. Retirees and couples on leisure are considered to be relatively stable but becoming more affluent which may have an influence on the type of accommodation sought over the medium to longer term.

Figure 3 - Albany Visitor Segmentation – Visitor Numbers by Market Segment

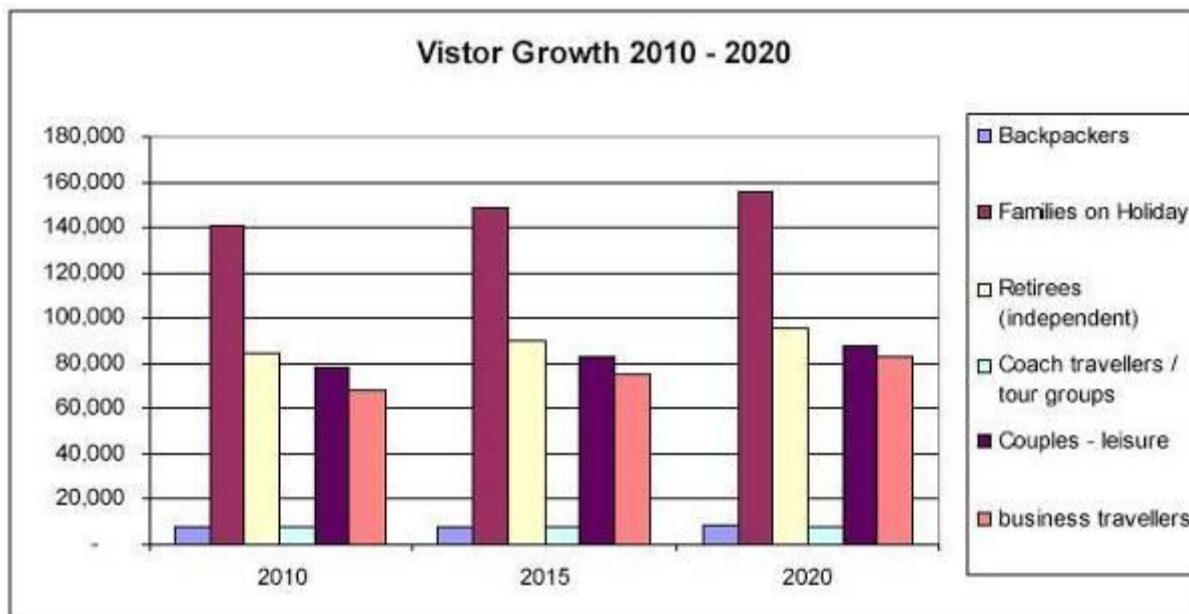
Segment	Estimated Share	Predicted Totals (2005)	Comments
Backpackers	2%	7,274	Growing, more affluent
Families on Holiday	37%	134,569	Stable
Retirees – independent	22%	80,014	Growing, more affluent
Coach travellers/tours	2%	7,274	Declining
Couples leisure	20%	72,740	Stable, but more affluent
Business travellers	17%	61,829	Growing
TOTAL	100%	363,700	

Source: Tourism WA and Pracsys Modelling

In the five year period to 2010, overall visitor numbers are expected to increase in the order of 6% for that period. This rate of increase is carried forward to 2020, however, the growth rate beyond the initial five year period to 2010 should be treated with caution owing to the difficulty in forecasting on a range of variables. Visitor growth estimates beyond 2010 are primarily for modelling estimates and will require verification by scanning visitor behaviours and the external environment on a regular basis.

While the overall visitor growth rate is estimated at 6 - 7% in each five year period, the growth rate in each segment will vary between 2% for tour/coach groups and approximately 10% for commercial/business travellers. Figure 4 charts the anticipated growth in visitor segments between 2010 and 2020.

Figure 4 - Visitor Growth by Segment 2010 to 2020



The overall visitor growth translates into a total projected visitor nights for various types of commercial accommodation, notably:

- Backpackers
- Caravan Parks/Holiday Villages
- Bed & Breakfasts
- Self Contained Units/Apartments
- Motels/Hotels up to 3 star
- Motels/Hotels 4 star plus

The estimate of total visitor nights (excluding that percentage of visitors who stay with friends and relatives, or in private rented accommodation) is based on a projected average length of stay (visitor nights) in each accommodation type multiplied by the average persons per room in each form of accommodation and projected out until 2020. Figure 5 details the growth in total annual visitor nights by visitor segment from 2005 to 2020.

Figure 5 – Visitor Nights by Segment 2005 to 2020

	2005	2010	2015	2020
Backpackers	28,227	29,074	29,946	30,844
Families on Holiday	537,199	564,059	592,262	621,876
Retirees (independent)	319,416	338,581	358,896	380,429
Coach travellers/tour groups	7,274	7,419	7,568	7,719
Couples – leisure	290,378	310,705	329,347	349,108
Business travellers	123,658	136,024	149,626	164,589
Total	1,306,152	1,385,862	1,467,645	1,554,565

Figure 6 Details the projected demand in total visitor nights for each class of commercial accommodation over the period 2005 to 2020.

Figure 6 – Projected Demand for Commercial Accommodation (Total Visitor Nights) 2005 to 2020

Accommodation Type	2005	2010	2015	2020
Camping	9,904	10,457	11,017	11,608
Self Contained Accommodation	294,270	311,864	329,863	348,964
3 star motel/hotel	196,092	208,641	221,596	235,428
4 star motel/hotel	125,549	134,456	143,871	154,017
5 star motel/hotel	76,741	82,013	87,491	93,370
Backpacker	2,269	2,338	2,408	2,480
Caravan Park/Holiday Village	202,654	213,915	199,044	237,604
Bed &Breakfasts	24,950	26,712	114,279	30,366
Total	932,429	990,395	1,109,569	1,113,836

3. Supply Analysis

3.1 Accommodation

From a supply perspective, it is important to distinguish between absolute bed supply and potential visitor nights and likely functional supply. Providers usually provide a mix of accommodation sizes and types but regardless of the number of bedroom or beds an accommodation unit features, it is classified as occupied whether it is a family of five or a single person using the accommodation unit.

In this regard, likely functional capacity is the estimate practical accommodation supply derived according to the following formula:

$$\text{Functional Capacity} = \text{total accommodation units (all providers)} \times \text{average users / unit} \times 365.$$

The likely functional accommodation supply currently in Albany is estimated at approximately 1,082,000 visitor nights. This estimate does not include planned accommodation yet to come on stream.

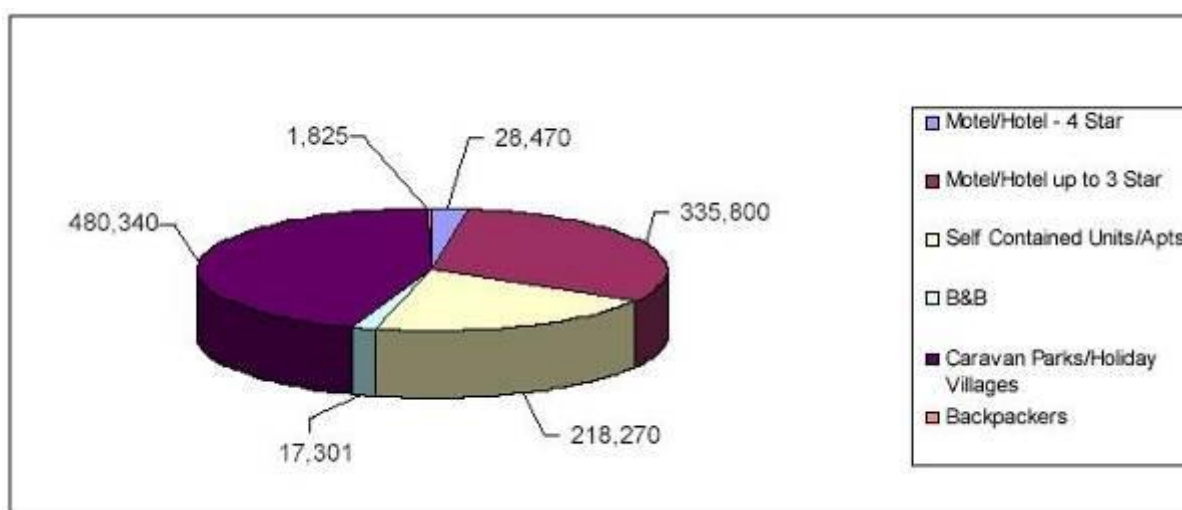
The number of accommodation providers by type is detailed in Figure 7.

Figure 7 – Albany Accommodation Supply

Accommodation Type	Number of Establishments	Total Rooms/Units
Motel / Hotel 4 Star plus	1	39
Motel / Hotel up to 2 Star	10	433
Self Contained Units / Apartments	35	216
Bed & Breakfasts	15	45
Tourists / Caravan Parks	10	154 chalets, 230 powered sites, 152 unpowered sites
Backpackers	2	20

Based on an audit of accommodation stocks in Albany, the likely functional supply capacity per accommodation type is detailed in Figure 8 below:

Figure 8 – Likely Function Annual Visitor Nights – All Accommodation Supply



3.2 Accommodation Gaps and Opportunities

To arrive at an understanding of accommodation gaps and opportunities, it is important to recognise that each visitor segment will utilise different accommodation types at different rates. The distribution of visitor segments across accommodation types requires verification by direct visitor surveys on an ongoing basis.

It should also be noted that demand for 4 and 5 star accommodation is an indication of pent up demand given that there has been only one 4 star rated motel in Albany². The demand for 3 star motel / hotel accommodation may also be artificially high given that visitors who might ordinarily demand 4 stars or better might settle for the available stock of accommodation. From a marketing and positioning perspective, the lack of high end accommodation in Albany may also be a significant disincentive for some travellers to visit the city.

Overlaying the current and project demand for accommodation over current supply results in an estimate of the ratio of demand for accommodation going forward. The most readily apparent interpretations of the results are:

- Undersupply of self contained accommodation (units/apartments) which is likely to become more urgent over time
- Demand for motel/hotel accommodation of up to 3 star is probably artificially high given the dearth of higher rated accommodation. There is arguably an oversupply of this type of accommodation which will be highlighted as other accommodation stock comes online over time. There is no “normal” level of accommodation in the context of this model. Rather, there is only the gap between supply and demand.
- Substantial shortfall in 4 star plus accommodation with potential demand for 4-5 such rated providers of 60 to 100 rooms going forward.
- Backpackers accommodation appears to be about right with no pressing need for new supply in this category.
- Caravan parks are highly seasonal and the modelling does not suggest a shortfall in this type of accommodation in general terms.

The quantum of demand for each accommodation type is modelled in the Cumulative Demand component of the New Accommodation Supply Model prepared by *Pracsys*.

Figure 9 details the accommodation demand ratio for the stated accommodation types out to 2020.

The accommodation demand ratio is an index of the potential demand for the number of development types of a recommended size. The demand ratio for 4 star motel/hotel accommodation for example, suggests that there is presently potential demand for approximately four developments of this type of between 60 and 100 rooms capacity.

² Report findings incorporate the 39 room Esplanade Hotel demolished in 2006.

Figure 9 – Accommodation Demand Ratios 2005 – 2020

Accommodation Type	Accommodation Demand Ratio			
	2005	2010	2015	2020
Self Contained Accommodation	1.35	1.43	1.51	1.60
3 star motel / hotel	0.62	0.66	0.70	0.74
4 star motel / hotel	4.41	4.72	5.05	5.41
5 star motel / hotel	-	-	-	-
Backpacker	1.24	1.28	1.32	1.36
Caravan Park / Holiday Village	0.42	0.45	0.41	0.49
Bed & Breakfast	1.44	1.54	6.61	1.76

4. Strategic Sites Assessment Methodology

4.1 Evaluating Strategic Sites:

In order to comply with the Western Australian Planning Commission (WAPC) Planning Bulletin 83 and the recommendations outlined in the Tourism Taskforce Planning Report, a site assessment methodology is required which will define at a local level, those sites that the City of Albany wishes to identify as “strategic tourism sites” into the future.

This study incorporates an assessment methodology that creates a consistent, transparent and defensible framework to assess the relevant tourism value of a number of prospective development sites within the municipal boundary of the City of Albany. This methodology achieves the strategic site assessment approach referred to in the Tourism Taskforce Planning Report and extends that assessment to provide a “finer grained” evaluation of sites that would be considered non-strategic under that report. The report provides a transparent and practical methodology which is readily defensible in the course of a potential State Administrative Tribunal review of a future development decision.

The methodology proposed in this study recognises the need for site assessment to be informed by accommodation supply and demand analysis and to consider the relative value and uses of prospective sites in the context of the most appropriate development for a site. It is also proposed to depart from the definition of sites in terms of them being either “Strategic” or “Non-Strategic” sites as this form of identification will be confusing with state nomenclature and it provides a false impression of the tourism value of many of the sites at the local level.

The Tourism Taskforce Planning Report³ and WAPC Planning Bulletin 83 note that:

- (i) Strategic Tourism Sites are “those of State significance, which display characteristics that set them apart from other tourism sites in terms of potential for tourism development and benefit to the tourism industry”. These sites will be for tourism purposes only and permanent residential use will not be permitted. And
- (ii) Sites identified as Non-strategic have an important tourism function, which is to be retained as the predominant use. To assist tourism and facilitate the development or redevelopment of sites, up to 25% of the units and developable land area may be used for residential purposes (no occupancy restriction on the length of stay).

In this Report, rather than the determination of tourism sites as being either Strategic or Non-strategic, with hard limits on the extent of non tourism (primarily residential) development any given site might permit, this methodology proposes the following site assessment categories:

- Local Strategic Tourism Locations or Sites – These locations or sites are high value, accessible, unique sites that are primary contributors to the tourism market positioning of Albany.
- Prime Tourism Locations or Sites – These locations or sites support and contribute substantially to the overall tourism capacity of Albany and need a high order of protection from alternate land uses.
- Suitable Tourism Locations or Sites – These sites provide lower order tourism products to meet current demands or they are capable of providing future tourism product, provided site constraints can be addressed or overcome. Suitable Tourism

³ Tourism WA and the Department of Planning acknowledge that the limits on permanent residential components of tourism accommodation sites does not apply to caravan parks and flexibility lies with the individual local governments on a site by site basis

Sites have the potential to be altered over time as urban development pressures increase or the current site infrastructure reaches the end of its service life and financial re-investment is required.

Once the Report is adopted, it would be expected that the Committee formed to review the inclusion of sites into a State register of Strategic Sites would give consideration to those sites identified as Local Strategic Sites in this Report for registration.

4.2 Site Assessment Framework:

The framework incorporates both quantitative and qualitative assessment components. Given the multiplicity of issues facing a developer of the identified tourism sites the site assessments undertaken in this report can never be fully quantitative and will necessarily incorporate subjective assessments, viewed through the lens of agency priorities and drivers, not the developer. Acknowledging this constraint, the purpose of this approach is to arrive at a methodology that is comprehensive, consistent and caters for the broad agency priorities. Needless to say, the objectives of each of the stakeholders, most notably the City of Albany, the WAPC and Tourism WA, may conflict in certain instances with the City's methodology. Most importantly, the site assessments contained in this Report must be defensible in environments such as the State **Administrative** Tribunal where developers seek to make submissions on development options for specific sites, based upon the planning policy framework adopted by the City of Albany.

The WAPC Planning Bulletin 83, at section 5, lists the general location criteria for the identification of Strategic Sites as being site access, site uniqueness, a setting or aspect that creates a tourism character and ambience, access to tourist activities and amenities and the scarcity of the site. The WAPC also requires an evaluation of the suitability of the site in a land use context, the capacity or capability of the land to be developed for tourism purposes, the adequacy of the site (size) to accommodate a tourism facility and information on whether the site has a traditional social or cultural role.

The assessment methodology utilised in this Report comprises four parts:

1. Local Planning Context:-

For each site and location details are provided on the current site zoning and the site area available for development, the services and infrastructure available to the site are reviewed and any potential local or state policies or known environmental constraints affecting the site are then recorded. An evaluation is then undertaken of the capacity to undertake a development without having to await a scheme amendment, the potential for competing land uses to remove the tourism component from the site is recorded and any sites in competition with the site under evaluation are identified. A summary of the town planning framework and the development context of the site is recorded at the conclusion of this section.

2. Development Opportunity:-

Any developer wishing to construct a tourism project in Albany will evaluate the tourism advantages of the site and its appropriateness for tourists. In the Development Opportunity section, the degree of uniqueness of the site and its special attributes for the intended use are examined. Comment is then provided on the degree of competition from other sites within the City and the site's accessibility and its setting are determined. The level of supporting infrastructure that is available to the site or needs to be provided on the site is recorded. These parameters seek to determine the competitive advantage of

the site for a development, over other potential sites that may exist within the city.

3. Community Benefit:-

Tourism developments have the potential to benefit or disadvantage local communities due to the range of services and infrastructure that they require to meet visitor needs. This section examines the positive and negative aspects of the site being utilised for the intended development and seeks to identify potential community concerns over a development at the initial planning stage.

4. Comment:-

A comment is provided on each site and its competitive advantage for development. The comment is then followed by a strategic action and a classification of that site within the evaluation framework referred to in Section 4.1.

4.3 Decision Framework:

When providing a recommendation on the Strategic Action that should flow from this Report, it was acknowledged that there are a number of sites that featured in the marketing of the City and they assume an iconic position in Albany's tourism market. The tourism impacts from the demolition of the Esplanade Hotel provided a clear indication of the broader scale effects and the community concerns over the loss of an individual tourism accommodation asset.

Notwithstanding that the municipality of Albany has over 180km of coast line to the Southern Ocean and two major harbours, a large percentage of that coast is held by the Crown in the form of National Parks and Reserves. The importance of those small sections of freehold land that abut the coast is significant and greater priority is given in the Report's recommendations to the retention of sites adjacent to the coast for tourism related developments.

4.4 Key Qualitative Issues:

In addition to the quantitative site analysis, the outcomes of the Report require a qualitative component in order to answer three key questions, namely:

1. Would the loss of part or all of the site to alternative (competing) uses be to the significant long term detriment of tourism in the local, regional or statewide context?
2. What is the highest and best tourism development type for the site relative to all other possible tourism uses?
3. What other uses may be required on the site in order to facilitate the development of the preferred tourism component?

Consideration of the highest and best tourism development use of the site relative to all other potential tourism uses needs to consider the direct and indirect economic return to the developer, proprietor and community, the social benefit emerging from the extent of engagement with local business and community arising from the development option and the number of people who can benefit from the amenity as users of the development.

Prior to the development of any of the identified sites, a Proponent will subject the site to a rigorous cost benefit analysis and a design process to determine what the final product may look like and how it will perform in the market place. The analysis undertaken in this Report does not, and it cannot replicate that more vigorous design and analysis process. A series of assumptions are made on the highest and best use of the various sites in order to undertake the site evaluation and form an opinion on the short and long term tourism potential of the site. Although this assessment methodology will be applied with the best information available, there is inherent subjectivity in the process and Council may choose a different use from the possible options offered at a future date.

Generally, the sites have been evaluated on the basis that they will be used for one of the following four purposes:

- Resort
- Hotel or Motel
- Hotel / Apartments
- Caravan Park

Site 32 has been evaluated on the basis that it will be utilised for a boutique chalet development as this parcel of land was created through a rezoning process and the then Minister for Planning and Infrastructure indicated that this may be an appropriate use of that site.

5. CARAVAN PARKS AND CAMPING GROUNDS

The first draft of the strategy was released for comment in August 2008 and it attracted 17 submissions, primarily from the caravan park industry and the proprietors of individual caravan parks. Concern was expressed that the planning solutions being promoted in that draft would accelerate the decline of caravan park product into the future, it would make it harder for existing operators to remain viable, it provided a “one size fits all” solution and it promoted a development control framework that proprietor’s felt was at odds with the operational needs of the caravan park industry in Albany.

It was the City of Albany’s position at the industry workshop, called after the submissions had been received, that;

- Restrictions are currently provided on caravan park proprietors through the existing site zoning and the policies adopted by the City.
- Those restrictions have already been exceeded by existing developments in most caravan parks and the policy restrictions are now creating uncertainty for those operators wishing to undertake further development.
- The City was concerned with the level of permanent occupancy (in caravans and park homes) within caravan parks and some mechanism needed to be developed to provide an upper limit on the extent of caravan park sites that could be used for permanent occupation.
- It is not the planning intention of the State or local government that caravan parks provide an alternate housing option for the general public.
- The modelling indicated that there is currently a potential oversupply of caravan park sites and the medium to longer term outlook is that the existing supply could meet the predicted demand.
- The determination of the State Administrative Tribunal on the status of annuals and leased sites within caravan parks created an extra layer of complexity in formulating development controls.

Unlike other tourism accommodation options referred to in the Strategy, caravan park proprietors highlighted the need for the strategy to assess development options within the caravan park industry on a “site by site” basis, to acknowledge the location and other factors that will shape the planning framework for the retention and growth of product within the identified sites into the future.

5.1 Development Capacity

Some caravan parks in Albany only reach their maximum site capacity for several days each year and the remainder have never reached the situation where they have been fully booked. Average occupancy levels within caravan parks are below 45% and that figure needs to increase to approximately 70% for the site to be sustainable, according to the operators.

It is claimed by the industry that the maximum registered number of available caravan bays in Albany have not been fully utilised. Where the high profile caravan parks (those on the beach and major access roads) reach their capacity, the caravan park proprietors highlight the opportunities available within other caravan parks in Albany (in what would otherwise be considered to be the less desirable locations) and in adjoining regional centres (Mt Barker and Denmark) to meet the needs of tourists. To support that argument, the proprietors highlight that the local authorities in the region have not been asked to open show grounds or other emergency overflow areas to meet peak demands (even during the annual Christmas / New Year peak season) and that situation is unlikely to change in the foreseeable future, unlike centres like Broome, etc.

The capacity for individual parks to vary and adapt their product mix to respond to market demands is seen by park proprietors as a critical factor in any strategic direction or development control system introduced by the City of Albany. Similarly, many parks contain sections of land that are yet to be fully developed; the proprietors felt that expansion of their product mix could occur without substantially reducing the number of caravan sites available for tourists.

Approximately half of the caravan parks within Albany are located on Crown land, with the site leased by the proprietor from the City of Albany. Those lease arrangements preclude the site being offered on the open market for a higher and better use, thereby preserving the site as a caravan park for future generations. However, the majority of the caravan park proprietors advocated for some level of permanent accommodation to be provided on those leases to maintain the cash flow needed to invest in the modernisation of the infrastructure needed to meet consumer needs and to remain competitive as a tourism destination; unlike freehold caravan parks, capital improvements on the leased sites does not generate capital appreciation for the lessee upon the termination of the lease period. Furthermore, many of the privately owned caravan parks already have some level of permanent occupation within the caravan park site; removal of those permanents would seriously compromise the capacity of those caravan park to remain viable and to continue to offer sites for current and future tourists. Over the previous decade, the quality of infrastructure on the Oyster Harbour and Frenchman Bay Caravan Park sites deteriorated to a level where those businesses closed and the land was sold for an alternate purpose.

The level of permanent site occupancy within individual caravan parks has fluctuated over the past decade in response to changes in visitation levels, to external factors (fuel prices, economic conditions, etc), to caravan park franchise requirements, to legislative changes and numerous other factors that affect tourism activity. The caravan park proprietors claim that the total number of permanent residents within caravan parks has reduced considerably from the levels that were recorded in the 1980s. Where a bay is created for permanent accommodation, it requires similar levels of infrastructure and servicing to a site created for visitation by a caravan, mobile home, camper trailer, etc and the proprietors argue that a park home or permanent caravan site can economically be returned to a powered caravan bay if tourism visitation nights within the park reach viable levels; the caravan park proprietors in Albany, those both leasing and owning the property, have generally been in the tourism industry for the past decade and consider themselves as long term operators of caravan parks, not lifestyle villages. The proprietors emphasised that they would prefer not to have permanents within their caravan parks, but Albany is not seen as a prime tourism destination and their economic survival rests on being able to create a consistent cash flow for the business.

5.2 Issues Confronting Operators

Caravan Park operators are under considerable financial pressure due to the increasing costs incurred in operating their business (utility charges, site maintenance costs, wages, etc), their reducing capacity to secure finance against the equity in their business and the increasing levels of regulatory interference in the daily management of their businesses. Market segmentation is considerable and is driven by the location of the caravan park, positioning within the industry (franchising and regional promotion) and by the quality of the facilities that can be provided on-site for visitors.

Generally, the caravan parks in Albany have achieved growth over the past decade by introducing new sites into areas that were previously undeveloped, or by converting low yielding unpowered sites into chalets, park homes, and other structures that attract higher returns. The total number of powered sites within Albany (the urban area) has not changed markedly over the past decade, notwithstanding the caravan industry has gone through a considerable market fluctuation during the same period. Numerous caravan park operators

have the capacity to convert up to 50% of their land to permanent accommodation, to chalets or to another tourism product without substantially reducing the number of caravan bays available, or reducing the number of bed nights for “caravan park products”; the tourist industry and regional businesses have the potential to grow if the internal reconfiguration and expansion of caravan parks is less restricted. More importantly, setting in place the strategic framework and the investment climate for caravan park proprietors to respond to the market demand, by differentiating their product, will generate the funds needed by that sector to maintain and upgrade ablution and laundry facilities, to replace building stock at the end of its service lifecycle and it will provide the incentive to retained the sites for future generations of holiday makers.

5.3 Permanent Occupation of Caravan Park Sites

Caravan Park owners saw the capacity to place permanents⁴ (irrespective of the product) on-site as a vital component of maintaining viability. The levels of permanents within caravan parks has actually dropped in recent years due to the legislative burden imposed on the park proprietors, the improvements made to parks and the desire of caravan park owners and operators to promote and develop the Albany market for intra-state and inter-state visitor destination.

The inclusion of permanents is considered to be an added administrative burden for most park operators and their preference is to increase occupancy rates, rather than take on more permanents. The need to segregate permanents and tourists within a caravan park was accepted; to achieve that objective, park owners and proprietors acknowledged that the location and management of permanents within each park needed to be based upon some strategic principles and that achieving segregation in some parks could potentially come at a considerable cost to the owner, thereby providing a disincentive to proceed with this option. City of Albany staff inspected each caravan park listed in this strategy in the presence of the caravan park proprietor(s) and, where appropriate, identified potential areas where permanents could potentially be accommodated on-site, without compromising the tourism experience for other park users. That detail is included in Appendix 2.

5.4 Annuals and Long Term Lease Sites

Failure to provide adequate levels of flexibility for caravan park proprietors will encourage proprietors to revert back to less desirable methods of generating cash flows, such as the long term leasing of a facility (eg making chalets available to contractors or a social group) or by hiring a bay to a caravan owner to store his/her caravan during the “off season”.

A cabin that is leased to an organisation (whether of a business or social orientation) will often have employees/members rotated through that site during the year and this activity was considered by the owners to be adding to the tourism product of the City. In principle, that activity achieves the same outcome as if the caravan park proprietor rented a cabin to each individual employee/member in the organisation; it can equally be argued that the parking of contractors vehicles within a caravan park severely reduces the tourism experience gained by short term park users and it affects future trade of the caravan park.

Annuals were seen by the State Administrative Tribunal as having the same impact on the site as a permanent. This position was at odds with the workshop participants who demonstrated that the occupation of caravans parked on-site (annuals) was spasmodic and the rental charged for caravan storage was considerably less than that derived from a permanent; whilst agreements with the owners of the annuals could provide for limited periods of on-site occupation of the caravan, the proprietor reserved the right to move an

⁴ “Permanents” are sites where a tenant resides in a caravan, park home or other form of structure for a period greater than three months in a calendar year and the occupation is subject to the Residential Parks (Long Stay Tenants) Act 2006.

annual into a temporary storage area or to terminate the agreement, during periods when the caravan park was fully booked. Annuals tend to make up a small proportion of the available caravan park bays and it was not seen as a desirable cash flow option by the industry. Therefore, caravan park proprietors were of the view that annuals should be treated no differently to other activities carried out within a caravan park.

5.5 Product Mix & Commercial Competitiveness

With average annual occupancy rates within parks below 50%, it was the common view of all owners and proprietors that they needed the flexibility to adjust their product mix to remain viable and to respond to changes in the market. Market sensitivity to price has a considerable impact on the capacity of proprietors to increase nightly bay rates and remain competitive.

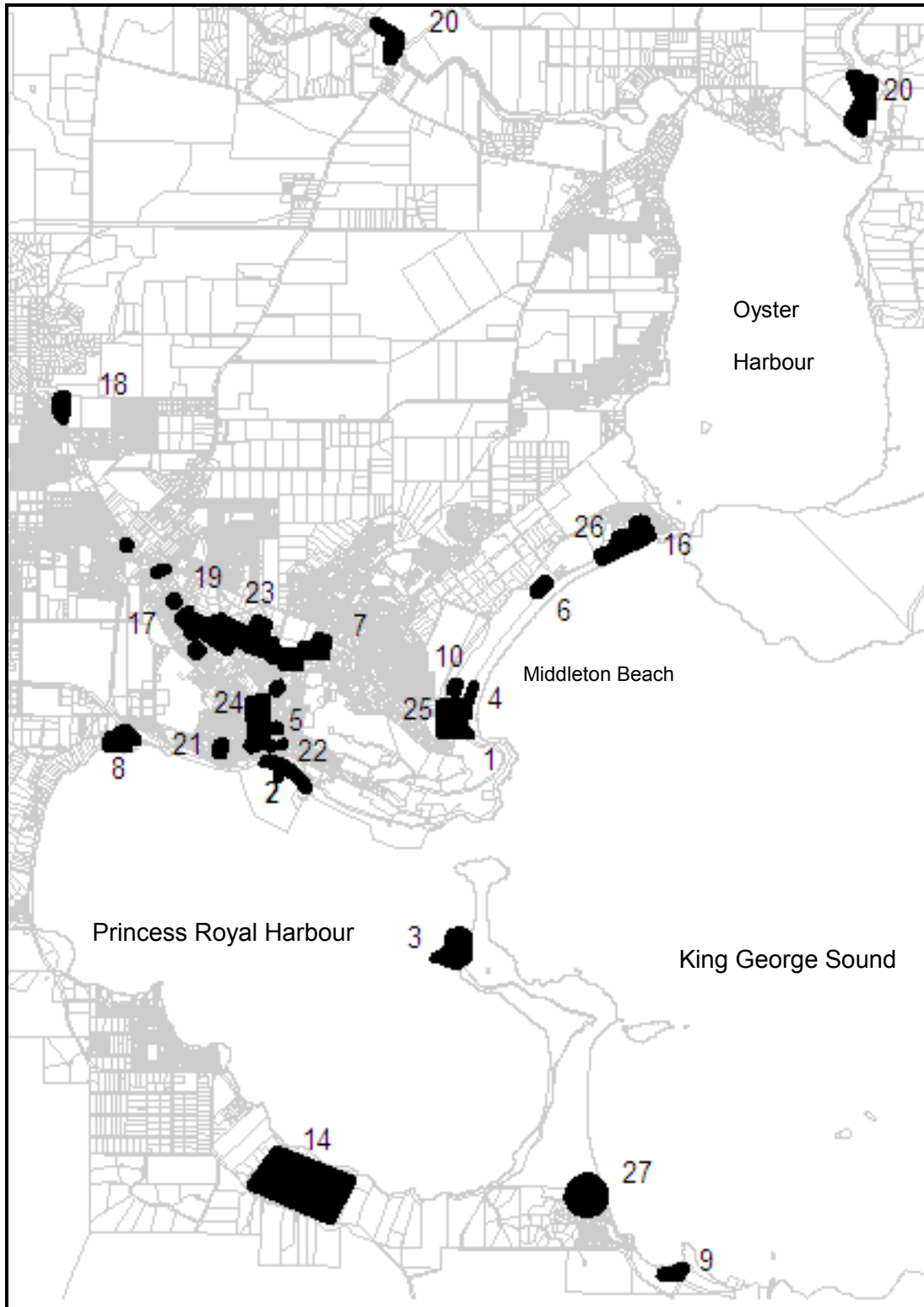
All owners indicated they wanted to remain in the caravan park industry for the long haul and felt the industry had a future, provided they were given the flexibility to adjust their “tourism” product mix in a timely manner. The services provided to a site within a caravan park were the same, irrespective of whether the product was a powered caravan site, a chalet or a park home, therefore considerable flexibility is provided for the owner to change product type without having to extend roads or other services to the various product options. The capacity to rapidly change product mix is only hampered where permanent occupation of a site occurs and agreements are in place under the *Residential Parks (Long Stay Tenants) Act 2006* and the *Residential Parks (Long Stay Tenants) Regulations 2007*; including permanents within the available product mix was therefore acknowledged as a critical component of caravan park planning.

Compared to motel units, etc. caravan park chalets and other buildings have a relatively short life cycle and the owners/proprietors are continually reviewing the quality of their accommodation and services (private on-suites, camp kitchens, etc) and making changes (replacing worn out product or moving to new product) to suit the market. The industry considered that the local government should play a reduced role in defining and regulating this level of internal change. Failure of a proprietor to have a suitable business plan and to respond to market changes will result in reduced visitation levels, a decline in the quality of product, a reduction in regional tourism and the potential demise of the business; the local government is unlikely to be aware of and be in a position to counter changes in market demands and it has no capacity to drive private sector investment decisions in new product or the require the renovation of existing product to meet consumer expectations.

6. Tourism Site Determination:

The research on potential sites that should be evaluated in the Report sought to provide a comprehensive picture of the capacity to develop new medium to large scale tourism projects within the City. A total of 32 sites and locations were evaluated (refer to Plan 1) as having the potential to be developed for tourism purposes.

Plan 1 – Location of Sites Evaluated



6.1 Selection of Sites for Determination:

Of the 32 sites considered for evaluation, 21 are located within the urban area, with a further seven (7) sites located on the urban fringe. The remaining four (4) sites are coastal locations within the rural area of the municipality.

Each site was selected on the basis that;

- it already contained a tourism accommodation development; or
- it has already been identified in another study or report as having the potential to be used for a tourism accommodation purpose; or
- it is strategically located and of adequate size to accommodate a tourism accommodation development.

Several sites present a considerable challenge for a potential development. Nonetheless, it was relevant that this strategy undertake a comparative evaluation of those sites to establish a framework for decision-making.

Within the City of Albany there are numerous small scale “boutique” holiday facilities that add to the tourism mix and they contribute a considerable number of bed nights for tourists visiting Albany. Those sites are not considered in this strategy due to the large number of sites involved and the difficulty in assembling meaningful data on all sites to assist in decision-making. Sites excluded from this report incorporate the following activities:

- bed and breakfast accommodation facilities;
- boutique hotels and guest houses providing less than six (6) bedrooms;
- boarding houses primarily servicing educational accommodation needs;
- rural caravan parks with less than 10 sites;
- farm stays;
- holiday homes (residences rented on a nightly basis); and
- special use sites recorded in City of Albany Town Planning Schemes.

Whilst several “boutique” facilities have a high tourism profile (eg The Rocks, The Beach House at Bayside, Vancouver Guest House, etc) it is unlikely that those sites would reach the status of being Local Strategic or Prime tourism sites. Similarly, those sites have the capacity to be quickly and economically redeveloped for alternate land uses under current zoning provisions.

The sites that were subjected to detailed evaluation are:

1. **Former Esplanade Hotel Site** - Lots 16 & 17 Flinders Parade, Middleton Beach
2. **Albany Waterfront Project** - Lot 3 Toll Place, Albany
3. **Camp Quaranup** - Reserve 30360 Quaranup Road, Frenchman Bay
4. **Middleton Beach Holiday Park** - Lot 1340 Flinders Parade, Middleton Beach
5. **Fredericktown Motel** - Lot 40 Frederick Street, Albany
6. **Vacant Sites** - Lots 29 - 32 & 150 Barry Court, Collingwood Park
7. **Dog Rock Motel** - Lot 66 Middleton Road, Albany
8. **Former Woolstores Precinct** - Lots 895, 1104 & 1209 Woolstores Road, Mount Elphinstone
9. **Former Frenchman Bay Caravan Park** - Lots 1 & 2 Frenchman Bay Road, Frenchman Bay
10. **Former Golf Club House Site** - Lot 1386 & Reserve 41267 Golf Links Road, Seppings
11. **Cape Riche** - Lot 380 Sandalwood Road, Cape Riche
12. **Nanarup Coastline** – Private lots to the east of Nanarup

13. **Cheynes Beach Caravan Park** - Lot 7774 Bald Island Road, Cheynes Beach
14. **Panorama Caravan Park** - Lot 18 & Others, Panorama Road, Big Grove
15. **Cosy Corner Precinct** – Various Lots and Reserves, Cosy Corner Road, Torbay
16. **Emu Beach Chalets** – Reserves 35165 Medcalf Parade, Emu Beach
17. **Emu Beach Motel** – Reserve 35378 Medcalf Parade, Emu Beach
18. **Havana Villas** – Reserve 35164 Firth Street, Emu Beach
19. **Rose Gardens Beachside Holiday Park** – Reserve 22698 Mermaid Avenue, Emu Point
20. **Albany's Emu Beach Holiday Park** – Reserve 22698 Medcalf Parade, Emu Point
21. **Albany Highway Motel Precinct** - Various Lots, Albany Highway, Orana, Centennial Park and Mt Melville
22. **Albany Holiday Village** - Lot 4 Albany Highway, Warrenup
23. **Albany Gardens Holiday Resort** - Lot 18 Wellington Road, Centennial Park
24. **Kalgan River Chalets and Caravan Park** - Lot 31 Nanarup Road, Kalgan
25. **King River Palms Caravan Park** - Lot 4 Chester Pass Road, Willyung
26. **Albany Happy Days Caravan Park** - Lot 21 Millbrook Road, King River
27. **Former Spinning Mill** - Lots 74, 207 & 208 Mills Street, Lots 76 – 78 Festing Street and Lots 79, 221 & 220 Melville Street, Albany –
28. **Albany City Holden Site** - Lots 7 & 200 Earl Street, Albany
29. **Centennial Park Precinct** - Various Lots, Centennial Park
30. **Albany Central Business District** - Various Lots, Albany
31. **Middleton Beach Precinct** - Various Lots, Middleton Beach
32. **Goode Beach** - Lot 660 La Perouse Road, Goode Beach

The evaluation forms for each site are included in the Appendix 2 to this Report. A summary of the evaluation is shown in Figure 10 following.

Figure 10: Site Evaluation Summary

No	Site	Proposed Tourism Use	Appropriate Zoning	Competitive Advantage	Community Benefit	Suggested Status
1	Esplanade Hotel	Hotel	YES	YES	YES	LOCAL STRATEGIC
2	Albany Waterfront	Hotel / Apartments	YES	YES	YES	LOCAL STRATEGIC
3	Camp Quararup	Resort	YES	YES	NO	PRIME
4	Middleton Beach Cara. Park	Caravan Park	YES	YES	NO	LOCAL STRATEGIC
5	Frederickstown Motel	Hotel / Apartments	YES	NO	NO	SUITABLE
6	Barry Court	Hotel / Apartments	YES	NO	NO	PRIME
7	Dog Rock Motel	Hotel	YES	YES	YES	PRIME
8	Fmr Woolstores Precinct	Hotel / Resort	NO	YES	YES	PRIME
9	Frenchman Bay Cara. Park	Hotel / Resort	YES	YES	YES	LOCAL STRATEGIC
10	Albany Golf Course Reserve	Apartments	NO	YES	NO	LOCAL STRATEGIC
11	Cape Riche	Caravan Park	YES	NO	YES	SUITABLE
12	Nanarup-Wellstead coast	Hotel / Resort	NO	NO	NO	SUITABLE
13	Cheynes Beach	Caravan Park	YES	YES	YES	PRIME
14	Big Grove / Panorama Caravan Park	Hotel	YES	NO	NO	SUITABLE
15	Cosy Corner / Torbay	Caravan Park / Resort	NO	NO	YES	SUITABLE
16	Emu Point Cara. Park Precinct	Caravan Park	YES	YES	YES	PRIME
17	Albany Highway Motel Precinct	Motel	YES	NO	YES	PRIME
18	Albany Holiday Village	Caravan Park	YES	NO	YES	SUITABLE
19	Mt Melville Caravan Park	Caravan Park	YES	NO	NO	SUITABLE
20	Kalgan / King River Caravan Parks	Caravan Park	YES	YES	YES	PRIME
21	Former Spinning Mill Site	Hotel / Apartments	NO	YES	YES	PRIME
22	Albany City Holden Site	Hotel / Apartments	NO	YES	NO	SUITABLE

23	Centennial Park Precinct	Hotel / Apartments	NO	YES	NO	SUITABLE
24	Central Business District Precinct	Hotel	YES	NO	NO	SUITABLE
25	Middleton Beach Precinct	Apartments	YES	NO	NO	SUITABLE
26	Emu Point Chalet / Motel Precinct	Hotel / Apartments	YES	YES	NO	PRIME
27	Lot 660 La Perouse, Goode Beach	Boutique Chalets	NO	YES	NO	SUITABLE

6.2 Local Strategic Sites:

The site evaluation has identified five (5) sites as Local Strategic Sites, providing for a variety of high quality tourism experiences.

- The Esplanade Hotel site had a Planning Scheme Consent in place to develop an 81 room hotel development to replace the former 39 room hotel; that approval expired in December 2008. The previously approved development also proposed to incorporate to the rear of the Flinders Parade site a 32 residential apartment development, where the former Extravaganza building was located. Each hotel units would have had direct visual exposure to King George Sound and the site is located in close proximity to the urban bushland upon Mounts Adelaide and Clarence. Development of this site with a 4 to 5 star hotel is seen as a high priority issue by the Council and the Albany community.
- A site is incorporated into the Albany Waterfront project for the development of a 100 room hotel and apartment project. That site is expected to be available for development from 2010 and provides near CBD accommodation for the tourism, business and conference sectors.
- The Middleton Beach Holiday Park is a prominent tourism site and is located adjacent to Albany's premium swimming beach. It provides a high quality destination for persons seeking chalet, caravan and camping accommodation options, with an existing range of modern on-site facilities.
- The former Frenchman Bay Caravan Park site is the only major substantial freehold land available for the development of a large resort or a boutique hotel overlooking King George Sound, that is also in close proximity to existing tourism infrastructure (Whaleworld, the dive wreck, Torndirrup National Park, etc) and an urban settlement. Development Consent was issued for a 100 room development on the site in September 2009.
- The former Albany Golf Clubhouse reserve and the southern end of the Albany Golf Course is an area where a large scale, high quality apartment development can be built in close proximity to all the required infrastructure and the services required by tourists.

With the exception of the western 50 metres of Lot 16 Flinders Parade, Middleton Beach (the Esplanade site) all of the above sites should be given the highest level of zoning protection from alternate land uses that may diminish the tourism experience gained from the development of those sites.

6.3 Prime Tourism Sites:

The site evaluation has identified 12 sites as Prime Tourism Sites that provide for a range of quality tourism experiences. The evaluation indicates that some of these sites will be subject to further detailed planning and potential redevelopment of the sites in the future, but they are importance to Albany's local tourism accommodation supply. The Prime Tourism Sites are:

Resort Sites:

Camp Quaranup is promoted for its cultural heritage values and the former Woolstores Precinct has the potential to provide a mixed use development incorporating a prominent tourism development on the western shore of Princess Royal Harbour.

Hotel Sites:

The Dog Rock Motel site is ideally located and it has sufficient site area to support a major future redevelopment for a hotel in close proximity to Albany's Central Business District. The retention of the site as a motel in the short term is actively encouraged. The eight (8) motels fronting Albany Highway are also considered to be an important component of the City's tourism infrastructure and warrant zoning protection.

Hotel / Apartment Units:

Several smaller lots fronting Barry Court provide the opportunity for independent small boutique hotels and tourism apartment complexes to be built on the lots to provide a synergistic holiday experience for tourists. The former Spinning Mill site overlooks Princess Royal Harbour and it is an industrial heritage site that has considerable potential for a boutique tourism development. **The Emu Point Motel and Emu Point Chalets** are located on Crown reserve, with long term leases, and the sites provide an ideal setting for a composite hotel and apartment development at considerably higher densities than currently exists on-site.

Caravan Park:

To meet the demands of the caravan and camping sector of the tourism market, the Cheynes Beach Caravan Park provides quality infrastructure in a location where tourists can experience the peace and tranquillity of the wilderness environment of the Great Southern. Within the urban area **is the Havana Villas, Rose Gardens Beachside Holiday Park and Albany's Emu Beach Holiday Park, all providing sheltered caravan park accommodation in close proximity to essential services and a short walk from Middleton Beach.**

The individual site evaluation sheets for the Prime Sites provide independent recommendations on the components of permanent residential that may be accommodated within each site and an appropriate zoning response to protect these sites from competing land uses.

6.4 Suitable Tourism Sites:

The Prime Tourism Sites are less important than the Local Strategic Sites in that they are not seen as essential to the future of tourism and that they offer other potential development opportunities which may not be tourist related. Equally the Suitable Sites are less important than the Prime Sites.

Whilst the uses on the Suitable Sites could be replaced **elsewhere, their** complete loss would be detrimental to providing for tourism in Albany. The loss of these sites would present challenges for tourism development in Albany but not to the extent that the loss of Local Strategic and Prime Sites would.

The **15** Suitable Tourism Sites support and contribute to the overall capacity of tourism and tourist accommodation in Albany.

The retention of the currently developed tourism sites is importantly critical to tourism. Rezoning or redevelopment of these sites could be assessed on their merits and could involve part or all of the lot being used for alternate purposes, if an improved tourism outcome is achieved. Retaining their existing tourist related zoning, or a suitable alternative when the new scheme is prepared, is recommended. Landowners may have less pressure or inclination to convert the land to a less appropriate use.

Those sites that are currently not used for tourism purposes and are suitably located to provide for future tourism activity are identified as being Suitable sites in this strategy. The City of Albany would welcome an application to rezone those lots for tourism development if the landowner seeks to pursue a tourism project in the future, following the cessation of the existing land use.

The Suitable Tourism Sites fall into differing categories:

Existing Motel Accommodation:

The Frederickstown Motel supplies tourism accommodation for the market in close proximity to the CBD and the loss of this motel to a competing land use would impact upon Albany's tourism market. No replacement site has been pre-planned to accommodate a new generation of motel developments.

Remote Tourism Sites:

Tourism facilities, in the form of bush camping, has been developed in the more remote parts of the municipality and those facilities (Cape Riche, **Cosy Corner Precinct**) provide basic facilities for persons wishing to visit the coastal areas of the City on a short term basis. The sites are developed to a similar standard to the camping facilities within National Parks and provide basic camping infrastructure that does not exist on other coastal reserves.

The capacity to develop a self contained Resort project on private property, away from the urban area, has been canvassed by several real estate agents and developers. The Report examines the practicality of such a proposal succeeding **along the Nanarup coastline** and highlights the considerable infrastructure deficiencies existing in the rural areas, the environmental constraints that would need to be overcome and the substantial delays that would be encountered in rezoning the land for that purpose. No attempt will be made in the Report to identify a rural site for such a development. A stand alone site at Goode Beach has been recognised as it forms part of a previous amendment decision and an indication from the **then** Minister for Planning and Infrastructure that some tourism potential may exist; the issues associated with servicing and environmental constraints are equally valid for that site.

Sites within development areas:

Considerable structure planning is being undertaken to identify the form and land use opportunities in future urban areas surrounding Albany. Sites have been identified at Big Grove (**Panorama Caravan Park**) and **Centennial Park** where tourism accommodation would form a logical **mixed use** component of the longer term planning of that locality.

Caravan Parks:

The Albany Holiday Village and Albany Gardens Holiday Resort cater for a different tourism market to the caravan parks adjacent to the coast or the local rivers. These parks have a much higher percentage of park homes occupied on a permanent basis and the serviced caravan bays are occupied by a more transient client base. Conversion of a greater percentage of the these caravan parks to Park Homes will have a negligible impact upon the function of these sites or the capacity to supply adequate numbers of caravan park bays for tourism purposes during peak demand periods.

The more remote King River Palms Caravan Park, Albany Happy Days Caravan Park, King River Chalets and Caravan Park and Panorama Caravan Park have low occupancy by tourists visiting the region, notwithstanding they are located in prime locations overlooking rivers and harbours. Their income is derived almost exclusively from permanents, with occasional school camps, etc. providing supplementary support. The sites are generally large, remote to facilities, have dated infrastructure and considerable capacity exists for future development if a demand can be generated. Retaining the permanents in the intervening period is critical to the survival of these parks.

Site Redevelopments:

The Report explores the desirability and the practicality of existing land in the Albany Central Business District, at Middleton Beach and in a near CBD location (Albany City Holden site) being converted from a high end use (commercial and residential) into a tourism use at the end of the economic life of the existing building(s). The Report concludes that the economic gains from tourism development are questionable and there is a low probability of a landowner wishing to pursue a “down zoning”.

The Suitable Sites remain an important component of the City’s tourism product or they provide the land bank for future projects. The Report recommends that the Suitable Sites be appropriately zoned and that the capacity be created to allow varying degrees of permanent residential incursion onto those sites identified in the Report.

6.5 Site Development Options:

The determination of preferred development options for each of the sites can be narrowed down to seven options:

- Self contained apartments
- Bed & breakfast
- Backpackers accommodation
- Caravan park / holiday village
- 3 Star hotel / motel
- 4 Star plus hotel / motel
- Residential
- Other

For the purposes of this strategy, the site development options determination is mostly concerned with the provision of apartment, caravan parks / holiday villages and 4 star plus hotel / motel as these categories appear to be where the main demand for accommodation lies. It is also difficult to evaluate on a district strategic basis, the demand requirements for single unit projects, such as bed and breakfast development.

The demand modelling for this project allows the City to determine preferred uses for each of the 20 sites proposed as having potentially high tourism value for the area and realistic

capacity for potential development⁵. The model considers the likely yield for accommodation units of the stated type according to a range of variables including:

- Gross site land area,
- The net site development ratio (the area left after allowance for common infrastructure such as roads, paths etc),
- The built form footprint ratio,
- Allowance for accommodation common areas (bars, hallways, foyers etc),
- Block height restrictions, and
- Average unit size in square metres.

If a new hotel was to be developed on a Site that has a gross land area of approximately 14,000 square metres, what would be its impact? Taking into consideration the above factors, the determination of 4 star plus hotel / motel accommodation with an average unit size of 80 square metres and a height restriction of five storeys, the site would yield 75 rooms / units at 15 units per floor⁶. This development would contribute an additional 27,375 room nights of accommodation supply which, assuming an average of two persons per unit per night, would result in an additional 54,750 likely visitor nights of supply. This new supply would cater for approximately 31% of the pent up demand for 4 star plus hotel / motel accommodation. Based on the demand estimates however, there would still be a requirement for approximately 118,000 likely visitor nights accommodation which translates to an unmet demand of about 162 hotel / motel units in this category.

Taking the modelling a step further, if a second site was earmarked for 4 star plus hotel / motel accommodation, and assuming a gross land area of 30,000 square metres of land was set aside for such a purpose, then the site would yield approximately 103 hotel rooms of 80 square metres, with the height restrictions determining the density and configuration of the development. Such a development would add a further 75,000 likely visitor nights accommodation supply resulting in a remaining unmet demand for approximately 58 hotel / motel rooms to be built elsewhere in Albany.

Figures 11 and 12 present an extract from the Evaluation Summary showing indicative development scenarios and yields for each of the 20 nominated sites. It should be noted that the modelling does not necessarily propose any specific accommodation type for each site but rather “explores” site capacity for each accommodation type and the resulting impact on demand from development.

⁵ Sites at Camp Quaranup, Cape Riche, Nanarup to Wellstead Coastline, Cheynes Beach, Torbay / Cosy Corner and Albany City Holden Site were not considered for detailed assessment.

⁶ For comparative purposes, a Planning Scheme Consent has been issued for an 81 room development on the Esplanade site, occupying a similar area and providing similar planning controls, indicating the figures in this report remain conservative.

Figure 11 – Albany Sites Developable Areas

Site	Site Determination	Preferred Use	Ave Unit/Room/Bay Size (sqm)	Gross Land Area (sqm)	Net Site Development Area (sqm)	Maximum Built Form Footprint (sqm)	Allowance for Common Area (sqm)
Esplanade Hotel Site	Local Strategic	4 Star Hotel/Motel	80	14000	9800	6860	2058
Albany Waterfront	Local Strategic	4 Star Hotel/Motel	100	8800	8000	7500	500
Middleton Beach Holiday Park	Local Strategic	Caravan Park/Chalet Units	100	23000	21000	14700	4410
Frederickstown Motel	Suitable	Apartments	80	2500	1750	1225	368
Barry Court	Prime	Residential	100	10000	6000	5000	1000
Dog Rock Motel	Prime	Hotel/Apartments	100	12000	8400	5880	1764
Former Woolstores Precinct	Prime	Hotel/Residential	100	94000	8000	6500	1500
Former Frenchman's Bay Caravan Park	Local Strategic	4 Star Hotel/Motel	100	32000	10000	6400	3800
Former Albany Golf Club House Site	Local Strategic	Residential	100	30000	21000	14700	4410
Panorama Caravan Park	Suitable	Residential	100	37000	25900	18130	5439
Rose Gardens Beachside Holiday Park, Havana Villas, Albany Emu Beach Holiday Park	Prime	Caravan Park/Chalet Units	100	30000	21000	14700	4410
Albany Highway Motel Precinct	Suitable	Motel	100	63000	38000	23000	15000
Albany Holiday Village	Suitable	Caravan Park/Chalet Units	100	50000	40000	32000	8000
Albany Gardens Holiday Resort	Suitable	Caravan Park/Chalet Units	100	40000	32000	26000	6000
Kalgan River Chalets, King River Palms and Albany Happy Days Caravan Parks	Suitable	Caravan Park/Chalet Units	200	200000	50000	38000	12000
Former Spinning Mills Site	Prime	Hotel/Apartments	100	17000	7000	5000	2000
Centennial Park Precinct	Suitable	Hotel/Apartments	100	10000	3000	2300	700
Central Business District Precinct	Suitable	Hotel	80	3000	1800	1500	300
Middleton Beach Precinct	Suitable	Apartments	80	3000	2000	1700	300
Emu Point Chalet and Emu Beach Motel	Prime	Hotel/Apartments	100	42000	25000	16000	9000
Lot 660 Goode Beach	Suitable	Chalets	400	77000	6000	4800	1200

Figure 12 – Sites Accommodation Yield (Scenario only, not prescriptive)

Site	Gross Allowable Units	Max Heights (Storeys)	Units / Floor	New Total Room Night Accommodation Supply (Room Nights)	Average Persons / Unit	Total Likely Visitor Nights New Supply
Esplanade Hotel Site	75	5	15	27,375	2	54,750
Albany Waterfront	104	4	26	37,960	2	75,920
Middleton Beach Holiday Park	103	1	103	N/A	2	-
Frederickstown Motel	24	3	8	8,760	2	-
Barry Court	28	2	14	10,220	2	20,440
Dog Rock Motel	42	3	14	15,330	2	30,660
Former Woolstores Precinct	240	4	60	N/A	2	-
Former Frenchman's Bay Caravan Park	45	2	22	N/A	2	-
Former Albany Golf Club House Site	126	3	42	45,990	2	91,980
Panorama Caravan Park	128	2	64	N/A	2	-
Rose Gardens Beachside Holiday Park, Havana Villas, Albany Emu Beach Holiday Park	103	1	103	N/A	2	-
Albany Highway Motel Precinct	280	2	140	N/A	2	-
Albany Holiday Village	83	1	83	N/A	2	-
Albany Gardens Holiday Resort	65	1	65	N/A	2	-
Kalgan River Chalets, King River Palms and Albany Happy Days Caravan Parks	157	1	157	N/A	2	-
Former Spinning Mills Site	28	2	14	N/A	2	-
Centennial Park Precinct	36	4	9	N/A	2	-
Central Business District Precinct	24	3	8	N/A	2	-
Middleton Beach Precinct	15	3	5	N/A	2	-
Emu Point Chalet and Emu Beach Motel	148	2	74	54,020	2	108,040
Lot 660 Goode Beach	12	1	12	N/A	2	

7. Local Tourism Planning:

7.1 Albany Local Planning Strategy:

The Albany Local Planning Strategy (ALPS) establishes the following planning principle for tourism:

“Albany will remain the premier tourism destination on the south coast and will provide the complete tourism experience.”

This principle is then supported by four (4) planning objectives:

- To retain existing and facilitate new tourism developments that are sympathetic to community and environmental considerations.
- Promote the development of sustainable tourism accommodation.
- To encourage eco-tourism developments that are sustainable and are compatible with the environment and the culture of the locality. and
- To protect and enhance Albany’s iconic sites.

The ALPS acknowledges that the Albany tourism industry is competing with other locations and it needs to offer facilities and services that are at least comparable to other destinations. Failure to do so will result in reduced visitor numbers and less jobs being created for the community.

It is further stated in ALPS that *“in the locations of Middleton Beach, Emu Point and surrounding the CBD, tourist accommodation sites have been included in the “Tourist Residential” zone which allows the land to be used for residential land uses under the town planning scheme. Specific controls need to be placed on developments to reduce residential and tourist use conflicts and to preserve an acceptable balance between tourist accommodation venues in Albany and residential encroachment”*. It will be important to test this statement and make a recommendation on the appropriateness of future zones to achieve the preferred ratio of tourist to residential accommodation.

The findings of the Albany Tourism Strategy should deliver changes and additions to the Albany Local Planning Strategy (ALPS) with respect to Tourism. The question then remains as to the urgency or need to amend the current City town planning schemes, or encourage a response in the new district Scheme which reflects the ALPS and other recommendations of the Albany Tourism Strategy.

The principal objective for the Strategy is to have a range of tourist opportunities (e.g. zones and policies) to provide for all forms of tourism. Based upon the demand analysis, Albany currently has a good mix of tourist accommodation from caravan parks to resorts. There does appear to be a demand for higher return motels, hotels and/or additional resorts.

The main pressure on tourist accommodation sites at present is the potential to redevelop and subdivide the lots for non-tourist uses. Centres such as Albany are proving to be very popular for new residents, including retirees and “sea-changers”, and this has substantially increased the price of land and associated rates and taxes. Due to the increased land values, **tourism site owners have contemplated changing from a low return use such as a caravan park bays, to a high return use such as short-stay units (chalets, etc), permanent units (park homes) or in the worst case scenario, dividing the land for residential allotments.**

It is therefore possible that, over time, the budget style accommodation will be concentrated in the less viable sites or it may be lost or replaced. It is further possible that certain uses,

such as a “Motel”, will be redeveloped in the same way for short-term profit taking. Caravan Park proprietors will also be seeking to convert a percentage of either their site or their product for permanent residential (no occupancy period restrictions) use to improve viability, remain competitive or to secure funding for redevelopment.

7.2 City of Albany Town Planning Schemes 1A and 3:

The City of Albany has two Local Planning Schemes (TPS) covering the municipality.

- TPS No. 1A, District Zoning Scheme which covers the former Town of Albany municipal district (inner City area);
- TPS No. 3, District Zoning Scheme which covers the former Shire of Albany municipal district (rural and peri-urban area).

TPS No. 3 utilises the following zones to provide in part or whole the land use control mechanisms to regulate tourism uses and activities. Shops, cafes and restaurants are services which contribute to the tourism experience and infrastructure and these uses are not specifically listed in all zones below but are possible in commercial areas and local shopping zones.

1. Motel – includes an objective to provide for tourists and encourages the land use to be evenly distributed. The provisions relating to this zone are limited in their nature and there are few sites to which this zone has been applied.
2. Special Sites – for Caravan Parks, Holiday Accommodation and other specific tourist uses (not nominated). This zone has been applied to existing caravan parks and other tourism sites within the scheme area and it has been an effective mechanism to provide for the expansion of the development on existing sites.
3. Special Uses – this mechanism provides for a designated site, together with the allowable uses, to be listed in a Schedule to the Scheme. It allows for a site specific allocation of use to occur and the scheme currently provides for a range of tourist uses throughout the district including chalets, museum, mixed use, park homes, caravan parks, holiday accommodation, health centre, farm stay, zoological gardens, kiosk, country kitchen, café, restaurant, private recreation, travellers rest stop, microbrewery and rural/agricultural activity displays.
4. Conservation – this zone allows additional uses including bed and breakfast accommodation to be developed on some properties.
5. Rural – this zone provides for a caravan park, hotel and tavern to be considered for approval without rezoning of the land.
6. Mixed Business – this zone allows holiday accommodation holiday homes, hotel and motel and tavern as discretionary uses.
7. Additional Use – in the Rural zone up to 10 chalets, holiday accommodation, arts and crafts sales and restaurants can be developed as discretionary uses.
8. Commercial – this zone allows a hotel as a discretionary use.
9. Motel – this zone allows a caravan park, hotel and tavern as permitted uses.

10. Local Shopping – this zone allows a hotel as a discretionary use.

Within TPS 3, Holiday Homes are a use that is listed in the Use Class and Development Table as only permitted in the Mixed Business zone and is not permitted for example in the Residential zone and none of the other zones which allow tourist related uses.

TPS No. 1A provides for tourist uses in the following zones:

1. Tourist Residential – this zone allows for camping, caravan park, chalets, holiday accommodation, hotel and motel developments.
2. Central Area – this zone allows holiday accommodation developments.
3. Licensed premises – this zone allows for hotel, motel and tavern developments.
4. Residential – within this zone a holiday accommodation development for up to 4 chalets plus caretaker's accommodation can be considered.
5. Special Sites – consistent with TPS 3 special sites have been recorded to provide for restaurant, shop, arts and crafts display, bakery, bookshop and museum, holiday units, holiday accommodation, park home park, motel, restaurant and night club uses.
6. Foreshore Development zone – this zone provides for the Waterfront project, with its marina and accommodation components.

Both of the existing schemes were gazetted in the early 1980s and the terminology and the provisions contained in those schemes relating to tourism reflect that era. TPS 3 has taken a positive step towards quantifying tourism land uses and making the scheme provisions reinforce the primacy of that land use. The scheme does suffer from poor site allocation for future tourism developments (e.g. motel zoning on land adjacent to Panorama Road) and mechanisms to respond quickly to viable tourism activities within the rural area. Limitations contained within the scheme have been circumvented by the creation of alternate terminologies to describe tourism uses (e.g. country kitchen to describe a restaurant in the rural area) and by the introduction of policies to define acceptable levels of development. The TPS 3 provisions have failed to deliver any new moderate or large scale tourism accommodation developments since they were introduced and have resulted in the closure of the Frenchman Bay and Oyster Harbour caravan parks.

TPS 1A has provisions which support tourism developments along Albany Highway and within broad precincts at Middleton Beach and surrounding the CBD. That zoning mechanism is ineffectual in preventing existing tourism sites from being converted to permanent residential developments (e.g. Castlereagh units corner Flinders Parade and Barnett Street) or the development of a tourism enclave. Nonetheless, the flexibility provided through this mechanism has supported new developments over the life of the scheme such as the apartment projects fronting Barry Court, the Motel LeGrande, the Banksia Gardens Resort and Our Place.

7.3 City of Albany **Local** Planning Scheme 1:

The City of Albany has substantially completed a first draft of a new District **Local** Planning Scheme (**LPS 1**) and this Report seeks to examine the most appropriate mechanism to carry forward the findings into that new scheme. Upon the revocation of TPS 1A and TPS 3 an alternate zoning and land use control framework will be put in place and there are three options on how the **LPS 1** can address tourism planning.

Option 1 – Intervention through zoning:

LPS1 could have specific zones for the different tourist uses. For example the caravan parks would be zoned “Caravan Park”, the motels zoned as “Motel”, etc.

The effect of this would be that the current mix of uses would be maintained, although new development is not guaranteed and may not be economically viable. Should the zones be restrictive on development potential, land owners **could** still seek to change the zoning of their land through a Scheme Amendment which **would** require local and state government support, and a time delay of up to two (2) years to finalise the amendment. Council would have total control and the capacity to assess each application on its merits.

Matching the zoning to the current land use allows the value of the land to be reflected in the zoning (removing an competing higher land use) and this initiative is appropriate. The Ministerial Taskforce report highlights that if a Caravan Park is valued as a caravan park, not as land capable of supporting a potential short-stay or group residential (or mix of the two) there are on-going savings to the landowner. The more restrictions on the range of uses permitted in a zone, the more likely the value of the land will be based on the actual zone.

Keeping the value down to a realistic level, reflective of the zoning and development potential, should reduce land tax and other rates, as well as reduce some landowner pressure to redevelop. The **perceived** result would be no loss of the caravan park or motel and speculation on tourism sites will be discouraged, **however the value of the land remains low and this affects borrowing capacity for the proprietor.**

Inappropriate zoning and regulatory controls will not assist a proprietor to continue to operate a non-profitable business or one with a low return. Whilst the potential exists for Council and the state government to introduce incentives such as rate reduction and other initiatives to improve the viability of the low budget accommodation, those mechanisms form a small percentage of the overall operating cost of a tourism business; poor business modelling and capacity to obtain a financial return on investment will prevent a proprietor from undertaking a major site redevelopment, it will create a blighted site and it would have a negative impact on Albany’s overall tourism product and image, and these are issues beyond the control of the land use planning framework.

Under this Option surrounding landowners would, however, have secure knowledge about the use of the subject land as it would have a specific zoning and would require a scheme amendment to change the purpose of the zone.

Option 2 – The Free Market Approach:

Under this Option there would be one broad Tourist zone with the range of uses being permitted or discretionary uses subject to Council approval. Under this approach landowners would be likely to pursue the “highest and best use”.

This would mean that landowners could own a caravan park and develop it as short-stay holiday units without rezoning. The land would therefore be valued at the highest and best use, putting financial pressure on the landowner to redevelop to achieve that increased income or sale price. The likely outcome of this approach would be that budget and lower revenue return tourist uses (eg. caravan parks) are likely to disappear through redevelopment to those uses which provide a higher **immediate economic return.**

Council would be required to seek alternate sites to replace the lost site, or develop other initiatives to encourage the development of those products at the lower end of the tourism market. This is currently being achieved by the leasing of Crown land on the proviso that it be developed for a caravan park or other mechanisms that encourage a range of uses in a Precinct.

This Option has flexibility but this can also lead to uncertainty for investors, developers and adjacent landowners in determining what future land uses might be possible. Also, the affected landowners would have only limited participation in the process as no scheme amendment would be required.

Option 3 – Combined solution:

There is the third option which involves a combination of Options 1 and 2. This option is considered the most appropriate and acceptable and this is recommended to be pursued in the **LPS1**.

All Options must address how much of the site should be residential (unrestricted stay) to fund future development. Guidelines would be required to assist in overcoming potential land use conflict between residential and tourist uses where this mix is permitted. If viability is to be a consideration when a planning officer assesses an application, it is essential to have a general guideline for different uses (eg. Caravan Park usually requires 'x' number of bays or a motel 'x' number of units) unless a more site specific analysis is undertaken. Within the site assessment sheets appended to this report, the latter site specific analysis is provided and that analysis could form the foundation for the required town planning controls.

Any guidelines attached to a particular zone should not be so strict that there is no opportunity to vary them. If a proposal comes in outside the guideline threshold, then the planner or the State Administrative Tribunal can ask that justification of the viability/sustainability be provided. If the proposal is consistent with the guidelines then no additional financial data would be required.

It would be unwise to determine that a specific lot size is required and a minimum number of units be provided on any site (as attempted in Figures 11 and 12) as this may rule out new and innovative ideas or changes in demand and tourist trends.

The reason for undertaking the City of Albany Tourism Strategy is to ensure that sites are available for tourism purposes in accordance with an agreed and adopted Local Planning Strategy and Local Planning Scheme. It is therefore proposed that the following mechanisms be utilised to protect the identified sites:

- Establish new zones of "Hotel / Motel" and "Caravan and Camping" within the **LPS 1** and limit the acceptable land uses within those zones to retain tourism product.
- Retain the "Tourist Residential" zone where there is a mixed use precinct, with clear objectives within the zone to promote tourism uses on vacant lots or as part of site redevelopments.
- Within the rural area of the municipality, the isolated infrastructure should be recognised within a "Special Use", "Additional Use" or "Restricted Use" schedule attached to the scheme.
- Within precincts that contain a site acknowledged within this Report and will be subject to detailed structure planning, recognition within the scheme that a tourism component is to be provided as part of the final structure plan.
- Within Rural Townsites, acknowledge tourism accommodation as a discretionary land use.

The draft objectives and definitions that are recommended for **LPS 1** are included in Appendix 3.

7.4 State Government Policy Framework

The State Government has two (2) documents dealing with Tourism development, neither of which has been adopted as a Statement of Planning Policy under Part 3 of the *Planning and Development Act 2005*.

The State Government's position on the provision of tourism facilities is reported in the Tourism Planning Taskforce Report (January 2006) and the Western Australian Planning Commission's Planning Bulletin 83 dated June 2007. The WAPC Bulletin sets out the "interim policy of the WAPC to implement the recommendations of the Tourism Planning Taskforce".

This Report does not intend to respond in detail to all of the issues contained in the Taskforce's report. The main concerns flowing from the report relate to the loss of, or the permanent residential occupation / conversion of tourism infrastructure and to maintaining the low yield tourism assets for the next generations of tourists.

When tourism sites are privately owned, there has been a growing trend for landowners to want to either:

- seek to rezone (if required) and develop or release the land for residential development as in recent times it has been guaranteed to be economically attractive to the owner;
- sell or develop part of the lot for residential purposes to finance the tourism component. In some cases the location of the residential units are separate from short-stay holiday units but in others the short-stay and permanent uses intermingle where the permanent stay units can still be used for short-stay holiday accommodation.

The Taskforce's report has detailed the problems which may arise where the short-stay and unrestricted stay units are not separated. While this Report does not propose a total prohibition on the permanent residential occupation of units (as residential apartments, park homes, etc) the following guidelines are submitted to avoid future conflict between land uses and to assist in optimising the tourism potential of the site or location.

Where stated in this Report Council supports the utilization (through subdivision including strata title subdivision) of a percentage of the site for residential purposes (no occupancy restriction) subject to:

- There being no anticipated land use/ planning conflict between the residential use and the adjacent and nearby land uses and zones including the tourism activity on the balance of the lot.
- All units in the development should be designed primarily for tourist occupation, form part of an integrated complex and should be compliant with the Residential Design Codes, apart from the estimation of density, or the Caravan and Camping Act but not the detailed development standards.
- The Residential component should comply with the nominated Residential Design Code of WA.
- The development within the site shall be designed to physically separate the tourism from the residential uses.
- The management of the tourism development shall ensure that any impacts on the residential use are minimised.
- The purchaser of a residential unit shall agree to the adjacent tourism use and acknowledge and accept that on-going use.

- The tourism component shall be completed to Council's satisfaction prior to the residential lots and/or development being completed and released for sale.
- The tourism development shall be located on the highest valued tourist land (e.g. where views are available or where direct frontage onto a beach or foreshore reserve area is available).
- The tourism values of the site are not to be compromised by non-tourism development (i.e. residential) on the site.
- The development of the site, where residential occupation is proposed, is to yield the optimal social and economic benefit to the Albany community.

The Taskforce's report identified that Caravan Park is a use which is well provided for, however it is becoming increasingly likely that the current parks, where privately owned, could become uneconomical. The report recommended that Local and State Government can assist in maintaining one aspect or influence on the financial viability of this lower income earning tourist accommodation. The report determined that there should be an improved framework for the facilitation and support of those tourism sites that recognise the broader social and economic importance, and the potential environmental benefits of the caravan and camping industry. Such initiatives could include:

- Assistance with headworks charges;
- Provision of additional infrastructure by the State;
- Support to raise finance;
- Alternative tenure arrangements;
- Deferral arrangements in respect to State taxes;
- Short stay tourist accommodation be treated similarly to hotels, motels and other tourist accommodation (e.g. they would not be assessed as individual units); and
- Remove or reduce land tax.

In addition it was suggested that Local Government could reduce rates on specific sites to reduce operating cost. Where possible, the existing zoning of Caravan Park and Motel can be retained and Council can give consideration to providing assistance by way of concessions and incentives through the rating structure. This Report suggests that certain parks could be redeveloped for more financially attractive development options, such as park homes or chalet units, but does not address the potential for taxation relief or financing options.

7.5 Local Rural Policy:

The City of Albany (former Shire of Albany) Local Rural Strategy sought to provide a more fine-grained planning framework over the rural area of the Municipality. Within that framework, recommendations were made on the tourism components that would be acceptable in the rural area; a range of boutique attractions could be given discretionary approved within the Scheme's rural zoning. The Local Rural Strategy also supported a maximum of four (4) chalets or farm stays to be constructed on rural lots without the need to undertake a Scheme amendment to acknowledge the accommodation as a separate land use within the Scheme.

The use of minimum lots sizes for tourism projects, setting maximum numbers of units that each lot could support and other arbitrary control mechanisms has curtailed the development of some boutique accommodation projects within the rural area and promoted an homogeneity of development.

This Report has given no recognition for "smaller scale" tourism projects (less than ten accommodation units) as it would be impractical to analyse the strategic advantages or relationships of the multiplicity of small scale projects throughout the municipality. Needless to say, those projects provide a range of tourism experiences and their contribution to the City's tourism mix should not be undervalued. The Local Rural Strategy provisions should be revoked or redrafted to promote greater flexibility for the development of tourism products on rural lots (where they do not adversely impact upon legitimate agricultural pursuits) without having a developer undertake the complex and time consuming process of amending the scheme.

7.6 Small Scale Developments:

To develop a viable tourism market and attract visitors to the region, Albany is required to provide a range of boutique attractions and accommodation options that rival or exceed those provided in other regional areas of Western Australia. Whilst Albany has natural (the gap, King George Sound) and environmental attractions (National Parks, flora and fauna) that surpass other regions, visitors will still require the personal touches that a well managed home stay accommodation can offer and they will want to "experience" the values that make Albany a unique place to visit.

In addition to the provision of a suitable and broad product range, the management of tourism outlets and the knowledge of the host of those facilities needs to also be developed, if a high quality holiday experience is to be obtained. Venues such as The Rocks, the Vancouver Guest House and Flinders Lodge are smaller scale developments that provide such experiences.

The expanding practice of converting a residence into "holiday accommodation" to maximize the financial return to the individual provides additional bed nights, but it fails to value add to the holiday experience of the visitor and creates a negative impression of the region.

7.7 Structure Planning:

At Appendix 2 is an evaluation of a number of sites that currently exist or are known to be under consideration for future subdivision or development. The development of those sites will be subject to a range of financial, environmental and zoning considerations and the projected shortage of bed nights can potentially be met if those developments are achieved and the appropriate tourism opportunities are realized. As new suburbs emerge on the urban fringe, it is unlikely the developers will provide for the "next generation" of motel and other tourism sites, given the uncertainty associated with the sale of those sites and the lower return that tourism sites produce, relative to residential and commercial land uses.

A mechanism will need to be developed to incorporate future motel, hotel and other tourism sites into the structure plans for those emerging suburbs on the urban fringe, particularly where the structure plan area provides access to the range of services needed by tourists. The future urban areas adjacent to the major rivers and overlooking Albany’s harbours are cases in point.

7.8 Local Strategic Sites:

The Local Strategic Tourism Sites should remain available for the preferred tourist uses through zoning and policy, with no potential created to convert the site to permanent residential use. This report recommends the following strategic actions:

Figure 13:- Preferred Development Options – Local Strategic Sites

<i>Site</i>	<i>Recommended Development</i>	<i>Residential Component</i>	<i>Proposed Zone in TPS 1</i>
Former Esplanade Hotel	Hotel	Western Portion of Site Only	Hotel/Motel
Albany Waterfront Project	Hotel/Apartment	Nil	Hotel/Motel
Middleton Beach Holiday Park	Caravan Park	Nil	Caravan/Camping
Former Frenchman Bay Caravan Park	Hotel/Resort	Nil	Hotel/Motel
Former Albany Golf Club House Site	Apartment	Nil	Hotel/Motel

Consideration should be given to the potential elevation of the above sites to Strategic Sites by the State Government under the guidelines outlined in the Tourism Planning Taskforce Report.

6.9 Prime Tourism Sites:

The Prime Tourism Sites are required to be dealt with on a site by site basis as it is not certain that preferred uses for a site or the precinct could be achieved. A similar arrangement exists for the Suitable Tourism Sites, although existing tourism activities should be protected through zoning changes.

Where tourist and residential uses are to be combined on the same site, the two should be designed as separate elements on the site. It should be clear to purchasers of the residential units (e.g. in a Memorial on the title or in the management statement) that the tourist use is acknowledged. It should also be made clear whether or not the residential units can also be used as short-term holiday homes or not.

Figure 14:- Preferred Development Options – Prime Sites

Site	Recommended Development	Percentage Permanents	Proposed Zone in TPS1
Camp Quaranup	Cultural Tourism	Nil	Reserve for Recreation
Vacant Sites (Barry Court)	Hotel/Apartment	Caretaker Only	Tourist Residential
Dog Rock Motel	Hotel	Nil	Hotel/Motel
Former Woolstores Precinct	Hotel/Resort/ Residential	Subject to future planning	Development Area (subject to structure planning)
Cheynes Beach Caravan Park	Caravan Park	See Plan – Appendix 2	Caravan /Camping
Albany Highway Motel Precinct	Motel	Nil	Hotel/Motel
Emu Beach Chalets	Apartments	Nil	Hotel/Motel
Havana Villas	Caravan Park	Nil	Caravan Park
Rose Gardens Beachside Holiday Park	Caravan Park	See Plan – Appendix 2	Caravan Park
Emu Beach Motel	Motel	Nil	Hotel/Motel
Emu Beach Holiday Park	Caravan Park	See Plan – Appendix 2	Caravan / Camping
Former Spinning Mill Site	Hotel/Apartment	Not Specified	Hotel / Motel or Additional Use

7.10 Suitable Tourism Sites:

For those sites identified as “Suitable Tourism Sites” in this report, plus those individual lots where tourism accommodation units exist, an appropriate zoning response is required which seeks to retain that activity. Where vacant lots exist, or where another land use remains on the lot, and this Strategy promotes a tourism option, the Strategy does not promote immediate rezoning of the land. The Strategy recognises the potential compensation issues that may arise if the landowner considers the zoning has had a deleterious impact upon the value of the land.

The response to the Suitable Sites is;

Figure 15:- Preferred Development Options – Suitable Sites

Site	Recommended Development	Percentage Permanents	Proposed Zone in TPS1
Frederickstown Motel	Hotel/Apartment	N/A	Regional Centre Zone
Cape Riche	Caravan Park	Nil	Caravan & Camping
Nanarup Coastline	Hotel/Resort	N/A	No Recognition
Panorama Caravan Park	Hotel/Resort	See Plan – Appendix 2	Caravan & Camping
Cosy Corner Precinct	Caravan Park / Resort	N/A	No Recognition
Albany Holiday Village	Caravan Park	See Plan – Appendix 2	Caravan & Camping

Albany Gardens Holiday Resort	Caravan Park	See Plan – Appendix 2	Caravan & Camping
Kalgan River Chalets & Caravan Park	Caravan Park	See Plan – Appendix 2	Caravan & Camping
King River Palms Caravan Park	Caravan Park	See Plan – Appendix 2	Caravan & Camping
Albany happy Days Caravan Park	Caravan Park	See Plan – Appendix 2	Caravan & Camping
Albany City Holden Site	Hotel/Apartment	N/A	No Recognition
Centennial Park Precinct	Hotel/Apartment	N/A	No Recognition
Central Business District	Hotel	N/A	Regional Centre
Middleton Beach Precinct	Apartment	N/A	Tourist Residential
Lot 660 La Perouse, Goode Beach	Boutique Chalet	Nil	Rural

7.11 Regulating Permanents within Caravan Parks

There has historically been a percentage of permanents within caravan parks and the occupants of those facilities see the caravan park environment as a more affordable housing option, they enjoy the lifestyle that a caravan park environment can provide or there were not alternate housing options available to the individual. The conversion of entire caravan parks to Park Home Parks (to create lifestyle villages) is an increasing trend and the quality of those facilities is increasing over time. Lifestyle villages do not provide a tourism product and the adaptation of existing caravan parks to provide a lifestyle village is not being promoted or contemplated in this strategy.

The opportunity to convert all or part of an existing site to provide for permanents is being promoted in a limited capacity in this strategy (see Appendix 2 for site solutions) and it is expected that upon a proprietor gaining approval to increase the level of permanents, the following conditions of approval would be imposed:

- The proprietor will be required to prepare a master plan showing the reasonable long term development of the site, the anticipated improvements required to existing facilities and the relationship of the current development to that master plan;
- The permanents will be separated from the short stay sites and have separate facilities (including, where possible, a separate entrance);
- A tourism benefit will be required to be provided on-site as part of the development of the permanent accommodation. Commitments will be required to upgrade ablution facilities for short stay sites, to provide additional services (camper’s kitchen, recreational facilities, swimming pool, etc) for short stays, at a level that is proportional to the level of development being undertaken; and
- A mechanism will be submitted and agreed to allow for the incorporation of the permanents and for the development of a cash flow to undertake site improvements and an understanding created that additional stages of development would be approved until those site improvements are in place.

8. Conclusion

This report recommends that a number of actions be taken to incorporate the findings of this Report into City of Albany and WAPC strategic and development control documents. The following actions are recommended for adoption:

1. **Those sites identified as “Local Strategic” be referred to the WAPC and Tourism WA for consideration as potential “Strategic” sites as defined by the recommendations of the Tourism Planning Taskforce Report and WAPC Planning Bulletin No. 83.**
2. **Appropriate measures be put in place to implement the findings of the Report within the proposed District Town Planning Scheme 1.**
3. **A separate report be prepared on the capacity to implement interim measures within Town Planning Schemes 1A and 3 to protect those sites identified as “Local Strategic” and “Prime” within this Report.**
4. **As a matter of policy, the findings of this Report, as they relate to the percentage of permanent residential development that can be incorporated into future developments be adopted.**
5. **Clause 5.4 of the Albany Local Planning Strategy and Map 9A and 9B of the Albany Local Planning Strategy be redrafted to incorporate the findings of this Report.**
6. **Those clauses within the Albany Local Rural Strategy relating to tourism projects be rescinded and the policy be redrafted to promote a greater range of tourism infrastructure to be developed within rural areas, without the requirement to undertake a scheme amendment.**
7. **When consideration is given to the assessment of future structure plans, developers be encouraged to incorporate tourism sites into those structure plans that front major highways and overlook the City’s harbours, prior to its adoption.**
8. **Consideration be given to mechanisms to increase the capacity to monitor the level of visitation and the available bed nights in Albany.**
9. **Support be given to conversion of land uses within the Albany Waterfront Project, the former Albany Woolstores, Big Grove, the Former Albany Spinning Mill and the Centennial Park industrial area, to promote a combination of tourism and residential developments, with the tourism components occupying that part of the site where they abut recreational areas and/or provide direct visual exposure to major water bodies.**

APPENDIX 1

(SEE SECTION 1 OF REPORT)

Appendix 1 – Access, Attractions and Amenities

While the supply and demand analysis and stakeholder consultation has focused primarily on the availability of accommodation, the analysis also included references to other factors affecting the number of visitors to Albany and their behaviours. A summary of comments and observations includes the following points:

Access

Access relates to the ways in which visitors to Albany arrive at their destination and how they move around the city on arrival.

- Long distance train travel is increasingly popular and could provide a unique product offering for Albany to help differentiate it from other WA destinations. This would appeal to families, grey nomads/baby boomers and couples.
- More Coach services are needed to get visitors who do not have access to private vehicles (e.g. backpackers, cruise ship travellers) around Albany.
- Coach services or package tours are needed to take people from Albany on day trips to the region for example to wineries or the Treetop Walk. A winery package would replace the need for a designated driver for visitors travelling in couples or small groups.

Stakeholder Recommendations

- *Work with the PTA to determine the feasibility of the reintroduction of passenger train travel to Albany.*
- *Facilitate the development of tour and coach services within Albany and into surrounding regions linking key attractions.*

Attractions and Activities

Attractions and activities are those built or natural features that attract visitors as well as the recreational offering that visitors engage with when they are in Albany.

- Tourist facilities such as restaurants and attractions were seen to be often not open at times convenient to tourists. (Weeknights and public holidays)
- It was found that there is a major lack of attractions and things for children to be entertained with. This is particularly an issue for a family destination. Because Albany's weather is perceived to be unreliable it was also suggested more indoor activities for children are needed.
- It was reported that visitors often are unaware of what is on offer and are not able to find things easily (due to the lack of signage and information).
- The cruise ship market presents new problems because these tourists have quite distinct needs which Albany is currently not able to cater to. A broader range of quality retail providers is needed and with opening hours suitable for the arrival of cruise ships.

Opportunities

- Albany has the opportunity to position itself to the niche Heritage Tourist market in order to target specific target segments including grey nomads, baby boomers, ANZAC enthusiasts and people with historical family connections to Albany.
- Attractions should be packaged together to target specific nice markets, such as themed trails e.g. Walk trails, cycle trails, food trails.

Stakeholder Recommendations:

- *Introduce incentives to encourage restaurant and attraction businesses to improve opening hours.*
- *Focus expenditure on leisure centre to enhance its ability to cater for the tourist market in particular families with children.*
- *Seek Expressions of Interest for other child-friendly attractions.*
- *Create a map linking child-friendly attractions.*
- *Create/Enhance and promote children's indoor holiday activities.*
- *Improved signage to parks, picnic areas, foreshore.*
- *Focus infrastructure investment and development of facilities and packages linked to key themes including ANZAC and early European settlement. eg infrastructure and maps/trails and brochures.*
- *Focus maps and brochures around key market segments including grey nomads.*
- *Undertake assessment of cruise ship visitor needs and provide recommendations.*

Amenities

Amenities are those elements that support visitor activity but are not necessarily the reason for visitors to Albany.

- It was reported that visitor information (in the form of maps, guides and signage) is lacking and especially for people arriving by car, coach or cruise ship. It was noted that there is a particular lack of information available when cruise ship passengers arrive. Also the Visitor Centre is not opened early enough to allow people to book and board coach buses which depart at 8am. Similarly people that arrive in coaches after the visitor centre is shut cannot access visitor information and booking facilities.
- Directional signage at the top end of town is needed to direct people to the Visitor Centre. Also people who arrive by cruise ships and coach have problems finding the Visitor Centre due to a lack of signage.
- Since many of Albany's key tourist attractions are natural attractions and many visitors are aging, wheelchair accessibility and accessibility generally is a concern. This is also a concern at the Visitor Centre.
- Visitors' need to stop and take in scenic views must be addressed by creating safe pull over areas.
- Parking is a problem for people with caravans and other large vehicles on the main street.

Stakeholder Recommendations:

- Extend Visitor centre opening hours at key times or during key visits.*
- Assess Visitor Centre accessibility for wheelchairs.*
- Provide 24 hour electronic information and booking facilities or add a visitor information and booking service into a backpackers, petrol station or other which is open early and late.*
- Focus on wheelchair accessibility at the Visitor Centre and work with DEC to introduce wheelchair accessibility at key natural attractions.*
- Undertake an audit of Signage requirements to improve directional and informational signage to key amenities.*
- Enhance map availability to tie attractions and amenities together along themes.*
- Conduct audit of services available and needed for cruise-ship visitors.*
- Assess and then create safe drive-off areas along scenic routes.*
- Conduct and audit of parking needs in main street according to various market needs locals, visitors, service vehicles*

APPENDIX 2

Legend to Mapping within Appendix 2

The following legend has been applied to all maps contained within the following Appendix:



Site boundary



Potential area available for "Permanents" (applies primarily to caravan park Site)

Appendix 2 – Site Evaluations

1 Esplanade Hotel Site (Flinders Parade)



Site evaluation based upon tourism development for a “5 star Hotel project”.

Local Planning Context:

Current site zoning:- Tourist Residential

Current site area:- 1.34ha

Services and infrastructure:- Site has ready access to road, storm water, water, sewer, energy and telecommunications infrastructure. Some upgrading of services may be required, depending upon the ultimate design requirements of a new development.

Potential policy implications:- Any potential development will be restricted in height to five (5) stories at the Adelaide Cres. property boundary and reducing to four (4) stories at the Flinders Parade boundary. Located within 500m of King George Sound, any development must also acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1

Environmental / other constraints:- Site is subject to ember attack in the event of a wild fire on Mount Adelaide. Provision of car parking will require an undercroft parking solution or reconciling parking within adjacent road reservations (as per previous development).

Will current zoning guarantee potential use:- Current zoning will allow for identified development and other competing land use options.

Is the site subject to competition from other land uses (eg residential):- Yes. Adjacent land uses are a combination of tourism and residential.

Are alternate zoned sites available for tourism development comparable to this site:- Locality of Middleton beach is zoned "Tourist Residential" allowing for proposed use but other sites are constrained in size.

Planning Context of Site: Site is zoned for intended development and it has access to the range of infrastructure and services required. Its development potential for a tourism project could be enhanced if the capacity to utilize the site for another competing use is removed.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- Site overlooks Albany's premier beach and is in close proximity to golf course and walking trails. Albany's CBD is a short distance away, either by Marine Drive or Middleton Road.

Are there alternate sites in competition for intended development:- No other comparable site exists with a direct overlook of King George Sound from the entire site. Alternate sites are available within the Albany Waterfront site and the former Woolstores, **but they are adjacent to** Princess Royal Harbour.

Is the site easily accessible for end users:- Yes. The site is accessible for all potential users.

Does the site have a special setting:- Yes. It is close to all urban facilities, is protected from prevailing weather by Mount Adelaide and has a direct outlook to King George Sound.

Are there amenities or activities in the locality to complement intended development:- The site offers tourists access to beaches, walking trails, golf course and recreational / entertainment facilities in the CBD.

Potential facilities to be provided to address constraints imposed by site:- A range of eateries, bars and cultural activities for site users and the general public would add to the viability and social significance of this site and its development.

Competitive Advantage of Site: The site offers a unique development opportunity and a potential development can enhance the social /cultural fabric of the city and its residents. No similar site exists adjacent to Middleton Beach.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- Yes. Beach users and residents of Middleton Beach have a limited range of facilities in the locality. A major hotel can supply a range of retail facilities for guests and the broader community.

Does development of the site have the potential to adversely impact upon adjoining community:- A development should not remove views for adjacent residences, substantially alter traffic movements through the suburb or reduce residential amenity.

Will new infrastructure be provided to assist locality:- No service infrastructure will be provided, however a new development has the potential to provide shopping and cultural opportunities for the broader community and beach goers.

Importance of developing site: The Esplanade site provides an important focal point for local residents and for tourists that frequent other tourism sites in the locality. The development of a hotel on the site will add restaurant, bar, retail and cultural facilities to the locality.

COMMENT:

The Esplanade site has become synonymous with Albany's tourism promotion and has been the site of several previous hotel buildings. The current zoning allows for the development of the site without the developer having to undertake further planning processes. The availability of services and infrastructure to the site further reduces the level of uncertainty surrounding the development of the site. The importance of the site for tourism warrants a review of the current zoning to ensure the site's potential to be developed for non-tourism uses is removed; the current policy framework should not prevent the development of the site.

Strategic Action: Site is a "Local Strategic" tourist site. Rezone site as "Hotel / Motel" in the City's Community Planning Scheme and protect site from indiscriminate subdivision or from any non-tourism development.

2 Albany Waterfront Project (Princess Royal Drive)



Site evaluation based upon tourism development for a “4 to 5 star Hotel / Apartment project”.

Local Planning Context:

Current site zoning:- Foreshore Development Zone

Proposed site area:- 0.8747ha

Services and infrastructure:- Upon the creation of the site, the lot will have ready access to road, stormwater, water, sewer, energy and telecommunications infrastructure. Some upgrading of services may be required, depending upon the ultimate design requirements of a new development.

Potential policy implications:- Development of the site is subject to the Albany Foreshore Structure Plan and Precinct Plan. The site has been created to acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1. The hotel would be limited in height to a five (5) storey structure and the apartment complex to four (4) stories.

Environmental / other constraints:- The site is located in proximity to a marina and the Albany Port, encouraging additional noise attenuation measures on the proposed building or appropriate design solutions to reduce that impact.

Will current zoning guarantee potential use:- Yes. Structure and Precinct Plan identify tourism uses as the primary land use for the site.

Is the site subject to competition from other land uses (eg residential):- No. Zoning provisions specifically preclude alternate land uses on the site.

Are alternate zoned sites available for tourism development comparable to this site:- The Woolstores site provides a similar visual outlook over Princess Royal Harbour but does not enjoy the same level of infrastructure provision. No other site provides a similar relationship to the marina, to the Albany Entertainment Centre or the retail, entertainment or cultural facilities in the CBD.

Planning Context of Site: The site is suitably zoned, the appropriate policy framework is in place and the required infrastructure has been provided to the site.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- The site is an integral component of a waterfront development project and is located to complement the Albany Entertainment Centre. The site is located at the southern end of the CBD, overlooks the marina and no similar site exists within Albany.

Are there alternate sites in competition for intended development:- Sites exist at the former Woolstores, the former Spinning Mill and on the southern side of Princess Royal Harbour but those sites do not enjoy the same services or amenity provided in the Waterfront project.

Is the site easily accessible for end users:- Yes. In addition to vehicular access, the site enjoys a high level of pedestrian accessibility to the CBD.

Does the site have a special setting:- Yes. It is located in close proximity to a marina, to Princess Royal Harbour, to the CBD and heritage precincts. Visitors to the site can also enjoy the vibrancy and activity generated by vessels using the marina and regional port.

Are there amenities or activities in the locality to complement intended development:- Yes. Shopping, entertainment and cultural facilities are within close walking distance of the site. The site provides easy access to the region.

Potential facilities to be provided to address constraints imposed by site:- Nil.

Competitive Advantage of Site: Site is located at the southern end of the CBD, is developed on the northern shore of Princess Royal Harbour, forms an important part of an integrated Waterfront Development and has a range of entertainment, retail and cultural facilities in close proximity.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- Yes. The public utilizing the Waterfront precinct will require a range of facilities (cafes, bars, etc) to be provided within the precinct. A major hotel / apartment can supply the required range of facilities for guests and the broader community, as well as accommodating the food, beverage and conference facilities in conjunction with the Albany Entertainment Centre.

Does development of the site have the potential to adversely impact upon adjoining community:- Some concern has been expressed by residents to the north over the potential for views of Princess Royal Harbour to be impacted by the scale of building proposed. No impacts upon developments within the Waterfront precinct are anticipated.

Will new infrastructure be provided to assist locality:- No.

Importance of developing site: A hotel / apartment development on the site within the Albany Waterfront Project precinct complements the range of services that can be provided within the Albany Entertainment Centre, as well as providing for the physical and social needs of visitors to the precinct. Development of the site would frame the vista to Toll Place and the Albany Town Jetty and create active public spaces adjacent to the marina.

COMMENT:

The Albany Waterfront Development Project has been a contentious project for Albany. The success of the project will be contingent on the development of a number of complementary pre-planned land uses within the precinct. The accommodation precinct is a key component of the development as the site development will frame the vista to the Albany Town Jetty, provide a range of services of direct benefit to the Albany Entertainment Centre and add vitality to the foreshore reserve located between the site and the marina. The current zoning allows for the development of the site without the developer having to undertake further planning processes. The availability of services and infrastructure to the site further reduces the level of uncertainty surrounding the development of the site.

Strategic Action: Site is a “Local Strategic” tourist site. The current zoning protects the site from indiscriminate subdivision or from any non-tourism related development; no additional action is required.

3 Camp Quaranup (Reserve 30360, Quaranup Road)



Site evaluation based upon tourism development for a “Resort Project”.

Local Planning Context:

Current site zoning:- Site is Reserved for “Parks and Recreation” purposes. Reserve 30360 is set aside for the purpose of “Recreation and Holiday Resort”, with the management order issued to Ministry for Sport and Recreation

Current site area:- 14.5ha.

Services and infrastructure:- Quaranup Road is constructed to a bitumen standard to the subject site. The former quarantine station on the site is connected to the State power grid and Telstra land lines. The site relies upon on-site effluent disposal and on-site drinking water collection and storage.

Potential policy implications:- Development must acknowledge the State Planning Policy 2.6 and the Heritage Act.

Environmental / other constraints:- The quarantine station has been placed on the State Register of Heritage Places. The site is surrounded by remnant vegetation and the regional representativeness of that vegetation is unknown; the capacity to remove vegetation may be restricted. The site is surrounded on three sides by water bodies and foreshore areas with steep embankments, and a single jetty providing water access.

Will current zoning guarantee potential use:- The reserve has been set aside for the purpose of creating a holiday resort development and a developer could reasonably expect to develop the site for that purpose, with the current Scheme 3 reservation of the land for Parks and Recreation purposes. Visual exposure of the site would necessitate an appropriate design solution for any potential development.

Is the site subject to competition from other land uses (eg residential):- The isolated nature of the site reduces the potential for the land to serviced for other competing and more intense land uses.

Are alternate zoned sites available for tourism development comparable to this site:- No. The site offers specific advantages over other potential coastal tourism sites within the City of Albany and would be considered a unique location. The alternate sites would require a change in zoning with the inherent time delays.

Planning Context of Site: The designated purpose of the reserve would allow for the development of a Resort Project on the site. The infrastructure already provided on-site and the characteristics of the locality would support a small scale development. A new project would need to fit within the landscape and the scale of the development would be constrained. The lack of services to the site severely restricts the development opportunities for a major resort project.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- The existing buildings are historic in character, structurally sound and capable of accommodating tourists. The site has an overlook to Princess Royal Harbour, King George Sound and Albany's CBD. The site provides a sense of isolation with pristine beaches and quality bush walking. With access provided only from Quaranup Road and by boat, the site provides a sense of isolation, yet it is visually connected to the Albany.

Are there alternate sites in competition for intended development:- The site is unique. Whilst other coastal locations exist to the west and east of Albany, they do not provide the same level of amenity as Reserve 30360.

Is the site easily accessible for end users:- The site is a considerable distance by road from the CBD and a short distance by boat. The restricted access enhances the appeal of the site.

Does the site have a special setting:- Yes. The peninsular has European and Aboriginal cultural values and high amenity with the coastal and bush setting.

Are there amenities or activities in the locality to complement intended development:- Yes, where end users are seeking a recreational or a cultural heritage experience.

Potential facilities to be provided to address constraints imposed by site:- The existing development offers conference facilities and small group activities. Depending upon the extent of future development, there may need to be an upgrade of water, sewer, power and road infrastructure to or within the site.

Competitive Advantage of Site: The site is visually connected to the Albany CBD, but is physically separated by water and its bush setting. The site provides a unique cultural tourism experience for visitors, but the level of services available, and its visual setting, would restrict the form, scale and size of any potential expansion of the current infrastructure.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- The current purpose, management arrangements and setting of the site have assisted in the preservation of the site's cultural assets. If the site was to be converted into a freehold land

parcel, there may be greater exposure of the site to the public which in turn could diminish those values.

Does development of the site have the potential to adversely impact upon adjoining community:- No, although the broader community would be concerned about any development which dominates the site.

Will new infrastructure be provided to assist locality:- No

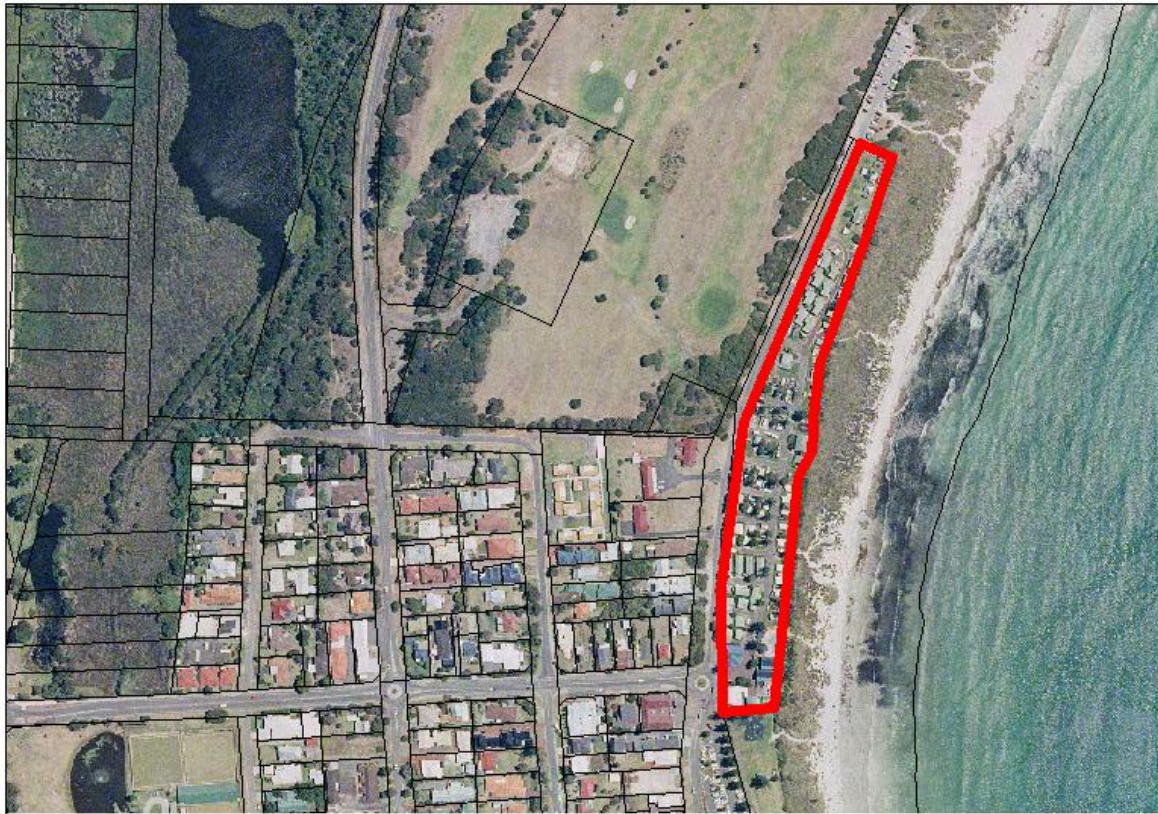
Importance of developing site: The site is already developed and capable of being used for tourism accommodation. Further development to meet market demand for beds may impact negatively on the site and its cultural tourism values.

COMMENT:

The site's outlook to the CBD and foreshores, its sense of isolation, the natural attributes and the heritage buildings already in use for accommodation make this site unique to the region. It continues to be a suitable site for tourist accommodation and the current reservation restricts the site's usage patterns. Any major expansion of the existing infrastructure and the redevelopment of the site have the potential to negatively impact on the cultural heritage experience the site offers and the landscape into which the current development sits.

Strategic Action: Site is a "Prime" tourism site and should be promoted for its cultural heritage values. It is recommended that no change to the zoning occur and that any attempts to freehold the Reserve be opposed. The retention of the site by the Crown will remove opportunities for the land to be converted to a non-tourism land use and allow on-going management that restores, protects and promotes its cultural values.

4 Middleton Beach Caravan Park



Site evaluation based upon tourism development for a “Caravan Park”.

Local Planning Context:

Current site zoning:- Reserved for “Parks and Recreation” purposes.

Current site area:- 2.3ha

Services and infrastructure:- Site has ready access to road, storm water, water, sewer, energy and telecommunications infrastructure.

Potential policy implications:- Located within 500m of King George Sound, any development must also acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1

Environmental / other constraints:- During a major storm event, the site has the potential to be subjected to, or threatened by, coastal erosion processes. Visitors to the site may also be subjected to sand drift nuisance.

Will current zoning guarantee potential use:- The current zoning provides a reasonable level of protection of the site from competing land uses.

Is the site subject to competition from other land uses (eg residential):- No. The management order provided for the reserve provides a second layer of restriction and control over the activities that can be carried out on the site. The potential to change the mix of facilities within the site may encourage the permanent occupation of units provided on-site, **however occupancy rates indicate this is unlikely to occur.**

Are alternate zoned sites available for tourism development comparable to this site:-
This is one of **several** sites in Albany where the management order has been provided to the City for the purpose of maintaining Caravan Park and Camping facilities. **The others are** located at Emu Point and they also offer direct access to Middleton Beach. A number of other caravan parks have been developed in Albany in close proximity to Albany Highway (refer to **sites 22 and 23**) and fronting rivers within the hinterland (refer to **sites 24 to 26**) however these site do not provide a comparable level of amenity and convenience as this site and those at Emu Point.

Planning Context of Site: The designated purpose of the reserve allows for the continued operation and development of the land as a caravan park. **The site is set up to accommodate a range of holiday accommodation uses including caravans, tents and onsite park-homes.** No permanent accommodation exists at the site. A campers kitchen, ablution blocks, barbeque facilities and recreation infrastructure (children's play area, swimming pool, other indoor activities) are established and well maintained. With the predicted increased threat of coastal erosion, the continued use of the site as a caravan park will reduce the potential risk to life and property.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:-
The site is located fronting a pristine and well protected beach in a location close to the central area.

Are there alternate sites in competition for intended development:- This site is the only site in Middleton Beach providing caravan and camping infrastructure. The area is in high demand for tourism accommodation (Middleton Beach). Similar sites exist at Emu Point, but they are located further away from the CBD

Is the site easily accessible for end users:- Yes

Does the site have a special setting:- Yes, although sites at Emu Point share a similar setting.

Are there amenities or activities in the locality to complement intended development:-
Yes, the site is within walking distance of the Albany Golf Course, Surf Life Saving facilities, **Eyres Park** and local shopping and restaurant facilities. It is also centrally located on the coastal cycle path linking Emu Point to the CBD.

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: This amenity and location advantages offered by this site are not replicated within the City. The site is easy for customers to locate and it can deliver a high quality holiday experience for tourists supplying mobile accommodation or seeking to stay in a chalet unit. A range of services and recreational opportunities exist within walking distance of the site

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:-
Visitors to this site are arriving at the prime swimming beach within the City and they have the capacity to promote the City if they enjoy a good holiday experience.

Does development of the site have the potential to adversely impact upon adjoining community:- Any development will need to be restricted in height so as not to impact on

the views enjoyed by adjacent residential developments or impact on the privacy enjoyed by beach users.

Will new infrastructure be provided to assist locality:- No

Importance of developing site: This site is primarily developed as a caravan park site and the current reserve purpose and management order require it to remain available for that purpose. Considerable investment has recently been made in providing higher yielding cabins on the site.

COMMENT:

With increasing pressure being placed on freehold land parcels located on the beach front within the remainder of the State to be developed for residential purposes or for apartments, this site provides one of the few remaining high quality caravan park sites in the state with direct beach access. Whilst the management order restricts the uses upon this site, a greater level of protection is recommended under the Town Planning Scheme.

Strategic Action: Site is a “Local Strategic” tourism site. Incorporate the site into a “caravan /camping zone” within the City’s Community Town Planning Scheme and introduce additional controls to preclude any of the designated bays from being permanently occupied (as park homes or on-site caravans).

5 Frederickstown Motel



Site evaluation based upon tourism development for a "Hotel / Apartment project".

Local Planning Context:

Current site zoning:- Central Area Zone with an R160 Residential coding applying to the site. An application is before Council to modify the residential density to the R-IC code.

Current site area:- 0.2579ha

Services and infrastructure:- Site has ready access to road, storm water, water, sewer, energy and telecommunications infrastructure, although some upgrading of services may be required if a new development results in an increase in the number of rooms provided.

Potential policy implications:- The site is subject to the Central Albany Urban Design Policy and is located within the "residential" precinct of that policy. Any development on the site would be constrained to two storeys with a small percentage being allowed to extend to a third storey.

Environmental / other constraints:- Nil

Will current zoning guarantee potential use:- The Central Area Zone provides for a wide range of commercial and residential development opportunities upon the site. An application for a hotel / apartment complex on the site would be considered under the discretionary land use provisions of the scheme.

Is the site subject to competition from other land uses (eg residential):- Yes. The site lends itself to a potential residential redevelopment.

Are alternate zoned sites available for tourism development comparable to this site:- Within the CBD, there is a range of lots available that could be developed for a hotel / apartment project. Those lots would have higher exposure to the tourism market and the potential for increased floor space (a three storey height limit for the entire site).

Planning Context of Site: The current zoning for the site does not preclude its redevelopment as a hotel and/or apartment complex. The site is slightly removed from the CBD reducing its exposure to potential customers, but it is still well located to the range of services that are provided in the CBD. The highest and best yield from the site is likely to be produced by a group or multiple residential development.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- No. There is sufficient land area to accommodate the intended development at the scale anticipated in the City's policy, but there are alternate sites within the CBD which offer equal or superior attributes.

Are there alternate sites in competition for intended development:- Yes. The Dog Rock Motel site (refer to site 7) offers comparable site opportunities and is located in a more prominent position. No demonstrated demand currently exists for a boutique hotel and/or apartment complex within the Albany CBD; locational advantages provided at the Albany Waterfront (refer to site 2) may see the construction of the first facility on that site and the potential demonstration of demand.

Is the site easily accessible for end users:- Yes. Whilst the site is slightly removed from the CBD, it is still within close walking distance of the CBD and the range of services provided therein.

Does the site have a special setting:- No. Views to Princess Royal Harbor from some rooms may be achieved.

Are there amenities or activities in the locality to complement intended development:- The range of services provided at the waterfront and within the CBD are within walking distance of the site.

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: The site is currently being used as a motel site and has a recognized client base and reputation. An upgrade of the site facilities may expand that client base and increase the amount of tourism product available.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- The size of the parent site is likely to impact on the level of services provided on the site. It is highly probable that the services available in the CBD will be utilized by tourists to the site, rather than duplicate them on-site. Any potential benefits to the broader community are therefore likely to be minimal.

Does development of the site have the potential to adversely impact upon adjoining community:- Provide the scale of the proposed development does not exceed that prescribed through policy, there are not likely to be any adverse impacts upon the adjoining community.

Will new infrastructure be provided to assist locality:- No new infrastructure is expected.

Importance of developing site: The current development on the site will soon require a major refurbishment and the owner will be confronted with a decision to re-invest in the tourism product on the site or take a more radical approach to the site. If it is decided to redevelop the site for residential units, that decision will remove current bed nights from the tourism market and that loss would be regrettable. The site will have difficulty competing against a similar project in a more prominent CBD location.

COMMENT:

The Frederickstown Motel has operated successfully from the site for a number of years and has built a client base for that business. Newer apartment style accommodation at My Place, Grey Street East, is now competing against the older style motel accommodation unit and that has resulted in the Dog Rock Motel undertaking a major refit to remain competitive. A decision on whether the Frederickstown Motel undergoes a refit or the tourism product is lost on this site will depend on consumer demands and the extent of competition created prior to a decision having to be made. It is questionable whether a more stringent tourism zoning on this site would result in the retention of tourism uses on the site over the long term. The site may be more appropriately utilized for a mixed use (office and/or commercial at street level with accommodation units above or to the rear of the site). The current zoning would support the desirable tourism outcome and alternate land use options.

Strategic Action: Site is a “Suitable” tourism site and it has the potential to be redeveloped from its current motel configuration to inner city apartment accommodation or a boutique hotel. No change to the zoning is proposed as the market will need to determine what is the highest and best use of the site, given its limited area. The owners should be encouraged to explore opportunities for some tourism product within a mixed use site development if that option is undertaken.

6 Barry Court



Site evaluation based upon tourism development for a "Boutique Hotel / Apartment Project".

Local Planning Context:

Current site zoning:- Tourist Residential

Current site area:- Lots ranging in area from 0.1ha to 0.611ha

Services and infrastructure:- Site has ready access to road, storm water, water, sewer, energy and telecommunications infrastructure.

Potential policy implications:- Any potential development will be restricted in height to the requirements of Category B of Table 3 in the Residential Design Codes. Located within 500m of King George Sound, any development must also acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1

Environmental / other constraints:- The sites are located on stable sands.

Will current zoning guarantee potential use:- The current zoning accommodates the potential development for a boutique hotel or short stay apartments **on sites**. It also supports the development of the lots for competing land uses.

Is the site subject to competition from other land uses (eg residential):- Yes. Developers have been encouraged to develop the lots for tourism purposes, however Council may be unable under the current zoning to prevent those lots from being used for permanent residential development.

Are alternate zoned sites available for tourism development comparable to this site:- Alternate sites are available at Middleton Beach, albeit at a higher purchase price. Those sites would have higher exposure to the tourism market than Barry Court, which is relatively isolated.

Planning Context of Site: Several sites are currently available and zoned for tourism development and some tourism product has already been created adjacent to Barry Court. The small size of the lots available for tourism development limits any potential development to a boutique facility and the segregation of the site from the beach and major tourism routes will require unique design and management solutions to raise the profile of any potential development.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- The site is located adjacent to the golf course and is in close proximity to the Middleton Beach cycleway. It is however removed from the beach and it is some distance away from shops and other facilities.

Are there alternate sites in competition for intended development:- Yes. Middleton Beach (refer to Site 10).

Is the site easily accessible for end users:- No. The site is located off major tourism routes.

Does the site have a special setting:- No.

Are there amenities or activities in the locality to complement intended development:- No.

Potential facilities to be provided to address constraints imposed by site:- The sites are relatively small in size and provide no capacity to incorporate potential facilities.

Competitive Advantage of Site: The site is at a considerable disadvantage to similar lots in Middleton Beach. Its relative isolation and its association with the Albany links golf course do provide opportunities for one or more boutique developments. The site is not capable of providing for a medium or large scale tourism development.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- No. The site is isolated from the community

Does development of the site have the potential to adversely impact upon adjoining community:- No

Importance of developing site: Whether the site is developed or not will not advantage or disadvantage the broader community.

Will new infrastructure be provided to assist locality:- No

COMMENT:

The Barry Court site was originally subdivided from the Albany golf course reserve to provide a site suitable for a major tourism development. Due to the delays in attracting a developer,

the decision was taken to allow the land to be subdivided for residential and tourism purposes. The land remaining for tourism development is no longer large enough to meet the needs of the mainstream tourism development industry. Small boutique operators have secured several lots and those developers are creating a unique product within this site, appealing to a range of end consumers. The remainder of the site can be used for this purpose.

Strategic Action: Site is a “Prime” tourism site” for boutique hotel and apartment developments. 19 residential lots were provided at the eastern end of Barry Court for residential purposes and the site zoning for the remainder of Barry Court should be altered to Hotel/Motel to preclude further residential development of lots.

7 Dog Rock Motel



Site evaluation based upon tourism development for a “3 - 4 star Hotel project”.

Local Planning Context:

Current site zoning:- Tourist Residential with an R20 Residential Density Code applying.

Current site area:- 1.1329ha

Services and infrastructure:- Site has ready access to road, storm water, water, sewer, energy and telecommunications infrastructure, although some upgrading of services may be required if a new development results in an increase in the number of rooms provided on-site.

Potential policy implications:- The site is subject to the Central Albany Urban Design Policy and is located within the “residential” precinct of that policy. Any development on the site would be constrained to two storeys with a small percentage being allowed to extend to a third storey. The site is located opposite the “Dog Rock” which has cultural heritage significance

Environmental / other constraints:- Nil

Will current zoning guarantee potential use:- The Tourist Residential zoning provides for a wide range of tourist related and residential development opportunities upon the site. An application for a hotel complex on the site would be considered under the discretionary land use provisions of the scheme.

Is the site subject to competition from other land uses (eg residential):- Yes. The site lends itself to a potential residential redevelopment and it adjoins commercial land uses.

Are alternate zoned sites available for tourism development comparable to this site:- Within the CBD, there is a range of lots available that could be developed for a hotel project. Those lots would have comparable exposure to the tourism market and the potential for increased floor space (a three storey height limit for the entire site).

Planning Context of Site: The current zoning for the site does not preclude its redevelopment as a hotel. The site is slightly removed from the CBD but retains good exposure to potential customers. It is still well located to the range of services that are provided in the CBD. The site will continue to retain some significance for tourism development, given its location, access arrangements and lot configuration.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- Yes. The existing land use and the size of the site make it attractive to redevelop as a hotel at the scale anticipated in the City's policy. Whilst there are alternate sites within the CBD which offer equal attributes, the current land use makes this site a superior option.

Are there alternate sites in competition for intended development:- Yes. The Frederickstown Motel site (refer to site 5) offers alternate site opportunities, but is located in a less prominent position. No demonstrated demand currently exists for a boutique hotel within the Albany CBD; locational advantages provided at the Albany Waterfront (refer to site 2) may see the construction of the first facility on that site and this site may be an attractive site for a moderately sized hotel to meet demand in the 3 to 4 star market.

Is the site easily accessible for end users:- Yes. The site has a visual connectivity with the CBD and it is within close walking distance of the services provided within the CBD.

Does the site have a special setting:- No.

Are there amenities or activities in the locality to complement intended development:- The range of services provided within the CBD are within walking distance of the site.

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: The site is currently being used as a motel site and has a recognized client base and reputation. An upgrade of the site facilities may expand that client base and increase the amount of tourism product available.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- The size of the parent site will allow for an expansion of the level of services provided on the site, if redeveloped. Existing conference, restaurant and other services could be incorporated into a site redevelopment and these would maintain the range of benefits already provided to the broader community.

Does development of the site have the potential to adversely impact upon adjoining community:- Provide the scale of the proposed development does not exceed that prescribed through policy, there are not likely to be any adverse impacts upon the adjoining community.

Will new infrastructure be provided to assist locality:- No new infrastructure is expected.

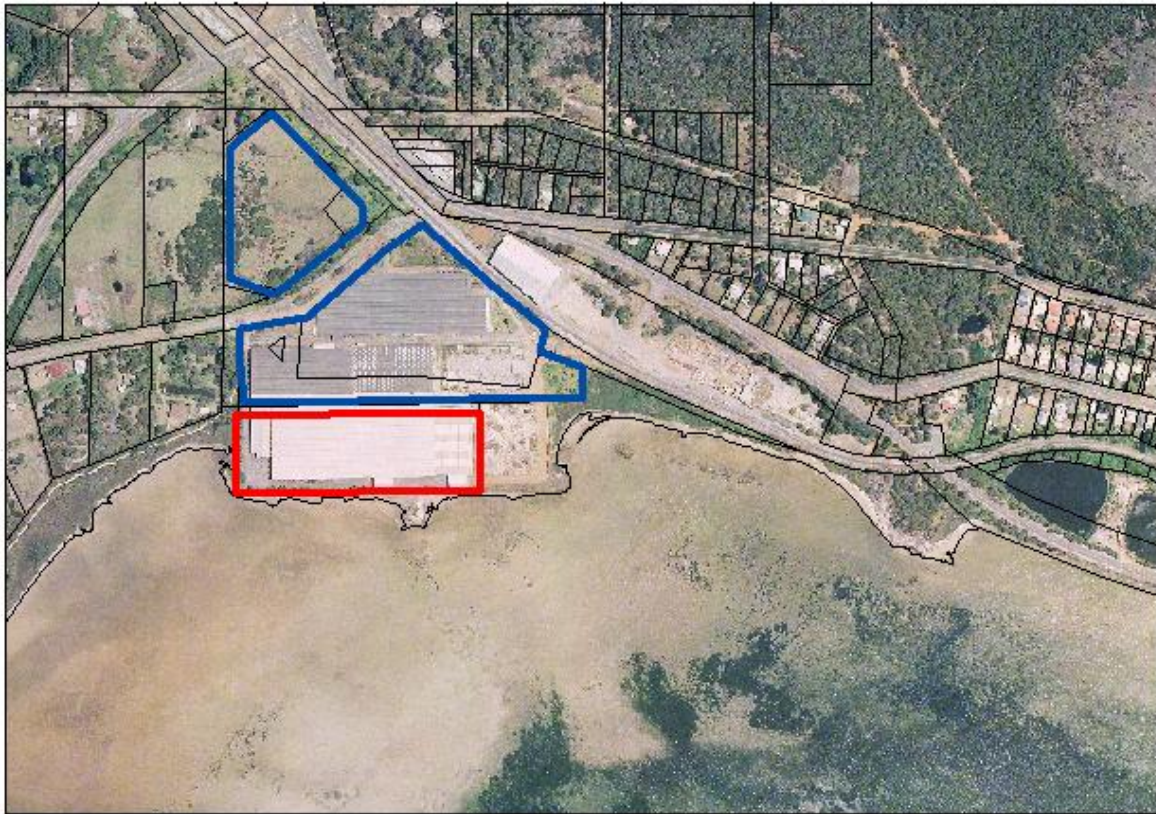
Importance of developing site: The current development on the site has recently undergone a major refurbishment and the expansion and/or modification of the tourism product on the site is unlikely to occur until the existing buildings reach the end of their economic life. The site remains an attractive CBD location for a potential hotel development.

COMMENT:

The Dog Rock Motel has operated successfully from the site for a number of years, the buildings have been upgraded, the range of services offered to the community expanded and the business has built up its client base. A decision on whether the Dog Rock Motel undergoes further refits or the tourism product is modified on this site will depend on consumer demand in the future. It is suggested that an alternate tourism zoning be applied to this site to retain a tourism uses on the site over the longer term. Incorporation of some residential activity on the site is also seen as undesirable.

Strategic Action: Site is a “Prime” tourism site and it has the potential to be redeveloped from its current motel configuration to a hotel at a future date. A change to the zoning of the site to “Hotel / Motel” is proposed. No provision for permanent residential activity on this site is also encouraged.

8 Former Woolstores Precinct



Site evaluation based upon tourism development for a “Hotel / Resort project”.

Local Planning Context:

Current Precinct zoning:- Industrial. A rezoning of the precinct would be required if the land is to be developed in the future for a tourism project.

Current Precinct area:- 9.6386ha

Services and infrastructure:- The precinct is currently serviced by a sealed road, with access to power and water supplies. No reticulated sewer main services the site and stormwater discharge from the site is uncontrolled. The precinct **will be partially impacted** in the future by the realignment of Frenchman Bay Road to facilitate grade separation over the Albany Ring Road.

Potential policy implications:- Within the Central Albany Urban Design Policy, potential development will range in height from five (5) stories to two (2) stories subject to a **Structure Plan** prepared for the precinct and endorsed by the WAPC. The precinct is also located within 500m of Princess Royal Harbour and any development must also acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1.

Environmental / other constraints:- The subject precinct will need to be tested for potential soil contamination from previous land use activities conducted on the site and the underlying soils may be acid sulphate in character.

Will current zoning guarantee potential use:- The precinct will require a scheme amendment before being developed and be subjected to detailed structure planning.

Is the Precinct subject to competition from other land uses (eg residential):- The precinct has the capacity to be subdivided and developed for a range of land uses, including residential and tourism uses. Any potential scheme amendment should ensure that future development controls encourage an appropriate mix of land uses, commensurate with the characteristics and structure planning for the precinct.

Are alternate zoned sites available for tourism development comparable to this precinct:- There are no similar located and sized lots in Albany capable of supporting a large hotel / resort project in close proximity to the CBD and immediately adjoining Princess Royal Harbour.

Planning Context of Precinct. The precinct has potential to be developed for a hotel /resort project, in conjunction with a discrete residential area, once the precinct has been appropriately zoned. The integration and design of those development components will be resolved through structure planning. Most services will need to be extended or upgraded to the precinct.

Development Opportunity:

Does the Precinct have a degree of uniqueness or special attributes for intended use:- Yes, it is a large land parcel on the western shoreline of Princess Royal Harbour and it is located in close proximity to the Albany CBD.

Are there alternate sites in competition for intended development:- No other precincts enjoy the same attributes and are large enough to incorporate a residential and hotel development or a resort project.

Is the precinct easily accessible for end users:- Yes

Does the precinct have a special setting:- The precinct is currently a former industrial complex, devoid of vegetation and impacted upon by noise from vehicles using Princess Royal Drive and trains moving along the Great Southern Railway line.

Are there amenities or activities in the locality to complement intended development:- The precinct is in close proximity to urban facilities, but there are no direct amenities or activities that complement any potential development.

Potential facilities to be provided to address constraints imposed by precinct:- The precinct has sufficient area to accommodate residential, commercial, recreational and tourism activities and these would overcome any current constraints imposed by the precinct.

Competitive Advantage of Precinct. The precinct is large and well positioned to the Albany CBD. The previous land use has ceased on the site and the precinct is well positioned to provide a mixture of land uses when demand warrants that development.

COMMUNITY BENEFIT:

Can development of the precinct provide services or benefits for broader community:- Removal of the industrial buildings from the precinct and their replacement with a mixed use development would enhance the visual qualities of the locality. The yield from the precinct is also likely to allow for reticulated sewer to be extended into the locality and that extension would not occur under a backlog sewer program.

Does development of the precinct have the potential to adversely impact upon adjoining community:- The precinct is sparsely occupied and new development in the locality would activate further development opportunities.

Will new infrastructure be provided to assist locality:- Expansion and upgrading of services into the precinct would be required. The potential to incorporate an activity centre into a structure planned development would provide direct benefits to the locality and the broader community.

Importance of developing precinct: The precinct requires redevelopment and it would be inappropriate visually and environmentally for the precinct to revert back to an industrial area.

COMMENT:

This precinct is well placed to provide for a tourism project on a larger scale than can be developed elsewhere in Albany and in close proximity to the CBD. The precinct has the potential under the current policy regime, following a change in zoning, to deliver a medium density mixed use development adjacent to Princess Royal Harbor that provides for residential, commercial and tourism needs in a planned estate. The mix of activities within the precinct will need to provide sufficient yield to bring the required services into the locality and deliver a project outcome suitable for the precinct.

Strategic Action: Precinct is a “Prime” tourist site. Due to the location of the site adjacent to Princess Royal harbour, the Great Southern Railway and the Albany Ring Road, plus potential soil constraints, the development potential of the site will require comprehensive and detailed planning and investigation. Development should only occur after the precinct has been subjected to detailed structure planning to deliver a mixed use development comprising residential, tourism and commercial components. Preference should be given in the structure planning process to the location of the tourism component of the development adjacent to the Princess Royal Harbour foreshore.

9 Former Frenchman Bay Caravan Park Site



Site evaluation based upon tourism development for a “Hotel / Resort Project”.

Local Planning Context

Current site zoning:- Partially Reserved for Parks and Recreation Purposes and partially zoned Special Use – Caravan Park (currently being amended to include the entire site within Special use zone)

Current site area:- 3.2620ha

Services and infrastructure:- The site is provided with sealed road access and is connected to the Goode Beach reticulated water supply. Effluent disposal has historically been managed on-site and the site does not have access to reticulated sewerage mains, a Council outfall drainage system or gas supplies.

Potential policy implications:- Any potential development will be required to meet the height controls established in Category B of Table 3 of the Residential Design Codes under the City’s Residential Design Code policy. Located within 500m of King George Sound, any development must also acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1.

Environmental / other constraints:- The site would be subject to ember attack in the event of a wild fire within the Torndirrup National Park. It also adjoins a site recorded on the State Register of Heritage Places under the Heritage of Western Australia Act 1990. A substantial development on the site will require the upgrading of storm water outlets, sewerage disposal and reticulated water mains to the proposed development. A smaller “boutique hotel” may reduce the requirements for the infrastructure upgrades. Land slippage is possible in the north western corner of the site and the western portion of the site overlays the catchment for the Vancouver Springs.

Will current zoning guarantee potential use:- Yes. The current zoning also precludes any permanent residential component being incorporated into a future development proposal.

Is the site subject to competition from other land uses (eg residential):- No, the current zoning is restrictive with the land uses that can be accommodated on-site.

Are alternate zoned sites available for tourism development comparable to this site:- No. This site has expansive views over King George Sound, it is appropriately zoned and can be developed once a Planning Scheme Consent is obtained. No other site outside of the City's urban area enjoys similar characteristics and zoning privileges.

Planning Context of Site: The site is currently appropriately zoned to support the development of a holiday accommodation project on the site. A number of matters will need to be taken into consideration in the design and layout of a project.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- The site enjoys uninterrupted views over King George Sound and it is conveniently located to the facilities at Whaleworld. To the south, the Torndirup National Park provides for bush walking opportunities. The settlement of Goode Beach is located approximately 1.2km to the west of the site.

Are there alternate sites in competition for intended development:- The Woolstores site and other localities are capable of being developed as a hotel / resort and provide for similar or larger room numbers. The local environmental and location qualities of this site however are not replicated at alternate sites.

Is the site easily accessible for end users:- Yes, although the travel distance to the Albany CBD is 20km and that travel could be an advantage or disadvantage to consumers.

Does the site have a special setting:- Yes, it is located on elevated ground, overlooking King George Sound and is surrounded by vegetated reserves. Direct access is available to a clean beach, boat launching facilities and picnic areas.

Are there amenities or activities in the locality to complement intended development:- Activities are available within the Torndirup National Park, at Whaleworld and upon local coastal reserves. The former HMAS Perth Dive Wreck is located in the waters off this site.

Potential facilities to be provided to address constraints imposed by site:- The site is remote to infrastructure and the scale of any potential development will directly influence the level of servicing required and the facilities that are required on-site. The lack of local shopping in the Goode Beach area will warrant some form of commercial facility and restaurant on-site.

Competitive Advantage of Site: The location of the site is its strength and its weakness. It provides an opportunity for an innovative development concept to capture the views and reflect the wilderness and cultural heritage that surrounds the site. Depending upon the size of the development, the provision of services and infrastructure to the site could then become problematic. A large resort development will require substantial upgrading of infrastructure, whilst the impacts of a boutique development could potentially be managed on-site.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- The community at Goode Beach does not have access in the locality to local shopping facilities, meeting spaces and restaurants. Development of the site has the potential to deliver some

or all of these facilities. The upgrading or extension of infrastructure to the site **could** also provide future benefits for existing lots at Goode Beach.

Does development of the site have the potential to adversely impact upon adjoining community:- Depending upon the form and scale of a potential development on the site, there may be concerns amongst beach users that the development has impacted negatively on the recreational experience. The views from Frenchman Bay Road, when first viewing King George Sound, will also **potentially** be impacted by development of the site, the extent of that impact being subjective and dependent upon the final form of a development.

Will new infrastructure be provided to assist locality:- Depending upon the scale of development proposed, sewerage and water supply infrastructure may need to be extended into the locality or upgraded.

Importance of developing site: The former caravan park on the site has been closed and the site is awaiting redevelopment, **with a planning scheme consent issued in September 2009 for a 100 unit resort project.** The development of the site will provide cultural and commercial facilities for the Goode Beach community that currently do not exist and there is a high possibility that a development could be the catalyst for the expansion of infrastructure to the site that will reinforce existing services and have longer term benefits for the development of land adjacent to Goode Beach.

COMMENT:

This site is currently appropriately zoned for the development of a holiday accommodation project and is clear of buildings. It is well placed to provide for a hotel / apartment development on either a smaller or larger scale depending upon market demand and the capacity of the proposed development to reconcile infrastructure deficiencies in the locality. Whilst there are alternate sites that can be developed elsewhere in Albany for the intended tourism product, this site enjoys an appropriate zoning and it provides a unique setting. The site's major disadvantage is the 20 minute travel distance to the CBD. There is no planning merit in allowing this site to provide a separate and discrete residential enclave away from the established settlement of Goode Beach.

Strategic Action: Site is a "Local Strategic" tourist site. Rezone site as "Hotel / Motel" in the **City of Albany Local Planning Scheme 1** and protect site from indiscriminate subdivision or from any non-tourism related development.

10 Southern Site - Albany Golf Course Reserve



Site evaluation based upon tourism development for a "Holiday Apartment Project".

Local Planning Context:

Current site zoning:- An appropriate site is yet to be created and the land from which a title could be created currently forms part of the Albany Golf Course and a Community Purpose reserve vested with the City of Albany. The land is currently **Reserved** for Parks and Recreation Purposes.

Current site area:- Approximately 3.5ha

Services and infrastructure:- The land adjoins the existing suburb of Middleton Beach where road, water supply, sewerage, communications, energy and storm water infrastructure is provided. Expansion of those services to a potential tourism site should not be problematic.

Potential policy implications:- Within the City of Albany Residential Design Code Policy a height limit of three stories has been established for a potential development on this site.

Environmental / other constraints:- The Albany Golf Course is included on the State Register of Heritage Sites and a development should not impact upon the functionality of the golf course.

Will current zoning guarantee potential use:- No. Site will need to be created and appropriately zoned prior to it being developed.

Is the site subject to competition from other land uses (eg residential):- The land would form a logical expansion of the suburb of Middleton Beach. As the land is under Crown control, pressure to subdivide and develop the land for that purpose is eliminated.

Are alternate zoned sites available for tourism development comparable to this site:- Without a change in zoning and the excision of a land parcel from the existing reserve network, the site has no development potential and poses no threat to other comparable sites for development.

Planning Context of Site: Following a rezoning and a subdivision process, a site could be created at the southern end of the Albany Golf Course for a medium density apartment complex for short stay accommodation to complement the residential area in Middleton Beach.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- It is a sizeable land parcel, would require minimal site preparation, is adjacent to a recognized tourism routes and it has the potential to provide an alternate tourism product to that already in the market.

Are there alternate sites in competition for intended development:- The former Woolstore's site (refer to Site 8) offers similar opportunities to this site, however there are servicing issues associated with that site. The Waterfront (refer to Site 2) also offers opportunities to develop a limited number of short stay apartments in association with a hotel development.

Is the site easily accessible for end users:- Yes

Does the site have a special setting:- Yes, the site will provide limited views to King George Sound, whilst overlooking the Albany Golf Course and being in close proximity to a range of services at Middleton Beach.

Are there amenities or activities in the locality to complement intended development:- Yes. The site would be located immediately adjacent to the Albany Golf Course and within close walking distance to Middleton Beach and the commercial, social and recreational facilities existing in that suburb.

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: This potential site has the capacity to provide a large number of short stay apartments, at a medium density in close proximity to a range of existing services and facilities and to Middleton Beach. The locality offers that proximity, whilst also being removed from other urban development.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- Possibly. Depending upon the mix of product and market requirements, additional infrastructure may be incorporated into the development that would benefit the broader community.

Does development of the site have the potential to adversely impact upon adjoining community:- A potential site development is likely to be complementary in scale, form and context to the existing and adjoining residential area. No adverse impacts are envisaged.

Will new infrastructure be provided to assist locality:- Not expected.

Importance of developing site: The Site will form a logical “rounding off “ of the Middleton Beach residential area and allow an unused portion of the Albany Golf Course to be developed for a tourism product. With the current policy restrictions, coupled with the size of land parcel proposed, the development of the site with short stay apartments will visually and logically integrate the built form with the existing suburb.

COMMENT:

The Crown should be encouraged to excise this potential site from the Albany golf course reserves and establish an appropriate land use planning framework to restrict the site’s development to high quality, medium density, serviced apartments for short term occupation. This site has the potential to complement other tourism accommodation in the locality and physically integrate the golf course to the existing residential area.

Strategic Action: Site is a “Local Strategic” tourist site. Rezone site as “Hotel / Motel” in the City of Albany Local Planning Scheme 1 and protect site from indiscriminate subdivision or from any non-tourism related development.

11 Cape Riche



Site evaluation based upon tourism development for a “Caravan Park”.

Local Planning Context:

Current site zoning:- Special Rural

Current site area:- 3.9984ha

Services and infrastructure:- The site relies upon a local bore to provide non potable water and rainwater tank for potable supplies. Effluent disposal is provided on-site and the site adjoins a public reserve where boat launching facilities are available. Limited power and telecommunication supplies are available to the site. Access is provided by Sandalwood Road, constructed to a gravel standard for its entire 20km length.

Potential policy implications:- Located within 500m of the Southern Ocean, any development must also acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1

Environmental / other constraints:- Nil

Will current zoning guarantee potential use:- No

Is the site subject to competition from other land uses (eg residential):- No

Planning Context of Site: Whilst the site area is 3.9ha, the topographical features of the land prevent all of the site from being developed. A potential development would be further constrained by the lack of services available to the site.

Are alternate zoned sites available for tourism development comparable to this site:-
No

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- Site has been developed as a bush camping ground with on-site toilet facilities. Whilst there is an extensive coastline to the east of Albany, the extent of the Crown Estate is considerable, particularly that portion under the management control of the Conservation Commission of WA or DEC. Cape Riche is one of the few locations where a protected beach exists in conjunction with appropriate land tenure to develop camping facilities. Bush camping occurs at a number of locations along the coast and Cape Riche is unique in that it has an on-site caretaker and is close to a rural settlement.

Are there alternate sites in competition for intended development:- There are no sites in competition with Cape Riche for upgrading to meet the caravan park provisions of the Act; Cheynes Beach has already been developed. The potential exists for camping facilities to be improved at Boat Harbour, Nanarup Beach or Betties Beach.

Is the site easily accessible for end users:- The site is easily located, but the access road leading to Cape Riche is not conducive to increased usage by caravans.

Does the site have a special setting:- Yes, it is one of a limited number of sheltered beaches along this section of the coast. The site is elevated to the beach.

Are there amenities or activities in the locality to complement intended development:-
No

Potential facilities to be provided to address constraints imposed by site:- Access to a larger potable water supply, power supply and refuse disposal would be required if the site is upgraded. The access arrangements to the site would also need upgrading.

Competitive Advantage of Site: The site offers some locational advantages over other potential sites capable of being developed for caravan or camping purposes. That advantage is negated by the lack of services at this site and others in the locality.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- The locality is currently sparsely populated and the current camping ground has been adequate to meet community needs. Should mining commence in the locality, the local population will increase dramatically and an increased caravan and camping requirements is likely to be generated.

Does development of the site have the potential to adversely impact upon adjoining community:- Upgrading of the facility may result in the site no longer being available to the local community that it has served for a decade or more. The holiday experience of the local community may also be so altered that the site no longer fills its historical purpose.

Will new infrastructure be provided to assist locality:- The site is within a sparsely populated locality and any infrastructure upgrade is likely to be site specific.

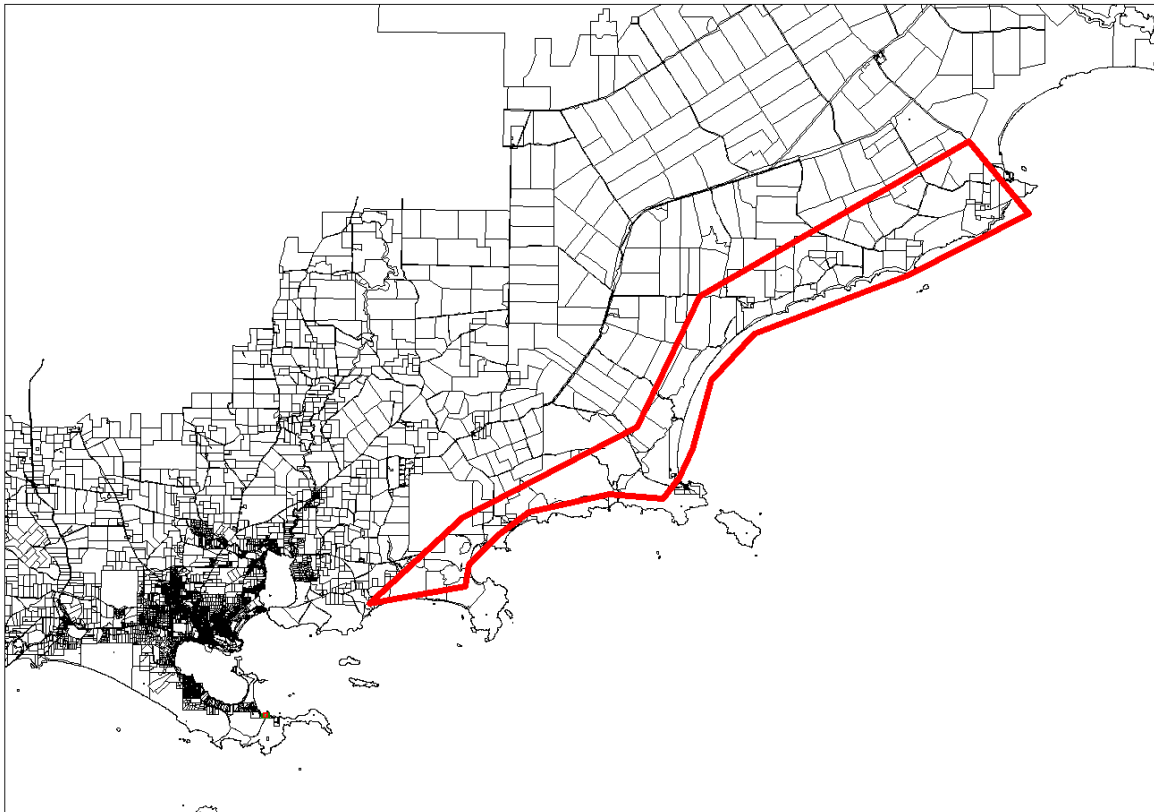
Importance of developing site: Substantial upgrading of the site is likely to draw local opposition and the development is unlikely to generate any benefits beyond the boundary of the site.

COMMENT:

The Cape Riche camping ground provides an important recreational outlet for the sparse population that lives in the locality and caters for a small group of travellers that frequent the site. The lack of services in the locality and the site in particular, jeopardizes any potential to expand the scale of the development on the site. The isolated nature of the site also makes it difficult to justify the expenditure needed to upgrade the existing gravel road from Wellstead to Cape Riche to a bitumen road, meeting appropriate engineering standards.

Strategic Action: Site is a “Suitable Tourism Site”, however it has little potential to be expanded or redeveloped as a caravan park. The site retains value to the local community as a bush camp and zoning of the site should be altered to “Caravan and Camping” in the Local Planning Scheme 1. The Site should be retained as a Crown Reserve to preclude the land from being exploited for Special Rural purposes, consistent with the land to its south and west.

12 Nanarup Coastline



Site evaluation based upon tourism development for a “Hotel / Resort Project”.

Local Planning Context:

Current site zoning:- Rural

Current site area:- Various

Services and infrastructure:- Road access to properties vary from fully sealed roads to gravel surfaces, and in some instances access is provided by means of all weather tracks. Rural properties in the locality generally do not have access to reticulated supplies. Effluent is provided by means of on-site disposal systems, storm water is managed on the land and telecommunication, power and other infrastructure is provided on a full cost recovery basis by the relevant supply agency. Waste is required to be transported to regional facilities by the landowner. Commercial, cultural and recreational services are provided either in the regional centre of Albany or at the local level in the nearest rural settlement.

Potential policy implications:- Where the site is located within 500m of the Southern Ocean, any development must also acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1. The site may also be the subject of WAPC policies SPP 2 (Environment and Natural Resource Policy) and SPP3 (Urban Growth and Settlement Policy), depending on the extent of development proposed.

Environmental / other constraints:- Where land contains coastal wetlands, remnant vegetation or coastal dunes, there may be site specific environmental reporting required and clearances required.

Will current zoning guarantee potential use:- No. Should a development be proposed, the site would require rezoning to reflect the intended development.

Is the site subject to competition from other land uses (eg residential):- No. As part of the viability of undertaking a proposed development, landowners may seek to incorporate some form of residential, special residential or special rural activity into the development.

Planning Context of Site: There are currently no “stand alone” resort developments located within the rural area of the City of Albany. Development of such a project will require detailed environmental analysis of the site, a site rezoning, the gaining of the required environmental and planning approvals and the extension and/or provision of services to the site by the developer.

Are alternate zoned sites available for tourism development comparable to this site:- No.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- The south coast contains numerous properties with coastal access that could provide a “wilderness” or a range of farm related experiences for the visitor to enjoy. Each property in the area identified would have its own attributes and the uniqueness and/or suitability and the appropriateness of that site for a resort development could only be determined following detailed investigation and reporting.

Are there alternate sites in competition for intended development:- No

Is the site easily accessible for end users:- Considerable sections of the coast line and the rural areas to the east of Albany are difficult to access.

Does the site have a special setting:- The locality contains considerable bio-diversity, pristine beaches and spectacular coast lines. Depending upon the property under consideration, the setting could range from being one where the rural landscape is promoted, through to one where the pristine natural environment provides a market advantage.

Are there amenities or activities in the locality to complement intended development:- No. The landscape is the primary amenity and activity to complement a potential development.

Potential facilities to be provided to address constraints imposed by site:- The developer would need to provide all the facilities and services on-site that are required by patrons to a potential development.

Competitive Advantage of Site: The section of coast between Nananup and Wellstead is secluded and spectacular. A resort development could provide a unique eco-tourism or wilderness experience to its patrons, provided the development is able to provide the range of services and infrastructure required by this form of development.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- A fully serviced development could provide broader community benefits, depending upon the location of the development and the range of services provided on-site.

Does development of the site have the potential to adversely impact upon adjoining community:- The locality is primarily being used for rural purposes, with a range of cropping regimes, machinery use and land management practices. The increased traffic on local roads, the potential for nuisances to be reported by the users of the resort and modification to the landscape are all issues that may result in adverse impacts upon neighbouring landowners.

Will new infrastructure be provided to assist locality:- New infrastructure will be required for a new development. That infrastructure is likely to be site specific and is unlikely to service the broader locality.

Importance of developing site: To achieve the highest value for their land, a landowner may promote a coastal rural lot as a suitable location for a resort development. To achieve that objective, considerable infrastructure and services will need to be provided concurrently with a development. The increased activity generated by a resort development is likely to have a negative impact upon adjoining rural land use activities and result in local opposition to the development.

COMMENT:

A landowner or developer may seek to develop a resort within the rural area of the City, on a site in a location removed from existing urban areas and the services and other infrastructure required by a resort development. The community benefits derived from such a development would be questionable and an increased level of activity in a sparsely populated portion of the district may be detrimental to existing legitimate rural pursuits carried out by neighbouring landowners. To progress a resort development would require considerable environmental analysis, detailed land use planning, delays whilst the land is appropriately rezoned and considerable cost to a developer to extend services and infrastructure to such a development. There is no strategic value in identifying this locality for such a project, given the likelihood of success, should a project be mooted.

Strategic Action: The Nannarup to Wellstead locality is a “Suitable Site” for a resort development provided the considerable site constraints posed by a development in this locality can be overcome. No action should be taken to identify this locality within a strategy or the Community Planning Scheme and, should a project be submitted for consideration, a high level of environmental and town planning review is expected and should be undertaken. The developer will be required to meet the full costs associated with providing the required services and infrastructure to the site.

13 Cheynes Beach Caravan Park



Site evaluation based upon tourism development for a “Caravan Park”.

Local Planning Context:

Current site zoning:- Special Site Zone - Caravan Park

Current site area:- 6.8165ha

Services and infrastructure:- The site is serviced by a sealed road and has access to telecommunication infrastructure and power lines. Water is supplied to the site by means of rain water collection on-site and a draw from a bore adjoining the site. A waste transfer station is located within the settlement of Cheynes Beach and cleared twice weekly.

Potential policy implications:- There are no policy implications relating to the site. A number of bays have been converted for chalet use with occupancy on a short term basis. No park homes, with permanent residential occupation, have been developed although bays for annuals are provided on the site.

Environmental / other constraints:- The site abuts a National Park.

Will current zoning guarantee potential use:- The current caravan park use is consistent with the site’s zoning and guarantees that use.

Is the site subject to competition from other land uses (eg residential):- The current zoning precludes any land use on the site that is not associated with holiday accommodation. Whilst there is a strong demand for the limited number of leased sites at Cheynes Beach for holiday accommodation, the locality is isolated from services (medical,

etc) and employment opportunities, thereby making it less desirable for permanents than other caravan parks in the region.

Are alternate zoned sites available for tourism development comparable to this site:- No. This site is the only site remote from the Albany urban area appropriately serviced and developed as a caravan park. Adequate undeveloped land exists on-site to considerably expand the existing caravan park, if demand warrants, or to add alternate product on-site without reducing the available number of caravan park bays.

Planning Context of Site: The site is appropriately zoned and developed as a caravan park. The level of servicing to the site is commensurate with that use and there is currently no permanent residential occupation of the accommodation provided on-site as part of the caravan park.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- The site is located on the south coast but has a northern aspect to Hassell Beach. Located within a small rural settlement, the site offers visitors an alternate holiday experience to that provided within caravan parks within the Albany urban area (refer to Sites 4,16,19, 22 or 23) or on the perimeter of the City (refer to sites 14,24,25 and 26). The site provides direct access to bush walking, to coastal fishing, off-shore fishing and to the scenic qualities of Hassell Beach and the National Park.

Are there alternate sites in competition for intended development:- No. There is considerable capacity to expand the number of bays on-site which other sites are not capable of achieving.

Is the site easily accessible for end users:- Yes

Does the site have a special setting:- Yes

Are there amenities or activities in the locality to complement intended development:- Yes. The capacity to safely launch large boats exist adjacent to Cheynes Beach settlement.

Potential facilities to be provided to address constraints imposed by site:- The site provides for the local shopping, liquor and fuel needs of tourists and local residents.

Competitive Advantage of Site: The setting and the secluded nature of the site are the site's primary attributes. No similar site, with a rural location, exists in the short term within the City which is capable of being developed and/or expanded as a dedicated caravan park.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- Yes, the site provides the services required by the community.

Does development of the site have the potential to adversely impact upon adjoining community:- No

Will new infrastructure be provided to assist locality:- Any upgrading of infrastructure has a direct benefit for the community.

Importance of developing site: The maintenance of the caravan park land use on the site, and its potential expansion has direct benefits to the local community and provides an alternate accommodation option for visitors.

COMMENT:

The retention of the Cheynes Beach Caravan Park is important for visitors wishing to experience the more remote portions of the City, whilst maintaining an appropriate level of access to the facilities that a caravan park can offer. An appropriate zoning regime should be maintained over the site to support an expansion of the existing facilities and prevent the land from being subdivided. Portion of the caravan park is capable of being used for some form of permanent occupation (either within a caravan or by placement of a park home), provided the percentage of the site so developed does not exceed 10%.

Strategic Action: Site is a “Prime Tourism Site”. Maintain the current zoning regime, by including the site within a “caravan / camping zone” in the Local Planning Scheme 1 and introduce additional controls to restrict the percentage of the site used for permanent occupation and to achieve segregation of permanent and tourism components .

14 Panorama Caravan Park



Site evaluation based upon tourism development for a “Hotel Project”.

Local Planning Context:

Current site zoning:- Motel

Current site area:- 5.106ha

Services and infrastructure:- The site has access to sealed roads, water mains, power and telecommunication infrastructure. Effluent disposal is managed on-site and storm water is disposed off into soakage pits on-site. The nearest retail outlet is located at Little Grove, approximately 2km for the site. Should the redevelopment of the residential suburb of Big Grove proceed, additional infrastructure and services will be extended into the locality.

Potential policy implications:- Located on the southern shoreline of Princess Royal Harbour, any development must also acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1. Should the development of Big Grove proceed, the locality will be subjected to a structure planning process and development should be undertaken in accordance with that structure plan. Under the City of Albany Residential Design Code Variation Policy one site in this locality should be able to develop to a height of three (3) storeys.

Environmental / other constraints:- The locality requires comprehensive planning and that planning may identify environmental or other constraints to future developments in the locality.

Will current zoning guarantee potential use:-The current **Motel** zoning allows for the development of a hotel on the Panorama Caravan Park **site**.

Is the site subject to competition from other land uses (eg residential):- The structure planning for Big Grove may identify a competing or alternate site for a hotel development and provide direct competition to the Panorama Caravan Park site. The majority of the existing caravan park is occupied by permanents and it experiences little inquiry from holiday makers for caravan bays, even during the peak season; the infrastructure on-site has deteriorated to the point where considerable investment would be required to compete with other sites in the City. The lack of services to the site also makes it unattractive for other land uses, such as residential subdivision.

Are alternate zoned sites available for tourism development comparable to this site:- Surrounding Princess Royal Harbour are alternate sites that are capable of being developed for a hotel (refer to Sites **2, 3 and 8**) and this site is less attractive than those options due to its size, relationship to services and the level of infrastructure on-site.

Planning Context of Site: The area adjacent to Big Grove is being subjected to comprehensive Structure Planning **to accommodate urban development** on the southern shore of Princess Royal Harbour. The development of a hotel can proceed on the Panorama Caravan park site **in isolation of that development, albeit that the urban development will bring the required services and infrastructure to the site to make it a more attractive option to develop as a hotel.**

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Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- The site is located on the southern shoreline of Princess Royal Harbour and has views to the CBD. The locality is in close proximity to the CBD, it has no site characteristics that would frustrate a new development and additional infrastructure is likely to be extended into the locality concurrently with the development of **the Big Grove urban area**.

Are there alternate sites in competition for intended development:- There are several sites within the CBD and surrounding Princess Royal Harbour capable of being developed for a hotel.

Is the site easily accessible for end users:- Yes.

Does the site have a special setting:- The setting is acceptable for a hotel development but it would not be regarded as special or unique.

Are there amenities or activities in the locality to complement intended development:- The nearest amenities are currently provided at Little Grove and they may be supplemented by additional services at Big Grove, should **that** development proceed.

Potential facilities to be provided to address constraints imposed by site:- **To construct a hotel development at Panorama Caravan Park infrastructure will need to be extended into the locality. Any development of the site will need to provide on-site facilities for visitors until the Big Grove development commences.**

Competitive Advantage of Site: Competition for the development of a hotel(s) in the short term on sites in closer proximity to the CBD may delay the construction of a hotel in this locality. The development is best undertaken when the infrastructure within Big Grove is created and the development can form part of a new urban area.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- In the short term NO. Benefits may result from the integration of a potential development with the new suburb of Big Grove.

Does development of the site have the potential to adversely impact upon adjoining community:- No

Will new infrastructure be provided to assist locality:- Unknown

Importance of developing site: There is no urgency attached to the development of this site and there would be no community benefit gained by progressing the development in advance of the planning and development of Big Grove.

COMMENT:

The opportunity exists for the provision of a three storey hotel development on the southern shoreline of Princess Royal Harbour and the most appropriate location for that development is in the vicinity of Panorama Road. **The locality is being subjected to comprehensive structure planning and that planning, followed by the extension of services and infrastructure into the locality, should make the Panorama Caravan Park site an ideal location for the development of the hotel.** Development of the **hotel in the short term may** be constrained by competition from alternate sites in closer proximity to the CBD. In the interim, the Panorama

Caravan Park has the capacity to continue operating under its current approval, with a primary emphasis on accommodating permanents.

Strategic Action: Site is a “Suitable Tourism Site”. The Structure Planning for Big Grove should provide the catalyst for the expansion of infrastructure and services into the locality and facilitate the future development of the site. The site should be zoned Caravan and Camping and the existing caravan park should be provided the option to include a high percentage of sites for permanent occupants.

15 Cosy Corner Precinct



Site evaluation based upon tourism development for a “Caravan Park and / or Resort Project”.

Local Planning Context:

Current site zoning:- Rural zoning and Reservation for Parks and Recreation Purposes

Current site area:- Various

Services and infrastructure:- The locality has access via a sealed road network and there are limited power supply mains and telecommunication infrastructure in place. Water supply is provided by on-site collection and storage, and effluent is required to be disposed of on-site.

Potential policy implications:- Where the land and the development site is located within 500m of the Southern Ocean, the development will be assessed against SPP 2.6 and Western Australian Planning Commission policy DC6.1. If a Council reserve is to be utilized, the terms of the management order for the respective reserve will be relevant and any lease terms and condition would also apply.

Environmental / other constraints:- Sites range from cleared farming properties, through to land parcels that are parkland cleared and natural bushland. Soil types, drainage conditions and levels of fire risk also vary throughout the locality.

Will current zoning guarantee potential use:- A change in site zoning would be required prior to a development proceeding. The impact of the development on the locality would also become a determining factor on the development of a site.

Is the site subject to competition from other land uses (eg residential):- Within the Cosy Corner Management Plan, Council is promoting the development of a managed bush camping facility at Cosy Corner East. That site has been used for informal camping for an extended period and if it was no longer made available, it could readily be converted to a passive recreational use.

Upon private allotments in proximity to the coast or the adjoining hinterland, the potential exists for a landowner to develop his/her land for caravan/camping purposes or for a larger resort project. That opportunity may be compromised by intensive agricultural pursuits on adjoining lots, **by opposition from adjoining landowners protecting the** lifestyle opportunities that the locality offers or from concerns over increased traffic into the locality.

Are alternate zoned sites available for tourism development comparable to this site:- The Torbay Motel site is appropriately zoned and has been developed for a motel. The site is constrained and expansion beyond its current size is problematic. The site is located away from the coast and its appeal for caravan owners and campers is reduced.

Planning Context of Site: The Cosy Corner East reserve has been identified as being suitable for leasing as a bush camping site. Alternate sites are available in the locality for camping and/or resort developments however they are likely to be on private property and would need to be rezoned before a development could be commenced.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- The coastline to the west of Albany offers tourists extensive recreational opportunities and quality visual landscapes. There are a range of sites in the locality where extensive coastal views can be achieved, where patrons can enjoy the abundant flora and fauna of the locality on the property or within an adjoining coastal reserve and where access to the hinterland is not impeded.

Are there alternate sites in competition for intended development:- Not in the immediate locality.

Is the site easily accessible for end users:- Yes

Does the site have a special setting:- Land in the vicinity of Torbay is one of the few locations to the west of Albany where a development could be undertaken on private property within close proximity to the coast. The locality offers sites that are secluded, yet are in close proximity to the Bibbulmun Track, to an extensive network of National Parks, to the rural hinterland and to Albany and Denmark.

Are there amenities or activities in the locality to complement intended development:- Yes, beaches, bush walking, and other active and passive recreational pursuits.

Potential facilities to be provided to address constraints imposed by site:- If resort project is undertaken, appropriate restaurant or commercial facilities will need to be provided as there are limited facilities in locality to purchase food or obtain a prepared. Those facilities are likely to be beyond a reasonable or comfortable walking distance.

Competitive Advantage of Site: The locality has locational advantages being within close travelling distance of Albany and Denmark, to the extensive National Parks in the locality, to the region's rugged coastline and beaches and to the rural hinterland. Servicing a potential development will be problematic.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- Any commercial infrastructure provided on the site would be of direct benefit to the residents in the locality. Providing active site management of the Cosy Corner East camping area will also assist in reducing the degradation of immediate locality surrounding that site caused by wood collection, vehicle movements and disposal of refuse.

Does development of the site have the potential to adversely impact upon adjoining community:- A considerable number of permanent residents moved into the locality to enjoy the rural landscape and the lifestyle opportunities that the locality provides. An increase in road traffic and activity may impact upon those values, whether perceived or not.

Will new infrastructure be provided to assist locality:- The demand for additional telecommunication or energy may have broader community benefits. Other services are likely to be site specific and of no benefit to other residents or properties.

Importance of developing site: The community would welcome a more responsive management solution to the Cosy Corner East camping site. There has been no preliminary inquiry on the development of larger scale tourism facilities in this locality and most of the growth has been in isolated, small scale chalet projects, where patrons can experience the remoteness of the locality and obtain an exclusive holiday experience.

COMMENT:

The development of the Cosy Corner East bush camping facility under a leasing agreement would generate community support and assist in the long term management of the site, however the commercial viability of such a proposal may make that objective difficult to achieve. Similarly, the development of caravan or camping facilities or a resort project in the locality will require a site specific solution and the further the development is from the coast the more problematic the project. Finding suitable sites within proximity of the coast will limit the site selection options.

Strategic Action: The Cosy Corner Precinct is a "Suitable Tourism Site / Locality", however Cosy Corner East's has little potential to be expanded or redeveloped as a caravan park. The site retains value to the local community as a bush camp and the leasing of the reserve should proceed in accordance with the management plan. It should be retained as a Crown Reserve to preclude the land from being removed from longer term community ownership and potential conversion back to recreational usage. Development of larger tourism based projects in the locality should be encouraged but the form and scale of the development needs to be carefully planned and community support obtained through the rezoning process. No further action is recommended to zone land, or recognize this locality in the Local Planning Scheme 1.

16 Emu Point Chalets



Site evaluation based upon tourism development for “Apartments”.

Local Planning Context:

Current site zoning:- The site is currently zoned ‘Tourist Residential’ and reserved for the purpose of ‘Holiday Chalets’.

Current site area:- 1.0 hectare

Services and infrastructure:- The site is connected to power, reticulated sewer and water and the units are accessed via a sealed road. The locality is serviced by a general store located 500m away at the Rose Gardens Beachside Holiday Park.

Potential policy implications:- The reservation of the land restricts the site to ‘Holiday Accommodation - Chalets’.

Environmental / other constraints:- The site is located close to the King George Sound, a visually and environmentally sensitive area.

Will current zoning guarantee potential use:- The current zoning does not guarantee potential use because of the restriction imposed by the reservation purpose, although the level of development currently on-site is considerably lower than the level permitted under the zoning provisions.

Is the site subject to competition from other land uses (eg residential):- The site is subject to competition from permanent residential accommodation planned to the west, but is unlikely to be developed for that purpose due to environmental and other constraints.

Are alternate zoned sites available for tourism development comparable to this site:- Havana Villas and the Motel site on Medcalf Parade offer unit accommodation comparable to this site. Rose Gardens Beachside Holiday Park and Albany's Emu Beach Holiday Park also offer unit accommodation in addition to caravan and tent sites.

Planning Context of Site: The reservation restricts the development opportunities on the site to the specific purpose of 'Holiday Chalets'; it also limits borrowing capabilities for the lessee. The zoning would allow for a development of up to 50 units on-site which is considerably larger than the current 12 unit project.

Development Opportunity:

Does the Precinct have a degree of uniqueness or special attributes for intended use:- Yes. The site adds to the tourist accommodation product in the vicinity and it is surrounded by coastal bush and heath.

Are there alternate sites in competition for intended development:- There are other sites in the precinct capable of providing holiday accommodation.

Is the site easily accessible for end users:- The site is very accessible (8km from CBD) with sealed road access. The site is small in size and constrained in parts by steep topography.

Does the Precinct have a special setting:- The site is secluded from its surrounds with vegetation. Direct and secluded access to the beach (via bush walk trails) is available from the site.

Are there amenities or activities in the locality to complement intended development:- The natural attributes (King George Sound and Oyster Harbour) and the marina at Emu Point complement the tourist node.

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: The site fronts the foreshore with good privacy and accessibility attributes. By re-contouring the site, the level of infrastructure provided could be modernised and substantially increased.

Can development of the precinct provide services or benefits for broader community:- Intensification of the site for the purpose of holiday accommodation will provide indirect benefit to the economies of Albany.

Does development of the Precinct have the potential to adversely impact upon adjoining community:- Being adjacent to the foreshore, development would need to be kept to an acceptable scale.

Will new infrastructure be provided to assist locality:- No.

Importance of developing site: This site provides the only major self catering form of accommodation of this type in close walking distance of the eastern end of Middleton Beach.

COMMENT:

The site is in Crown ownership and is reserved for the purpose of holiday accommodation. This site is located alongside other tourist accommodation facilities which provide a broad mix of holiday options within the Emu Point holiday accommodation precinct.

Strategic Action: Classify this site as 'Prime Tourism' and zone as Hotel/Motel in the City's Local Planning Scheme 1. Appropriate controls should be introduced to preclude permanent occupation of any apartment / unit development on the site.

17 Emu Beach Motel



Site evaluation based upon tourism development for a "Hotel / Motel".

Local Planning Context:

Current site zoning:- Tourist Residential

Current site area:- 3.23ha

Services and infrastructure:- The site is connected to power, reticulated sewer and water and the units are accessed via a sealed road. The locality is serviced by a general store located 500m away at the Rose Gardens Beachside Holiday Park.

Potential policy implications:- Nil

Environmental / other constraints:- A large portion of the site remains as native vegetation and forms part of local possum habitat. Expansion into the undeveloped portions of the site may be constrained.

Will current zoning guarantee potential use:- The zoning of 'Tourist Residential' provides for a range of approved uses for holiday accommodation. In addition, the reservation requires that the land be developed as a motel site.

Is the site subject to competition from other land uses (eg residential):- Due to the location of the site in proximity to the foreshore and within reasonably close distance to the central business district, the site would be sought after for permanent residential development and/or subdivision. The retention of the site in Crown ownership prevents the land from being fragmented and used for that purpose.

Are alternate zoned sites available for tourism development comparable to this site:- This Motel site offers budget accommodation and it is in direct competition with similar motels in the Albany Highway precinct (site 21). Whilst the site is located close to Middleton Beach it does not have the visual exposure of its competitors and patrons are dependent upon private transport to access local services.

Planning Context of Site: The site is reserved for the purpose of 'motel' and zoned Tourist Residential. Considerable capacity exists for the expansion of the built form on the site, but it suffers, comparable to its competition, from lack of exposure to its clients and may be constrained by environmental issues.

Development Opportunity:

Does the site have a degree of uniqueness or special attributes for intended use:- Only in respect to its close relative location to other tourism operators, services and the beach.

Are there alternate sites in competition for intended development:- Yes, sites exist closer to the CBD and on major transport routes that provide greater customer exposure than this site.

Is the site easily accessible for end users:- Yes, although it is not on a major transport route.

Does the Precinct have a special setting:- Yes. The locality is surrounded by bush and is in close proximity to Oyster Harbour and Middleton Beach.

Are there amenities or activities in the locality to complement intended development:- Beach, shop, open space and recreation activities (tennis courts, lawn bowl).

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: The site is already established with a limited number of motel units that were recently upgraded. The density of on-site development allows space for the storage of boats, etc and the site is in close location to the beach, open space, tennis courts and a shop.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- Intensification of the site for a motel has the potential to provide indirect benefit to the local community by the provision of seminar rooms, a local restaurant, etc.

Does development of the site have the potential to adversely impact upon adjoining community:- No.

Will new infrastructure be provided to assist locality:- No

Importance of developing site: The site is partially developed with motel units. Further development may benefit the local community, but it also has the potential to remove important fauna habitat from the site.

COMMENT:

This site provides hotel/motel accommodation in the form budget accommodation units. The use is reflective of the reservation and the zoning of the site. Relative to other motel

accommodation, this site is considerably disadvantaged and active management and promotion would be required to lift occupancy levels and the profile of the site. Whilst there is adequate land to accommodate a substantial expansion of the existing business, environmental imperatives may limit the extent of any future development.

Strategic Action: Classify this site as 'Prime Tourism' and zone as Hotel/Motel in the new Local Planning Scheme 1.

18 Havana Villas



Site evaluation based upon tourism development for a “Caravan Park”.

Local Planning Context:

Current site zoning:- Tourist Residential

Current site area:- 0.6ha

Services and infrastructure:- The site is connected to power, reticulated sewer and water and the units are accessed via a sealed road. The locality is serviced by a general store located 250m away at the Rose Gardens Beachside Holiday Park.

Potential policy implications:- Nil

Environmental / other constraints:- Nil

Will current zoning guarantee potential use:- The zoning is ‘Tourist Residential’, which supports a range of uses including ‘chalets’. The majority of the site is developed and the existing development would also enjoy “non conforming use” rights, should the zoning be changed.

Is the site subject to competition from other land uses (eg residential):- The land is a Crown reserve (Reserve 35164) with a designated purpose of “holiday chalets” which would remove the potential for any competition from other land uses.

Are alternate zoned sites available for tourism development comparable to this site:- Emu Beach Chalets and the Emu Beach Motel on Medcalf Parade offer “brick and tile” unit

accommodation similar to this site. Rose Gardens Beachside Holiday Park and Albany's Emu Beach Holiday Park also offer a limited number of "caravan park" chalet accommodation units, in addition to their caravan and tent sites.

Planning Context of Site: The site is reserved for the purpose of 'holiday chalets' and is zoned to support the current development which comprises chalet accommodation over the entire site. The site is a suitable complement to the caravan park developments on its western and eastern boundaries.

Development Opportunity:

Does the site have a degree of uniqueness or special attributes for intended use:- Only in respect to its close relative location to other tourism operators, services and the beach.

Are there alternate sites in competition for intended development:- Yes

Is the site easily accessible for end users:- Yes

Does the Precinct have a special setting:- Yes. The pooling of tourist accommodation outlets, which are segregated from permanent residential lends itself to create a holiday atmosphere.

Are there amenities or activities in the locality to complement intended development:- The site is close to Middleton Beach, a local shop, open space and recreation activities (tennis courts, lawn bowl).

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: The site is already established with units, is well set out to provide space for tenants, their visitors and the storage of boats. It is in close location to the beach, open space, tennis courts and shop and is in a locality "less urbanised" than comparable chalet developments.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- No.

Does development of the site have the potential to adversely impact upon adjoining community:- The site is separated from the Emu Point community by existing caravan park developments and it provides a true holiday experience for visitors.

Will new infrastructure be provided to assist locality:- No

Importance of developing site: The site is developed with single storey chalet units. Limited capacity exists to place further development on the site.

COMMENT:

This site provides chalet accommodation in the form of single "brick and tile" units that differentiate it from comparable units within the adjacent caravan parks. The use is reflective of the reservation and of the zoning applied to the site. The site has location disadvantages relative to other chalet accommodation providers, however it can offer a more realistic holiday setting than its competitors.

Strategic Action: Classify this site as 'Prime Tourism' and zone as Caravan and Camping in the Local Planning Scheme 1. No permanent occupation of

chalet units should be considered and development of the site should be undertaken in accordance with the Caravan and Camping Act requirements.

19 Rose Gardens Beachside Holiday Park



Site evaluation based upon tourism development for a "Caravan Park".

Local Planning Context:

Current site zoning:- 'Tourist Residential'. Reserved for the purpose of 'Caravan and Camping'.

Current site area:- 4.78ha

Services and infrastructure:- Recreational activities on and off site. Connected to deep sewer and reticulated water. Shop located on site. 8km to Albany town centre.

Potential policy implications:- Nil

Environmental / other constraints:- Nil

Will current zoning guarantee potential use:- The zoning supports permanent accommodation in addition to holiday accommodation. The reservation for caravan and camping also allows for permanent accommodation in addition to various forms of holiday accommodation. The reservation and the zoning do not guarantee the sole use for permanent, holiday or a mixture of the two forms of accommodation.

Is the site subject to competition from other land uses (eg residential):- Because of the close location of this site to the beach and other services, there has been a desire by caravan park tenants to reside permanently on-site. The ownership of the site by the Crown prevents normal market forces from seeking to use the land for a non-tourist use or to further fragment the site.

Are alternate zoned sites available for tourism development comparable to this site:-
The lease is part of a group sites in Albany where a management order has been provided to the City for the purpose of maintaining Caravan Park and Camping facilities. The other primary location is at Middleton Beach, which also offers direct access to Middleton Beach. A number of other caravan parks have been developed in Albany in close proximity to Albany Highway (refer to sites 22 and 23) and fronting rivers within the hinterland (refer to sites 24 to 26) however these sites do not provide the same comparable levels of amenity and convenience as the sites fronting Middleton Beach. Albany's Emu Beach Holiday Park offers unit accommodation in addition to caravan and tent sites at a scale similar to this site. Emu Beach Chalets, Havana Villas and the Emu Beach Motel site also offer chalet and motel style accommodation, without the capacity to have caravan and camp sites.

Planning Context of Site: The designated purpose of the reserve allows for the continued operation and development of the site as a caravan park. The caravan parks within the Emu Point precinct are comprehensively developed and serviced as caravan parks, with permanent occupation of some caravans assisting the viability of the sites and on-site recreational facilities providing market differentiation. With the long term threat of coastal localities from the effects of climate change, the continued use of the precinct as caravan parks will reduce the potential risk to life and property. The precinct is less visually exposed than the Middleton Beach Caravan Park, notwithstanding that it shares similar values, and the larger land parcels involved would encourage some diversification of uses upon this site without compromising the land use objectives. Some permanent occupation of caravan park sites has occurred on-site and capacity exists to expand the current development within the confines of the leased area.

Development Opportunity:

Does the Precinct have a degree of uniqueness or special attributes for intended use:-
The site adjoins other tourism operators, it is well serviced and it is separated from the beach by a local road. The main attribute of the site is its large size and capability to offer a range of tourism product.

Are there alternate sites in competition for intended development:- This site provides the majority of the caravan and camping infrastructure for Emu Point and accommodates large numbers of the visitors to Emu Point. The site is in high demand for tourism accommodation during the peak summer holiday period but experiences low visitation rates during the off peak tourism season due to its location. Middleton Beach is more attractive to caravan owners during the off peak periods because of its higher site exposure and ease of access. Emu Point is located further away from the CBD and this site does not share the same level of community infrastructure in close proximity that competitive sites enjoy. Similar developments operate on Sites 4 and 20.

Is the site easily accessible for end users:- Yes

Does the Precinct have a special setting:- Yes. The grouping of the tourist accommodation outlets at Emu Point, which are segregated from permanent residential areas, lends itself to a unique holiday atmosphere.

Are there amenities or activities in the locality to complement intended development:-
Marina facilities, active sporting facilities (tennis and Bowls) and the foreshore areas.

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: The amenity and location advantages offered at Emu Point are similar to those offered at Middleton Beach and generally not replicated elsewhere

within the City. The site is not easy for new customers to locate and the patronage generally is repeat customers or those from surrounding regions. Nonetheless, the site delivers a high quality holiday experience for caravan owners, campers or for those seeking to stay in chalet accommodation within a caravan park environment. A range of services and recreational opportunities will continue to be needed to be supplied on-site due to the lack of recreational and commercial facilities within walking distance of the site and the host suburb.

COMMUNITY BENEFIT:

Can development of the precinct provide services or benefits for broader community:- Visitors to this precinct are arriving at the eastern extremity of the City's prime swimming beach and at the mouth of a spectacular natural estuarine harbor system. The site has the capacity to promote a complete holiday experience for family groups and those wishing to mix with holiday makers.

Does development of the Precinct have the potential to adversely impact upon adjoining community:- Any development will need to be restricted in height so as not to impact on adjacent residential developments or impact on the privacy enjoyed by beach users. Conversion of the site for permanents may also impact upon the form and character of Emu Point.

Will new infrastructure be provided to assist locality:- Potentially

Importance of developing site: Emu Point has several substantially caravan parks and the current reserve purpose and management order for this site require it to remain available for that purpose. There would appear to be some additional capacity to expand both the range of facilities and the number of bays available on the site. Providing greater product mix has the potential to increase viability for the lessees and expand the holiday experience.

COMMENT:

With increasing pressure being placed on freehold land parcels located on the beach front within the remainder of the State to be developed for residential purposes or for apartments, the caravan parks at Middleton Beach and Emu Point are high quality caravan park sites in the state context, particularly with their direct beach access. The management order restricts the uses upon the site and it is recommended that similar or a greater level of protection be maintained under the Town Planning Scheme.

The site provides a mixture of holiday and permanent accommodation in the form of units/chalets/park homes and caravan and tent sites. The use of the site is reflective of the site's reservation and zoning. It is important that the site development maximise the available tourist opportunities to retain the tourism enclave at Emu Point. Some rationalisation of the permanents within the site is recommended and a site inspection was undertaken to identify where that should occur (see plan below), without diminishing the tourism experience. Reinforcement of the current land use through site zoning is also recommended.

Strategic Action: Classify this site as 'Prime Tourism' and change the zoning of the land from 'Tourist Residential' to 'Caravan and Camping' in the Local Planning Scheme 1. Restrictions should be placed on the amount and location of any permanents as per the following plan.

20 Albany's Emu Beach Holiday Park



Site evaluation based upon tourism development for a "Caravan Park".

Local Planning Context:

Current site zoning:- 'Tourist Residential'. Reserved for the purpose of 'Caravan and Camping'.

Current site area:- 4ha

Services and infrastructure:- Recreational activities on and off site. Connected to deep sewer and reticulated water. Shop located within walking distance. 8km to Albany town centre.

Potential policy implications:- Nil

Environmental / other constraints:- Nil

Is the site subject to competition from other land uses (eg residential):- Because of the close location of this site to the beach and other services, there has been a desire by caravan park tenants to reside permanently on-site. The ownership of the site by the Crown prevents normal market forces from seeking to use the land for a non-tourist use or to further fragment the site.

Are alternate zoned sites available for tourism development comparable to this site:- The lease is part of a group sites in Albany where a management order has been provided to the City for the purpose of maintaining Caravan Park and Camping facilities. The other primary location is at Middleton Beach, which also offers direct access to Middleton Beach.

A number of other caravan parks have been developed in Albany in close proximity to Albany Highway (refer to sites 22 and 23) and fronting rivers within the hinterland (refer to sites 24 to 26) however these sites do not provide the same comparable levels of amenity and convenience as the sites fronting Middleton Beach. Rose gardens Beachside Holiday Park offers unit accommodation in addition to caravan and tent sites at a scale similar to this site. Emu Beach Chalets, Havana Villas and the Emu Beach Motel site immediately adjoin this site and also offer chalet and motel style accommodation, without the capacity to have caravan and camp sites.

Planning Context of Site: The designated purpose of the reserve allows for the continued operation and development of the site as a caravan park. The caravan parks within the Emu Point precinct are comprehensively developed and serviced as caravan parks, with permanent occupation of some caravans assisting the viability of the sites and on-site recreational facilities providing market differentiation. With the long term threat of coastal localities from the effects of climate change, the continued use of the precinct as caravan parks will reduce the potential risk to life and property. The precinct is less visually exposed than the Middleton Beach Caravan Park, notwithstanding that it shares similar values, and the larger land parcels involved would encourage some diversification of uses upon this site without compromising the land use objectives. Some permanent occupation of caravan park sites has occurred on-site and capacity exists to expand the current development within the confines of the leased area.

Development Opportunity:

Does the Precinct have a degree of uniqueness or special attributes for intended use:- The site adjoins other tourism operators, it is well serviced and it is separated from the beach by a natural coastal reserve, but is connected by pedestrian path. The main attribute of the site is its large size and capability to offer a range of tourism product.

Are there alternate sites in competition for intended development:- This site provides the majority of the caravan and camping infrastructure for Emu Point and accommodates large numbers of the visitors to Emu Point. The site is in high demand for tourism accommodation during the peak summer holiday period but experiences low visitation rates during the off peak tourism season due to its location. Middleton Beach is more attractive to caravan owners during the off peak periods because of its higher site exposure and ease of access. Emu Point is located further away from the CBD and this site does not share the same level of community infrastructure in close proximity that competitive sites enjoy. Similar developments operate on Sites 4 and 19.

Is the site easily accessible for end users:- Yes

Does the Precinct have a special setting:- Yes. The grouping of the tourist accommodation outlets at Emu Point, which are segregated from permanent residential areas, lends itself to a unique holiday atmosphere.

Are there amenities or activities in the locality to complement intended development:- Marina facilities, active sporting facilities (tennis and bowls) and the foreshore areas.

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: The amenity and location advantages offered at Emu Point are similar to those offered at Middleton Beach and generally not replicated elsewhere within the City. The site is not easy for new customers to locate and the patronage generally is repeat customers or those from surrounding regions. Nonetheless, the site delivers a high quality holiday experience for caravan owners, campers or for those seeking to stay in chalet accommodation within a caravan park environment. The site provides a limited range of

recreational opportunities on-site due to the lack of recreational and commercial facilities within walking distance of the site and the host suburb.

COMMUNITY BENEFIT:

Can development of the precinct provide services or benefits for broader community:- Visitors to this precinct are arriving at the eastern extremity of the City's prime swimming beach and at the mouth of a spectacular natural estuarine harbor system. The site has the capacity to promote a complete holiday experience for family groups and those wishing to mix with holiday makers.

Does development of the Precinct have the potential to adversely impact upon adjoining community:- Any development will need to be restricted in height so as not to impact on nearby residential developments. The conversion of portion of the site for permanents will not impact upon the form and character of Emu Point as the site is surrounded by other tourism activities.

Will new infrastructure be provided to assist locality:- Unlikely

Importance of developing site: Emu Point has several substantially caravan parks and the current reserve purpose and management order for this site require it to remain available for that purpose. There would appear to be some additional capacity to expand both the range of facilities and the number of bays available on the site. Providing greater product mix has the potential to increase viability for the lessees and expand the holiday experience.

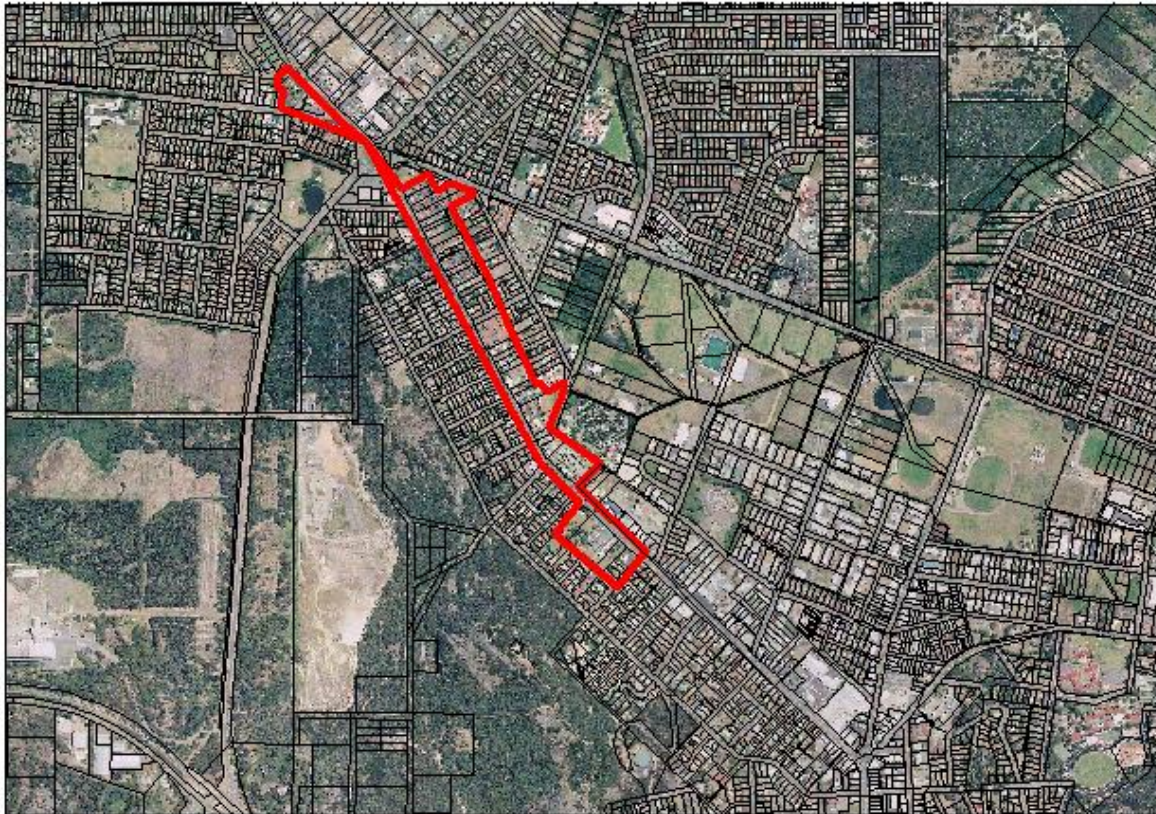
COMMENT:

With increasing pressure being placed on freehold land parcels located on the beach front within the remainder of the State to be developed for residential purposes or for apartments, the caravan parks at Middleton Beach and Emu Point are high quality caravan park sites in the state context, particularly with their direct beach access. The management order restricts the uses upon the site and it is recommended that similar or a greater level of protection be maintained under the Town Planning Scheme.

The site provides a mixture of holiday and permanent accommodation in the form of units/chalets/park homes and caravan and tent sites. The use of the site is reflective of the site's reservation and zoning. It is important that the site development maximise the available tourist opportunities to retain the tourism enclave at Emu Point. Some rationalisation of the permanents within the site is recommended and a site inspection was undertaken to identify where that should occur (see plan below), without diminishing the tourism experience. Reinforcement of the current land use through site zoning is also recommended.

Strategic Action: Classify this site as 'Prime Tourism' and change the zoning of the land from 'Tourist Residential' to 'Caravan and Camping' in the Local Planning Scheme 1. Restrictions should be placed on the amount and location of any permanents as per the following plan.

21 Albany Highway Motel Precinct
(comprising Comfort Inn, Banksia Gardens Resort, Amity Motor Inn, Metro Inn, Ace Motor Inn, Country Manor and Motel Le Grande)



Site evaluation based upon tourism development for a “Hotel / Apartment project”.

Local Planning Context:

Current site zoning:- Industrial

Current site area:- 1.7452ha

Services and infrastructure:- The site has access from three sealed roads, it is connected to reticulated water and sewer mains, it has access to reticulated gas mains, telecommunication infrastructure and power supply.

Potential policy implications:- The built form on the site is restricted to two storeys with a maximum roof height of 9.0m, unless specific planning controls are put in place to the contrary.

Environmental / other constraints:- The EPA will require the site to be analysed for potential contaminants following its former use as an industrial site. The remaining portions of building on the site are of heritage significance and should be incorporated into the fabric of a new development.

Will current zoning guarantee potential use:- No. A rezoning of the site will be required and the rezoning will be contingent upon any environmental constraints being addressed.

Is the site subject to competition from other land uses (eg residential):- Yes, the owner is seeking to maximize the development potential of the site by providing for a range of

development options through a rezoning option. The retention of an industrial zoning over the lot is not in the best interest of the site or the locality.

Are alternate zoned sites available for tourism development comparable to this site:-

There are alternate sites in close proximity to the CBD which could be developed as a hotel / apartment complex which enjoy a superior relationship to the CBD. This site has extensive views of Princess Royal Harbour and is a more appropriate site for potential development.

Planning Context of Site: The site is currently inappropriately zoned and the land should be rezoned to prevent its potential to be development for industrial purposes. The site is ideally located and serviced to provide for a hotel / self contained apartment project.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:-

The site is located in close proximity to the CBD, it provides extensive views to Princess Royal Harbour and has a range of lot frontages and access options. It is generally flat, it is surrounded by residential development and the natural features of the site lend themselves to the intended development.

Are there alternate sites in competition for intended development:- Yes, refer to site 2, 5, 7, 8 14, 22 and 24. Each of these sites has the capacity to be developed with a hotel / apartment project.

Is the site easily accessible for end users:- Yes, it has good accessibility and it is within a short walking distance of the CBD and the services the CBD provides.

Does the site have a special setting:- Yes it is elevated and overlooks Princess Royal Harbour. The site has an industrial history and its heritage significance can be reflected in a potential design, together with the showcasing of the granite features that exist on the site.

Are there amenities or activities in the locality to complement intended development:-

A local store is located close to the site and the site is within close walking distance of the CBD. Depending upon the size of the intended development, some additional on-site facilities may be required.

Potential facilities to be provided to address constraints imposed by site:- Nil, unless facilities are part of a marketing advantage for the project developer.

Competitive Advantage of Site: The site is one of a number of potential sites that are capable of being developed in close proximity to the CBD for a hotel / apartment project. It has extensive views to Princess Royal Harbour and has an industrial history which could be incorporated into the built fabric of a potential development. The site is currently vacant and can be developed in the near future, upon completion of a rezoning process.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:-

Yes, the remnants of the heritage fabric of the former industrial complex on the site can be appropriately interpreted and included into a built form. The existing vacant site will also be developed at a scale and with a building form that would be consistent with the adjoining residential area.

Does development of the site have the potential to adversely impact upon adjoining community:- Yes, if the scale of the proposed development exceeds the built form of the

buildings in the adjoining residential area. The location of site access arrangements may also impact upon individual landowners.

Will new infrastructure be provided to assist locality:- No

Importance of developing site: The site is currently vacant, except for a portion of the original industrial complex that existed on the site. A possible hotel / apartment complex on the site would generate considerable community benefit, if the built fabric is sensitive to the site and the adjacent residential area.

COMMENT:

The site is currently inappropriately zoned for industrial purposes. It is ideally located and serviced to provide for a hotel / self contained apartment project, but it is one of a number of potential sites that are capable of being developed in close proximity to the CBD for that purpose. It has extensive views to Princess Royal Harbour and has an industrial history which could be incorporated into the built fabric of a potential development. Every attempt should be made to promote a tourism based development on this site.

Strategic Action: Site is a “Prime” tourism site and it has the potential to be developed for a hotel / apartment complex at a future date. A change in the zoning of the site is required and preference would be to apply a “Hotel / Motel” zoning or, at the very least, incorporate “Additional Use” provisions over an alternate base zoning. Reconciling potential environmental and heritage constraints with the built form will also be essential.

22 Albany Holiday Village



Site evaluation based upon tourism development for a “Caravan Park”.

Local Planning Context:

Current site zoning:- Special Use zone

Current site area:- 5.0235ha

Services and infrastructure:- The site has direct frontage to Albany Highway, is serviced by reticulated water, power and telecommunication infrastructure. Effluent disposal and storm water are both disposed off on-site. A general store with liquor outlet, fast food preparation and fuel outlet is located directly opposite the site.

Potential policy implications:- Nil

Environmental / other constraints:- The site is located in close proximity to a major tributary of Willyung Creek and the quality of the water leaving the site, above or below ground, should not detrimentally affect that creek.

Will current zoning guarantee potential use:- Yes

Is the site subject to competition from other land uses (eg residential):- Yes, an underdeveloped portion of the site has been developed with park homes and are occupied on a permanent basis. Other portions of the site are being redeveloped to improve the product mix and to retain the site as a viable caravan park / park home park. The subdivision of the land to the immediate east of the site for residential purposes (incorporating the extension of reticulated sewerage to the locality) could place increased pressure on this land

parcel to be subdivided for a similar purpose. A Special Rural subdivision has already taken place on the site's northern boundary and a warehousing business is located on its southern boundary.

Are alternate zoned sites available for tourism development comparable to this site:-

This site is the first caravan park that most visitors coming to Albany see, upon their arrival. It has the advantage of high visibility, but it is located approximately 6km from the CBD, it is adjacent to a highway used by heavy haulage and it has the potential to be surrounded by residential and other development. Sites 4 and 19 enjoy ocean frontages, site 20 is near the beach, site 14 has harbor frontage and sites 24 to 26 have river frontages. Site 23 is in a similar position, but is located away from Albany Highway and is closer to the CBD; each of these sites has alternate locational advantages to this site, due to the amenity value generated by their setting.

Planning Context of Site: This site is appropriately zoned for its current use. It could be under increasing pressure in the future to be converted into residential allotments, once reticulated sewerage mains are extended to its boundary. The use of part of the site for permanents has commenced and approvals are in place to increase the percentage to 50%. That activity will occur on under-utilised portions of the site and should not diminish to the value of the remainder for tourists.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- The site has adequate area for the intended use and it has highway frontage.

Are there alternate sites in competition for intended development:- Yes, see sites 4, 19, 20, 23 24, 25 and 26.

Is the site easily accessible for end users:- Yes, although it is located some distance from the CBD.

Does the site have a special setting:- No

Are there amenities or activities in the locality to complement intended development:- The site is opposite the McKail General Store and petrol outlet.

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: The site is the first caravan park available upon the approach from Perth to Albany and it is easily accessible from Albany Highway

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- The size of the parent site will allow for a viable project to be built on the site, if it was to be redeveloped. Potential conference, restaurant and other services could be incorporated into a site development and these would extend the range of benefits already provided to the broader community in the locality.

Does development of the site have the potential to adversely impact upon adjoining community:- Provided the scale of the proposed development does not exceed that prescribed through policy, there are not likely to be any adverse impacts upon the adjoining community.

Will new infrastructure be provided to assist locality:- No new infrastructure is expected.

Importance of developing site: The site provides a number of caravan bays, chalets and camping sites on the northern approach to Albany for tourists requiring caravan park facilities. No direct community benefit or disadvantage is derived from the development of the site.

COMMENT:

The site is currently providing infrastructure for caravans, campers and park home owners on the northern approach to Albany. The site is easily accessed by patrons and is located opposite the McKail General Store. The site will be under considerable pressure over the long term from increased traffic from suburbs to the west and the residential subdivision of the land immediately to the east. The amenity of the site may deteriorate as a result of that development, although the development of additional permanents may provide an ideal transition between the caravan park facilities and developments on adjoining lots.

Strategic Action: Site is a “Suitable Tourism Site”. Include the site within a “caravan / camping zone” in the Local Planning Scheme 1 and ensure development of permanents is limited to the areas shown on the site plan.

23 Albany Gardens Holiday Resort



Site evaluation based upon tourism development for a “Caravan Park project”.

Local Planning Context:

Current site zoning:- Tourist Residential

Current site area:- 5.6953ha

Services and infrastructure:- The site fronts a sealed road, has access to stormwater drainage mains, reticulated sewer and water mains, telecommunications and power supplies.

Potential policy implications:- The site is contained on two separate titles with one approved as a caravan park and the other as a park home park. The sites are not subjected to any policy requirements. Permanent buildings are restricted to double storey constructions with a maximum overall roof height of 9.0m.

Environmental / other constraints:- Nil

Will current zoning guarantee potential use:- Yes

Is the site subject to competition from other land uses (eg residential):- The site adjoins land that is zoned residential, industrial and tourist residential. There is currently no competition for the expansion of the adjoining uses onto the site. The adjoining uses have the potential to impact upon the amenity of the subject site unless appropriately managed.

Are alternate zoned sites available for tourism development comparable to this site:- Yes, refer to sites 4, 19, 20, 22, 24 25 and 26. This site is the closest caravan park facility to the City's CBD and the park home park is in close proximity to district recreational, medical and shopping facilities.

Planning Context of Site: This site is appropriately zoned for its current use and the required services and infrastructure are provided to the land to accommodate the intended development. The site is surrounded by a range of land uses that may ultimately impact upon the amenity of the site if not appropriately managed.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- The site has sufficient land area to support the intended development, it is located in an area of low night-time activity, it is within walking distance of a range of services and at the extremity of the acceptable walking distance to the CBD.

Are there alternate sites in competition for intended development:- Sites 4, 19, 20 and 22 are all located within the city's urban area however this site is located closest to the CBD. No undeveloped sites are available to compete for intended development.

Is the site easily accessible for end users:- Yes, although it is not located directly adjacent to a major access route into the city.

Does the site have a special setting:- No. It is surrounded by a range of land uses and has no unique setting.

Are there amenities or activities in the locality to complement intended development:- Within walking distance of a neighbourhood shopping centre, recreational facilities, medical centre, restaurants and the services of the CBD

Potential facilities to be provided to address constraints imposed by site:- Nil.

Competitive Advantage of Site: The site is the most centrally located caravan park site within the city and is located in close proximity to a range of services.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- No. Any services provided on-site are likely to only be of benefit to caravan park patrons.

Does development of the site have the potential to adversely impact upon adjoining community:- No, although the site has the capacity to place restrictions on land uses on adjoining sites due to potential nuisances from industrial activities.

Will new infrastructure be provided to assist locality:- No

Importance of developing site: The site provides a number of park home, caravan and camping bays close to the CBD for tourists requiring caravan park facilities. No direct community benefit or disadvantage is derived from the development of the site.

COMMENT:

The site is currently providing infrastructure for caravans, campers and park home owners in close proximity to the CBD. The site is easily accessed by patrons and is broken into clearly

defined tourism and park home park precincts. The site may come under increased pressure over the long term from the development of adjacent lots for industrial and residential land uses.

Strategic Action: Site is a “Suitable Tourism Site”. Include the site within a “caravan / camping zone” in Local Planning Scheme 1 and restrict the portions of the site used for permanents to those shown on the site plan.

24 King River Chalets and Caravan Park



Site evaluation based upon tourism development for a “Caravan Park”.

Local Planning Context:

Current site zoning:- ‘Special Site – Caravan Park’

Current site area:- portion of 18ha lot

Services and infrastructure:- The site has power, onsite effluent disposal, recreational facilities and a shop.

Potential policy implications:- Setback and effluent restrictions due to the location relative to the foreshore and groundwater.

Environmental / other constraints:- The site is subject to water inundation due to its soil structure, gradient and location relative to the foreshore.

Will current zoning guarantee potential use:- The ‘Caravan and Camping’ zone supports a number of uses including permanent accommodation. The use for holiday accommodation is therefore not necessarily guaranteed.

Is the site subject to competition from other land uses (eg residential):- No

Are alternate zoned sites available for tourism development comparable to this site:- Yes. There are other sites available for tourism accommodation, of similar characteristics in the vicinity of where the King River passes below Chester Pass Road.

Planning Context of Site: The site is appropriately zoned to accommodate tourism accommodation. Development and competition is limited due to environmental and location (distance to services) constraints

Development Opportunity:

Does the site have a degree of uniqueness or special attributes for intended use:- The site is located adjacent to the Kalgan River, which has special attributes for holiday makers. There are other sites that also front local rivers, harbours and King George Sound which negates this attribute.

Are there alternate sites in competition for intended development:- No

Is the site easily accessible for end users:- The site is removed from the major tourist routes and it is the most distant of the peri-urban caravan parks from the central business district (14km) where employment and community facilities (medical and shopping) exist.

Does the Precinct have a special setting:- The site has a picturesque and isolated setting adjacent to the Kalgan River, but other sites share equal or superior settings.

Are there amenities or activities in the locality to complement intended development:- There is a shop on site and recreational attributes such as the Kalgan River, a mini golf course and the boat hire.

Potential facilities to be provided to address constraints imposed by site:- To improve its competitiveness, the site would require considerable investment in on-site infrastructure and marketing to lift its appeal to tourists and overcome its sense of isolation.

Competitive Advantage of Site: The site enjoys unrestricted and good access to the Kalgan River with its recreational and scenic values. Elsewhere within the State this would be a major attraction for visitors, however there are several other sites in Albany providing access to rivers, harbours and oceans and they are located considerably closer to the CBD and the range of services and activities that the urban area can provide

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- The site has developed a shop and a mini golf course, which provides a benefit to the local community. The further development of tourism facilities is not expected to be of any substantial benefit to the community.

Does development of the site have the potential to adversely impact upon adjoining community:- No

Will new infrastructure be provided to assist locality:- A major development may require reticulated sewerage to be extended to the locality and the site.

Importance of developing site: The site is currently developed with amenities, chalet units and bays for caravans. The limited number of facilities are fully booked for short periods over Christmas and Easter. The rest of the year the site remains primarily vacant, which demonstrates a lack of demand and financial uncertainty over any potential expansion or redevelopment of the site. Its remoteness to the urban area also makes it an unattractive site for permanents

COMMENT:

Although this site has recreational and servicing advantages, its location away from the main tourist routes and the travel distances incurred to access CBD services severely impact upon its appeal for tourists. The loss of this site (as a tourist accommodation product) would not dramatically impact upon the available sites or place unreasonable pressure on other holiday accommodation providers. Encouraging permanents on this site is also unlikely to be supported or improve the viability of the site.

Strategic Action: This is a 'Suitable Site' for a caravan park. Zone this site 'Caravan and Camping' in the Local Planning Scheme 1 with no restrictions on the amount of permanents on the designated site.

25 King River Palms Caravan Park



Site evaluation based upon tourism development for a “Caravan Park”.

Local Planning Context:

Current site zoning:- ‘Special Site – Caravan Park’

Current site area:- 2.8ha

Services and infrastructure:- There is power and onsite effluent disposal provided. There is the Bakers Junction Roadhouse 3km away providing fuel and general goods.

Potential policy implications:- River foreshores are located on the northern and western boundaries and Chester Pass Road (a heavy haulage route is located on the eastern boundary) of the site. Future development may need to address these site constraints.

Environmental / other constraints:- The site may be subject to flooding issues from the adjacent water courses and noise from the adjacent heavy haulage route.

Will current zoning guarantee potential use:- The current zoning supports the use for either holiday or permanent accommodation.

Is the site subject to competition from other land uses (eg residential):- The site is subjected to limited competition from the special residential developments that surround it. There is currently substantial permanent occupation of sites, notwithstanding the distance the park is away from the regional centre and essential services.

Are alternate zoned sites available for tourism development comparable to this site:-

There are other sites in close location to this one that are also zoned and used for holiday purposes.

Planning Context of Site: This site is zoned for caravan and camping, however its viability is governed by the current level of permanent occupancy. Itinerant travellers are using an adjacent reserve (without charge) for overnight stays rather than entering this site.

Development Opportunity:

Does the Precinct have a degree of uniqueness or special attributes for intended use:- This site is not dissimilar to other sites in the locality which also offer frontage to the King River.

Are there alternate sites in competition for intended development:- There are other caravan parks in the locality with similar attributes.

Is the site easily accessible for end users:- The sites fronts a major tourist route, although because of its location away from the regional centre, tourists rarely use the site as an overnight stop or for a short term holiday experience. During the peak season, it could be used as an overflow facility given the ease of access to the site.

Does the site have a special setting:- The site is positioned next to the King River. Use of the river for recreational purposes is limited to canoeing. Swimming in this section of river is less attractive than the local beaches.

Are there amenities or activities in the locality to complement intended development:- The King River provides passive forms of recreation (fishing, bird watching and canoeing) and there is a tavern and general store located in close proximity.

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: There is no real competitive advantage of this site over other sites for the use of holiday accommodation.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- No.

Does development of the Precinct have the potential to adversely impact upon adjoining community:- No

Will new infrastructure be provided to assist locality:- No

Importance of developing site: Expansion of this site is constrained by potential environmental and noise (tavern and major road) issues, the site is constrained in size, is in close proximity to its direct competitors and has low occupancy rate for holiday accommodation. The site is not a high priority for development.

COMMENT:

This site is currently developed to its capacity to provide a mixture of holiday and permanent accommodation. It would not be a detriment to holiday makers if the availability of this site for holiday accommodation was lost, however the site could be an ideal overflow area for the future if visitation numbers were to increase dramatically.

Strategic Action: This is a 'Suitable Site'. Zone this site in the Local Planning Scheme 1 as Caravan and Camping' to reflect the current use. Introduce controls to allow for permanent occupation to that area shown on the site plan.

26 Albany Happy Days Caravan Park



Site evaluation based upon tourism development for a “Caravan Park”.

Local Planning Context:

Current site zoning:- ‘Special Site –Caravan Park’

Current site area:- 2ha

Services and infrastructure:- Power and onsite effluent disposal available. Tavern and general store located in close location.

Potential policy implications:- Setback requirements to foreshore of King River.

Environmental / other constraints:- Portion of the site is subject to water logging. The size of the site and the close location of the King River limits the capability of effluent to be disposed off adequately on-site and therefore the intensification of use.

Will current zoning guarantee potential use:- No. The zoning permits permanent accommodation in addition to holiday accommodation.

Is the site subject to competition from other land uses (eg residential):- No. The site is not well located close to services generally required by other land uses.

Are alternate zoned sites available for tourism development comparable to this site:- Yes. There are other sites in the locality offering similar attributes.

Planning Context of Site: The site is zoned for caravan and camping and is being used for

a mixture of permanent and holiday accommodation. There are environmental and location constraints impacting on the potential for development. There are other sites in the location equally capable of providing caravan and camping accommodation, should the demand arise.

Development Opportunity:

Does the site have a degree of uniqueness or special attributes for intended use:- The site is not unique although it does offer frontage to the King River and infrastructure capable of supporting tourists.

Are there alternate sites in competition for intended development:- There are other sites in the locality providing comparable holiday accommodation and there is no demand for new sites to enter the market.

Is the site easily accessible for end users:- No. The site is 5km from a major shopping centre at Lange. The Bakers Junction Roadhouse is located 1.5km away.

Does the site have a special setting:- The site has an extensive frontage to the King River, although the recreational opportunities provided by the river in this locality are limited.

Are there amenities or activities in the locality to complement intended development:- There is a tavern and a function centre / restaurant in the locality (walking distance).

Potential facilities to be provided to address constraints imposed by site:- Suitable effluent disposal facility.

Competitive Advantage of Site: There is no real competitive advantage for this site. Limited infrastructure exists to support current accommodation levels and any expansion of use would require major upgrading of that infrastructure.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- No

Does development of the site have the potential to adversely impact upon adjoining community:- No. The local community comprises a mixture of rural landowners and persons occupying lifestyle allotments (with off property incomes and interests).

Will new infrastructure be provided to assist locality:- No

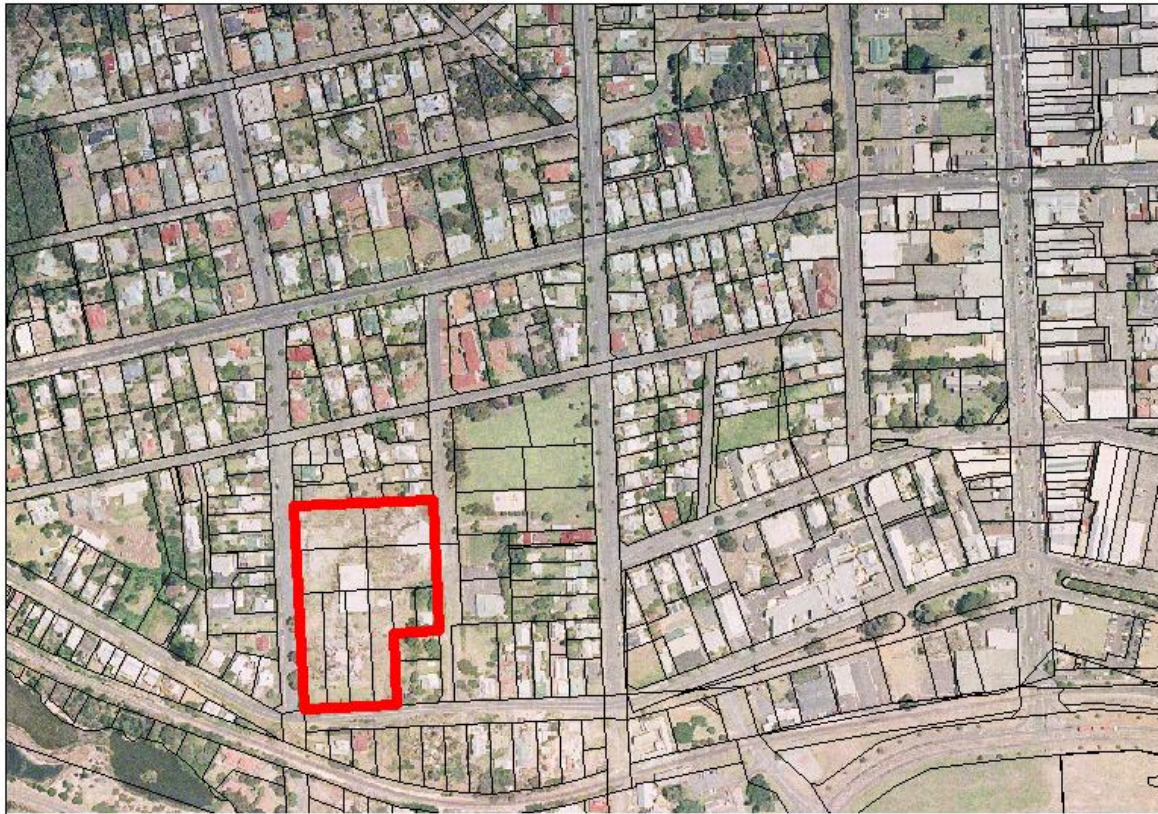
Importance of developing site: Development of this site is not significant to the tourism mix or available caravan bays in the City.

COMMENT:

This site comprises a mixture of tourism sites and permanents. Overnight stays by tourists are limited due to the caravan park being located off a major tourism route and visitors availing themselves of free parking within the reserve on the bank southern of the King River, where the King River passes under Chester Pass Road. The potential for development is limited due to its size of the land and on-site servicing constraints.

Strategic Action: Classify as 'Suitable Site' and zone in the Local Planning Scheme 1 as 'Caravan and Camping'. Allow for substantial portion of the site to be used for permanents as per site plan.

27 Former Spinning Mill Site



Site evaluation based upon tourism development for a “Boutique Chalet Development”.

Local Planning Context:

Current Site zoning:- Rural

Current site area:- 7.71ha

Services and infrastructure:- The lot has ready access to the sealed urban road system, storm water and effluent is required to be disposed of on-site, a reticulated water main services the site and electricity and telecommunication infrastructure is available.

Potential policy implications:- Located within 500m of the Southern Ocean, any development must also acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1

Environmental / other constraints:- Located close to the coast, but on an elevated dune system, the precinct is not likely to be affected by the long term impacts of climate change. Previous site evaluations have identified a unique dune system in the south eastern corner of the lot, a major wetland is located within the centre of the land and the site is well vegetated. Development setbacks will be required to the coast and to the wetland.

Will current zoning guarantee potential use:- The current zoning does not guarantee that a tourism accommodation development will occur on the lot; when considering a previous scheme amendment, the Minister for Planning and Infrastructure suggested the land be used for a “small scale” tourism development.

Is the site subject to competition from other land uses (eg residential):- Being located close to the existing Goode Beach settlement, located 20km from Albany's CBD. Pressure exists for other uses, such as permanent residential, to be considered as part of any future development of the lot, however the Minister has previously discounted alternate land use options.

Are alternate zoned sites available for tourism development comparable to this site:- The site is located in close proximity to the settlement of Goode Beach and to an attractive swimming beach. The area available for development on the lot is limited and it will require a unique design solution, considerable environmental justification and the resultant development is likely to be a boutique "eco village" style development supplying accommodation to the upper end of the market. No similar development site exists within close proximity to the CBD.

Planning Context of Site: The lot is not suitably zoned for the intended use. There are considerable environmental constraints affecting the lot that would need to be overcome before a change in zoning could be achieved. The Minister recommended that the lot be developed from a "small scale tourism development" and the lot has access to the infrastructure and services required to support a boutique chalet development, if a development solution is capable of being resolved.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- The site is located in close proximity to the CBD, it provides extensive views to Princess Royal Harbour and has a range of lot frontages and access options. It is generally flat, it is surrounded by residential development and the natural features of the site lend themselves to the intended development.

Are there alternate sites in competition for intended development:- Yes, refer to site 2, 5, 7, 8, 10, 17, 28 and 29. Each of these sites has the capacity to be developed with a hotel / apartment project.

Is the site easily accessible for end users:- Yes, it has good accessibility and it is within a short walking distance of the CBD and the services the CBD provides.

Does the site have a special setting:- Yes it is elevated and overlooks Princess Royal Harbour. The site has an industrial history and its heritage significance can be reflected in a potential design, together with the showcasing of the granite features that exist on the site.

Are there amenities or activities in the locality to complement intended development:- A local store is located close to the site and the site is within close walking distance of the CBD. Depending upon the size of the intended development, some additional on-site facilities may be required.

Potential facilities to be provided to address constraints imposed by site:- Nil, unless facilities are part of a marketing advantage for the project developer.

Competitive Advantage of Site: The amenity and environmental advantages offered by this lot are not replicated elsewhere within the City, close to the CBD. The location of the lot would not be easy for new customers to locate, but is not so remote as to be a major disadvantage. The environmental values constraining development of the lot could be a marketing advantage, supplemented by the lot's relationship to the significant local cultural heritage, the coast and the Torndirrup National Park. A range of ancillary services will need to be supplied on-site to supplement the limited commercial facilities within the locality.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- A boutique "eco village" chalet or similar development on the lot will require the provision of additional services on-site to support the anticipated clientele and overcome the site constraints. Those services have the potential to be beneficial for the broader community and to be a leader in energy and water management.

Does development of the site have the potential to adversely impact upon adjoining community:- A small scale development is unlikely to produce unreasonable traffic flows through Goode Beach or change the character of the existing settlement. A large scale project, or one that does recognize and work within the site constraints has the potential to severely impact upon the local environment and the locality in general.

Will new infrastructure be provided to assist locality:- The development of the precinct has the potential to require an upgrade of infrastructure to the site and the locality, unless alternate energy generation and water conservation solutions are provided on-site.

Importance of developing site: There are numerous environmental constraints that would preclude the lot from being developed and the conversion of the lot from a freehold title to a Crown reserve would be in the community's interest. If those constraints can be overcome, the form and character of any proposed development would need to be reconciled within the site.

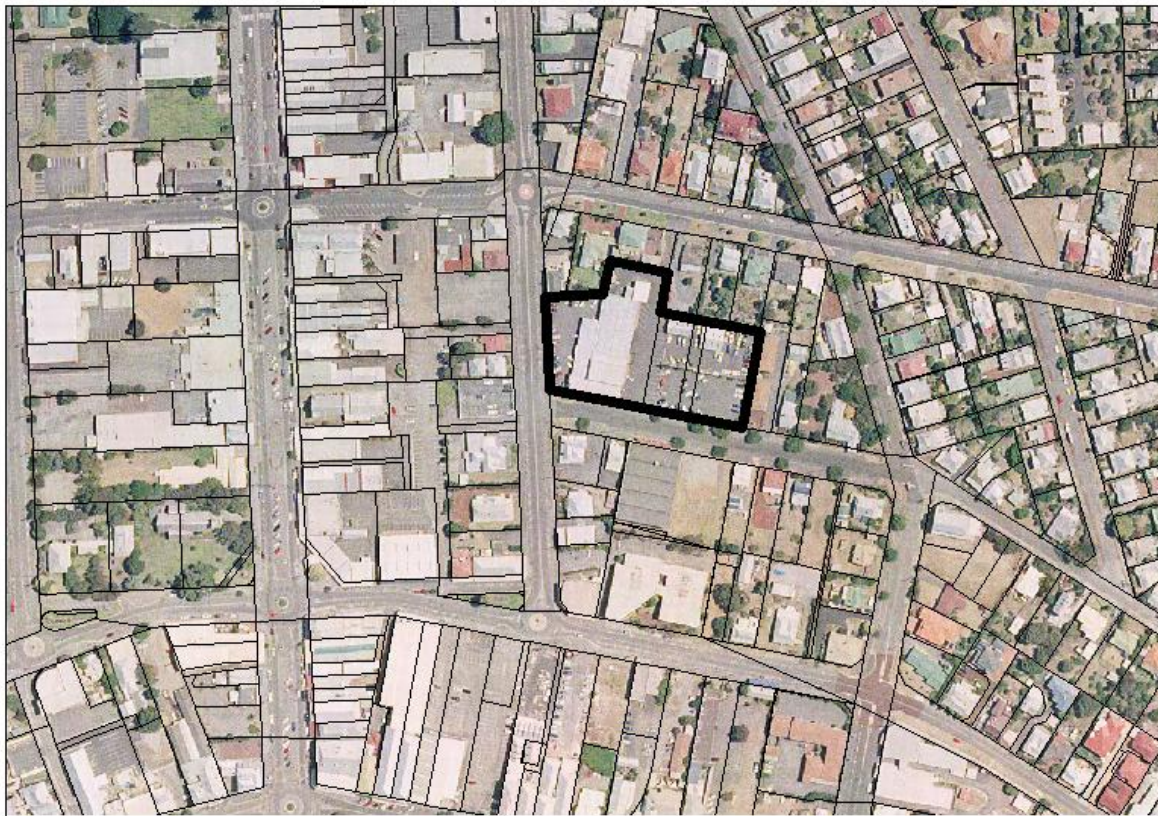
COMMENT:

Any development upon the lot would need to be a small scale boutique "eco village" chalet development or similar, that recognizes the environmental constraints of the site. The lot is not appropriately zoned and considerable environmental reporting and time delays would be incurred for a developer wishing to commence the development process.

Notwithstanding the recommendation of the Minister for Planning and Infrastructure, that the lot be rezoned for a small scale tourism development, the capacity to achieve that objective is unknown. Community opposition to a development is likely to be considerable and an innovative design outcome will be essential.

Strategic Action: The lot is a "Suitable" tourism site and any change is site zoning should be delayed until the considerable environmental imperatives are known and suitably addressed. No permanent residential activity on the lot would be supported.

28 Albany City Holden Site



Site evaluation based upon tourism development for a “Hotel / Apartment Project”.

Local Planning Context:

Current site zoning:- Residential. The R30 Residential Design Code applies to the lot and an amendment is being progressed to increase the code density to R60.

Current site area:- 0.5125ha

Services and infrastructure:- The site has access from three sealed roads, it is connected to reticulated water and sewer mains, it has access to reticulated gas mains, telecommunication infrastructure and power supply.

Potential policy implications:- The site has a height restriction imposed by the Central Albany Urban Design Policy and it is located in the residential precinct of that policy. Should the R60 code be applied, approximately 30 units would be developed on the site.

Environmental / other constraints:- There are no known environmental or other constraints applying to the land.

Will current zoning guarantee potential use:- No. The current zoning encourages a residential development as the highest and best use of the land.

Is the site subject to competition from other land uses (eg residential):- Yes.

Are alternate zoned sites available for tourism development comparable to this site:- Yes Within the CBD, there is a range of lots available that could be developed for a hotel /

apartment project. Those lots would have comparable exposure to the tourism market and the potential for increased floor space (a three storey height limit for the entire site).

Planning Context of Site: The current zoning for the site precludes its development as a hotel / apartment project. The site is located adjacent to the CBD and retains good exposure to potential customers. It is still well located to the range of services that are provided in the CBD. Should the current car yard relocate, the site would gain considerable significance for tourism development, given its location, access arrangements and lot configuration.

Development Opportunity:

Does the Site have a degree of uniqueness or special attributes for intended use:- Yes. The location and the size of the site make it attractive to develop as a hotel / apartment complex at the scale anticipated in the City's policy. Whilst there are alternate sites within the CBD which offer equal attributes, the cessation of the current land use could provide a unique development opportunity.

Are there alternate sites in competition for intended development:- Yes. Sites 5 and 7 offer alternate site opportunities, but are located in a less prominent position. Also sites 2, 8, 10, 14, 16, 27 and 29 could potentially be in competition for a similar development, but are less attractive sites for a moderately sized hotel or for inner city tourist apartments to meet demand in the 3 to 4 star market.

Is the site easily accessible for end users:- Yes. The site has a visual connectivity with the CBD and it is within close walking distance of the services provided within the CBD.

Does the site have a special setting:- No.

Are there amenities or activities in the locality to complement intended development:- The range of services provided within the CBD are within walking distance of the site.

Potential facilities to be provided to address constraints imposed by site:- Nil

Competitive Advantage of Site: The site is currently being used as a car sales yard and the value of the land may ultimately demand that land use be relocated. Should the current site use cease, the site is well located to be developed for a tourism product, possibly in the form of a boutique hotel or tourist apartments.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- The size of the parent site will allow for a viable project to be built on the site, if it was to be redeveloped. Potential conference, restaurant and other services could be incorporated into a site development and these would extend the range of benefits already provided to the broader community in the locality.

Does development of the site have the potential to adversely impact upon adjoining community:- Provided the scale of the proposed development does not exceed that prescribed through policy, there are not likely to be any adverse impacts upon the adjoining community.

Will new infrastructure be provided to assist locality:- No new infrastructure is expected.

Importance of developing site: The current car sales yard is not the highest and best land use that can be achieved on the site and it is probable that the site would be redeveloped with group or multiple residential dwelling units if the site was to become vacant. The site

remains an attractive near CBD location for a potential hotel or a tourist apartment development, if demand and viability for that form of development can be generated.

COMMENT:

Albany City Holden has operated successfully from the site for a number of years, notwithstanding that residential redevelopment would provide a higher and better use of the site. A decision on whether the site remains a car sales yard, or is converted into a residential or a tourism product will depend on consumer demand for tourism products in the future, the expected return on investment from residential developments and the timing of the decision. To rezone the site for a tourism use could sterilize the site for an extended period and result in a compensation claim against the City for a zoning change. The site is ideally located for a tourism development but the demand for hotel and apartment projects is yet to be demonstrated and this site is in direct competition with several other suitable sites.

Strategic Action: Site is a “Suitable” tourism site and it has the potential to be developed from its current car sales yard to a hotel or an apartment complex at a future date. No change to the zoning of the site is proposed, and the owners should be made aware of its tourism potential if a rezoning is sought, with and appropriate density bonus applied to encourage its development with a tourism based product.

29 Centennial Park Precinct



Site evaluation based upon tourism development for a “Hotel / Apartment Project”.

Local Planning Context:

Current precinct zoning:- Industrial

Current site area(s):-Various

Services and infrastructure:- The precinct comprises those lots on the southern side, but immediately adjoining the North Road and Centennial Oval recreational areas. The precinct has access from three sealed roads, it is connected to reticulated water and sewer mains, it has access to reticulated gas mains, telecommunication infrastructure and power supplies.

Potential policy implications:- The precinct has a height restriction imposed by the Residential Design Code Policy and development shall generally be three storeys or less under that policy.

Environmental / other constraints:- The precinct could contain acid sulphate soils and there may be individual site contamination issues associated with prior land uses. Adjoining existing industrial land uses, the need to reconcile potential noise, smell and dust nuisances.

Will current zoning guarantee potential use:- No. The current zoning does not permit residential development within the precinct and a rezoning would be required.

Is the precinct subject to competition from other land uses (eg residential):- Yes, the precinct remain attractive as a location for light industrial, warehouse and showroom developments.

Are alternate zoned sites available for tourism development comparable to this precinct:- Yes Within the CBD, there is a range of lots available that could be developed for a hotel / apartment project. Those lots would have a higher exposure to the tourism market and potential views of Princess Royal Harbour. This locality has amenity values associated with its relationship to the extensive green spaces and recreational facilities on North Road.

Planning Context of Precinct: The current zoning for lots within the precinct precludes their development as a hotel / apartment project. The precinct is located adjacent to the North Road recreational area and retains good exposure to potential customers, whilst allowing the opportunity for a development overlooking that green space. The precinct is well located to the range of services that are provided in the CBD. Over time, the land uses within Centennial Park will shift towards mixed use developments and showrooms, facilitating potential development of lots within the precinct for significance for a tourism development, given its location, access arrangements and potential amenity values.

Development Opportunity:

Does the Precinct have a degree of uniqueness or special attributes for intended use:- Yes. The location and the size of the precinct makes it attractive to develop as a hotel / apartment complex at the scale anticipated in the City's policy. Whilst there are alternate sites within the CBD which offer equal attributes, the transition of Centennial Park to alternate land uses over time could provide a unique development opportunity.

Are there alternate sites in competition for intended development:- Yes, sites 2, 5, 8, 10, 16, 27, 28 and 31 could potentially be in competition for a similar development, to develop tourist apartments to meet demand in the 3 to 5 star market.

Is the precinct easily accessible for end users:- Yes. The precinct has a visual connectivity with the North Road recreational facilities and it is within walking distance of the services provided within the CBD and adjacent to North Road.

Does the precinct have a special setting:- Yes, it could utilize the green space of the North Road recreational complex as its primary outlook.

Are there amenities or activities in the locality to complement intended development:- The range of services provided within the CBD are within walking distance of the site.

Potential facilities to be provided to address constraints imposed by precinct:- Nil

Competitive Advantage of Precinct: The precinct is currently being used for light industrial purposes and the value of the land, coupled with development pressures, may ultimately demand that the industrial land uses be relocated. Should the current site use cease, there are several sites within the precinct that are well located to be developed for a tourism product, in the form of a boutique hotel or tourist apartments.

COMMUNITY BENEFIT:

Can development of the precinct provide services or benefits for broader community:- The size of the lots within the precinct will allow for a viable project to be constructed. Potential conference, restaurant and other services could be incorporated into a site development if the balance of the precinct becomes available for mixed use developments. Mixed use developments or increased service provision within a tourism project would extend the range of benefits already provided to the broader community in the locality.

Does development of the precinct have the potential to adversely impact upon adjoining community:- Provided the scale of the proposed development does not exceed

that prescribed through policy, there are not likely to be any adverse impacts upon the adjoining community.

Will new infrastructure be provided to assist locality:- No new infrastructure is expected.

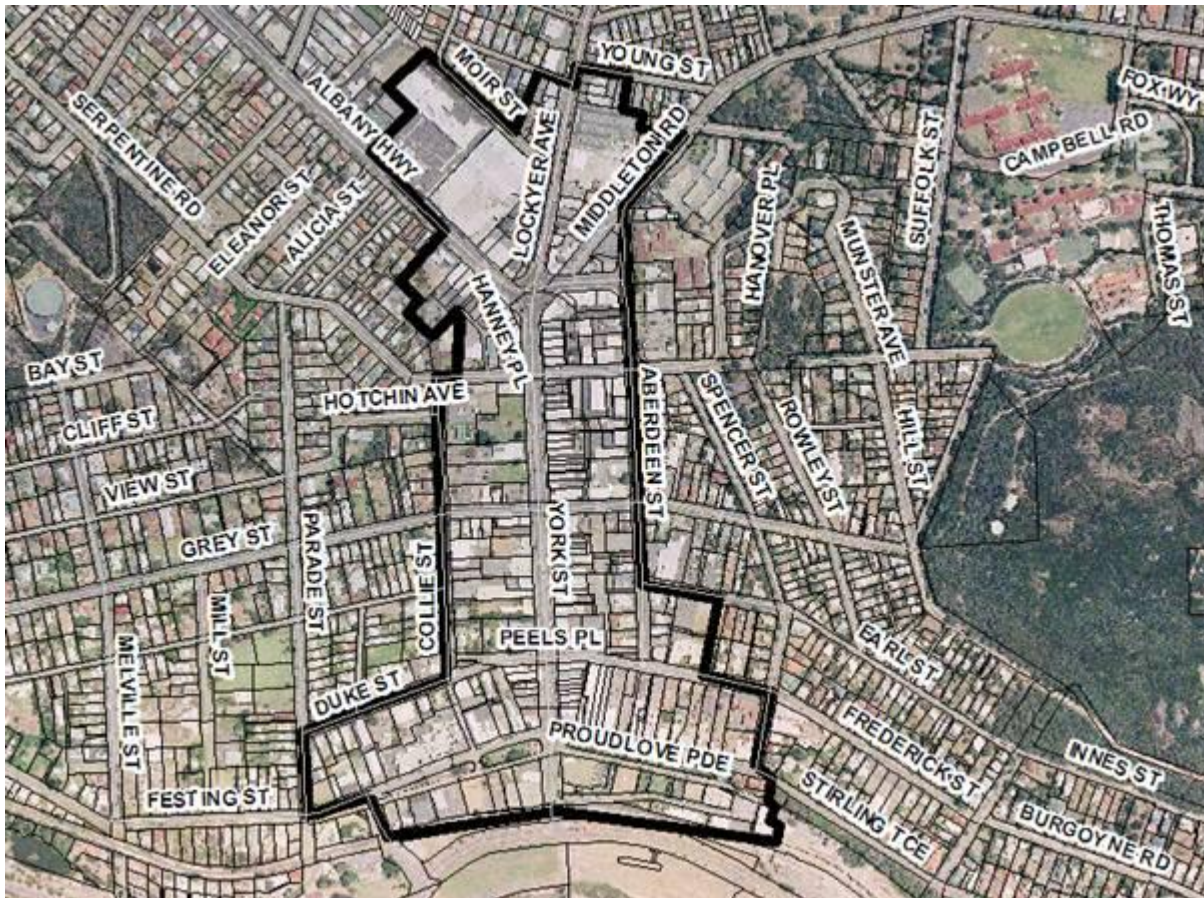
Importance of developing precinct: The precinct will undergo a transition in uses over time and it is probable that individual sites would be redeveloped with group or multiple residential dwelling units if the precinct was to become vacant. The precinct remains an attractive option, being a near CBD location, for a potential hotel or a tourist apartment development amongst a new mixed use or residential precinct.

COMMENT:

The Centennial Park precinct contains numerous light industrial businesses and those land uses will be phased out over time as the value of the land increases, the demand for showroom sites grows and near CBD living becomes more attractive. A decision on whether individual lots within the precinct remain industrial in nature, or they are converted into a mixed use, showroom, residential or a tourism product will depend on consumer demand for tourism products in the future, the expected return on investment from alternate development options and the timing of the decision. To rezone individual sites for a tourism use could sterilize that site and any request would need to be generated by the owner. The precinct is ideally located for a tourism development but the demand for hotel and apartment projects is yet to be demonstrated and this site is in direct competition with several other suitable sites.

Strategic Action: Precinct is a “Suitable” tourism site and it has the potential to be developed from its industrial uses to a hotel or an apartment complex at a future date. No change to the zoning of the precinct is proposed, and individual owners should be made aware of the tourism potential within the precinct if a rezoning is sought, and an appropriate density bonus should be applied to individual lots to encourage a development with a tourism based product.

30 Albany CBD Precinct



Site evaluation based upon tourism development for a “Hotel project”.

Local Planning Context:

Current site zoning:- Central Area Zone

Current site area:- Various

Services and infrastructure:- The precinct has access from sealed roads, it is connected to reticulated water and sewer mains, it has access to storm water drainage mains, reticulated gas mains, telecommunication infrastructure and power supplies. Depending upon the size of development achieved, some upgrading of services may be required.

Potential policy implications:- Potential developments within the CBD are subject to the City’s Central Albany Urban Design Policy and a height restriction is defined in that policy.

Environmental / other constraints:- Certain sites within the CBD are located on the City’s Municipal Inventory of sites of local heritage significance and a small number of sites are included on the State’s Register of Places of Heritage Significance. Other site specific issues may arise from previous land uses or settlement patterns, including aboriginal burial sites and soil contamination.

Will current zoning guarantee potential use:- The current zoning will allow for an application to be considered under the discretionary provisions of the Scheme.

Is the site subject to competition from other land uses (eg residential):- The CBD of Albany is constrained by topographical features and there will be an on-going demand for the development of lots for an office or commercial activity. The creation of a mixed use development or inner city apartment complex has not materialized to date, but may do so in the near future.

Are alternate zoned sites available for tourism development comparable to this site:- The lots fronting York Street are fine grained and present a challenge to a developer wishing to undertake a moderately sized hotel development. The lots fronting onto Aberdeen and Collie Streets are slightly larger, but present a similar challenge as the scale of development fronting those streets is more residential in nature. Sites 2, 5, 7, 27 and 28 are in close proximity to this precinct and are well positioned to supply a hotel development with less constraint imposed upon the developer.

Planning Context of Precinct. The current zonings over the lots within the precinct provides for a hotel / apartment development as a discretionary land use. The precinct is the heart of the City and provides excellent connectivity to the range of CBD services for potential customers. The precinct is zoned to provide for a range of land uses that are essential to the region's growth and a tourism development would be in competition to those uses; land prices and lot sizes are geared to those alternate uses, exacerbating the development of a substantial tourism project.

Development Opportunity:

Does the Precinct have a degree of uniqueness or special attributes for intended use:- Development of a hotel or apartment complex in the City's CBD increases the appeal of the development for tourists and persons attending conferences. The services and facilities that the CBD provides are readily accessible by foot. The central locality, the heritage buildings, the large range of retail outlets, the public amenities, restaurants and the foreshore area are all special attributes attractive to the tourism market

Are there alternate sites in competition for intended development:- Sites 2, 5, 7, 27 and 28 are in close proximity to this precinct and are well positioned to supply a hotel or apartment development which would share similar attributes to a CBD site. Sites 8, 10 and 14 also are capable of delivering a larger complex than the precinct could generate and they are within close commuting distance of the CBD. The precinct cannot compete with those areas or sites that provide a tourism experience based upon isolation and natural beauty. The precinct currently attracts backpackers, persons visiting for business purposes and those wishing to experience the attributes of the CBD.

Is the site easily accessible for end users:- Yes, any CBD site would be accessible to end users, particularly those using air transport into the region and reliant upon facilities being within close walking distance.

Does the site have a special setting:- Most sites within the CBD would be capable of being developed with rooms providing some outlook to either Princess Royal Harbour or to Mounts Melville or Clarence.

Are there amenities or activities in the locality to complement intended development:- The CBD provides a range of cafes, restaurants, bars, cultural, shopping and entertainment facilities for visitors. A potential development would not be required to duplicate those facilities.

Potential facilities to be provided to address constraints imposed by site:- Nil.

Competitive Advantage of Precinct. A CBD hotel or apartment development would attract

persons wishing to visit Albany for business or a special event, given its close relationship to the range of services that the CBD can provide and it being located within walking distance of those services. Competition from alternate sites erodes the competitive advantages of the CBD for a new development.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- The development of tourism accommodation within the CBD will help to attract more tourists to the region and add value to the existing retail sector.

Does development of the site have the potential to adversely impact upon adjoining community:- Development would need to be constructed at a scale that adds to the character and appeal of the CBD and a development may need to be considered outside the current three storey height limit.

Will new infrastructure be provided to assist locality:- The addition of conference facilities within a proposed development would add to the appeal of the precinct as a business and a tourism destination.

Importance of developing site: Whilst the development of the precinct for tourist accommodation will improve the vibrancy of the CBD and increase retail turnover, the size and the scale of a potential development will need to be carefully considered to ensure it does not negatively impact upon the amenity values that make the CBD an important asset for the region.

COMMENT:

The CBD Precinct is an ideal location for the development of a hotel / apartment development for the tourism sector, given the range of services provided within the CBD. The historic settlement pattern for the CBD does not readily lend itself to the assembly of a site that would be large enough to accommodate a viable development, without seriously compromising the City's policy dealing with height restrictions and visual amenity. A number of alternate sites are in capable of being developed for this type of project without having to undertake extensive land assembly processes or having to undergo zoning changes.

Strategic Action: Precinct is a "Suitable" tourism location. The current zoning provides for a range of development opportunities on lots which would add to the vitality and the regional significance of the precinct. No change to the scheme provisions applying to the CBD is proposed, nor is a change recommended to the existing objectives for the zone as a hotel / apartment development would not constitute the highest or preferred land use for lots within the Precinct .

31 Middleton Beach Precinct



Site evaluation based upon tourism development for an “Apartment project”.

Local Planning Context:

Current precinct zoning:- Tourist Residential at densities of R30, R60 and R80
Current precinct area:- Various sized land parcels

Services and infrastructure:- The area has ready access to road, storm water drainage, reticulated water and sewer mains, energy and telecommunications infrastructure. Some upgrading of services may be required, depending upon the ultimate design requirements of a new development.

Potential policy implications:- Located within 500m of King George Sound, any development must also acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1. The City has adopted the Residential Design Code Policy, which supports 3, 4 and 5 storey developments and a range of uses including commercial, restaurants, residential, tourism accommodation and resort development.

Environmental / other constraints:- The impacts of climate change may affect some lots within the precinct over the long term.

Will current zoning guarantee potential use:- The current zonings do not guarantee tourism accommodation development. The precinct has a mixture of permanent residential and tourist accommodation.

Is the precinct subject to competition from other land uses (eg residential):- The precinct is under increasing pressure from residential land uses as the value of the land increases and due to its close relationship to the City's primary swimming beach.

Are alternate zoned sites available for tourism development comparable to this precinct:- Throughout the City's urban area, there is the potential for residential sized lots to be utilized for tourism developments. This precinct has a location advantage over comparable alternate sites (refer to Sites 6, 8, 10, 27, 28 and 29) and the current zoning supports the development of the lots within this precinct.

Planning Context of Site: The precinct is made up of a mixture of residences and small scale tourism apartment projects. There is capacity within the current zoning provisions for either of those uses to expand within the precinct to the detriment of the other. The current zoning promotes the tourism uses as the primary objective of the zone

Development Opportunity:

Does the Precinct have a degree of uniqueness or special attributes for intended use:- The precinct is located in close proximity to the City's premium swimming beach, to the Albany golf course, to Eyre Park and to the passive recreational facilities provided on Mounts Adelaide and Clarence. The locality is flat, making building construction easier and the mixture of land uses within the Precinct adds to the visual qualities of the area.

Are there alternate sites in competition for intended development:- There are several sites in competition for the intended development, but none offers a similar amenity value to this precinct and the size of the precinct allows for a range of accommodation types to suit various segments of the market (from back packers through to prestige units overlooking the sound).

Is the Precinct easily accessible for end users:- Primary access to the precinct is gained from the CBD along Middleton Beach Road. The precinct is legible in its layout and any development would be easily accessible to the end user.

Does the Precinct have a special setting:- The precinct is located in a unique setting and it is within close commuting distance of the Albany CBD. The precinct is a separate urban enclave, with a mixture of land uses and building types that add to its visual qualities.

Are there amenities or activities in the locality to complement intended development:- Within the Precinct is a range of commercial outlets to meet the daily requirement of visitors, as well as restaurant and recreational facilities. The current range of facilities would supplement those provided within a self catering apartment development.

Potential facilities to be provided to address constraints imposed by Precinct:- Nil

Competitive Advantage of Site: The precinct has its own character and tourism experiences that are derived from its relationship to King George Sound, Mounts Adelaide and Clarence and its connectivity with the Albany CBD. A range of sites is located within the precinct and there is capacity to develop apartments to meet a particular market segment without detracting from other developments or the locality

COMMUNITY BENEFIT:

Can development of the Precinct provide services or benefits for broader community:- The current City policy allows for the development of lots on the perimeter of the Precinct for mixed use activities. The incorporation of commercial floor space into a future development is likely to result from a residential project and that would add to the appeal of the precinct for the tourism market. Lot size constraints are likely to inhibit the incorporation of community

based services into a project. The upgrading of infrastructure to a new development may deliver some small scale improvements to other land holdings and increase the commercial viability of the local shops, restaurants and bars.

Does development of the precinct have the potential to adversely impact upon adjoining community:- The Precinct already incorporates a mixture of residential and tourism developments, with no impacts upon the functionality or the visual amenity of the precinct.

Will new infrastructure be provided to assist locality:- No.

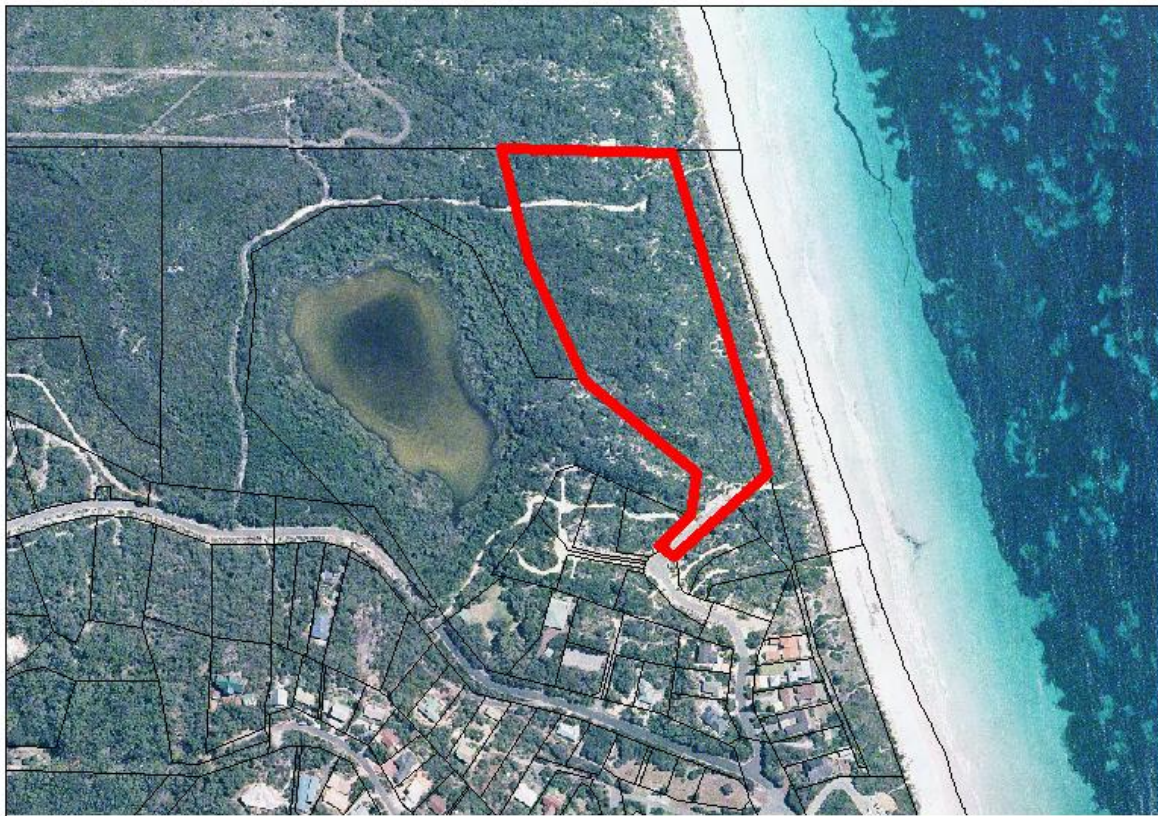
Importance of developing site: The area is well recognized by residents and tourists alike as an attractive locality to live and to visit. The zoning supports an intensification of land uses in the Precinct and that intensification has the potential to increase the usage and viability of other services in the locality.

COMMENT:

The precinct has become synonymous with Albany's tourism promotion for many years and it accommodates a wide range of tourism products. The current zoning allows for the development of the precinct without the developer having to undertake further planning processes. The availability of services and infrastructure to the precinct further reduces the level of uncertainty surrounding future developments. The importance of the precinct for tourism warrants a review of the current scheme provisions to ensure the scheme objectives promote tourism development as the highest and best land use.

Strategic Action: Precinct is a "Suitable" tourism location. The current zoning provides for a mixed use development area which adds to the vitality of the locality. The existing objectives attached to the zoning provisions should be strengthened to encourage tourism redevelopment as the highest and best use of lots within the precinct.

32 Lot 660 La Perouse Road, Goode Beach



Site evaluation based upon tourism development for a “Boutique Chalet Development”.

Local Planning Context:

Current Site zoning:- Rural

Current site area:- 7.71ha

Services and infrastructure:- The lot has ready access to the sealed urban road system, storm water and effluent is required to be disposed of on-site, a reticulated water main services the site and electricity and telecommunication infrastructure is available.

Potential policy implications:- Located within 500m of the Southern Ocean, any development must also acknowledge SPP 2.6 and Western Australian Planning Commission policy DC6.1

Environmental / other constraints:- Located close to the coast, but on an elevated dune system, the precinct is not likely to be affected by the long term impacts of climate change. Previous site evaluations have identified a unique dune system in the south eastern corner of the lot, a major wetland is located within the centre of the land and the site is well vegetated. Development setbacks will be required to the coast and to the wetland.

Will current zoning guarantee potential use:- The current zoning does not guarantee that a tourism accommodation development will occur on the lot; when considering a previous scheme amendment, the Minister for Planning and Infrastructure suggested the land be used for a “small scale” tourism development.

Is the site subject to competition from other land uses (eg residential):- Being located close to the existing Goode Beach settlement, located 20km from Albany's CBD. Pressure exists for other uses, such as permanent residential, to be considered as part of any future development of the lot, however the Minister has previously discounted alternate land use options.

Are alternate zoned sites available for tourism development comparable to this site:- The site is located in close proximity to the settlement of Goode Beach and to an attractive swimming beach. The area available for development on the lot is limited and it will require a unique design solution, considerable environmental justification and the resultant development is likely to be a boutique "eco village" style development supplying accommodation to the upper end of the market. No similar development site exists within close proximity to the CBD.

Planning Context of Site: The lot is not suitably zoned for the intended use. There are considerable environmental constraints affecting the lot that would need to be overcome before a change in zoning could be achieved. The Minister recommended that the lot be developed from a "small scale tourism development" and the lot has access to the infrastructure and services required to support a boutique chalet development, if a development solution is capable of being resolved

Development Opportunity:

Does the site have a degree of uniqueness or special attributes for intended use:- The lot is located in a unique location, close to King George Sound and a substantial natural wetland. It is located in close proximity to Goode Beach and Whaleworld with its tourism infrastructure, industrial heritage, aquaculture and boat launching ramps. The lot has access to the scenery, walking trails and ecological values of the Torndirrup National Park and has unique site characteristics which could enhance the tourism experience for future patrons.

Are there alternate sites in competition for intended development:- The lot is approximately 20km from the CBD and adjacent to King George Sound. There are numerous sites that have the potential to be in competition for a chalet development, however few provide the amenity that can be created from the site's environmental characteristics. The lot will not support a large scale development project.

Is the site easily accessible for end users:- Moderately

Does the site have a special setting:- Yes, provided the necessary environmental constraints can be reconciled.

Are there amenities or activities in the locality to complement intended development:- The lot is isolated from local shopping and restaurant facilities, but its remoteness from commercial infrastructure is also its advantage. The lot is within walking distance of environmental areas that complement and extend the values that can be achieved on-site.

Potential facilities to be provided to address constraints imposed by site:- Any units developed on the lot would need to be self catering. Innovative energy and water management on-site would also add to consumer appeal of a proposed development.

Competitive Advantage of Site: The amenity and environmental advantages offered by this lot are not replicated elsewhere within the City, close to the CBD. The location of the lot would not be easy for new customers to locate, but is not so remote as to be a major disadvantage. The environmental values constraining development of the lot could be a marketing advantage, supplemented by the lot's relationship to the significant local cultural heritage, the coast and the Torndirrup National Park. A range of ancillary services will need to be supplied on-site to supplement the limited commercial facilities within the locality.

COMMUNITY BENEFIT:

Can development of the site provide services or benefits for broader community:- A boutique “eco village” chalet or similar development on the lot will require the provision of additional services on-site to support the anticipated clientele and overcome the site constraints. Those services have the potential to be beneficial for the broader community and to be a leader in energy and water management.

Does development of the site have the potential to adversely impact upon adjoining community:- A small scale development is unlikely to produce unreasonable traffic flows through Goode Beach or change the character of the existing settlement. A large scale project, or one that does recognize and work within the site constraints has the potential to severely impact upon the local environment and the locality in general.

Will new infrastructure be provided to assist locality:- The development of the precinct has the potential to require an upgrade of infrastructure to the site and the locality, unless alternate energy generation and water conservation solutions are provided on-site.

Importance of developing site: There are numerous environmental constraints that would preclude the lot from being developed and the conversion of the lot from a freehold title to a Crown reserve would be in the community’s interest. If those constraints can be overcome, the form and character of any proposed development would need to be reconciled within the site.

COMMENT:

Any development upon the lot would need to be a small scale boutique “eco village” chalet development or similar, that recognizes the environmental constraints of the site. The lot is not appropriately zoned and considerable environmental reporting and time delays would be incurred for a developer wishing to commence the development process.

Notwithstanding the recommendation of the Minister for Planning and Infrastructure, that the lot be rezoned for a small scale tourism development, the capacity to achieve that objective is unknown. Community opposition to a development is likely to be considerable and an innovative design outcome will be essential.

Strategic Action: The lot is a “Suitable” tourism site and any change in site zoning should be delayed until the considerable environmental imperatives are known and suitably addressed. No permanent residential activity on the lot would be supported.

APPENDIX 3

Appendix 3: Potential Town Planning Provisions

Within the proposed Town Planning Scheme 1 a series of new zones need to be created to implement the findings of this Report. Following is a draft series of Scheme objectives for those zones and the definitions that would support the tourism land uses discussed.

Zones:

Tourist Residential Zone:-

The objectives of the Tourist Residential zone are to;

- i. Provide land that has a range of uses that encourage a range of attractions, facilities and services to meet the needs of tourists and local residents.
- ii. Set aside high value tourism land in close proximity to and within easy access of areas of high environmental, social or scenic value and to protect that land from competing land uses.
- iii. Ensure that developments within the zone;
 - a. Are complementary to the environment into which they are placed;
 - b. Are sustainable, diversify the range of amenities provided for tourists and contribute to the City's tourism product;
 - c. provide for the needs of tourists within the site;
 - d. create a complete holiday experience for the visitor.
- iv. Encourage the conversion of existing residential buildings into a tourism product.

Hotel / Motel Zone:-

The objectives of the Hotel / Motel zone are to;

- i. Protect and maintain the site to ensure it is used for tourism purposes.
- ii. Protect the current and future supply of motel or hotel sites to meet the current and the anticipated need for tourism accommodation.

Caravan and Camping Zone:-

The objectives of the Caravan Park zone are to;

- i. Recognise the broader social and economic importance and potential environmental benefits of the caravan and camping industry and protect sites from competing land uses;
- ii. Offer facilities for the tourism market by providing caravan, camping, chalet and other facilities for persons travelling between and to destinations by car;
- iii. Prevent the conversion of the land to permanent structures and permanent residential occupation other than where the land or part of the land is approved for Park Home development; and
- iv. Provide for a range of uses specific to the site.

Definitions:

"Bed and Breakfast" means where part of a dwelling is used by a resident of the dwelling to provide tourist accommodation for no more than six guests away from their normal place of residence on a short term commercial basis within the dwelling and may include the provision of meals.

"Boarding / Guest / Lodging House" means a use characterised by a single large building or dwelling developed for accommodating more than six guests in individual or shared sleeping quarters with common sanitary and cooking facilities and may include the provision of meals.

“Camping Ground” shall have the same meaning as given the term in the *Caravan and Camping Grounds Act 1995*.

“Caravan Park” shall have the same meaning as given the term in the *Caravan and Camping Grounds Act 1995*.

“Chalet / Cottage Unit” means a use characterised by the development of self contained building(s) generally comprising a maximum of two bedrooms and sanitary or cooking facilities developed as part of a group of units.

“Farmstay” has the same meaning as Bed and Breakfast other than the land use shall occur on a land parcel located within a rural environment and as part of an operational farming unit.

“Holiday Accommodation” means any land and/or building providing accommodation and recreation facilities for guests / tourists on a short term commercial basis and may include a shop or dining area incidental to the accommodation function, providing limited services to patrons.

“Park Home Park” shall have the same meaning as given the term in the *Caravan and Camping Grounds Act 1995*.

“Serviced Apartment” means a building consisting of individual or shared sleeping quarters and may include separate sanitary and/or cooking facilities.



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File. ICR8099739
STR103

Date: 12 MAR 2010
Officer: SPLO2

Attach:

STR103
SPLO2



Your Ref: STR103
Our Ref: D10/02264
Tourism WA File: IPD/0793

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Robert Fenn
Executive Director Development Services
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PO Box 484
ALBANY WA 6331

Dear Robert

CITY OF ALBANY TOURISM ACCOMMODATION STRATEGY (DRAFT 2)

Thank you for your letter received on 22 February 2010 referring the draft Albany Tourism Accommodation Strategy ('the strategy') to Tourism Western Australia (Tourism WA) for comment. This correspondence was not received by Tourism WA until after the date by which comments could be considered by the Planning and Environment Strategy and Policy Committee (ie by 16 February 2010).

You indicated in your letter that no comments were received on the initial advertising of the strategy. I have attached Tourism WA's submission on the first draft dated 28 November 2008. It is noted that the majority of comments made in this submission were not addressed in the current version.

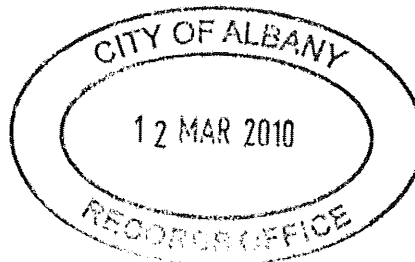
As you are aware, Tourism WA has contributed both financially and through staff assistance to this project and accordingly should you not consider our comments to be relevant it would be appreciated if you could provide written justification for this.

Please do not hesitate to contact Vicki Suckling on 9262 1784 should you have any enquiries.

Yours sincerely

JAMES HEWITT
Director Infrastructure and Investment

8 March 2010





WESTERN AUSTRALIA

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 Our Ref: IPD/0793
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Robert Fenn
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 ALBANY WA 6331

Dear Robert

CITY OF ALBANY TOURISM ACCOMMODATION PLANNING STRATEGY

Thank you for your letter dated 17 September 2008 referring the draft Albany Tourism Accommodation Planning Strategy ('the strategy') to Tourism Western Australia (Tourism WA) for comment.

The strategy was originally prepared by Pracsys in conjunction with Landvision planning consultants, with substantial revisions undertaken by the City. Tourism WA contributed \$20,000 towards the preparation of the strategy and accordingly is very keen to see its adoption and implementation.

In general terms, the strategy provides necessary guidance to developers, landowners and the City on the future use and development of sites for tourism purposes. However the strategy may require additional clarification as to the capacity for tourism sites to be developed for residential purposes, and the maximum percentage of residential that the City will support. Tourism WA would like some assurance that the City will not approve a residential component on any site (with the exception of caravan parks) that exceeds the State Government's adopted position, which is a maximum of 25 percent, unless under extraordinary circumstances such as the site is large enough in size to accommodate additional residential without compromising the tourism outcome.

More specifically, Tourism WA recommends the following modifications be considered:

The strategy should be renamed '**Tourist Accommodation Planning Strategy**' (rather than **tourism**).

1. Reference to the Tourism Planning Taskforce Report throughout the strategy (particularly on page 12) should be amended as it currently refers to the 'Tourism Taskforce Planning Report')
2. Page 13 refers to the State Appeals Tribunal, which should be State Administrative Tribunal.
3. Page 16 - a more legible map of the tourism sites should be provided.



4. Page 18 (Figure 10) – an additional column headed 'existing use' next to the proposed tourism use column to highlight which of the sites are currently used for tourism purposes.
5. Page 30 (Option 3) – the tourist residential zone to be removed from the new town planning scheme, and replaced with a straight tourist zone. Where a site is used for residential purposes, this should be zoned to residential. The Middleton Beach precinct could be defined by a special control area or similar, to enable the promotion of small scale tourism uses such as bed and breakfasts within this area.
6. page 31 (part 6.4) – this section incorporates some important recommendations and outcomes from the strategy, with an analysis of the State Government Tourism Planning framework particularly in relation to residential use of tourism land. However combined with the City's position, the importance of this component is somewhat lost. It is suggested that either the heading is changed to more appropriately reflect the section (for example 'City of Albany response to the State Government tourism planning framework'), or the section is divided into a component addressing the State Government framework, and another component relating to the City's response.

Further, the section incorrectly highlights the initiatives identified in the Taskforce Report as relating specifically to caravan parks, however the majority of these initiatives apply to strategic sites rather than caravan parks. Please refer to the Taskforce Report recommendations 17, 18, 19 and 20.
7. Page 34 (part 6.8) the first sentence of this section could be more clearly worded. For example, "*Local strategic tourism sites should be protected for their identified preferred tourist use through zoning and policy. The City will not support the development of the site for permanent residential purposes.*"
8. Page 34 (part 6.9) it should be more clearly articulated that the zoning of the site will not permit any residential, and it will be up to the developer to apply to rezone the site if a residential component is sought – and then only a maximum of 25% will be permitted.
9. Page 34-35 (Figure 13, 14, 15) – where the table refers to 'residential component' or 'percentage residential', 'residential' should be amended to 'permanent' (ie permanent component) which is more appropriate for caravan parks.
10. Page 35 – Tourism WA considers that the Fredrickstown Motel displays characteristics worthy of a 'prime site', and suggests that it be identified as such, however it is recognised that rezoning the site to a tourist zone should be supported by the landowner.
11. Page 36 – the heading for this section may be more appropriate as 'recommendations'.
12. Appendix 1 – it is noted that appendix 1 holds little relevance to the implementation of the strategy therefore its inclusion is questioned.
13. Page 59 & 86 – the wording of this section is slightly ambiguous. The last sentence may be reworded to 'Permanent residential development on this site is discouraged'.
14. Pages 81 (site 16) - there is some confusion here as the current site zoning states that it is 'tourist residential' however the commentary states that the 'land is reserved for Parks and Recreation Purposes'. This is also applicable for site 26 (page 108)
15. Page 105 (site 25) as mentioned in point 6 above, Middleton Beach Precinct could be designated as a special control area or similar to recognise its value for tourism and to support development of small scale uses such as holiday homes (where appropriate) and

bed & breakfasts. As many of the lots in this precinct have been developed for residential use, it is recommended that sites currently used for formal tourism purposes (ie not holiday homes or bed & breakfasts) are identified and zoned to a tourist zone, and those sites developed for residential are zoned residential, to protect the existing tourism uses from conversion to residential without undertaking a rezoning process.

16. Appendix 3 – as previously mentioned, Tourism WA would like to see the removal of the tourist/residential zone, or at a minimum for it to be renamed to 'tourist accommodation' or similar to remove reference to residential development having equal significance.

Likewise, the proposed hotel/motel zone, while likely to allow for other tourism uses such as serviced apartments, does imply that the uses permitted within the zone will be contained to hotel/motel uses. A more generic term which encourages other tourist accommodation may be more appropriate.

Rather than using the word 'protect' in the objectives, it is suggested that the objectives are more positively phrased, for example "to provide for the development of appropriate tourist accommodation to suit the location and the needs of the region."

In relation to the caravan and camping zone (point 3), the word 'prevent' should be replaced by 'restrict', and the word residential should be removed.

18. Definitions – the definitions should be consistent with those specified in recommendation 14 of the Tourism Planning Taskforce Report, specifically those related to Boarding/Guest/Lodging House, Chalet/Cottage unit and Serviced Apartment. In addition, the term 'holiday accommodation' should be amended to 'short stay accommodation/tourism development' with the definition from the taskforce report.

Albany is relatively well catered for in relation to caravan parks. Several of these parks are owned by Shire/Crown and leased to operators. The nature of caravan parks being for affordable accommodation, combined with seasonality issues and high operational costs means that yields and profits can be very marginal. The inclusion of permanent and high yield short stay (ie chalets/cabins) accommodation can be important for those caravan parks not in a prime location such as the beachfront to 'subsidise' the more affordable accommodation during quiet periods. However this needs to be balanced with the needs of consumers, and the growth of the caravanning industry.

Based on figures received by a caravan park consultant in determining a breakdown of a site in Busselton, for caravan parks where no permanents are permitted (eg Middleton Beach) a rough guide is 35-40% cabins/chalets, 10-15% reception/facilities, 50-55% camping/caravan sites and 5-10% RV parking. It should be noted though that in the future RV parking is expected to increase to 10-15% with a corresponding reduction in caravan sites (ie. down to 45-50%). Where permanents are allowed, these should be incorporated within the cabin/chalet allowance. Furthermore, should a permanent component be acceptable, there is an opportunity for the City to require an upgrading of facilities in order to achieve this bonus, rather than it be "as of right".

Notwithstanding, a one size fits all approach is not appropriate for caravan park design, and it is Tourism WA's position that each park should be considered based on its merits. As an example, parks with high tourism amenity (such as location on the coast) should be treated differently than those in a lower amenity area, such as located closer to residential areas or main roads. Where

caravan parks occupy a large land holding and there will be no detrimental impact on the tourism component by allowing additional permanent accommodation, this may also be appropriate.

I wish you well in progressing this strategy and Tourism WA looks forward to being involved in its implementation. Please do not hesitate to contact Vicki Suckling on 9262 1784 should you have any enquiries.

Yours sincerely

JAMES HEWITT
Director Infrastructure and Investment

28 November 2008

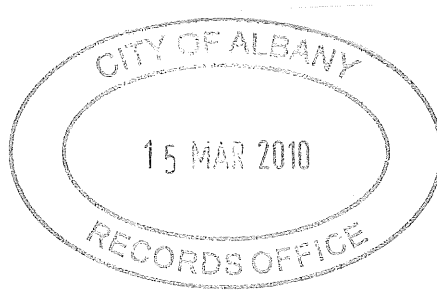
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Our ref: 0809.010

5th March 2010

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



Attention – Mr Robert Fenn
Executive Director – Development Services

CITY OF ALBANY – TOURISM ACCOMMODATION PLANNING STRATEGY - SECOND DRAFT

Thank you for the opportunity to comment on the Second Draft of the City's Tourism Accommodation Planning Strategy (the Strategy). On behalf of the Caravan Industry Association of Western Australia (CIAWA) we are pleased to provide the following feedback and recommendations.

The CIAWA commend the City of Albany for their improved knowledge of this industry and improved level of co-operation with all park owners. However, concern is raised that insufficient time has been afforded to individual park operators to fully understand and effectively comment on the proposed changes. We are aware that some operators have already expressed these concerns to you and local Councillors.

Within the body of the Strategy the inclusion of Section 5.0 is welcomed as it contains a greater appreciation of the volatility of the industry and needs of operators to maintain a viable business. For example: (extract from section 5.2 page 20)

".....the tourist industry and regional businesses have the potential to grow if the internal reconfiguration and expansion of caravan parks is less restricted. More importantly, setting in place the strategic framework and the investment climate for caravan park proprietors to respond to the market demand..."

However this appreciation is not fully converted into appropriate planning provisions for all caravan parks. There still remains serious concern over forced rezoning and the impost of restrictions on long stay (permanent) residents.

It was the understanding of the CIA that the amount of long stay residents would be dealt with on a park by park basis via an individual master planning process should an operator seek such a use (refer section 7.11 of the Strategy). However, Appendix 2 does impose, on some parks, a total preclusion or a percentage of occupancy which

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essentially predetermines the master planning process. To this effect it is requested that all reference to maximum percentages be removed from the Strategy and greater emphasis be placed on the need for appropriate design and management of parks which may seek long stay residents.

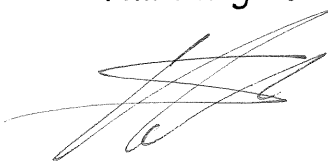
Forced rezoning has been strongly debated during the preparation of the draft Local Tourism Planning Strategy for the Shire of Busselton. The outcome of which is that any change of zone shall be voluntary. Avoiding forced rezoning is supported by Tourism W.A and a clear recommendation of the recent Parliamentary Enquiry into the industry as a whole. Again on this point we request that current zonings be retained, and only where the land owner supports a change of zone should it be considered.

In an attempt to ensure the viability of caravan parks within the City of Albany the CIAWA do urge that greater consultation be had with all operators in regard to the above issues prior to further consideration of the Strategy.


Lastly the CIAWA is supportive of incentive based as evidenced within other tourism strategies. Incentives such as reductions in local authority rates will go some way to improving the viability of parks and we respectfully request the City to consider the inclusion of such matters within a further version of the Draft Strategy.

To confirm the date, venue and time of the proposed workshop(s) please do not hesitate to contact the Caravan Industry Association on 9240 8208 or our firm on 9724 1699.

Yours sincerely
Planning South West Pty Ltd



Simon Hall
Director



Planning South West

Our ref: 0809.010

5th May 2010

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

Attention – Mr Adrian Nicol
Acting Executive Director – Development Services

CITY OF ALBANY – TOURISM ACCOMMODATION PLANNING STRATEGY (TAPS) - SECOND DRAFT

On behalf of the Caravan Industry Association of Western Australia (CIAWA) we are pleased to reaffirm our previous comments dated 5th March 2010. A copy of that submission is hereby attached.

The CIAWA would also like to bring to the City's attention that it has finalised a state wide sustainability report identifying the key factors impacting on the industry and provides recommendations for government to assist in the retention of Caravan Parks. A copy of the "Sustainability Report for Caravan Parks and Associated Trades – Western Australia" is also attached.

To confirm the date, venue and time of the proposed workshop(s) please do not hesitate to contact the Caravan Industry Association on 9240 8208 or our firm on 9724 1699.

Yours sincerely
Planning South West Pty Ltd

Simon Hall
Director

*Site Analysis &
Due Diligence*

*Rural & Urban
Subdivisions*

*Development
Applications*

Rezoning

*Structure
Planning*

*Project
Co-ordination*

OCTOBER 2009



Sustainability Report for Caravan Parks and Associated Trades – Western Australia

Prepared by Planning South West Pty Ltd on behalf of the Caravan Industry Association Western Australia (Inc)



Disclaimer

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This work should be referenced as: Caravan Industry Association Western Australia (Inc) – Sustainability Report for Caravan Parks and Associated Trades – Western Australia – 2009.

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EXECUTIVE SUMMARY

1.0 STATEMENT OF INTENT

The primary purpose of the "Sustainability Report for Caravan Parks and Associated Trades – Western Australia 2009" is to ensure all relevant Local and State Government agencies have a clearer understanding of this unique tourism and affordable housing industry. The implementation of the recommendations contained within this Report will promote improved sustainability within all caravan parks and associated trades.

2.0 CARAVAN INDUSTRY ASSOCIATION WESTERN AUSTRALIA (INC)

The Caravan Industry Association Western Australia Inc (CIAWA) is the peak industry body for the Caravan and Camping sector. It represents 140 caravan park members and 74 trade members throughout the State, and operates under the influence of a number of Government departments which have their own specific and different legislation.

3.0 CONTEXT AND TRENDS

The Caravan Industry Association WA (Inc) considers caravan parks and associated trades have had and will continue to have a crucial role in the tourism and affordable housing infrastructure of WA. At a time when other industries and the high end tourism sector are seen to be winding down/restructuring/dismissing staff consumer confidence and interest in the product range and holiday options are at record levels.

Aside from the peak season of Christmas and Easter holiday periods, as well as July and August in the North West, the availability of sites remains high throughout the year. The industry shows a significant capacity exists within caravan parks to accommodate the existing and anticipated demand.

A negative trend being experienced is a rise in operating costs which could not be sustained and are resulting in park closures. Park closures, increases in demand for long stay tenancies and demand for a wider choice in tourism accommodation are all considered a direct response to the combined effect of increases in land values; rises in taxation (land tax and local authority rates); increased water and power rates; the existence of non "caravan park" zoning under Local Town Planning Schemes; and the global economic downturn.

4.0 STATUTORY FRAMEWORK FOR TOURISM

The principal legislation which governs the industry are the Caravan and Camping Grounds Act 1993 and Caravan and Camping Grounds Regulations 1997. Recent over regulation of the industry is economically and socially undesirable, and directly impacts tourism, construction, manufacturing, and retail.

Local Authorities and the Western Australian Planning Commission (WAPC) have the opportunity to assist the CIAWA to ensure a sustainable and viable caravan industry remains. Recognition of the importance of a diverse supply of holiday accommodation and that long stay residents have a considerable role to play in the viability of a caravan park is required.

A more sustainable framework which could guide future Policy includes:

- ✦ The need for a site by site analysis of the type of caravan parks developed within the relevant region – to be undertaken at the Local Tourism Strategy stage;
- ✦ No restriction on accommodation type;
- ✦ Retain current zonings for all existing caravan parks;
- ✦ The need for all newly developed caravan parks to be zoned 'caravan park';
- ✦ Acknowledgment that long stay residents have an important role to play in the economic and social wellbeing of a local community;
- ✦ Provisions that provide for additional long stay residents within a caravan park, which where possible do not result in a net reduction in the number of existing tourism sites/units;
- ✦ Provisions to suggest the need for additional park homes or long stay residents to be located within areas of a caravan park which is presently vacant or occupied by unpowered sites;
- ✦ Design criteria suggesting that park homes and long stay residents, where possible, should not be located within the park to the detriment of tourist sites and facilities and should be separated from the tourist component of the park;
- ✦ Recommendations seeking the need for a definable improvement to tourism facilities within the park should additional long stay residents be approved.

5.0 DEFINITIONS

The need for a uniform set of definitions throughout Western Australia's town planning framework is a must to ensure a consistent approach to all caravan park proposals is achieved. The list recommended for adoption within Section 5.0 of this report are those most commonly misused or misunderstood and should be adopted by all levels of government for inclusion into pending policies and schemes.

6.0 SUSTAINABILITY ISSUES AND NEEDS

In order for the Caravan and Camping Industry to remain sustainable, each caravan park needs to be viable and be able to provide a wide choice in affordable accommodation to both holiday makers and long stay residents.

Current town planning framework and other Government regulations are considered to be reactionary and often over regulated. The negative result of over regulation of the industry is economically and socially undesirable, and directly impacts on tourism, construction, manufacturing, and retail which all provide significant economic benefit for a wide range of Australian suppliers to the industry.

The over regulation of the industry directly impacts on bulk licensing scheme for caravan dealers; inconsistent caravan/motorhome dealer opening hours; inability to process tenant bond disposal; inconsistent annual licenses under the Caravan and Camping Ground Act; negative impact on land values through Town Planning Scheme Zoning; the inability to respond to market demand for occupant and accommodation type; and negatively impacts on the industry to continue to be a core provider of affordable accommodation in Western Australia.

7.0 IMPLEMENTATION/RECOMMENDATIONS

The suggested recommendations contained within this Report are across all aspects of Government, thus re-enforcing the need for a more collaborative approach to the sustainability and management of the industry.

It is acknowledged that current resourcing and priorities will influence the consideration and effective implementation for some recommendations. Those of a financial or licencing nature will require consideration by the relevant authority(s) whilst those limited to development are most appropriately implemented via Local Authorities within Local Tourism Strategies and/or Town Planning Schemes, or the WAPC when next reviewing the relevant policies or schemes.

The principal recommendations of this Report are outlined below:

- 1 When next reviewed, state and/or local town planning policies be modified to provide greater acknowledgement on the importance the caravan and camping industry has in the provision of affordable tourism and long stay accommodation.
- 2 When next reviewed, state and/or local town planning policies be modified to give consideration to the 'definitions' provided by the CIAWA in this report.
- 3 When next reviewed, state and/or local town planning policies be modified to acknowledge the Caravan and Camping Ground Act 1995 and Caravan and Camping Ground Regulations 1997 as the principal town planning instrument to guide the design and management of all caravan parks.

- 4 When next reviewed, state and/or local town planning framework, give strong consideration to inclusion of more sustainable town planning provisions which may include but not be limited to:
 - ♦ The need for a site by site analysis of the type of caravan parks developed within the relevant region – to be undertaken at the Local Tourism Strategy stage;
 - ♦ No restriction on accommodation type;
 - ♦ Retain current zonings for all existing caravan parks;
 - ♦ The need for all newly developed caravan parks to be zoned 'caravan park';
 - ♦ Acknowledgment that long stay residents have an important role to play in the economic and social wellbeing of a local community;
 - ♦ Provisions that provide for additional long stay residents within a caravan park, which where possible do not result in a net reduction in the number of existing tourism sites/units;
 - ♦ Provisions to suggest the need for additional park homes or long stay residents to be located within areas of a caravan park which is presently vacant or occupied by unpowered sites;
 - ♦ Design criteria suggesting that park homes and long stay residents, where possible, should not be located within the park to the detriment of tourist sites and facilities and should be separated from the tourist component of the park;
 - ♦ Recommendations seeking the need for a definable improvement to tourism facilities within the park should additional long stay residents be approved.
- 5 Department of Planning and Infrastructure and Tourism Western Australia actively pursue the release of additional appropriate crown land for the purpose of "caravan park" development. Where Crown Land is offered as a leasehold, all lease terms to be not less than 50 years, with a 50 year option thereafter.
- 6 When next reviewed, the Department of Transport review current restrictions on the bulk licencing of caravans.
- 7 When next reviewed, the Department of Commerce review current restrictions on the opening hours for caravan and motorhome dealers.
- 8 When next reviewed, the Department of Local Government review current regulations and processes associated with the annual licencing of caravan parks under the Caravan and Camping Ground Regulations.
- 9 During the next budget review process, State Treasury review current prohibitive price structuring as they relate to the caravan and camping industry for:
 - ♦ State Land Tax;
 - ♦ Essential services (power and water); and
 - ♦ Stamp Duty on motorhomes.
- 10 When next reviewed, Planning Bulletin 71 be modified (or replaced) to allow Residential Caravan Parks within 'rural' zoned land where appropriate social facilities and services are available to support the provision of affordable housing for our aging demographic.

1.0 STATEMENT OF INTENT

The primary purpose of the "Sustainability Report for Caravan Parks and Associated Trades – Western Australia 2009" (this Report) is to ensure all relevant Local and State Government agencies have a clearer understanding of this unique tourism and affordable housing industry and its needs to remain sustainable.

It highlights the requirement to amend current and proposed legislative or statutory barriers and introduce a sound and uniform town planning framework against which State Planning Policies, Local Tourism Strategies and/or Town Planning Schemes are to be formulated.

The implementation of legislative changes and a consistent town planning framework within Western Australia will promote improved sustainability in the provision and protection of tourism and residential accommodation, choice and affordability within the Caravan and Camping Industry and wider community.

2.0 The Caravan Industry Association (Western Australia)

2.1 The Role of CIAWA (Inc)

This Report has been prepared by the Caravan Industry Association WA (Inc) (CIAWA) which is an active lobbyist in the need for ongoing reform within the legislative framework that guides this industry.

The CIAWA represents caravan parks; caravan, camper trailer and motorhome manufacturers and dealers; camping retailers; service providers to the caravan park and trade industry; and tourism operators. It represents 140 caravan park members and 74 trade members throughout the state. Australian Bureau of Statistic (ABS) figures suggest the amount of caravan parks to be only 197. (ABS, 2008). It must be noted that ABS figures exclude caravan parks with less than 40 licensed sites.

Figure 1 provides a snapshot of the overall industry, the various stakeholders, Government agencies, the established relationships between each key stakeholder and the regulations that influence them.

The CIAWA aims are to:

- ♦ Promote the caravan and camping lifestyle;
- ♦ Encourage all caravan park owners/managers to create a positive sense of place/community within each park regardless of its type (Tourist, Mixed or Residential);
- ♦ Preserve holiday and residential affordability and choice for all holiday makers and long stay residents;
- ♦ Address long term sustainability issues that threaten the industry;
- ♦ Achieve recognition of the importance the industry plays in the tourism and residential infrastructure in Western Australia;
- ♦ Advocate on behalf of members at Government level; and
- ♦ Form links with key industry bodies.

2.2 Sustainability Ethics within the CIAWA

In recognition of the importance of a sustainable framework across all aspects of the industry, the CIAWA operates collectively under an adopted "Code of Ethics" which establishes the standards of conduct to be observed by all its members. Under the Code, all members agree to:

- ✦ Promote "Best – Practice" Standards throughout the industry, fostering sustainable economic, environmental and socially responsible management;
- ✦ Ensure legislative regulation and code of practice applying to the industry are complied with and promoted throughout;
- ✦ Promote a fair and safe working environment for all staff and contribute positively to the local community;
- ✦ Promote the caravanning and camping lifestyle for all people;
- ✦ To support any promotions or promotional activities that the CIAWA may conduct or be involved in;
- ✦ Accurately represent all offerings of goods and services;
- ✦ Act with integrity and respect on all occasions;
- ✦ Handle all complaints with professionalism and a view to resolution, reporting to the complainant the outcome of the investigation;
- ✦ Fulfill all warranties, guarantees and professional obligations promptly and faithfully;
- ✦ Not divulge confidential and personal information on any member of CIAWA without their express consent;
- ✦ Not speak disparagingly of the work or product of any other member; and
- ✦ Support the Association and its members by doing nothing that could be prejudicial to the standing or reputation of the Association or its members.

3.0 INDUSTRY CONTEXT AND TRENDS

3.1 Context

The Caravan Industry Association WA (Inc) considers caravan parks and associated trades have had and will continue to have a crucial role in the tourism and affordable housing infrastructure of WA. In smaller regional towns caravan parks are a recognised provider of affordable housing and holiday accommodation.

They are the catalyst for spending money locally. Visitors to caravan parks support local tourist operators and attractions, supermarkets, service stations and vehicle repairers, local markets and souvenirs. It is understood that international and domestic users of caravan parks spent almost \$6.5 billion in Australia in 2006 of which a similar expenditure has occurred during the past two years. In the latest ABS September 2008 figures, takings from the caravan parks alone were approximately \$38 million.

As these figures indicate, the use of caravan parks is a vital part of the State's economy. In addition to the takings from caravan park operators, the Industry (Nationally) accounted for approximately \$1.6 billion from the 2008 manufacturing forecasts for caravans, camper trailers, park homes and motorhomes. While the manufacture of tents and other camping items are anticipated to account for a further \$62.5 million during 2008. (Caravan, RV & Accommodation Industry of Australia, 2008).

For the year 2007, around 871,590 visitors (or 14.3% of total visitors) stayed within a caravan park or camping ground during their holiday in WA. The majority of domestic visitors come from WA and only 11.1% from interstate. International visitors to WA who stayed within a caravan park or camping ground during their visit numbered 59,013 (or approximately 9% of all visitors) (Tourism Western Australia Annual Report 2007 – 2008).

The Caravan and Camping Industry is a considerable employer of local persons. The September quarter of 2008 identified 1,411 persons were employed by caravan parks which is up from 1,249 (1.12%) during the same period in 2005 (ABS, 2008). This growth in employment is considered to be far more significant than the numbers identified when combined with the reduction in park numbers from 205 in 2005 to 196 in 2008.

The 2006 Census indicated that approximately 14,504 persons (or 0.8% of total persons) usually residing in Western Australia were in 'other' dwellings such as caravans, cabins, tents, houseboats or flats attached to a shop. 65% of these persons are within the north-west and understood to be "grey nomads". This figure had risen to 1.0% by December 2008, of which is considered to be from an increase in the number of "grey nomads" but also from the provision of worker accommodation (ABS, 2008).

The caravan industry is uniquely placed to create new facilities that can be offered to tourists and long stay residents at affordable rates. It is also better able than most other forms of tourism development to operate on leasehold tenure. However, this can only be achieved if Government can identify and promote development opportunities on appropriate Crown land.

Purchase and/or lease terms of Government land need to acknowledge the price sensitivity associated with the highly seasonal nature of demand for tourism accommodation in caravan parks and similar developments.

3.2 Trends

It is commonly recognised that the Industry is undergoing considerable change. At a time when other industries and the high end tourism sector are seen to be winding down/retrenching/dismissing staff and cancelling conferences, public shows and displays of product, CIAWA has expanded its presence. Consumer confidence and interest in the product range and holiday options are at record levels.

Many levels of Government and sectors of the community have the opinion that demand for sites outstrip supply. This assumption may hold true for only a few weeks a year during the peak Christmas and Easter holiday season, as well as July and August in the North West whereby most if not all caravan parks achieve 100% occupancy. Aside from this period the availability of sites remains high throughout the year. Generally, an overall yearly occupancy rate of 37% shows a significant capacity exists within caravan parks to accommodate the existing and anticipated demand.

The most practical solution to peak demand for tourist accommodation which already works well in some locations is the use of overflow areas in conjunction with Local Government or private operators. Overflow areas can be ovals, public caravan parks, vacant areas of land or unused land in existing caravan parks. When all caravan parks in the town or location are full, these overflow areas can be used with local authority approval to accommodate additional tourists during peak demand periods. It can be operated by the local authority or caravan park operator but must achieve open communication and co-operation between all parties.

A further trend which remains unquantified is the amount of caravan parks which are being expanded or refurbished. Anecdotal evidence supports that many regional caravan parks are undergoing such a trend, resulting in an improved supply of cabins and powered sites.

Examining the cause and nature of the causes behind these trends is an important step in determining the sustainability requirements needed to arrest the negative trends and reinforce the positive aspects of the industry to ensure viability and affordability is maintained.

On the negative, some park owners have experienced a rise in operating costs which could not be sustained, resulting in park closures. Within Western Australia alone, 24 caravan parks have closed since 1998 (see Table 3). It is understood that a further 3 caravan parks will close in WA this year (2009).

Some Local Authorities, Tourism Western Australia (TWA) and the Western Australian Planning Commission (WAPC) have concern over the increase in residential accommodation (long stay residents) and number of park homes within caravan parks, at the expense of 'tourist accommodation'. While the number of long stay residents within some caravan parks has increased, many have developed vacant land rather than redeveloped tourist sites. In addition, the number of caravan parks dedicated entirely to long stay residents (residential caravan parks – commonly referred to as park home caravan parks) has risen. Approximately 7 residential caravan parks have been developed in WA since 2005. A clear distinction should be made between powered caravan sites redeveloped for park homes which are still a tourism use versus for park homes which are for a residential use.

On the positive, occupancy rates for holiday makers have increased to 37% annually and 57.1% in the September 2008 quarter (ABS, 2008), reinforcing the major role caravan parks have within the tourism infrastructure of WA.

A rise in the number of persons seeking long stay agreements and an increase in holiday makers highlights the need for the industry to achieve a balance between affordable tourism accommodation and long stay housing affordability and choice. Requiring a balance within the type of tourist accommodation available is needed, given the trend towards cabin or chalet accommodation at the expense of powered caravan sites. The industry feels strongly, that this trend will be, and needs to be governed by consumer demand for cabin/chalet versus powered and unpowered site accommodation as opposed to policy intervention by Government.

Anecdotal evidence suggests a shift in the expectations of holiday makers and long stay residents. Generally holiday makers are seeking a wider choice in accommodation type (park home, cabins, RV sites) and a higher standard of private and communal amenities (ensuites, camp kitchens, recreational activities). While, long stay residents are 'demanding' privacy and separation from holiday makers. These expectations significantly increase the cost of maintaining a caravan park.

Table 1 has been prepared by CIAWA using data from Tourism Western Australia to depict the long term trends in the demand for caravan park accommodation by domestic and international holiday makers within the five tourism regions of Western Australia.

Table 2 has been prepared by CIAWA using data collected from individual caravan parks within Western Australia to depict the short term demand trends experienced by caravan parks and likely reasoning provided by the operators.

3.3 Contributors towards current trends

Rising operating costs, park closures, increases in demand for long stay tenancies and demand for a wider choice in tourism accommodation are all considered a direct response to the combined effect of increases in land values, rises in taxation (land tax and local authority rates), water rates, power rates, and the existence of non "caravan park" zoning under Local Town Planning Schemes. The global economic slowdown is also considered to be a contributor to the rise in domestic holiday makers and demand for affordable housing and choice.

3.3.1 Land Values

Since early 2000 land values and housing prices have significantly risen in WA (381% from 2000 – 2005 within the South West – JMW Real Estate Dunsborough). This has the direct effect of creating a shortage in affordable housing choice and availability for some members of the community. As a consequence there has been an increase in the number of persons choosing to reside within either mixed caravan parks or residential caravan parks. In 2005, approximately 9,726 persons (4,863 park homes) were long stay residents within caravan parks. In 2008 that number has risen to 10,448 persons (5,224 park homes), an increase of 7.4% (ABS, 2005 & 2008).

3.3.2 Zoning and Taxation

Not all caravan parks within WA are located on a zoning that reflects the specific use of the land as a 'caravan park'. Many caravan parks have historically or recently developed on land zoned with a generic zoning of "tourist" (terminology varies between local authorities), "residential" or "short stay residential". These zones often allow for the development of hotels/motels and other tourist or even residential uses, resulting in the development of a caravan park no longer being considered "the highest and best use of the land" by the Valuer Generals' Office (VGO).

Land tax is levied on the land value against the 'highest development potential' provided for by the zoning of the land. As a consequence of rising land values and when zoning provides for uses with a 'higher' development potential than a caravan park, the resulting land tax bill and council rates are often beyond the earning capacity of some caravan parks. A direct effect has seen the closure of some caravan parks as evidenced by Table 3.

Rising land values have not only attributed to a rise in land tax and council rates, it has seen a reduction in the ability to provide affordable housing and holidays.

A direct effect has seen the closure of some caravan parks (ABS - 7 in WA since 2005, CIAWA estimate 14 pre July 2005 and 10 since July 2005) and/or the redevelopment of caravan parks for residential or hotel/resort style accommodation. It is acknowledged that the majority of park closures occurred within 2005/2006, a trend which appears to have provided some relief by the 50% concession in Land Tax in 2005. A further reduction or complete exemption is considered necessary to ensure those remaining within the industry continue to remain, irrespective of the zoning of their land and to support the long term provision of affordable housing and holidays.

3.3.3 Affordability and Choice – Housing/Tourism Accommodation

The caravan industry remains well positioned to continue providing affordable residential housing in caravan parks, as the construction costs for a residential caravan park remains significantly lower than those when constructing a conventional residential subdivision.

Notwithstanding the 50% concession on Land Tax in 2005, some caravan parks still opted to close while others sort to increase takings by improving the choice of tourism accommodation available to holiday makers. The development of park homes/cabin/chalers, which have a higher nightly return than powered sites, has risen from 3,122 to 3,505 in 2008, which represents an increase of 12.3%.

Anecdotal evidence suggests a shift in the expectations of holiday makers. Generally holiday makers are seeking a wider choice in accommodation type (cabins/chalers/villas) and a higher standard of private and communal amenities (en-suites, camp kitchens, recreational activities). While long-stay residents are 'demanding' privacy and separation from holiday makers, these expectations significantly increase the cost of maintaining a caravan park.

Some park operators, sought to increase the number of long stay residents to assist in paying the rising land tax, council rates, water rates and power bills. This outcome, as referred to above, is in response to persons seeking to make a housing choice based on financial reasoning, but also for the amenity/convenience of living in a close community, which is seen by many as having a desirable sense of place. These residents are generally retirees and choose to locate within the increasingly popular residential caravan parks (commonly known as a park home park or lifestyle village). Another type of long stay resident is more common in the north-west and regional WA, being the worker, who has moved to the area in response to employment or in search of work. With housing choice and affordability generally decreasing as you move away from Perth, the choice and lifestyle options offered by a residential or mixed park is needed.



3.3.4 Global Economic Conditions

The global economic slowdown has had two main effects (there are many more) on the operations of caravan parks. Firstly, a reduction in income within some sectors of the community has contributed to the rise in demand for affordable housing and choice, thereby increasing the amount of long stay residents within some caravan parks.

Secondly, there is an increase in domestic demand for affordable holidays. Holiday makers are also seeking a greater choice in tourism accommodation such as cabins/villas/chalets and improved amenities, eg en-suite sites, playgrounds, water caravan parks, camp kitchens. Accommodating these demands is often done so at a cost to the park owners, which is not proportionately recoverable through their expected nightly tariffs.

4.0 STATUTORY FRAMEWORK FOR TOURISM

The Caravan and Camping Grounds Act 1995 and Caravan and Camping Grounds Regulations 1997 established a framework for caravan parks and were the result of local consultation between State Government Departments, including Town Planning, Local Government, Consumer Protection, and Commerce, as well as consumer groups and wider industry bodies. This framework is being frustrated by conflicting legislation from town planning and building legislation which has the potential to reduce the sustainability of the industry.

The expectations of caravan park users are at odds with the regulatory requirement of the various levels of government in regard to caravan park development. The town planning and management regulations for caravan parks have diminished the financial viability of caravan parks to the point where few new tourist caravan parks have been developed in recent years.

The negative result of over regulation of the industry is economically and socially undesirable, and directly impacts tourism, construction, manufacturing, and retail which provides significant economic benefit for a wide range of Australian suppliers to the industry.

The caravan industry supports a significant part of the Australian economy, especially in regional areas. In addition to its role in providing affordable holidays for tourists, it provides affordable housing (particularly for the increasing aged demographic), timely worker accommodation for major resource projects and employment for a high number of skilled and unskilled workers.

For the industry to function properly there needs to be recognition by Government at all level of its important role in society and a proactive effort to reduce "red tape" and over regulation.

A number of State Acts and Regulations influence the design and management of caravan parks and the retailing of tourism products. There is no one centralised authority to oversee their relationship and implementation. The creation of a centralised department that specifically deals with issues of relevance or compliance within the caravan and camping industry is considered appropriate to ensure that decisions are made not only for the benefit of the tourism operator/retailer but the industry and community as a whole.

At present the current regulatory structure is fragmented with a number of government departments, none of which have staff dedicated to or with knowledge specific to the requirements of the caravan and camping industry.

It is acknowledged that the creation of a dedicated department would be a medium to long term outcome. However, within the short term it is suggested that within each existing Government Department that is associated with specific facets of the industry, select staff are hired with or trained to achieve a working knowledge of the industry to ensure more consistent and informed decision making results.

4.1 Town Planning Framework

Since 2001 the WAPC has released three 'Planning Bulletins' which have had a direct impact on the caravan park industry. A review of each reveals an evolution in town planning framework which has contributed to the trends presently being experienced by the Industry.

4.1.1 Planning Bulletin 49 – Caravan parks

In February 2001, the WAPC released Planning Bulletin 49 – "Caravan Parks" (PB 49). Its intent was to ensure the development of both short and long stay caravan parks did not impact on the amenity of the area within which they were located.

It made no reference to a preferred mix of short versus long stay accommodation, but did identify criteria to locate those caravan parks that catered predominantly for tourists in tourism areas. While caravan parks catering predominantly for long stay residents should be in or adjoining urban areas.

PB 49 provided the opportunity for a Local Town Planning Scheme to classify a caravan park as a "permitted use" on land zoned "tourist" or "caravan park". Further, a Town Planning Scheme could allow the "discretionary" development of a caravan park in a "rural" zone.

PB 49 also permitted the design of caravan parks to be in accordance with the 'Caravan and Camping Ground Regulations 1997 (as amended)'.

4.1.2 Planning Bulletin 71 – Residential Leasehold Estates and Developments

As evidenced by section 3.2 above, a growth in the number of residential caravan parks (referred to as lifestyle villages within PB 71) raised concern within local authorities and the WAPC. Residential caravan parks were seen as de-facto residential subdivisions, not responsive to proper and orderly planning (especially in rural areas), and whereby 'residents' did not have security of tenure over 'their' sites.

In response, the WAPC released Planning Bulletin 71 – "Residential Leasehold Estates and Developments" in March 2005. The most significant implications for residential caravan parks was the removal of the discretionary ability for Local Authorities to permit residential caravan parks in a 'rural' zone and the need for these caravan parks to be "assessed in the same way as conventional residential development".

Irrespective of the type of caravan park, all are defined as a "caravan park" under the Act. Compliance with the Caravan and Camping Ground Regulations 1997 must therefore be achieved, in respect to caravan park design and management.

The provisions of Planning Bulletin 71 are at odds with this requirement in regard to 'residential caravan parks', which is seriously impacting on the developers/owners ability to create a dense, sustainable environment within which housing choice and affordability can be created. In fact the CIAWA argue that a greater 'sense of place' (community) for residents, can be achieved via compliance with the Regulations and not contemporary residential standards.

It must be understood that to provide an affordable housing model, residential caravan parks can rarely afford to be developed on land zoned 'residential' as the initial cost of land is too high. Most new residential caravan parks have been built on urban fringe land often zoned 'rural' which the urban front will soon encompass and where the necessary facilities for residential living is within reasonable proximity. To restrict approval of residential caravan parks on rural land severely impacts the industry's ability to provide affordable accommodation.

4.1.3 Planning Bulletin 83 – Planning for Tourism

From 2003 to 2006 the WAPC undertook an extensive review (Tourism Taskforce) of the tourism industry with a view to arresting the closure of tourist caravan parks and the growing use of tourist zoned land for residential purposes.

The outcome of this investigation is contained within Planning Bulletin 83 – "Planning for Tourism" released by the WAPC in July 2007. PB 83 provided a framework against which Local Authorities throughout Western Australia were to be guided on the preparation of Local Tourism Planning Strategies and Town Planning Scheme Reviews.

It is important to note that PB 83 has effect on all land zoned for tourism purposes and its recommendations are not limited specific to caravan parks.

PB 83 effectively removed the much needed flexibility for park owners to 'self regulate' the accommodation mix and percentage of long stay residents within a caravan park. No such restrictions are imposed on other tourism uses nor are included within PB 49 or 71.

In response to industry back-lash, in April 2009 the WAPC issued a clarification note which has the effect of allowing individual caravan park owners/operators to liaise with Local Authorities to negotiate the most appropriate and sustainable development mix for each caravan park as opposed to the predetermined approach offered by the WAPC in PB 83. This approach is supported by the CIAWA.

4.1.4 Local Town Planning Schemes and Local Tourism Strategies

Local Town Planning Schemes within WA are not uniform as they relate to zoning and definitions for caravan parks.

Generally Town Planning Schemes which came into effect around the year 2000 introduced:

- ✦ A "tourist" zoning, which allows for all types of tourism uses from caravan park to resorts;
- ✦ Introduced a definition of a 'park home park' as being solely (100%) for permanent residents. (overlooked that a "Caravan park" can be all park homes, whereby residents can be solely or predominantly holiday makers); and
- ✦ Precluded the opportunity for caravan parks to be considered within a 'rural' zone. Town Planning Schemes and Tourism Strategies which have recently (2008/2009) been advertised for public comment (Shire of Augusta Margaret River and Shire of Manjimup), have reacted to the above mentioned trends (refer Section 3.0), and the recommendations of BP 83, and sought to:
 - ✦ Remove the "tourist" zoning for caravan parks;
 - ✦ Introduce a site specific zoning of "caravan park" or "camping ground";
 - ✦ Introduce ratios on the mix of long stay and short stay occupants;
 - ✦ Introduce a ratio on the number of park homes, cabins etc within a caravan park.

4.1.5 Future Local Town Planning Schemes and Local Tourism Strategies

Local Authorities and the WAPC have the opportunity to assist the CIAWA to ensure a sustainable and viable caravan industry remains. Recognition of the importance long stay residents have within all types of caravan parks and need for park owners/managers to retain the right to "self regulate" accommodation types for holiday makers and long stay residents, is required.

The recent initiatives of the WAPC via PB 71 and PB 83, and their implementation via Town Planning Schemes, by some Local Authorities are considered unsustainable. A more sustainable framework which could guide future Policy include:

- ✦ The need for a site by site analysis of the type of caravan parks developed within the relevant region – to be undertaken at the Local Tourism Strategy stage;
- ✦ No restriction on accommodation type;
- ✦ Retain current zonings for all existing caravan parks;
- ✦ The need for all newly developed caravan parks to be zoned 'caravan park';
- ✦ Acknowledgment that long stay residents have an important role to play in the economic and social wellbeing of a local community;
- ✦ Provisions that provide for additional long stay residents within a caravan park, which where possible do not result in a net reduction in the number of existing tourism sites/units;
- ✦ Provisions to suggest the need for additional park homes or long stay residents to be located within areas of a caravan park which is presently vacant or occupied by unpowered sites;
- ✦ Design criteria suggesting that park homes and long stay residents, where possible, should not be located within the park to the detriment of tourist sites and facilities and should be separated from the tourist component of the park;
- ✦ Recommendations seeking the need for a definable improvement to tourism facilities within the park should additional long stay residents be approved.

5.0 DEFINITIONS

The need for a uniform set of definitions throughout Western Australia's town planning framework is a must to ensure a consistent approach to all caravan park proposals is achieved. The following list contains the most commonly misused or misunderstood definitions and should be adopted by all levels of government for inclusion into pending policies and schemes.

Please note, all definitions detailed below do not conflict with the Caravan and Camping Ground Act 1995 (as amended) and/or Caravan and Camping Ground Regulations 1997 (as amended). However, where there is a discrepancy between these definitions and those contained within the Act or Regulations, the Act or Regulations should prevail.

CIAWA would like to recommend that the following definitions be adopted in relation to the Caravan and Camping Act and Regulations.

5.1 Proposed General Definitions

Caravan Park: an area of land on which caravans, or caravans and camps, are situated for habitation.

Caravan: a vehicle that is fitted or designed for habitation, and unless the contrary intentions appear, includes an annex.

Park Home: is a 'caravan', but exempt from a vehicle license as it cannot be towed on the road and is used primarily for residential purposes.

Cabin: is a 'caravan', but exempt from a vehicle license as it cannot be towed on the road and is primarily used for short stay accommodation.

Camp: means anything used as or capable of being used for habitation and includes a vehicle of a prescribed type or in prescribed circumstances.

Site: is an area within a caravan park or camp of which is to be used by one caravan or camp and licenced under the Caravan and Camping Ground Regulations 1997.

Chalet: is a fixed structure, requiring a building licence, which may or may not be self contained that occupies a site within a caravan park or camp.

Short stay: where a person is not permitted to stay more than a total of 3 months in any one twelve month period.

Tourist Accommodation: Includes all forms of short stay accommodation such as: caravan, park home, chalet or cabin, used by holiday makers within a caravan park.

5.2 Proposed Types of Caravan Parks

Tourist Caravan Parks: A caravan park which contains all or some forms of cabins/chalets/ villas/park homes and/or sites and whereby nearly all occupants are holiday makers.

Mixed Caravan Parks: A caravan park which contains all or some forms of cabins/chalets/ villas/park homes and/or sites and whereby half of the occupants are holiday makers.

Residential Caravan Parks: A caravan park which contains predominantly park homes and caravans and whereby nearly all occupants are long-stay residents.

Transit Park: An overflow area used only for the temporary accommodation of holiday makers and when all registered caravan parks within a Local Authority area are 100% occupied. The location and management of these areas is undertaken by Local Government, generally in co-operation with local caravan parks.

Road Side Rest Areas: Given a change in the attitude of some travellers and the rising cost to travel there is an increase in the number of persons using Main Roads roadside rest areas (www.mainroads.wa.gov.au).

5.3 Occupants

Following the introduction of the Residential Parks (Long Stay Tenants) Act 2006 (as amended), the need to 'update' definitions in respect to the nature of occupants has become a necessity. The following accurately describe all occupants within a caravan park and should be adopted into all Town Planning Schemes and Tourism Strategies.

Long stay residents: are people who occupy a site, as their principal place of residence, within a caravan park for more than 3 months in a 12 month period. This definition replaces the term – Permanent Resident.

Holiday makers: are those persons who usually have a principal place of residence elsewhere, stay for no more than 3 months total in a 12 month period and the main purpose for their stay is holiday pursuits. This definition replaces the term – Short Stay Tenant.

Annals: are 'holiday-makers' whose caravan (including park home) occupies a site within a caravan park for an extended period, and is used periodically for holiday purposes (not more than 3 months within any 12 month period). This definition replaces the term – Semi Permanent.

6.0 SUSTAINABILITY ISSUES AND NEEDS

In order for the Caravan and Camping Industry to remain sustainable, each caravan park needs to be viable and be able to provide a wide choice in affordable accommodation to both holiday makers and long stay residents.

Current town planning framework and other Government regulations are considered to be reactionary and often over regulated. The negative result of over regulation of the industry is economically and socially undesirable, and directly impacts on tourism, construction, manufacturing, and retail which all provide significant economic benefit for a wide range of Australian suppliers to the industry.

For the industry to function properly there needs to be recognition by Government at all level of its important role in society and a proactive effort to reduce "red tape" and unnecessary compliance with irrelevant regulation.

In response, the following issues/solutions are offered:

6.1 Bulk Licensing Scheme for Caravan Dealers

Currently caravan dealers must have a minimum of 50 of an identical type, brand, model and tare weight of caravan/camper trailer to be able to apply for a bulk license for a caravan or camper trailer.

There are often minor cosmetic variations to each type of caravan/camper trailer which do not affect the tare weight or length of the vehicle, resulting in the caravan/camper trailer being assessed as a non identical vehicle, which means they cannot get bulk licensing. As a result of this, every single caravan/camper trailer has to be taken to a licensing centre and individually taken over the pits and registered. The time and monetary impost to small business to fulfill this requirement is excessive as one vehicle/trailer can take half a day to be licensed.

Decreasing the minimum number to say 10 of an identical type is more realistic. This would achieve time and cost saving for the dealer and a cost reduction to the consumer, with no effect on the licensing process.

6.2 Caravan/Motorhome Dealers Opening Hours

Under the current regulations motorhomes are not allowed to be available for viewing or sale by the public after 1.00pm on Saturday. This is because motor vehicles dealers must close their yards at 1.00pm on a Saturday.

As such, dealers that sell both caravans and motorhomes either close at 1pm as well or are required to remove the motorhomes off their sale premises between 1pm-5pm on a Saturday. This is considered as a significant impost on trade and one which could be addressed by granting an exemption to those dealers which operate a mixed caravan/motorhome yard to allow all day trading. This should be quite separate to the motor vehicle dealers regulations as motorhomes are more closely aligned with caravans than motor vehicles.

6.3 Tenant Bond Disposal

The process to recover bond monies when a tenant defaults or refuses to sign the bond disposal forms or defaults on rent remains unnecessarily complex and costly. The Department of Commerce is the bond administrator yet has no jurisdiction other than for the normal lodgment and disposal of bonds. The Act requires disputes associated with bonds to be determined by the State Administration Tribunal (SAT).

However, the SAT has no process to provide for the recovery of expenses by the park operator and there is no interaction or communication between the two departments. A solution would be the transfer of authority to the Department of Commerce Bond Administrator.

Additionally, it is a requirement that the same individual who signed the bond lodgment form must sign the bond disposal form. This is not always practical as the same staff may no longer be employed. This could be resolved by allowing duly authorised staff to sign the disposal form.

6.4 Annual Licences under the Caravan and Camping Ground Act

Presently there is a requirement under the legislation that Local Government licenses caravan parks annually following an inspection.

The reality is that Local Government often does not have the resources to complete inspections and issue licences in a timely manner. This results in caravan parks being unlicensed for a period of time and under the legislation these caravan parks should not be operating their business. There are also potentially serious implications regarding liability insurance for park operators who continue to operate without a current licence.

A solution is for caravan parks to be inspected on a minimum triennial basis (or more frequently at the discretion of Local Government) and each licence to be valid for three years.

6.5 Town Planning Scheme Zoning – Impact on Land Values

Some Local Authorities, the WAPC and TWA are of the opinion that the development opportunities provided for by the “tourist” and “residential” zoning is the main contributor to caravan park closures, and that owners are simply opting for a more profitable return than that available from a caravan park. In some instances this is the case.

More noticeable has been the rising over heads, thus reduced viability of caravan parks within a ‘tourist’ or ‘residential’ zone. The rising over heads are created from higher land tax bills; council rates accelerated by the changed criteria applied by the Valuer General’s Office; increasing water rates; increasing power charges; and the need to provide improved facilities, amenities and accommodation choice.

It is acknowledged that rezoning existing caravan parks to a ‘use specific’ zone such as “caravan park”, will have the effect of reducing/removing land tax as its use is now considered the ‘highest and best’ for the land. However, such an outcome will have an even greater impact on the longevity of some caravan parks as it significantly reduces the capital value of the land, often 20% - 30% (WAPC, 2006), thereby having a number of significant and devastating outcomes, particularly at such an uncertain time for credit providers.

If rezoned to ‘caravan park’ the land value on which the caravan park is situated will be significantly reduced. Many caravan parks are family owned and the land is their major asset and/or superannuation, a devaluation will effectively destroy their business and long term financial security. In the case of a company owned park a reduction in property values may be seen as a devaluation of an expendable item within a larger portfolio, facilitating its sale, redevelopment or closure.

A reduction in the value of the land also reduces the borrowing capacity for either the family or company owned park. A reduction in borrowing capacity compromises the ability for an owner to meet the expectations of their customers (long stay residents and holiday makers) of improved amenities/facilities and wider accommodation choice. To offset the reduced borrowing capacity, park owners will need to increase the amount of long stay residents, an issue already acknowledged as a concern to Government.

However, when establishing a new caravan park, the need for a ‘caravan park’ zone is supported. The highest and best use is achieved from the commencement of the business resulting in minimal if any land tax. Further, the use specific zoning ensures that both the operator and Local Government Authority have certainty as to the preferred long term use of the land, thereby removing speculation.

6.6 Land Tax

With reference to 6.5 a site specific zoning is not the answer. The abolishment of Land Tax for all caravan parks (tourist, mixed or residential), irrespective of the zoning of the land, is considered by the CIAWA as the most appropriate, effective and socially responsible solution to assist in the retention of caravan parks in WA.

Abolishment of land tax is not new or unique within Australia. At present Land Tax on caravan parks, other than within the Australian Capital Territory or Tasmania has been exempt with or without conditions. A 100% exemption, conditional on the retention of the caravan park is considered necessary in Western Australia as:

- ✦ A 100% exemption on Land Tax and not rezoning to “caravan park”, preserves land value, ensures asset protection and improves the borrowing capacity of the owners;
- ✦ Is an incentive for land owners to remain a caravan park, thereby providing affordability and choice for holiday makers and long stay residents; and
- ✦ Reduces the pressure for affordable housing and choice to be provided by the public sector.

6.7 Flexibility on Occupants and Accommodation Types

The many external factors that impact on the viability of a caravan park have been described. To ensure a sustainable business model which responds to changes in consumer expectations and cash flow demands, a caravan park owner must be able to ‘self regulate’ the ratio between holiday makers and long stay residents.

The CIAWA provides a balanced approach to this issues as it represents all types of caravan parks, caravan dealers, manufacturers, and service providers. The trades component of the CIAWA, considered the need for a minimum number of powered sites to be available for caravans (excluding park homes), RV’s, tents and camper trailers. This may be seen by some as being at odds with the need for flexibility but, all components of the industry need to be viable for it to remain a sustainable industry. The CIAWA recognises the need for appropriate numbers of tourist sites in caravan parks and believes the most sustainable way of achieving that balance is through the natural economic forces of supply and demand. The replacement of powered sites with either cabins or park homes becomes economically counter-productive in some cases depending on the tourist demand in each park which has a naturally balancing affect.

6.8 Residential Caravan Park

The sustainability needs and issues associated with a residential caravan park go well beyond the implications of the current and proposed town planning framework. However, the town planning framework has made assumptions and introduced limitations which are to the detriment of this sector of industry and need amending.

A residential park is not necessarily a park home park or 'aged care village catering for our aging population' and can be located in a wide number of locations (urban and rural). As such the core demographics may vary from location to location. The proximity to social services therefore needs to be merits driven on an application by application basis.

Of significance the Government must openly recognize the vital role residential caravan parks play in the provision of affordable housing and choice. Beyond the scope of this report, once openly valued as a provider of such accommodation, there is the need to review not only land tax, but council rates, and the cost of water and power; to allow the continual provision of affordable housing and choice.

The WAPC via PB 71 seeks assessment of residential caravan parks as if a conventional residential development. The design provisions contained within the Caravan and Camping Ground Regulations 1997 are considered by the CIAWA to produce a higher level of residential amenity, and a greater sense of community. Improved housing choice and the creation of a greater 'sense of place' can also be achieved via application of the Regulations than conventional subdivision provisions.

To place restrictions on residential caravan parks that force developers to pay urban priced land renders affordable housing of this nature impossible to achieve. The appropriate use of rural land within the existing regulation framework is essential to provide more residential caravan parks as affordable housing options thereby reducing the requirement on public sector resources to provide alternatives.

6.9 Town Planning Process

Concern over 'self regulation', is acknowledged, as is the likely concern over the use of the Caravan and Camping Ground Regulations 1997 (as amended) as the principal assessing instrument. However, the role of Local and State Government to guide development remains unchanged. The CIAWA merely seek the inclusion of appropriate provisions (refer section 4.5) to ensure a co-ordinated approach towards more sustainable outcomes.

Improved sustainability can also be achieved from a general increase in the understanding of the caravan industry by all decision makers.

7.0 IMPLEMENTATION/RECOMMENDATIONS

The suggested recommendations contained within this Report are across all aspects of Government, thus re-enforcing the need for a more collaborative approach to the sustainability and management of the industry.

It is also acknowledged that current resourcing and priorities will influence the consideration and effective implementation for some recommendations. Those of a financial or licencing nature will require consideration by the relevant authority(s) whilst those limited to development are most appropriately implemented via Local Authorities within Local Tourism Strategies and/or Town Planning Schemes, or the WAPC when next reviewing the relevant policies or schemes.

7.1 Summary of Recommendations

Recommendation 1:

When next reviewed, state and/or local town planning policies be modified to provide greater acknowledgement on the importance the caravan and camping industry has in the provision of affordable tourism and long stay accommodation.

Recommendation 2:

When next reviewed, state and/or local town planning policies be modified to give consideration to the 'definitions' provided by the CIAWA in this Report.

Recommendation 3:

When next reviewed, state and/or local town planning policies be modified to acknowledge the Caravan and Camping Ground Act 1995 and Caravan and Camping Ground Regulations 1997 as the principal town planning instrument to guide the design and management of all caravan parks.

Recommendation 4:

When next reviewed, state and/or local town planning framework, give strong consideration to inclusion of more sustainable town planning provisions which may include but not be limited to:

- ✦ The need for a site by site analysis of the type of caravan parks developed within the relevant region – to be undertaken at the Local Tourism Strategy stage;
- ✦ No restriction on accommodation type;
- ✦ Retain current zonings for all existing caravan parks;
- ✦ The need for all newly developed caravan parks to be zoned 'caravan park';
- ✦ Acknowledgment that long stay residents have an important role to play in the economic and social wellbeing of a local community;

- ♦ Provisions that provide for additional long stay residents within a caravan park, which where possible do not result in a net reduction in the number of existing tourism sites/units;
- ♦ Provisions to suggest the need for additional park homes or long stay residents to be located within areas of a caravan park which is presently vacant or occupied by unpowered sites;
- ♦ Design criteria suggesting that park homes and long stay residents, where possible, should not be located within the park to the detriment of tourist sites and facilities and should be separated from the tourist component of the park;
- ♦ Recommendations seeking the need for a definable improvement to tourism facilities within the park should additional permanent residents be approved.

Recommendation 5:

Department of Planning and Infrastructure and Tourism Western Australia actively pursue the release of additional appropriate crown land for the purpose of "caravan park" development. Where Crown Land is offered as a leasehold, all lease terms to be not less than 50 years, with a 50 year option thereafter.

Recommendation 6:

When next reviewed, the Department of Transport review current restrictions on the bulk licencing of caravans.

Recommendation 7:

When next reviewed, the Department of Commerce review current restrictions on the opening hours for caravan and motorhome dealers.

Recommendation 8:

When next reviewed, the Department of Local Government review current regulations and processes associated with the annual licencing of caravan parks under the Caravan and Camping Ground Regulations.

Recommendation 9:

During the next budget review process, State Treasury review current prohibitive price structuring as they relate to the caravan and camping industry for:

- ♦ State Land Tax;
- ♦ Essential services (power and water); and
- ♦ Stamp Duty on motorhomes.

Recommendation 10:

When next reviewed, Planning Bulletin 71 be modified (or replaced) to allow Residential Caravan Parks within "rural" zoned land where appropriate social facilities and services are available to support the provision of affordable housing for our aging demographic.

REFERENCES

- ♦ Australian Bureau of Statistics (2002) - Western Australian Statistical Indicators December 2002 - 1367.5, Canberra, <http://www.abs.gov.au>.
- ♦ Australian Bureau of Statistics (2004) - National Regional Profile, 2000 to 2004 - Western Australia - 1579.0.55.001, Canberra, <http://www.abs.gov.au>.
- ♦ Australian Bureau of Statistics (2005) - Tourism Accommodation Small Area Data Western Australia September Quarter 2005 - 8635.5.40.00, Canberra, <http://www.abs.gov.au>.
- ♦ Australian Bureau of Statistics (2005) - Western Australian Statistical Indicators September 2005 - 1367.5, Canberra, <http://www.abs.gov.au>.
- ♦ Australian Bureau of Statistics (2008) - Tourism Accommodation Small Area Data Western Australia December Quarter 2000, 2005, 2006, 2007, 2008 - 8635.5.40.001, Canberra, <http://www.abs.gov.au>.
- ♦ Australian Tourist Park Management (2008) "Potential Caravan Park Developments in Regional WA - Feasibility Study", Coolangarra, Queensland.
- ♦ Caravan and Camping Ground Act 1995 (as amended), Government of Western Australia, Perth.
- ♦ Caravan and Camping Ground Regulations 1997 (as amended), Government of Western Australia, Perth.
- ♦ Caravan, RV & Accommodation Industry of Australia Ltd (2008), "Fact Sheet 2008", Stafford Heights Queensland, Australia.
- ♦ Mr. Joe White - JMW Real Estate - Dunsborough.
- ♦ Planning in South Australia (2007) "Updated Zoning for Caravan Parks", Government of South Australia, Adelaide.
- ♦ The Caravan Industry Association WA (inc) - see CIAWA.
- ♦ Tourism Western Australia and Tourism Research Australia (2007) "Understanding the Caravan Industry in WA", Tourism Western Australia, Perth.
- ♦ Tourism Western Australia and Tourism Research Australia (2008) "Annual Report 2007 - 2008", Tourism Western Australia, Perth.
- ♦ Western Australian Planning Commission (2001), Planning Bulletin 49 - Caravan Parks, Government of Western Australia, Perth.
- ♦ Western Australian Planning Commission (2005), Planning Bulletin 71 - Residential Leasehold Estates and Developments", Government of Western Australia, Perth.
- ♦ Western Australian Planning Commission (2006), Tourism Planning Taskforce Report, Government of Western Australia, Perth.
- ♦ Western Australian Planning Commission (2007), Planning Bulletin 83 - Planning for Tourism, Government of Western Australia, Perth.

Figure 1

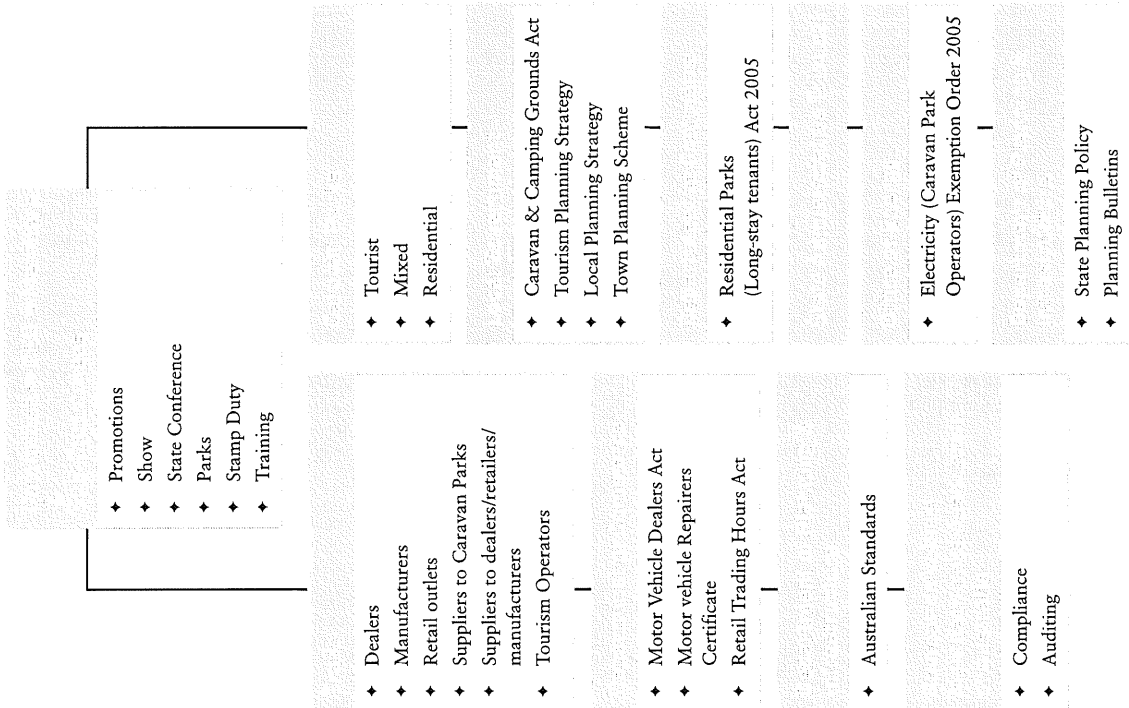


Table 1

Experience Perth	198,000	6%	3,161,000	21,100	4%	571,800	164,000	6%	2,826,000	15,600	3%	610,000	Dom: Stable Int: 1% decline
Australia's Coral Coast	186,000	31%	606,000	32,900	48%	68,900	165,000	29%	571,000	21,300	34%	61,200	Dom: 3% increase Int: 8% decline
Australia's North West	162,000	31%	517,000	25,300	50%	51,100	134,000	26%	513,000	23,100	43%	53,800	Dom: 9% decline Int: 10% decline
Australia's South West	315,000	16%	2,025,000	21,200	21%	98,900	326,000	17%	1,879,000	16,800	16%	107,100	Dom: stable Int: 2% decline (2005 - 2007 3% decline)
Australia's Golden Outback	200,000	26%	782,000	17,200	37%	46,000	182,000	28%	651,000	12,300	31%	40,200	Dom: 4% decline Int: 1% decline

Experience Perth	204,000	6%	3,212,000	20,200	3%	601,300	202,000	6%	3,226,000	21,400	3%	631,300	Dom: Stable Int: 1% decline
Australia's Coral Coast	206,000	35%	585,000	22,900	37%	61,400	194,000	34%	567,000	25,500	39%	65,600	Dom: 3% increase Int: 8% decline
Australia's North West	138,000	20%	675,000	26,100	43%	60,900	112,000	22%	505,000	25,800	40%	63,900	Dom: 9% decline Int: 10% decline
Australia's South West	318,000	16%	1,966,000	18,300	19%	102,200	319,000	16%	1,950,000	23,900	19%	128,700	Dom: stable Int: 2% decline (2005 - 2007 3% decline)
Australia's Golden Outback	134,000	17%	776,000	15,900	38%	42,300	159,000	22%	737,000	19,100	36%	53,900	Dom: 4% decline Int: 1% decline

Table 2

SHORT TERM DEMAND TRENDS BY REGION

- ✦ Average bookings up/steady
 - ✦ Easter in April had negative impact on March bookings
 - ✦ Rest of the year is expected to be same as last year
-
- ✦ 1st quarter bookings slightly up
 - ✦ Future bookings slightly up/expected to be up
 - ✦ Easter in April had negative impact on March bookings
-
- ✦ Bookings up
 - ✦ Traditional time of year to go down south
 - ✦ Trend to cheaper accommodation (basic cabins, sites) which can result in bookings up but turnover down
 - ✦ Upcoming holidays (winter and Christmas) looking strong
 - ✦ West Coast more frequented in 1st quarter, South Coast more frequented in 2nd quarter of 2009
-
- ✦ Bookings up
-
- ✦ Average bookings are steady to down
 - ✦ More workers than travellers
 - ✦ January – March is not typical travelling time in North West
 - ✦ Disrupted roads in wet season
 - ✦ June – September expected to be good season
-
- ✦ People are booking later
 - ✦ Cheaper accommodation is in higher demand
 - ✦ Easter in 2nd quarter which results in 1st quarter booking numbers being down compared to last year
 - ✦ Less bookings, more walk-ins, more last minute bookings
 - ✦ April is expected to be good due to Easter holidays

Source: CIAWA Member Research, first quarter 2009

Table 3

CARAVAN PARK CLOSURES IN WESTERN AUSTRALIA

✦ Ashburton Travellers Park	Onslow
✦ Caravan Village Caravan Park	Gosnells
✦ Donnybrook Caravan Park	Donnybrook
✦ Goomalling Caravan Park	Goomalling
✦ Greenacres Beachfront Caravan Park	Dunsborough
✦ Ledge Point Caravan Park	Ledge Point
✦ Palm Beach Caravan Park	Rockingham
✦ Travellers Caravan Park	Gosnells
✦ Gorges Caravan Park	Wittemoon
✦ Wilson Inlet Caravan Park	Denmark
✦ Yellowdine Caravan Park	Southern Cross
✦ Peninsula Caravan Park	Mandurah
✦ Capricorn Village	Yanchep
✦ Separation Point Caravan Park	Geraldton

✦ South Hedland Caravan Park	Porr Hedland
✦ Estuary Caravan Park	Mandurah
✦ Preston Beach Caravan Park	Preston Beach
✦ Peppermint Grove Caravan Park	Capel
✦ Yaigorup Eco Park	Mandurah
✦ Acacia Caravan Park	Busselton
✦ Frenchman's Bay	Albany
✦ Oyster Harbour	Albany
✦ Doonbanks Caravan Park	Augusta

✦ Timbertop Caravan Park	Mandurah
✦ Belvedere Caravan Park	Mandurah
✦ Bathers Paradise Caravan Park	Esperance
✦ Kingsway Tourist Park	Kingsway



Table 3

* Port Kennedy Eco Park	Port Kennedy
* Oyster Harbour Lifestyle Village*	Albany
* Kinnunurra	
* Kalbarri	
* The Cove	Point Samson
* Wavecrest	Ravensthorpe
* Willowbrook Tea Rooms & Caravan Park	Gingin
* Ledge Point Caravan Park	Ledge Point
* Bridgewater Lifestyle Village*	Mandurah
* Hillview Lifestyle Village*	High Wycombe
* Busselton Lifestyle Village*	Busselton
* Vibe Baldivis*	Baldivis
* Tuart Lakes Lifestyle Village*	Rockingham

* residential over 45 caravan parks



CIAWA · Unit 2b, 5 Mumford Place · Balcatta WA 6021
Phone: (08) 9240 8208 · Fax: (08) 9240 6291 · Email: info@caravanwa.com.au · Web: www.caravanwa.com.au



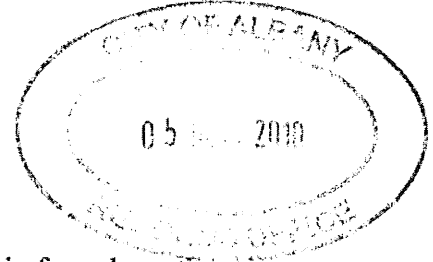
Doc No: City of Albany Records
File: ICR8099259
STR078

Date: 05 MAR 2010
Officer: SPLO2

Attach:

31078
SPLOZ**Submission for Draft Tourism Accommodation Strategy**Albany Holiday Park
550 Albany Hwy
Albany WA 6330

March 4, 2010

**Key Points:**

- Table the strategy until parks have a chance to review it in formal meeting
- Planning and Infrastructure have qualified their recommendations to specifically remove the requirement for a percentage restriction on the number of permanent sites within a caravan and camping ground.
- No rezoning without the permission of landowners

I refer to the Second Draft of the Tourism Accommodation Strategy of which we first heard about and obtained a copy on the 18th February. It is important to note that the undated cover letter with the disk containing the draft stated that in order for submissions to be included in a report and tabled during the Committee meeting (18th Feb), they were due by the 16th February. None of the other caravan parks in Albany got a copy before the 18th and therefore there were no submissions. Whether this was an oversight or by design, the result is that the stakeholders that are most affected were left out of this important stage of review. Therefore our overriding request at this late stage is that a motion to lay the strategy on the table be moved and adopted in the March meeting of council to give parks time to fully analyse the changes and submit meaningful viewpoints so the goals of the strategy can be met for all parties.

Bear in mind that during the week after the 18th Feb., parks were busy getting ready for the long weekend at the end of February and are now dealing with the thousands of visitors involved in the Ulysses AGM. We simply don't have the spare time to deal with complex administrative issues right now.

In relation to my other key points above, it is pleasing to see that the discussions with a visiting staff planner last year were included in the second draft and significant progress has been made compared to the first draft. I am also pleased that both the Parliamentary Inquiry and the Second Draft makes reference to what I consider is the biggest threat to the number of tourist sites offered to the travelling public: *rapid escalation in running costs and extra layers of bureaucracy that impose time consuming compliance requirements*. Both of which detract from the profitability of the business and the operators' willingness to further develop and maintain quality tourist sites.

- The last 5 years increases in running costs have exceeded the rate at which we can put our prices up; the tourist component of our business is going backwards despite significant money being spent on upgrading the product and marketing.
- The latest Industrial Relation Hospitality Award (effective Jan 1) captures all employees in a caravan park and will result in an increase to our wages expense of 12-15%. We are also facing a bewildering level of compliance

requirements that in the words of an expert in Wage Law, 'Will prove to be nearly impossible to comply with for small business operators running caravan parks. Expect operators to face stiff fines from this over the next couple of years as audits by the ombudsman have already begun in Albany.'

- With the penalty rates for staff sitting at 175% for Sundays and 275% for public holidays on top of a rise in the base rate, expect to see operators doors slam closed on these days. No one can afford to pay a cleaner or receptionist 58.00 dollars per hour in Albany.

I think the recommendation to limit parks to 50% as a maximum for permanent occupation needs more discussion. Although it is not our intention to go over this level with our park, there may be a case for it in the future and there are other parks in town that are perhaps already over this level. Please see the email in relation to Bulletin 83 below:

From: Hill, Anne [mailto:Anne.Hill@dpi.wa.gov.au]
Sent: Wednesday, April 08, 2009 9:01 AM
To: James Hewitt; pat@caravanwa.com.au; Simon - Planning South West
Subject: Application of Planning Bulletin 83 to Caravan Parks

I am pleased to advise you that yesterday the Western Australian Planning Commission approved the release of a public position statement clarifying that the cap on permanent residential accommodation that is applied to strategic and non-strategic tourism sites does NOT apply to caravan parks. This statement should appear on the WAPC website within the next week, and we will arrange for it to be drawn to the attention of local governments.

Thank you for drawing the problem to our attention.

Regards,

Anne
Anne Hill
Executive Director
State and Regional Policy
Department for Planning and Infrastructure
Albert Facey House
469 Wellington St
Perth WA 6000

Phone 08 9264 7514
Mobile 0422 811 439

I would object to the rezoning of our land. It's current zoning, 'Special Use' is appropriate and rezoning to 'Caravan and Camping' could have a negative effect on the land valuation and therefore put at risk my capacity to borrow for further development.

Best regards,



Ed Nelson

City of Albany Records
Doc No: ICR1012258
File: STR103
Date: 05 MAY 2010
Officer: SPLO2
Attach:

**Submission for Draft Tourism Accommodation
Albany Holiday Park
550 Albany Hwy
Albany WA 6330**

To: Adrian Nicoll
City of Albany



May 4, 2010

I am submitting a slightly modified letter in response to the City's investigations into implementing the new strategy. The body is similar to my submission of March 5 but this version is more appropriate.

Key Points:

- Council and State Governments consider assisting with infrastructure or reduced rates and taxes for caravan parks in areas that are proving challenging
- Planning and Infrastructure have qualified their recommendations to specifically remove the requirement for a percentage restriction on the number of permanent sites within a caravan and camping ground.
- No rezoning without the permission of landowners

In relation to my other key points above, it is pleasing to see that the discussions with a visiting staff planner last year were included in the second draft and significant progress has been made compared to the first draft. I am also pleased that both the Parliamentary Inquiry and the Second Draft makes reference to what I consider is the biggest threat to the number of tourist sites offered to the travelling public: *rapid escalation in running costs and extra layers of bureaucracy that impose time consuming compliance requirements*. Both of which detract from the profitability of the business and the operators' willingness to further develop and maintain quality tourist sites.

- The profitability of caravan parks is under pressure from increased legislative compliance and wages. The industry is moving into two classes: Parks with high \$ turnover and are growing and investing in new amenities for customers, - Parks not investing and slowly going backwards and are getting to a point of no return. These parks will eventually face closure as their income does not support the operations. These are the parks that need support.
- The last 5 years increases in running costs have exceeded the rate at which we can put our prices up; the tourist component of our business is going backwards despite significant money being spent on upgrading the product and marketing.
- The latest Industrial Relation Hospitality Award (effective Jan 1) captures all employees in a caravan park and will result in an increase to our wages expense of 12-15%. We are also facing a bewildering level of compliance requirements that in the words of an expert in Wage Law, 'Will prove to be nearly impossible to comply with for small business operators running caravan

Bulletin Item 1.1.3
Agenda Item 13.2.1 refers 196 pages



Doc No: City of Albany Records
ICR1011850
File: STR103

Date: 29 APR 2010
Officer: SPLO2

Attach:

seen as a mix for permanents or short term tourists, the consideration wording of a park home may support its definition and use. Park homes and cabins are traditionally built by fabrication manufacturers and transported to parks, with wheels added under the caravan industry. Then these are classified as mobile and removable buildings. At the end of the day they are what they are to accommodate people.

Added notes – The Western Australian Planning Commission in its statement has verified no cap on permanent residents. The key point to state here operators can take up under supplied housing as a provider. This will suit parks in an economical sense.

I see a strong case here because un-powered land is non profitability to park owners.
I support the WAPC.

Albany Tourism

If Albany is to become a merging tourism industry, in a suggested question
Why aren't we?



Kind Regards
Ross & Rita Stewart
Proprietors Emu Beach Holiday Park

Bulletin Item 1.1.3
Agenda Item 13.2.1 refers 196 pages



Doc No: City of Albany Records
ICR1012155
File: STR103

Date: 04 MAY 2010
Officer: SPLO2

Attach:

STR 103
SP102

KALGAN RIVER
Chalets

KALGAN RIVER CHALETS & CARAVAN PARK



ALBANY W.A.

3rd May 2010

Adrian Nicoll
Strategic Planner
City of Albany
PO Box 484
ALBANY WA 6331

Dear Adrian,

We are in receipt of letter from Graeme Bride (Acting Executive Director Development Services) dated 20th April 2010. Your reference STR 103/LT1034219.

Thankyou for the opportunity to comment on this matter.

Please find enclosed copy of letter provided to elected councillors, 3rd March 2010, concerning City of Albany Tourism Accommodation Strategy (second draft). Could you please include this letter as our submission to the strategy before the document is presented to the Planning and Environment Committee in May 2010.

Your faithfully

Doug & Joanne Rowe
Owners/Managers

247 Nanarup Road
KALGAN WA 6330

Phone: 08 98447937

Fax: 08 98448202

E-mail: info@kalganrivercaravanpark.com.au



"Your home among the gum trees....down by the river"



KALGAN RIVER CHALETS & CARAVAN PARK

3rd March 2010

Albany City Councillors
City of Albany
PO Box 484

Dear Sir/Madam,

My wife and I part own and manage the Kalgan River Caravan Park, approximately 14kms east of Albany. Our property consists of 46 acres and we are licensed for 28 powered caravan sites and 24 camping sites.

On Friday 19th February 2010 we received an undated letter from the City of Albany signed Robert Fenn (Executive Director Development Services) concerning City of Albany Tourist Accommodation Strategy (copy enclosed). The letter indicated that we had previously received a disk containing the "ATAS" and requesting feedback. We received no such disk! With the undated cover letter we also received a disk containing "a second draft" of the "ATAS" requesting comments. To be considered by the committee, such comments needed to be received by the city 16th February 2010. The question has to be asked. How could we comment on this "second draft" if we did not receive notice until three days after the deadline expired?

This strategy intends to rezone our 46 acres as "caravan and camping".

We are the cheapest caravan park in the Albany area yet we are only full on the Easter long weekend. Our caravan park has never and will never be a viable concern.

Case in point. From Monday 8th March 2010 to Monday 15th March 2010 we have up to 3000 people coming to Albany for the Ulysses AGM. The city has opened Centennial Oval as an overflow park yet we remain virtually empty. To this date, despite several calls to the Albany Visitor centre we have one Ulysses member booked into our caravan park.

Please note. We have no problem with this. We realize we are too far from town and we are never going to be profitable as a caravan park. When we purchased the property we anticipated continuing the short term use of this site as a caravan park, with developing for residential sub-division being the long term expectation.

If council rezones the land for "caravan and camping" only, we believe our options to develop in the future will be jeopardized and will result in our land being drastically devalued. We cannot continue to operate as an unviable, 46 acre, 28 bay overflow caravan park indefinitely.

We ask council to consider letting our current zoning stand or at least to confirm that the proposed rezoning will not restrict our options of future development.

Yours faithfully



Doug Rowe

Owner/Manager

247 Nanarup Road KALGAN WA 6330 Telephone : 08 98447937

"Your home among the gum trees....down by the river"

Veronica Dayman

From: B&K Iffla [bkiffila@bigpond.com]
Sent: Tuesday, 4 May 2010 3:35 PM
To: Adrian Nicoll
Subject: EF1012365 - STR103 - submission from Cheynes Beach Caravan Park

Dear Adrian,

Please find following submission as discussed.

Many thanks,

Brian & Kath Iffla
98441247
0427461247

Re: City of Albany Tourism Accommodation Planning Strategy

As proprietors of Cheynes Beach Caravan Park, we have viewed the current planning strategy site evaluation for our park. We had consultation with council staff and the area on the plan as marked in Blue is, as was agreed to be the area for any future permanent development. It was further agreed, that as this area was segregated from the existing developed tourist area and there is adequate tourist sites, there would not be a site percentage restriction on the number of permanents within this designated "Blue" area. However, on examination of the 'Comments' on page 87 there is obviously an oversight as the restriction of 10% has not been removed.

We suggest, the wording "ensure development of permanents is limited to the areas shown on the site plan" is more appropriate to the situation.

Thank You,

Brian & Kathleen Iffla

Proprietors Cheynes Beach Caravan Park

E-MAIL
5/5/10

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File: STR103

4 May 2010

Date: 10 MAY 2010
Officer: SPLO2

Attach:

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Chief Executive Officer
City of Albany
PO Box 484
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Attention: Planning Department

STR103
SPLO2

Dear Sir

Submission - City of Albany Tourism Accommodation Strategy

I refer to your correspondence of 20 April 2010 wherein you invite further comments in relation to Council's upcoming consideration of the City of Albany Tourism Accommodation Strategy.

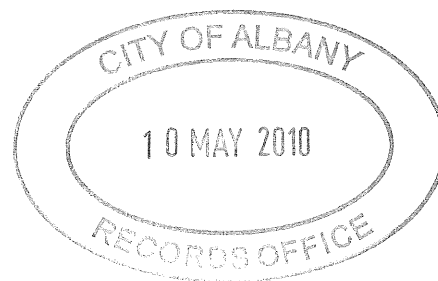
Succinctly, our submission to Council is that:-

- a) The landowners of the Frenchman Bay Five Star Resort Site, Frenchmans Bay Pty Ltd are extremely disappointed that Council, at its March meeting, did not revisit the Local Strategic Site classification for the former Frenchman Bay Caravan Park Site. It is clear when reading the criteria for a Local Strategic Site that the former Frenchman Bay Caravan Park Site does not meet the required criteria;
- b) Despite the applicant having provided Council with solid grounds for allowing a marginal residential component within a future tourist development on this site, the Council has not provided any rationale to explain its resistance to such a proposal to date. If Council is going to maintain a position of no residential component within the tourist development at the Frenchman Bay site, we ask that Council explain its position and in particular outline how such a position is good for sustainable tourism in Albany; and
- c) Council is hereby requested to reconsider our submission made to the Committee of Council via formal presentation on 18 February 2010, including the alternative proposal and supporting rationale thereto. (Copy of presentation *attached*).

I trust that Council will seriously consider the above points and the details of our earlier submission and this time give a favourable determination. Should you require any further information or rationale with respect to our proposal please do not hesitate to contact the undersigned at this office.

Yours faithfully


Henry Dykstra
Director



cc: Frenchmans Bay Pty Ltd

**PRESENTATION TO CITY OF ALBANY –
DRAFT TOURISM ACCOMMODATION STRATEGY
ON FRENCHMAN BAY CARAVAN PARK SITE**

Good Afternoon Councillors, my name is Henry Dykstra from Dykstra Planning representing the landowners of the Frenchman Bay Resort Site in Frenchman Bay. Council will be aware that right from the outset the proposed developers of the Frenchman Bay Five Star Resort have always sought to have a 25% proportion of accommodation units allocated for permanent accommodation, and this was part of the original Development Application submitted to Council in February 2006. Due to some of the zoning constraints under the Scheme the permanent accommodation element was removed from the application, however, the resort developers intend to lodge a proposal shortly to address these zoning constraints under the Scheme. We are not here today to talk about that future application but rather to focus on the City's Tourism Accommodation Strategy and how it currently deals with the Frenchman Resort site as one of five local strategic sites earmarked for high quality tourism experiences and protected from non-tourist uses.

The specific evaluation of the Frenchman Bay site in the draft Tourism Accommodation Strategy shows that:-

- a) the scale of tourism development will depend upon market demand and capacity for the development to reconcile infrastructure deficiencies in the locality; and
- b) the sites major disadvantage is the 20 minute travel distance to the CBD.

The Strategy also makes the observation for the Frenchman Bay site that there is no merit in allowing a separate residential enclave away from the Goode Beach settlement. Obviously the current "No-Residential Policy" under the draft Tourist Accommodation Strategy is a major concern for the developers of the Frenchman Bay Five Star Resort.

So what is our proposal?

We propose that the Local Strategic Site classification, for exclusively tourist use, be retained over the larger eastern part of the land, in proximity to Frenchman Bay Road and the Whalers Beach picnic area. Further, we propose that the smaller eastern part of the land be allocated to be allowed to be developed for permanent apartments. This

is similar to what is currently being proposed for the Esplanade Hotel site. Our proposal is not for a separate residential apartment enclave but rather for the residential apartments to be integrated as part of the overall five star holiday resort, with the option for these apartments to be used for holiday accommodation purposes as well.

I would now like to outline for you the basis upon which we make this request.

1. The Frenchman Bay site does not meet all the criteria for a Local Strategic Tourist site, as defined in the draft Tourism Accommodation Strategy. Let me explain that. A Local Strategic Tourist site should have particular attributes that:-
 - a) enable viable short stay tourism;
 - b) have wider economic benefit in the area; and
 - c) are critical in establishing a sustainable tourism industry.

On all three attributes the Frenchman Bay site does not completely measure up. In the first place, the viability for short stay tourism is disadvantaged by the 20 minute travel to the CBD from Frenchman Bay site. Secondly, the economic flow on effects to the locality will be limited, unless the tourist complex can function vibrantly all year round with a variety of accommodation types and resort facilities that are also open to the public; and

Thirdly, Albany already has a well established tourism industry, and the Frenchman Bay Resort site is not critical to the sustainability of this industry.

Given that the Frenchman Bay site does not meet the qualifications of a Local Strategic Tourism site, it is our view that the site ought to be re-classified, simply as a Prime Tourism site. However, our proposal for retaining the Local Strategic Tourist Site classification over the larger eastern part of the land represents a compromise alternative.

2. The second reason underpinning our request is the idea that a residential component can be used as a performance based incentive in order to attract development of the urgently needed 4 to 5 star holiday accommodation type to Albany. Although the Albany area has a significant supply and variety of lower rating tourist accommodation types, the draft Tourism Accommodation Strategy does identify a severe shortage of 4 to 5 star accommodation. Rather than simply allowing some residential components within the lower category of tourist accommodation types within the Albany area, this particular land use bonus

incentive should be used sparingly in order to attract 4 to 5 star accommodation development.

3. The third reason underpinning our request is that the rigid prohibition on any residential component within the Frenchman Bay site will undermine the viability that this site requires in order for it to become an iconic tourist resort. The location of this site, with limited passing trade and minimal local resident patronage, means that resort facilities such as the café restaurant, convenience store and recreation facilities will struggle to stay open during the slower tourist periods. However, with a 25% permanent resident population on the site, resort facilities would be significantly more viable and able to remain open and available all year round, as a service to both the local residents, tourists and the general public.
4. Another reason underpinning our request is that the Frenchman Bay locality is an attractive living requirement, with its relative isolation being part of that attraction, as evidenced by the popularity of the existing Goode Beach residential area. The attraction of this living environment will be further enhanced by the additional amenities that would be available to residents both within and outside the resort.
5. Finally, the integration of incidental residential uses within holiday resorts in Western Australia is not a new concept, and is very common and successful in places such as Broome and Busselton. There are appropriate measures and mechanisms available to manage any of the on-site operational issues associated with the two land uses in a manner that ensures the integrity of the primary tourist function of the site.

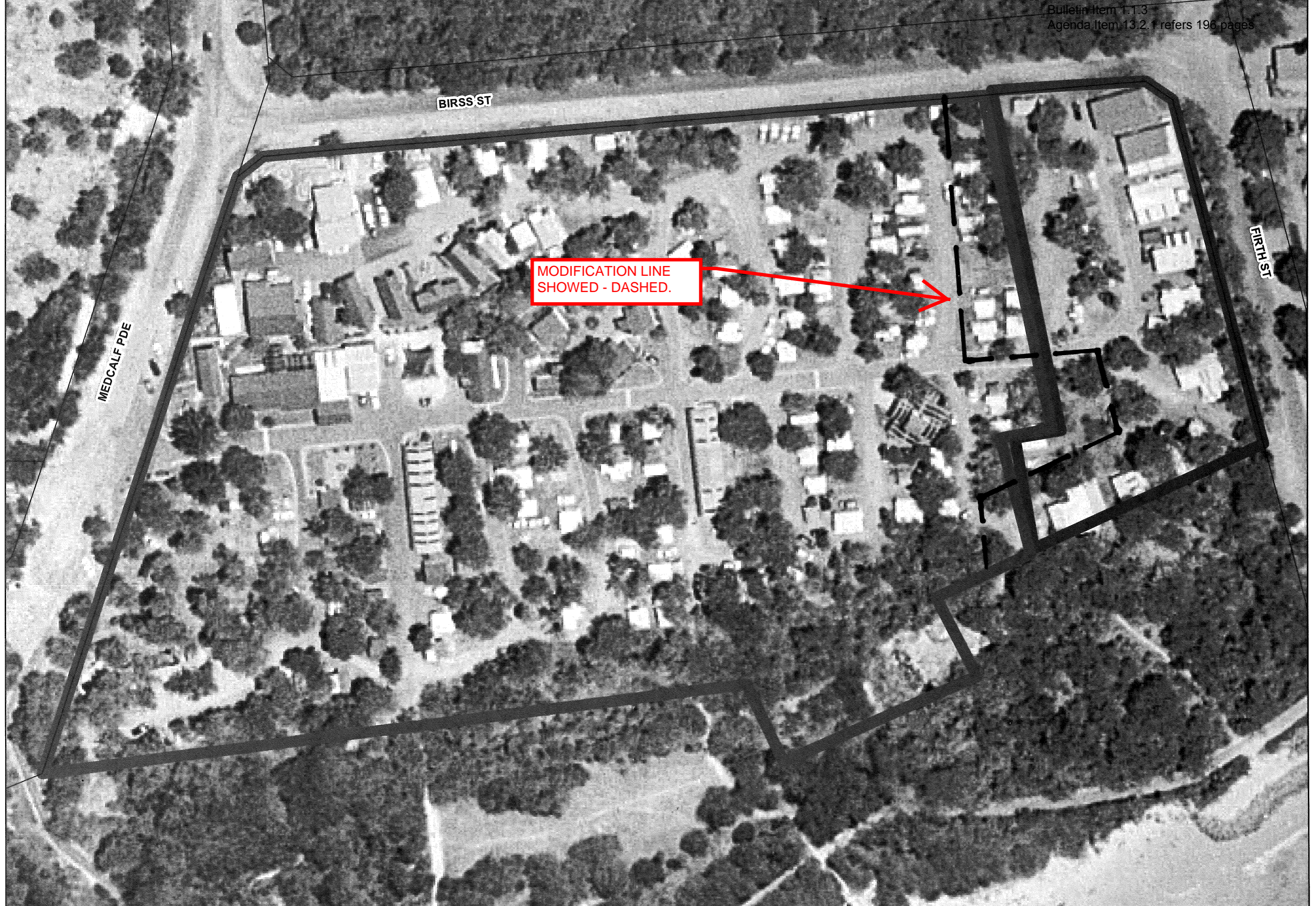
Councillors, the five key supporting points that I have just outlined make it quite apparent that allowing a marginal residential component within the Frenchman Bay Holiday Resort will add to the viability and vibrancy of the resort, and ultimately its economic and amenities benefits to the wider surrounding area. The proposed resort developers are convinced that the provision of a marginal residential component within the resort complex is critical in order to achieve the levels of vibrancy and viability that are needed to sustain a world class tourist accommodation resort in this location.

I understand that some concerns have been expressed about a residential component within this Frenchman Bay site because of its relationship to the Goode Beach Residential Settlement and the questionable benefits to tourism. Allow me to briefly address these concerns. First of all, having 20 – 30 permanent stay apartments within the Frenchman Resort complex will have no negative impact on the Goode Beach Residential Settlement. The resort facilities, such as convenience store and café and restaurant will be readily available to the permanent residents on the resort site, and will bring much needed amenities much closer for existing Goode Beach residents. Whether some of the occupants within the apartments in the resort are permanent or short stay occupants has absolutely no bearing on the Goode Beach residential area. In fact these permanent occupants will only serve to increase the prospect of resort facilities being open all year round and available to members of the public including the Goode Beach residential community.

In terms of tourism benefits associated with the incidental residential component, I believe that I have already detailed these in my earlier discussion. But to summarise, the residential component will underpin the viability, vibrancy, and long term sustainability of the holiday resort, thereby ensuring that the development can achieve a world class standard, without undermining the integrity of tourism as the prime function.

In summary and conclusion then, I request on behalf of the Frenchman Bay Resort Developers that this Committee determine that the Local Strategic Tourist Site Classification be retained over the larger eastern part of the land, in proximity to Frenchman Bay Road and the Whalers Beach picnic area, and that the smaller western part of the land be allowed to be developed for permanent apartments. The alternative proposal that would be equally acceptable would be to re-classify the entire site to a Prime Tourism Site under the Accommodation Strategy.

Councillors, I am happy to leave you with a copy of my brief presentation for your deliberation, and am now also available to answer any questions that you may have in relation to our proposal.



MODIFICATION LINE
SHOWED - DASHED.



water forever

DRAFT

**WATER FOREVER:
LOWER GREAT SOUTHERN**

JUNE 2010

Water Corporation
ISBN 1 74043 497 8
This information is available in alternative formats on request



INSIDE FRONT COVER

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FOREWORD

The south-west of Western Australia has experienced a drying climate over the last few decades, significantly impacting on our water supplies.

Reliable rainfall patterns and water availability are no longer taken for granted as Western Australia comes to terms with these changed conditions.

Our challenge is to provide enough water for twice as many people, while striving to reduce our environmental impact.

Projected increases in population in the Lower Great Southern mean that we will need to double our water supply capacity over the next 50 years. Coupled with a projected decline in rainfall of up to 40%, our lifestyle expectations about water will need to change.

If everyone works together in partnership we can build climate resilient communities, where present and future generations will be better equipped to meet this challenge.

Water Forever: Lower Great Southern is our plan, forged from community input and a sustainability assessment of a wide range of water efficiency and water source options. It outlines how we intend to use less water, recycle more and have a portfolio of water source options ready for the future, for when they are needed.

Your thoughts at this stage on whether we are heading in the right direction and how we should go about meeting this challenge are invited. It's our water future. Let's build it together.



Sue Murphy
Chief Executive Officer



INVITATION TO COMMENT

Water Forever: Lower Great Southern is Water Corporation's 50 year plan to deliver sustainable water services to the Lower Great Southern.

Water Corporation is working closely with the community and industry to ensure that the plan reflects your views and preferences for securing our water future. There are a number of ways you can have your say on this draft plan.

1. Online – visit www.thinking50.com.au and click on *lower great southern* and provide your feedback.
2. Provide your written comments to:
Water Forever: Lower Great Southern
Water Corporation
PO Box 915
Albany WA 6330

The deadline for comments is 17:00hrs on Friday 23rd July 2010.

Comments may be published unless marked "Confidential – not for publication."

Your comments are encouraged with regard to any aspect of the report, and can be any length but conciseness would be appreciated.

Please email waterforever@watercorporation.com.au if you have any queries regarding making a comment.



INTRODUCTION

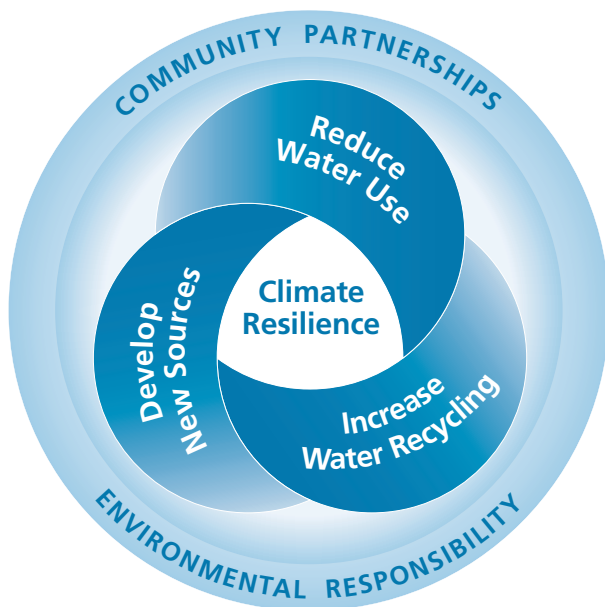
The Water Corporation has undertaken a planning study to investigate the water needs for the growing population of the Lower Great Southern to make this area more climate resilient. This will deliver a plan to address the challenges of a drying climate while minimising environmental impacts.

The challenge for *Water Forever: Lower Great Southern* is to provide water for all:

- in an even drier climate;
- with twice as many people; and
- with less environmental impact.

To meet these challenges, Water Corporation will work with the community to:

- reduce water use
- increase water recycling; and
- develop new water sources.



CONSULTATION

A range of community consultation events and approaches have been used in the development of *Water Forever: Lower Great Southern*.

We have utilised the Lower Great Southern Water Resources Planning Reference Group that includes representatives from the following organisations:

- City of Albany
- Shire of Denmark
- Shire of Plantagenet
- Shire of Cranbrook
- Shire of Manjimup
- Great Southern Development Commission

- Department of Water
- Department of Environment and Conservation
- Department of Indigenous Affairs
- Department of Planning
- Department of Transport
- Department of Agriculture and Food
- Forest Products Commission

Other consultation events undertaken during this project have included:

- Water Efficiency Forum - Albany
- Open day – Denmark
- New Water Sources Forums – Albany and Denmark
- Briefings to Local Authorities
- Briefings to landowners potentially affected by dam options

A website, www.thinking50.com.au/go/lower-great-southern, has operated during the project. This has contained information about the project, upcoming events, and provided a forum for input and questions.

CLIMATE CHANGE

Based on work completed by the CSIRO and the Bureau of Meteorology, over the next 50 years the south west of Western Australia is expected to experience further declines in rainfall due to climate change. This will have a significant impact on water availability for households, business and industry, local government, mining, agriculture and the environment.

As part of the assessment process during *Water Forever: Lower Great Southern*, some preference was given to solutions which were climate independent. This will help the communities in the Lower Great Southern to move towards increased climate resilience.

REDUCING OUR ENVIRONMENTAL FOOTPRINT

Using less water reduces our physical impact on the environment. Other ways Water Corporation is committed to reducing our environmental footprint include:

- becoming more energy efficient;
- investing in renewable energy such as wind, wave, solar and biomass;
- managing bushland under Water Corporation ownership and reducing the clearing of native vegetation; and
- monitoring environmental discharge to ensure it is an appropriate quality;



PARTNERING WITH ALL WATER USERS

The Lower Great Southern can only become resilient to the drying climate if everyone is involved in changing the way we use water.

The commitments made by Water Corporation in this document will be achieved by working with all sectors of the community, including residents, business and industry, schools, indigenous people, academic and research institutions, State and local governments, environmental groups and many others.

Water Corporation is committed to continuously engaging with Western Australians on water issues that affect them. This includes ensuring the public can have input into plans like *Water Forever: Lower Great Southern*, educating everyone on how to reduce water use and engaging with local communities that may be impacted by, or benefit from, new water or wastewater infrastructure.

STUDY AREA

Water Forever: Lower Great Southern is planning for water services in the Lower Great Southern. The study area takes into account water supply for Walpole, Denmark, Albany and Mount Barker.

TIMEFRAME FOR REVIEW

Dependent on growth rates in the Lower Great Southern, it is anticipated that this planning document will be reviewed within 10 years.



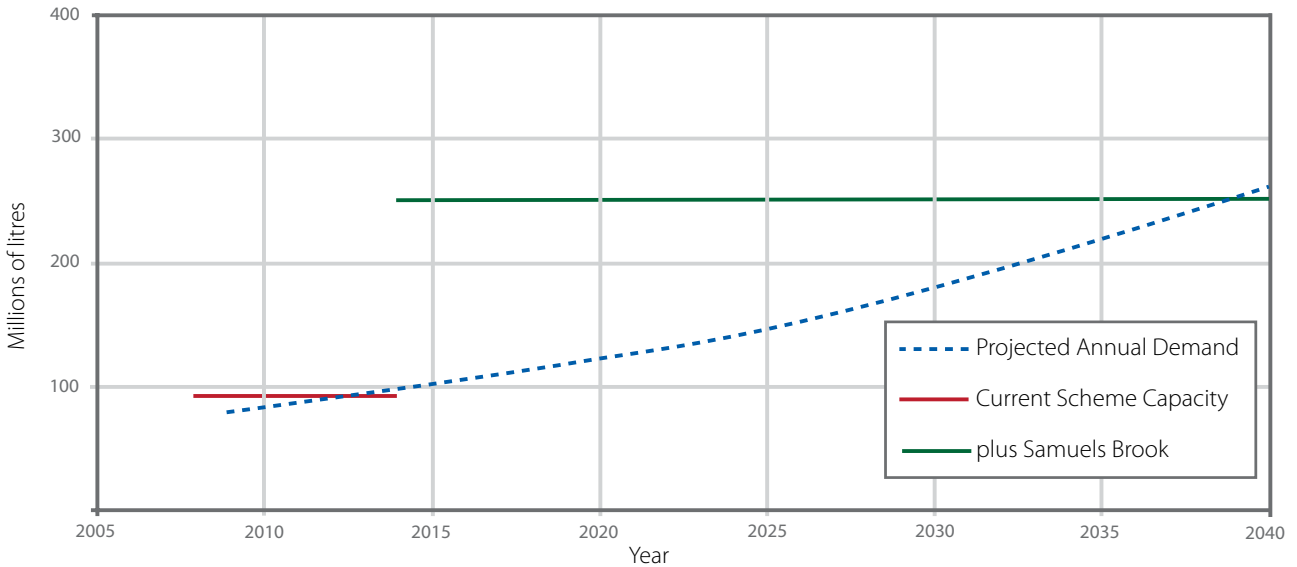
Albany Harbour and Port



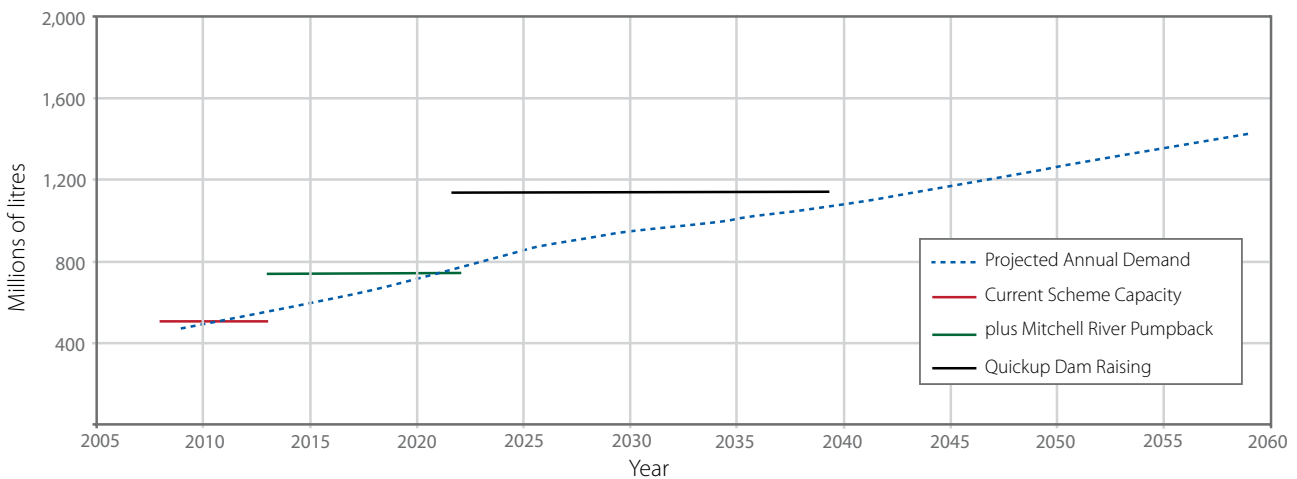
FUTURE GROWTH AND DEMAND PROJECTIONS

The graphs below show the projected growth in demand for Walpole, Denmark and Lower Great Southern (Albany and Mount Barker). The assumed growth rates for these towns have been derived after considering historical growth rates and discussions with planning agencies and local authorities. The graphs also indicate the increased supply anticipated from projects identified in this plan as “under investigation”.

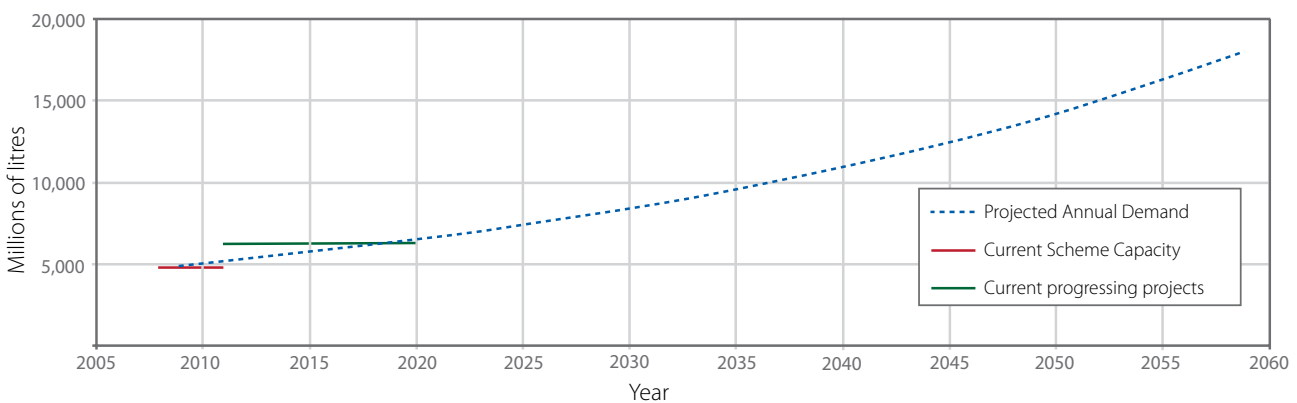
Walpole Water Supply Annual Demand Growth



Denmark Water Supply Annual Demand Growth



Albany and Mount Barker (Lower Great Southern Towns) Water Supply Annual Demand Growth





REDUCE WATER USE

REDUCE WATER USE

Water Corporation, in conjunction with the community, will continue to look for opportunities to encourage more efficient use of water.

Many communities in the Lower Great Southern are already quite efficient with their water use. The table below indicates the current usage per person.

Lower Great Southern current demand per person	
Walpole	109 kL per person per year
Denmark	111 kL per person per year
LGSTWS (Albany/Mt Barker)	143 kL per person per year



Leaks in and around your home mean our State's precious water, and your precious money, is literally going down the drain. Here's how to seek those leaks... and how to fix them fast.

STEP 1

Locate your water meter

Generally, your meter will be at the front of your property, just inside the boundary and usually in line with the front garden tap.

STEP 2

Test for leaks

Once you've found your meter, your next step is to turn off all taps and water-using devices in your household. Then write down the black and red numbers on the meter. Wait at least 15 minutes to see if the red numbers have changed. If they have, you may have a leak, which you'll need to investigate.

STEP 3

Seek that leak

Inside, look for dripping taps and leaking cisterns, and check the connections on your washing machine and dishwasher. Outside, check your hot water system and air conditioning units and pay particular attention to your garden irrigation.

If you detect a leak, visit watercorporation.com.au to find your nearest waterwise specialist.



water for all, forever 

A 'two days per week' sprinkler roster was introduced in October 2007. This had a significant effect on total water consumption and still remains in place.

A winter sprinkler ban was trialled during 2009 and has since been introduced as a permanent water efficiency measure in some areas of the State, including the Lower Great Southern.

As part of *Water Forever: Lower Great Southern* a Water Efficiency Forum was held in Albany during October 2009. This yielded many good ideas.

One of the ideas produced, "Seek a Leak Week", has already been introduced. This program encouraged people to undertake a simple test to determine if they have leaks in their homes.

Some of the existing water efficiency programs, which will continue to operate throughout the Lower Great Southern, are:

- Waterwise Councils Program
- Waterwise Schools Program
- Waterwise Plumbers
- Waterwise Garden Centres

Our Waterwise Schools Team is working with local schools to encourage participation in the Waterwise Schools Program. Nine schools in the study area are already recognised as Waterwise schools. Three schools in the Lower Great Southern are currently working towards this status.

GREAT SOUTHERN INTEGRATED WATER EFFICIENCY PROJECT

Water Corporation applied for Federal Government funding under the National Water Security for Cities and Towns program to undertake the Great Southern Integrated Water Efficiency Project for two years. This will cost about \$8 million, jointly funded by Water Corporation and Federal funds. In June 2010 we were notified that this application was successful.

This integrated project will have three key elements:

- behavioural change programs;
- residential and non residential retrofits (provision and installation of waterwise appliances); and
- leak detection and repair of water mains.

A behavioural change program will focus on reducing participating households' usage by up to 10%. Retrofit programs are designed to save up to a further 12% of all participating households' use and 10% of non residential participants' usage.

Active leak detection and repair programs will be carried out to address reticulation system losses for both Albany



and Denmark. Based on the value of water saved, economically justifiable repairs will be undertaken on the detected leaks. The target is to save 5.4% of water supplied to Albany and Mount Barker and 6.8% of water supplied to Denmark by minimising leakage losses.

The estimated total savings from the *Great Southern Integrated Water Efficiency Project* are 665 million litres per year.

RAINWATER TANKS AND RAINWATER TANK INCENTIVE SCHEME

Another key message of the Water Efficiency Forum was the role that rainwater tanks can play in reducing dependency on scheme water and the enthusiasm for them by residents/participants.

Water Corporation supports the use of rainwater tanks connected for inside use for non-drinking purposes such

as toilet flushing and clothes washing. While rainwater tanks often provide water for outdoor uses such as garden watering, greater savings can be made by plumbing the tank water into a house or business.

Water Corporation data indicates that rainwater tanks, internally connected for non-potable uses, can save up to 60 kilolitres of water per year. This represents approximately 20% of the average household use.

Water Corporation will continue to work with the community and Local Authorities in the study area to explore opportunities to provide rainwater tanks for new and existing properties.

The *Australian Drinking Water Guidelines (2004)* note that above-ground rainwater tanks generally provide a safe supply of water. However, the guidelines recommend that for household drinking water supply, emphasis should be on selecting the best quality source water available. Water Corporation recommends that people connected to the public drinking water supply system use Water Corporation supplied water for drinking and only use rainwater tanks as a source of non-drinking water.

To encourage our customers in the Lower Great Southern to install plumbed-in rainwater tanks we are investigating opportunities to provide an incentive.

The incentive offered by Water Corporation would be in addition to any rebate that owners are eligible for under the Federal Government rebate program (see www.environment.gov.au/rebates/ for details and eligibility criteria).

As part of the *Water Forever: Lower Great Southern* comment period we welcome your comments and suggestions to help us shape this incentive scheme.





INCREASE WATER RECYCLING

INCREASE WATER RECYCLING

As part of *Water Forever: Lower Great Southern* we have been looking for new ways to use our treated wastewater, especially for opportunities that replace the use of scheme water.

Albany Water Recycling

Water Corporation currently recycles 100% of treated wastewater from Albany's Wastewater Treatment Plant (WWTP). This is used to irrigate 575 hectares of Tasmanian blue gums. Treated wastewater is pumped to the Albany Tree Farm then stored in a dam until required for irrigation. The irrigation system consists of sand filters, chlorination and pH adjustment and drip lines to each tree. The trees are harvested and sold for wood chips, resulting in a small offset for running costs. We are currently looking for opportunities to expand the tree farm to meet growth in Albany.

Walpole Water Recycling

We have recently completed long term planning for wastewater management in Walpole. The planning included identifying a range of options for treating and disposing of or recycling the wastewater, and then assessing the options against considerations, such as energy demand and cost. At Walpole, we are proceeding with upgrades to increase the capacity of the existing wastewater treatment plant. We are also developing a new tree farm to enable 100% reuse of recycled water through irrigation.

Denmark Water Recycling

We have also recently completed long term planning for wastewater management in Denmark. As with Walpole, the planning included identifying a range of options for treating and disposing of or recycling the wastewater and then assessing the options.

In Denmark, we identified that the best option is to construct a new, more energy-efficient wastewater treatment plant at the same location as the current one. Once the new plant is operating it will reduce significantly the nutrients discharged into the environment. Detailed design for the plant is under way and we expect it will be in full operation by 2012. The total cost of the new plant is expected to be around \$8 million.

Planning for Denmark also considered the future potential for recycled water to be used at a number of sites, including:

- The golf course
- The Denmark Agricultural College
- New subdivisions
- A tree farm
- Pasture irrigation

It is more viable to use recycled water during summer so we are continuing to work with our stakeholders to achieve this in the future.

Mount Barker – Recycled Water for Vineyard Irrigation

Mount Barker is another Lower Great Southern town where an innovative approach to reusing treated wastewater has resulted in 100% recycling. After treatment at the Mount Barker Wastewater Treatment Plant, the water is chlorinated then pumped to a storage dam at a nearby vineyard and irrigated onto the vines over summer. The nitrogen-rich water has allowed the vineyard to reduce its application of artificial fertiliser, providing economic and environmental benefits. This scheme has now been operating for 10 years, and during this time the vineyard has continued to produce some of the fine wines for which the Great Southern has become famous.

A new recycling scheme may need to be developed as this vineyard has recently been sold. It is expected that the new recycling scheme will include irrigation of a timber plantation and/or irrigation of council parks and gardens.

Groundwater Replenishment

Water Corporation is investigating the potential for high quality recycled water to be returned to the environment through groundwater aquifers to be used for future drinking water supply.

Water Corporation is undertaking a three-year trial in Perth (Groundwater Replenishment Trial – GWRT) to test the viability of this option and to fully understand any potential impacts on the environment or human health.

If the trial is successful, and with regulatory approvals and community support, Water Corporation will develop a groundwater replenishment scheme for Perth.

Pending the outcome of this trial the opportunity may exist in Albany and Walpole, where suitable groundwater aquifers could exist, to consider groundwater replenishment as a future water source for these towns.





NEW WATER SOURCES

NEW WATER SOURCES

There is a strong commitment in the Lower Great Southern to improve water efficiency and explore water recycling options and the harvesting of water from properties for private use.

In addition to the water supply savings those initiatives could yield, it is estimated that potable water supply requirements are still likely to double in the Lower Great Southern by 2038 and there will be a need for new source development. In conjunction with Department of Water, a total of 25 potential water sources were identified across the region.

Water Corporation has carried out a high level assessment of these 25 potential water sources to see if they would be suitable for development as sustainable drinking water supplies in the Lower Great Southern over the next 50 years. These assessments drew on previous investigations undertaken by the Department of Water. The sources have been divided into two broad categories:

Local Water Sources: These are the smaller water source options that typically would be suitable for development to meet local supply needs only (Walpole, Denmark and Albany). They are generally located near the towns they would supply.

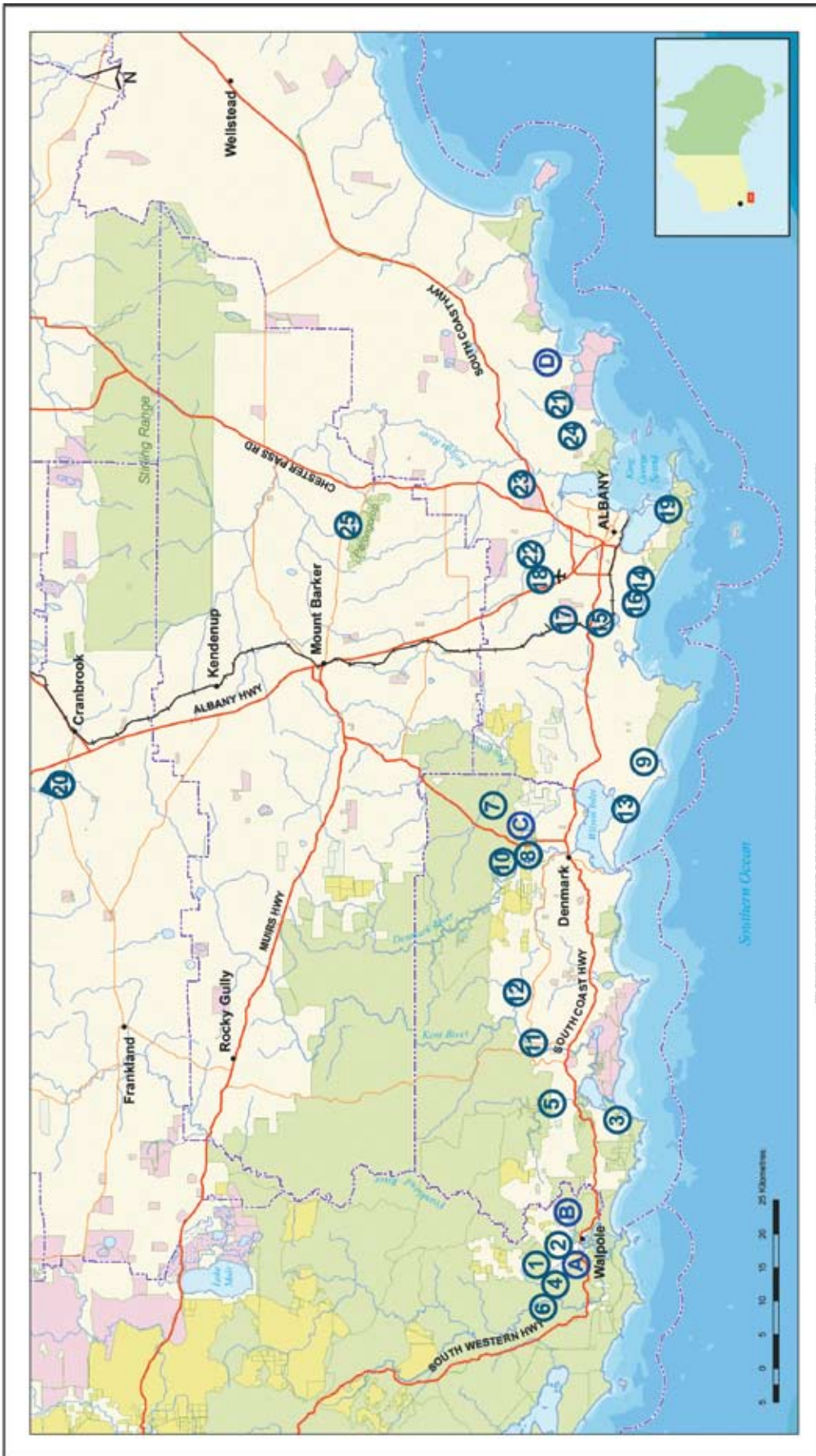
Where appropriate we will continue to develop local sources for local use. Of the 25 potential sources being assessed, we consider there are sustainable local source options for Walpole, Denmark and Albany that will be suitable to meet local demands ahead of any need to develop a regional water supply scheme.

Regional Water Sources: These are the larger water source options, typically with a supply capacity of more than 4 million kilolitres a year, that could potentially be developed for a future interconnected regional water supply scheme (to connect Albany, Mt Barker, Denmark and Walpole). Some of these options would also be suitable for meeting the future supply needs of Albany as a stand-alone scheme.



Mount Barker Lookout





THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT BUT IS NOT GUARANTEED. APPROXIMATE AND SUBJECT TO SURVEY.

Potential New Water Sources.



EXISTING WATER SOURCES			
<i>Walpole</i>	<i>Denmark</i>	<i>Albany and Mount Barker (Lower Great Southern Towns)</i>	<i>Regional</i>
<ul style="list-style-type: none"> Walpole River Weir A Butlers Creek B 	<ul style="list-style-type: none"> Quickup Dam C 	<ul style="list-style-type: none"> South Coast borefield 14 Angove Creek (Two Peoples Bay) D 	
WATER SOURCES CURRENTLY UNDER INVESTIGATION			
<i>Walpole</i>	<i>Denmark</i>	<i>Albany and Mount Barker (Lower Great Southern Towns)</i>	<i>Regional</i>
<ul style="list-style-type: none"> Samuels Brook Dam 1 Walpole Groundwater 2 	<ul style="list-style-type: none"> Mitchell River Pumpback 7 	<ul style="list-style-type: none"> South Coast borefield expansion 14 	
WATER SOURCES INCLUDED IN FUTURE SOURCES PORTFOLIO			
<i>Walpole</i>	<i>Denmark</i>	<i>Albany and Mount Barker (Lower Great Southern Towns)</i>	<i>Regional</i>
<ul style="list-style-type: none"> Additional Walpole 2 Groundwater Seawater Desalination 3 	<ul style="list-style-type: none"> Denmark River existing pipehead (contingency) 8 Seawater Desalination 9 	<ul style="list-style-type: none"> Marbelup Aquifer Storage and Recovery 15 Seawater Desalination 16 Marbelup groundwater 17 Northwest Albany groundwater 18 Limeburners Creek existing pipehead 19 	<ul style="list-style-type: none"> Marbelup Aquifer Storage and Recovery 15 Seawater Desalination 16
WATER SOURCES NOT INCLUDED IN FUTURE SOURCES PORTFOLIO			
<i>Walpole</i>	<i>Denmark</i>	<i>Albany and Mount Barker (Lower Great Southern Towns)</i>	<i>Regional</i>
<ul style="list-style-type: none"> Walpole River Dam 4 Bow River Dam 5 Deep River Dam 6 	<ul style="list-style-type: none"> Bow River Dam 5 Denmark River – new large dam 10 Kent River Dam 11 Styx River Dam 12 Nullaki groundwater 13 	<ul style="list-style-type: none"> Extension from Great Southern Towns Water Supply 20 Goodga River 21 Brackish desalination 22 Northeast Albany groundwater 23 Nanarup groundwater 24 Bolganup Creek existing Dam (retain as non potable supply for Porongurup) 25 	<ul style="list-style-type: none"> Bow River Dam 5 Deep River Dam 6 Denmark River Dam 10 Kent River Dam 11 Styx River Dam 12 Extension from Great Southern Towns Water Supply 20



LOCAL WATER SOURCES FOR WALPOLE

Existing Walpole Water Sources

A Walpole River Weir

The Walpole River is used as a run-of-the-river scheme, with water abstracted from a weir. The water quality is fresh, and is treated to remove colour and turbidity.

B Butlers Creek Dam

Butler's Creek Dam is located about three kilometres to the north east of Walpole, and was constructed in 1950 as the original town water supply source. All water is treated at the Walpole Water Treatment Plant.

Water carting

Water carting will continue to be considered wherever needed to meet peak holiday demand and in drought conditions.

Potential Future Water Sources

1 Samuels Brook (under investigation)

A dam could be constructed on Samuels Brook, about 8 kilometres north west of Walpole. Water Corporation is currently completing investigations and pursuing approvals for Samuels Brook. The current schedule is for this dam to be commissioned in 2014 if needed. Our preference is to

access local groundwater for Walpole's short to medium term requirements.

The sustainable yield of this source is around 250 megalitres (million litres) per year. There would be disturbance to vegetation through clearing and inundation of about 41 hectares. There are no registered indigenous sites within the affected area.

2 Walpole Groundwater (under investigation)

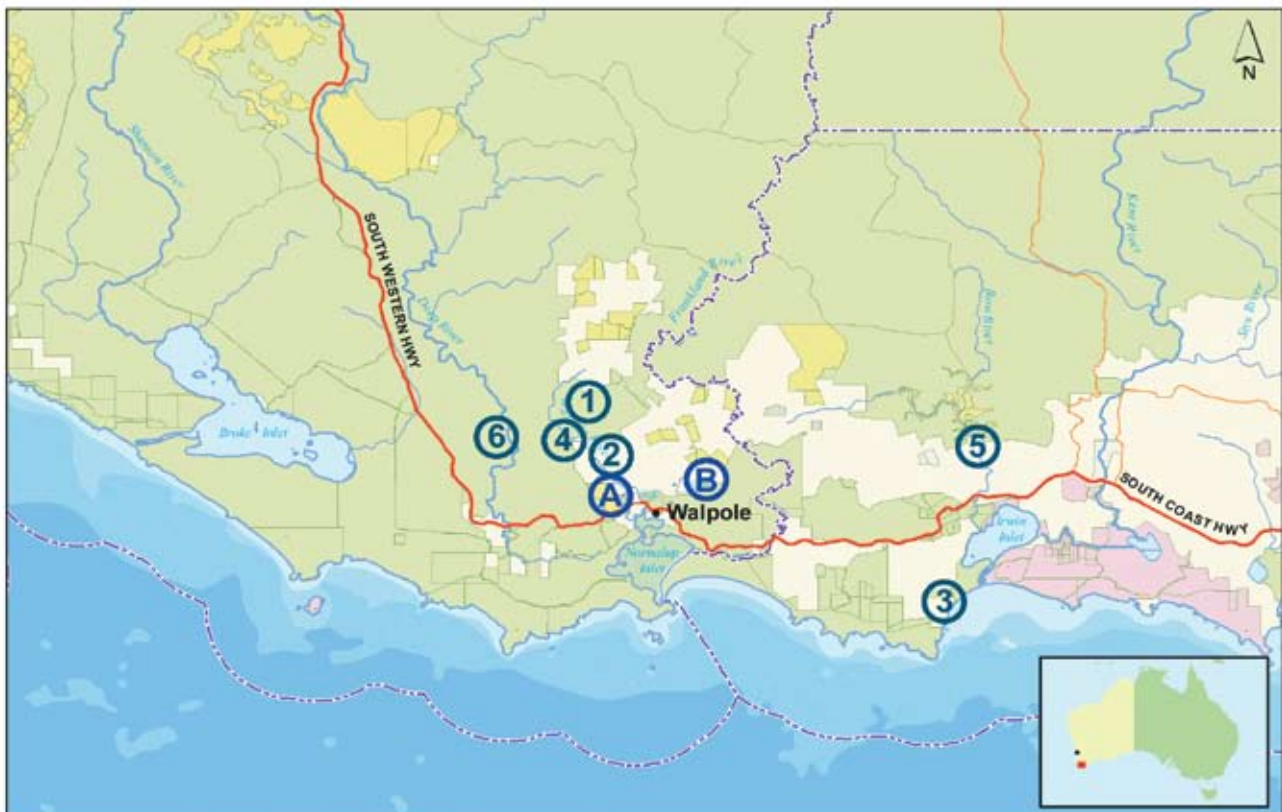
Following investigations of groundwater resources near Walpole, Water Corporation is currently bringing two bores on Swann Road into production, with commissioning due in mid 2011. There may be an opportunity to develop additional bores in the area in future.

The yield of this groundwater source will be evaluated after further investigation and performance monitoring.

3 Walpole – Seawater Desalination (included in future sources portfolio)

This option would require the construction of a seawater reverse osmosis desalination plant.

A possible location for the plant would be near Peaceful Bay, approximately 18 kilometres south east of Walpole town site. The treated water would be pumped through a



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Walpole study area.



pipeline to Walpole. See page 20 for more information on the desalination process.

**4 Walpole River Dam
 (not included in future sources portfolio)**

A new dam could be constructed on the Walpole River which is currently used for the Walpole water supply.

Most of the Walpole River reaches are not suitable for construction of a large dam. This factor, plus the unacceptable water quality risks arising from incompatible land use activity in the source catchment and/or the inadequate storage barrier provided by a small dam, make this option unviable.

**5 Bow River Dam
 (not included in future sources portfolio)**

The Bow River has potential for construction of a dam. The possible dam site is about 8 km upriver and about 20 kilometres east of Walpole. Because the catchment area of 200 square kilometres is only five per cent cleared, water quality is good. A dam on the Bow River would have a potential sustainable yield of about five to six gigalitres (billion litres) per year. This would be available after provision is made for water required by the environment and after making an allowance for a reduction in average rainfall.

Water Corporation has stated that it will not be including Bow River in its future sources portfolio.

**6 Deep River Dam
 (not included in future sources portfolio)**

While the Deep River has the potential for a dam to be constructed at one of a number of possible locations, with good water quality, it has a very high environmental value, particularly for its endemic fish species. The Deep and Shannon rivers are the only major rivers in the region whose catchments remain virtually uncleared, and have high wilderness values. For this reason, Deep River is not considered as a viable future source by Water Corporation.

WALPOLE	
EXISTING WATER SOURCES	
<ul style="list-style-type: none"> • Walpole River Weir ^A • Butlers Creek Dam ^B 	
WATER SOURCES CURRENTLY UNDER INVESTIGATION	
<ul style="list-style-type: none"> • Samuels Brook Dam ¹ • Walpole Groundwater ² 	
WATER SOURCES INCLUDED IN FUTURE SOURCES PORTFOLIO	
<ul style="list-style-type: none"> • Additional Walpole Groundwater ² • Seawater Desalination ³ 	
WATER SOURCES NOT INCLUDED IN FUTURE SOURCES PORTFOLIO	
<ul style="list-style-type: none"> • Walpole River Dam ⁴ • Bow River Dam ⁵ • Deep River Dam ⁶ 	



LOCAL SOURCES FOR DENMARK

Existing Denmark Water Sources

C Quickup Dam

A dam on the Quickup River is the sole water source for Denmark. Water Corporation is planning to raise this dam wall in the future to provide additional capacity to meet future water needs for Denmark.

Potential Future Water Sources

7 Mitchell River Pumpback (under investigation)

Water Corporation is currently discussing with Department of Water and Department of Environment and Conservation a proposal to construct a pumpback system on the Mitchell River.

This option involves the construction of a small weir structure to impound only sufficient water to secure daily abstraction. The preferred location, subject to the completion of environmental studies and approving agency consultation, is the existing gauging station site north of Denmark Mount Barker Road. The water would be pumped to Quickup Dam for storage.

The facility is anticipated to extract up to 10,000 kilolitres per day. The preliminary hydrological assessments indicate that the total annual volume abstracted would not exceed 700,000 kilolitres. Water would only be taken when the

stream flow was high enough and when storage forecasts for Quickup Dam indicate that pump back is necessary.

8 Denmark River existing pipehead dam (retained as contingency)

Water Corporation has an existing pipehead dam on Denmark River. For water quality reasons this source is not currently being used, although it is being retained as a contingency source. It is proposed that this source continues to be retained as an emergency backup supply.

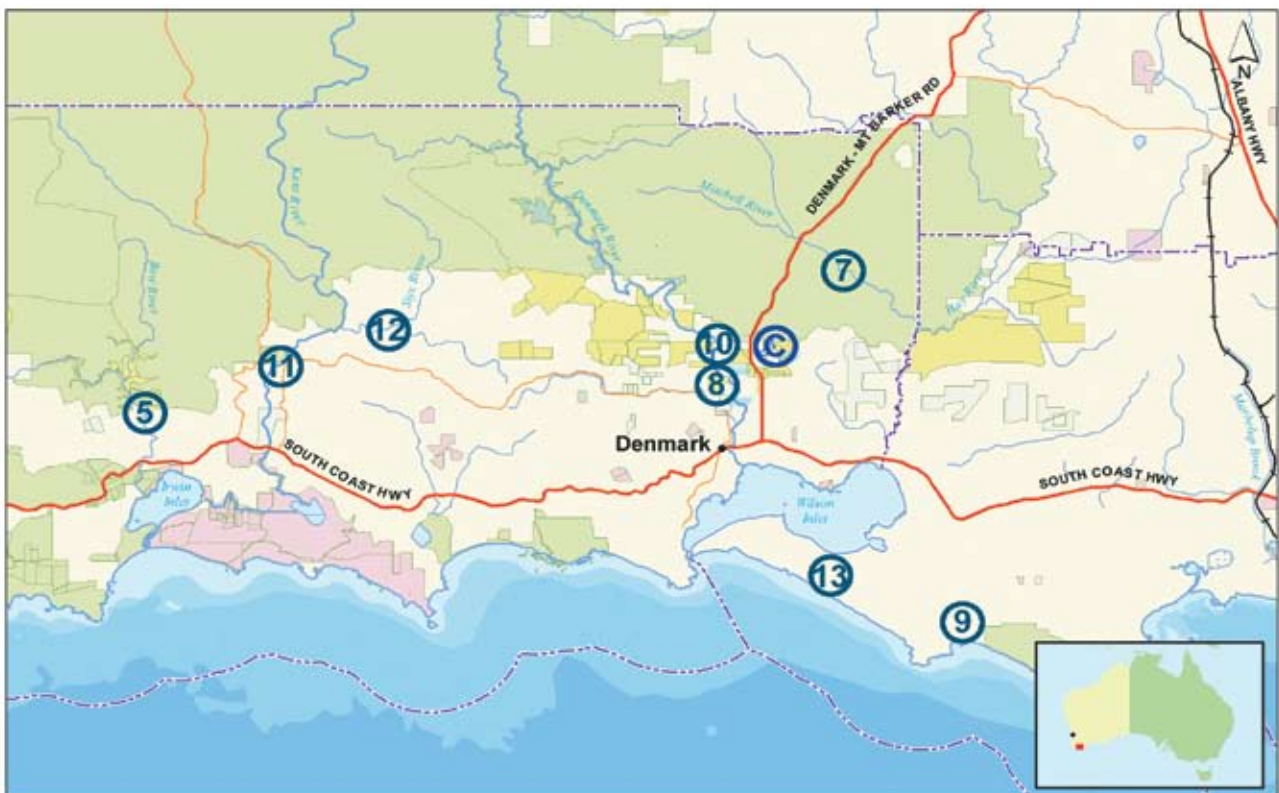
9 Denmark – Seawater Desalination (included in future sources portfolio)

This option requires the construction of a seawater desalination plant using reverse osmosis membrane technology.

One possible location for a seawater desalination plant is approximately 20 kilometres south east of Denmark while another potential site is located about 10 kilometres south west. The treated water would be pumped through a pipeline to existing Denmark storage infrastructure. See page 20 for more information on the desalination process.

10 Denmark River new Dam (not included in future sources portfolio)

Construction of a large dam on the Denmark River has been considered in the past, but the State Government



Denmark study area.

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Denmark Dam

announced in November 2009, that the damming of the Denmark and Styx Rivers would not be explored any further as water sources.

11 Kent River Dam (not included in future sources portfolio)

A dam could be constructed on the Kent River, however the river's high salinity levels would require advanced treatment, including desalination, and construction of substantial associated infrastructure. A yield of about 14 gigitalitres per year would be possible. Because of the high levels of water treatment required, this option is considered to be uneconomic.

Such a dam would also have major impacts, including extensive inundation of State forest and private land and potential environmental impacts on Owingup Swamp.

12 Styx River Dam (not included in future sources portfolio)

A dam of about 27 gigitalitres capacity could be constructed on the Styx River about four kilometres upstream of its confluence with the Kent River about 40 kilometres east of Walpole. The estimated sustainable yield of such a dam would be 6.5 gigitalitres per year.

As stated previously, the State Government announced in November, 2009, that the damming of the Denmark and Styx Rivers would not be explored any further as water sources.

13 Nullaki Groundwater (not included in future sources portfolio)

This option is based on development of a small borefield drawing from groundwater within surficial sediments located on the south east side of Wilson's Inlet near Denmark.

Very little information is available from which to build a detailed hydrogeological concept and there is little information on water quality or quantity.

Water Corporation considers that this water source is not suitable for development to meet the water needs of Denmark and that it would be best utilised to meet local self-supply needs.

5 Bow River Dam (not included in future sources portfolio)

The Bow River has potential for construction of a dam, however Water Corporation has already stated that it will not seek to develop Bow River as a water source. See page 16 for more information.

DENMARK	
WATER SOURCES CURRENTLY UNDER INVESTIGATION	
• Mitchell River Pumpback ⁷	
WATER SOURCES INCLUDED IN FUTURE SOURCES PORTFOLIO	
• Denmark River existing pipehead (contingency) ⁸	
• Seawater Desalination ⁹	
WATER SOURCES NOT INCLUDED IN FUTURE SOURCES PORTFOLIO	
• Denmark River	
- new large Dam ¹⁰	
• Kent River Dam ¹¹	
• Styx River Dam ¹²	
• Nullaki Groundwater ¹³	
• Bow River Dam ⁵	



LOCAL SOURCES FOR ALBANY AND MOUNT BARKER

Existing Water Sources

14 South Coast borefield

The existing South Coast borefield provides approximately 80% of the water for Albany and Mount Barker. As detailed below there may be scope to increase the amount of water abstracted from this borefield in the future.

D Angove Creek (Two Peoples Bay)

The Two Peoples Bay water source for public water supply was established about 40 years ago and comprises of two pipehead dams on Angove Creek about 30 kilometres east of Albany. Angove Creek provides about 20% of the water for Albany and Mount Barker.

Potential Future Water Sources

14 South Coast borefield expansion (under investigation)

The existing groundwater scheme at the Albany South Coast borefield (generally located between Princess Royal Harbour and the Wind Farm) could be expanded in several ways. New bores could be constructed within the existing borefield to improve its efficiency and output, and the borefield could be extended to new areas to the west.

Drilling to test the hydrogeology has already commenced and requires additional analysis to confirm the case of its sustainability before increased allocation could be granted. The new bores will pump to the existing headworks near Frenchman Bay Road. Groundwater production could be increased by up to 2 gigalitres per year in three phases of development.

A relatively small area of clearing would be needed. The impact on the environment is expected to be negligible.

15 Marbelup Aquifer Storage and Recovery (included in future sources portfolio)

Winter flow in Marbelup Brook could be collected by a small pipehead weir, treated and piped about 10 kilometres south east for storage in the underground aquifer at the South Coast borefield. It could later be pumped out as needed to meet higher water demand during summer.

This option has an estimated annual yield of 4.8 gigalitres.

Clearing would be required for a small treatment plant, pipework for recharge and recovery bores and infiltration basins (or bores) above the aquifer. Provision would be made to ensure that the water needed by the Marbelup Brook ecosystem was available.



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Albany and Mount Barker study area.



Marbelup Brook catchment area currently has a Drinking Water Source Protection Plan (Department of Water, Water Resource Protection Series Report No. 67).

**16 Albany - Seawater Desalination
(included in future sources portfolio)**

Seawater desalination for large scale public supply of potable water has successfully operated in Perth since 2006, and a second treatment plant is being constructed near Binningup. This technology could be used to supplement water supply for Albany.

Treated water from a plant using reverse osmosis technology could supplement and blend with the existing groundwater supply for eventual storage at the Mt Melville and Mt Clarence tanks in Albany.

With an unlimited supply of seawater, a desalination plant could, with sufficient treatment capacity, provide potable water at volumes required to help meet demand well into

the future. It is likely that capacity would be planned in stages to meet growing demand. Each stage could, for example, provide up to about four gigalitres of water per year.

Such a treatment plant with associated pipelines and access road would have a small physical footprint, with possibly less than two hectares of total clearing needed. Preliminary investigations along the south coast have been undertaken to identify possible areas where a desalination plant could be located. There are a number of locations which could be suitable. Further investigations will be undertaken on site selection if seawater desalination is considered as a preferred option.

There would be environmental advantages if renewable energy could be used. It is considered there would be no impact by the plant on social amenity or lifestyle.

Potential impacts on the marine environment from brine disposal would be managed by ensuring that the brine is dispersed rapidly to background ocean levels. This dilution is likely to be strongly aided by ocean conditions along the south coast.

Brine disposal has been operating successfully at the Perth Seawater Desalination Plant.

**17 Marbelup Groundwater
(included in future sources portfolio)**

This option would involve construction of a new borefield in the Marbelup Brook catchment about 20 kilometres north west of Albany. Water from the new borefield would need to be treated for iron and possible impact from agricultural activity within the catchment.

Groundwater from the new borefield would be pumped through 28 kilometres of new pipeline to the existing South Coast water treatment plant. Such a borefield, comprising about 10 bores, could have a yield of up to 1.5 gigalitres per year.

**18 Northwest Albany Groundwater
(included in future sources portfolio)**

A groundwater resource has recently been identified to the north and north west of Albany. More investigation including drilling is required to confirm its extent, potential yield and suitability for development as a long term drinking water source. Some drilling has already occurred in relation to supply for industry, resulting in private production bores on land owned by the Water Corporation.

The concept is to treat the bore water and inject it into the water main that supplies Mt Barker from Albany, thus replacing water currently supplied from Albany. There could be further development of this groundwater resource in future to provide additional supply to Albany.





Mt Melville Tank.

**19 Limeburners Creek
(included in future sources portfolio)**

This option would see a currently disused Albany water source upgraded and reactivated. The scheme consists of a small pipehead dam to collect streamflow on Limeburners Creek just south of Little Grove and send it via a pipeline to a storage facility a few kilometres to the north. The scheme was constructed in the 1960s but went out of use in 1999 because of high iron levels and turbidity.

The suitability of the existing gravity flow pipeline needs to be investigated. Otherwise a new pipeline of 250 mm diameter about 8.4 kilometres long will be required together with a new water treatment plant in order to reactivate the scheme.

Water Corporation retains an allocation licence for abstraction of 200 megalitres per year for this scheme, and it is assumed that a yield of this magnitude could be achieved in future.

As this pipehead dam already exists there would be little further impact on the environment unless a new pipeline to the South Coast headworks site is required, in which case very minor clearing would be needed. Substantial further clearing would occur if a new dam and pumping station needed to be constructed.

20 Extension from Great Southern Towns Water Supply (not included in future sources portfolio)

This option would require the construction of a 370 kilometre long pipeline from Harris River Dam to Albany. The capacity of Harris Dam would have to be augmented from a new water source, perhaps Collie groundwater, to meet the increased demand from this extension.

This option is not considered viable for economic and environmental reasons.

21 Goodga River Dam (not included in future sources portfolio)

There is potential to construct a small pipehead dam on the Goodga River east of Albany which flows into Moates Lake about 7 kilometres west of Two Peoples Bay. Raw water could be collected during winter flows and pumped to an existing water treatment plant at Lower Pool, Angove Creek, from where a pipeline runs to Albany.

However, this would involve high levels of environmental and operational complexity largely due to the presence of an endangered species of fish in the river and the need for a complex water treatment process to maximise production. Raw water quality is poor due to incompatible activities in the catchment, such as piggeries, and extensive clearing.

It is expected there would be an impact on the habitat of the western trout minnow which is listed by the Commonwealth as 'critically endangered', and by the State as 'rare or likely to become extinct.'

Potential yields from this source have not been established by recent assessments of river flow rates, however an estimate of 0.8 gegalitres per year has been made.

For these reasons, this option is considered unlikely to proceed.

**22 Brackish Desalination
(not included in future sources portfolio)**

There are limited opportunities for large scale desalination of brackish water in the Albany area. One possible source is the King River which has a moderate level of salinity and



a relatively high nutrient load. It is not a preferred source of drinking water, even with treatment, due to urban development within its catchment area. A possible sub-option is to use the treated water to recharge the aquifer at Werillup, thereby gaining additional 'treatment' benefit from passage and detention in the aquifer, and to redraw the water in summer when demand is at its highest. Annual yield could be up to six gegalitres.

Long term amenity and lifestyle would be reduced due to restrictions on activities within drinking water catchments. Construction and operating costs would probably greatly exceed the costs for other groundwater options in the Marbelup-Werillup area and therefore this option is unlikely to be pursued.

23 North East Albany Groundwater
 (not included in future sources portfolio)

This option is based on development of a borefield in an area approximately 18 kilometres northeast of Albany which potentially contains potable groundwater.

The recharge area has predominant land uses of agricultural and plantations. There is no current source protection activity undertaken in this area.

The potential yield of this source is not well understood.

This is not a preferred source option for Water Corporation for water quality and economic reasons. This source may be best utilised to meet local self-supply needs.

24 Nannarup Groundwater
 (not included in future sources portfolio)

This option would involve abstracting groundwater from a new borefield near Nannarup and feeding it into the water supply system, probably at the Two Peoples Bay Water Treatment Plant ten kilometres away.

A nearby waste disposal facility and presence of agricultural chemicals, particularly used by potato growers, pose a low-medium risk for water quality. The potential yield of water from this borefield is not yet known. Initial investigations indicate that a total yield of up to 350 megalitres per year could be achieved.

This option could have impact on the environment including a waterway and wetlands, and bore abstractions would need to be managed to minimise this and conform to environmental conditions. Some clearing of vegetation would be required around bore sites and along collection and distribution pipeline routes.

25 Bolganup Creek Dam
 (retained as non potable source)

This option would involve converting 'non potable' water to high quality drinking water to supply Mt Barker via an existing supply system sourced from the small Bolganup

Creek Dam about 25 kilometres east of the town. The system, commissioned in 1957, currently supplies 'non potable' water to local farmlands and the town of Porongurup. It ceased to supply drinking water to Mt Barker when a new improved supply from Albany was provided in 1979.

A treatment plant could be constructed to provide drinking quality water from Bolganup Dam to augment the Albany supply.

The Bolganup Dam system is licensed to produce about 200 megalitres of water per year, however the sustainable volume may be as low as 50 megalitres. As this is an existing scheme, there would be no further impact on the environment or indigenous sites. However, there would be a loss of potential water supply for irrigation purposes and loss of potential use of the Bolganup Dam for recreation activities.

Bolganup Dam will be retained as the water source for non potable supply for local farmlands and the town of Porongurup.

ALBANY AND MOUNT BARKER LOWER GREAT SOUTHERN TOWNS	
EXISTING SOURCES	
<ul style="list-style-type: none"> • Angove Creek (Two Peoples Bay) ¹⁰ • South Coast Borefield ¹⁴ 	
WATER SOURCES CURRENTLY UNDER INVESTIGATION	
<ul style="list-style-type: none"> • South Coast Borefield expansion ¹⁴ 	
WATER SOURCES INCLUDED IN FUTURE SOURCES PORTFOLIO	
<ul style="list-style-type: none"> • Marbelup Aquifer Storage and Recovery ¹⁵ • Seawater Desalination ¹⁶ • Marbelup groundwater ¹⁷ • Northwest Albany groundwater ¹⁸ • Limeburners Creek existing pipehead ¹⁹ 	
SOURCES NOT INCLUDED IN FUTURE SOURCES PORTFOLIO	
<ul style="list-style-type: none"> • Extension from Great Southern Towns Water Supply ²⁰ • Goodga River ²¹ • Brackish desalination ²² • Northeast Albany groundwater ²³ • Nannarup groundwater ²⁴ • Bolganup Creek existing Dam (retain as non potable supply for Porongurup) ²⁵ 	



NEW SOURCES WITH POTENTIAL FOR USE AS REGIONAL SOURCE

Water Corporation continues to plan for the possibility of a regional scheme. It is most likely that the towns of Frankland, Rocky Gully, Denmark and Walpole will continue to have their water needs, met by their existing sources and the development of additional local sources as required for at least the next 30 years

Eight sources were identified which were sufficiently large enough to be part of a regional water supply. Only two of these are considered viable Marbelup Aquifer Storage and Recovery and Seawater Desalination.

The map below shows an indicative regional water supply scheme based around extending the existing Lower Great Southern Towns Water Supply. The extension from Kendenup to Cranbrook could occur within the next 5 to 10 years as the existing source for Cranbrook reaches its capacity.

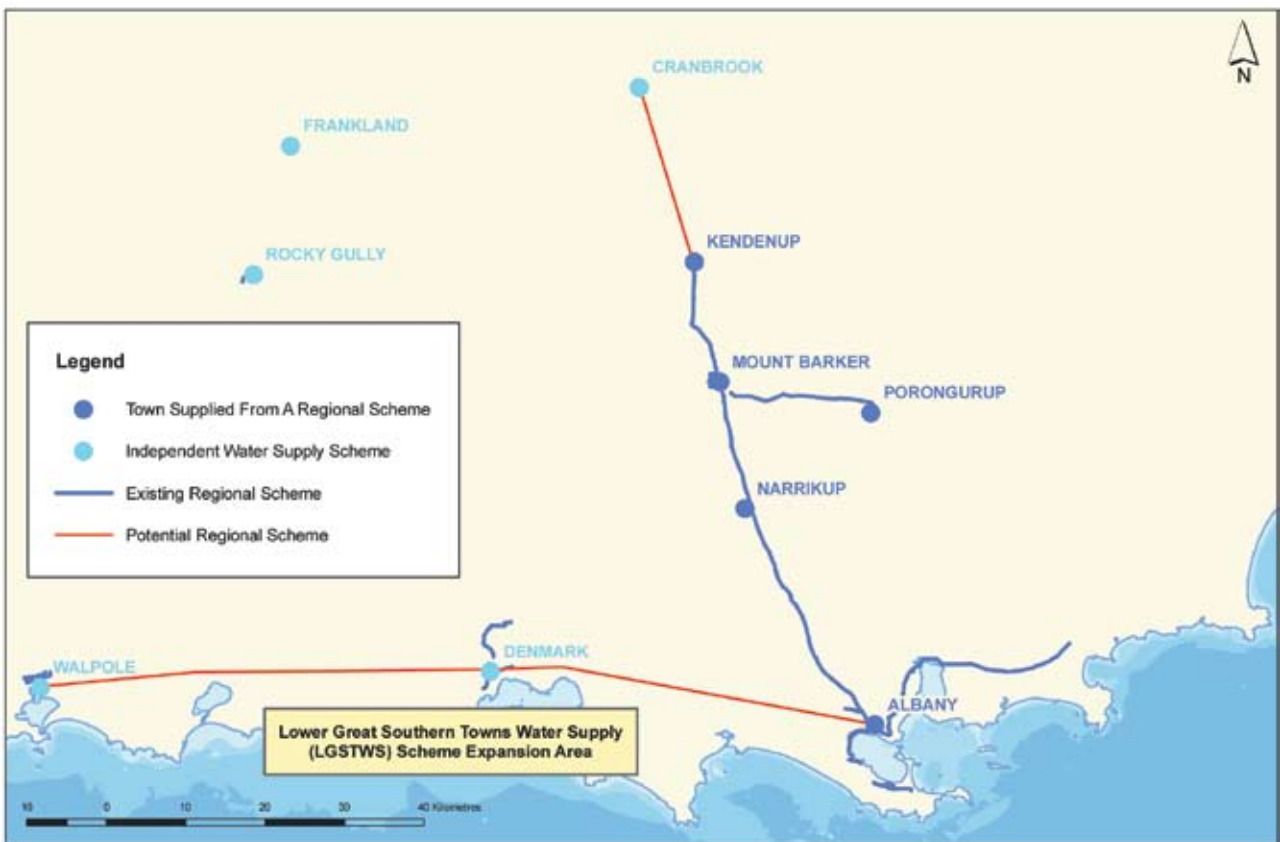
REGIONAL

WATER SOURCES INCLUDED IN FUTURE SOURCES PORTFOLIO

- Marbelup Aquifer Storage and Recovery 15
- Seawater Desalination 16

WATER SOURCES NOT INCLUDED IN FUTURE SOURCES PORTFOLIO

- Bow River Dam 5
- Deep River Dam 6
- Denmark River Dam 10
- Kent River Dam 11
- Styx River Dam 12
- Extension from Great Southern Towns Water Supply 20



Indicative Regional Water Supply Scheme.





FINALISING THE PLAN

FINALISING THE PLAN

Comments are invited on this plan up until 17:00hrs on Friday 23rd July 2010. After this date amendments and further consultation will continue, with the final report due to be launched in August 2010.



Water Corporation Albany Office







INSIDE BACK COVER



Lower Great Southern

water resource development strategy

Helping to achieve a secure water supply on the south coast

June 2010



Looking after all our water needs

Lower Great Southern water resource development strategy

Helping to achieve a secure water supply on the south coast



Looking after all our water needs

Department of Water
June 2010

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Professional advice should be obtained before applying the information contained in this document to particular circumstances.

More Information

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1 Executive summary

1.1 Purpose of this strategy

Albany, Denmark and Walpole need to find new water sources to meet existing demand as well as satisfy future growth predictions. Finding the next source to provide short- and long-term needs has become a priority for Government¹. Both the Water Corporation as the service provider, and the Department of Water as the state's water resources manager, need to solve this problem.

The Water Corporation has begun a process, to develop options through its *Water Forever* initiative.

The Department of Water (the department) has been undertaking research and planning for a future water source for a considerable time. It has prepared this strategy to provide advice to stakeholders as identified below.

¹ Throughout this strategy the term 'Government' is capitalised to denote the Government of the day, as opposed to the broader administration.

Advice to Government

This strategy:

- provides independent advice to Government on water source development within the Lower Great Southern region (Figure 1).

Guidance to Water Corporation

This strategy:

- provides a framework to guide source development, and explains the department's expectations for each stage of planning
- provides statements that service providers need to consider when proposing new source options.

Advice to the community

This strategy:

- provides the community with the broader government perspective of source development and helps explain the department's likely position on new source options
- helps the community understand how water resources will be developed so they can be confident in the decisions made about their water security, local environment and water resources
- provides an opportunity for input while recognising that the department, water service providers, the government as a whole and the community all have a role in new source development.

Inform future management and planning

This strategy:

- explains the department's regulatory and planning role as the state's water resource manager.
- informs future management and planning such as allocation plans, source protection plans, salinity recovery plans, and land-use advice.

The strategy identifies three phases of planning required for water resource development and details the issues and information expected for each of these phases.

1.2 Summary of advice on water source development

The following statements summarise the specific statements of advice identified throughout the document. The remaining document provides information to support these position statements.

Considered collectively, these position statements should guide the Water Corporation and Government in planning and decision making on new water source options in the Lower Great Southern region.

Assisting responsible development

1. Sources with demonstrated high ecological values should, generally, be left in their natural state and not be developed. Substantial social or economic grounds would be required before consideration of new water source development in the high-value areas identified in Appendix B.
2. Risk assessment of potential new sources will be undertaken to inform decisions on acceptable impacts to the environment. Sufficient time for investigation and assessment should be included in any development plan.
3. Where additional fit-for-purpose water is available from existing sources it should be used before new sources are developed in order to minimise environmental impacts.
4. Sources with lower environmental risk are preferred over those with a higher risk.
5. The wider environmental impacts of potential new sources must be considered and fully account for carbon footprints (energy requirements) associated with source

development and maintenance (e.g. plant sites and long distance pipelines). The Environmental Protection Authority may decide to consider such issues in any assessment of a development.

6. Increased levels of management, including monitoring, reporting and compliance need to be introduced as water demand escalates (placing pressure on water availability) to ensure responsible development and ongoing use.

Improving supply security

7. Security of supply means appropriate planning and approval mechanisms are considered in an integrated way for short-, medium- and long-term options.
8. Reliability of a source must be included in determining the sustainability of an option.
9. Long-term planning (25 years) should include investigation, approval and development timelines. Planning must recognise that despite detailed assessments, some water source options may become unviable due to improved technologies, regulatory decisions over time, or changes to water availability. In that event, alternative or replacement options must be available. In addition, options discarded during the analysis phase may become viable in the future. Long-term plans should be reviewed at least every five years to adapt to new information from investigations and changes in demand.

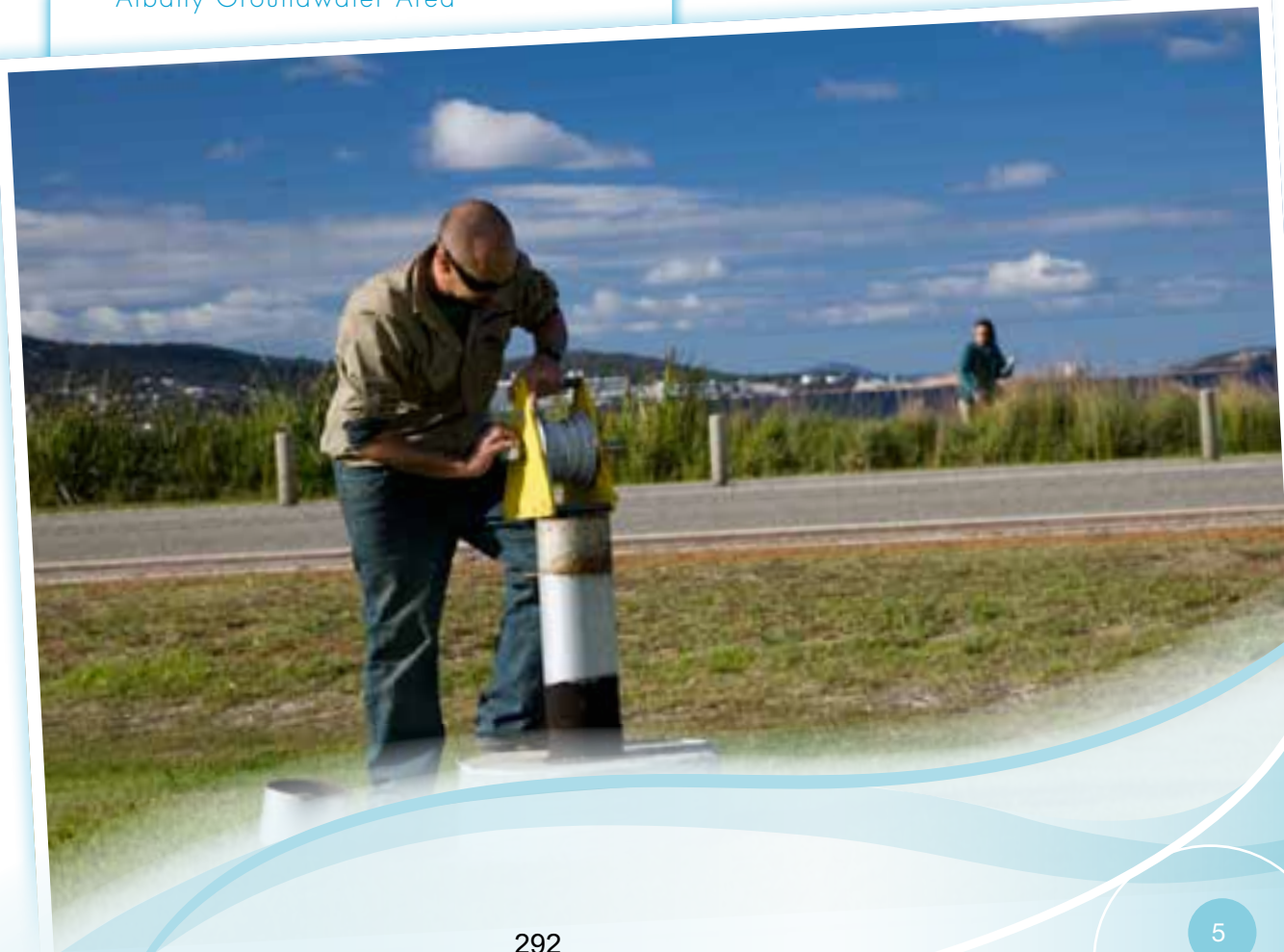
10. Contingency options must be included in water source development plans to cater for circumstances where existing supplies are not adequate.
11. The department will permit temporary licensed extraction beyond allocation limits (over-allocation) as a contingency option only when there are short-term and acceptable impacts and where all reasonable demand-management and supply options have already been adopted (including temporary trades from private users if possible).
12. Reducing water use is considered better for the environment and preferred by the community rather than developing new major sources. Cost-effective demand-management options should be preferred over (or at least complement) new sources for short- or medium-term options.
13. Appropriate management and monitoring programs need to be put in place to minimise the risk to:
 - the environment
 - other users
 - the long-term sustainability of the resource.

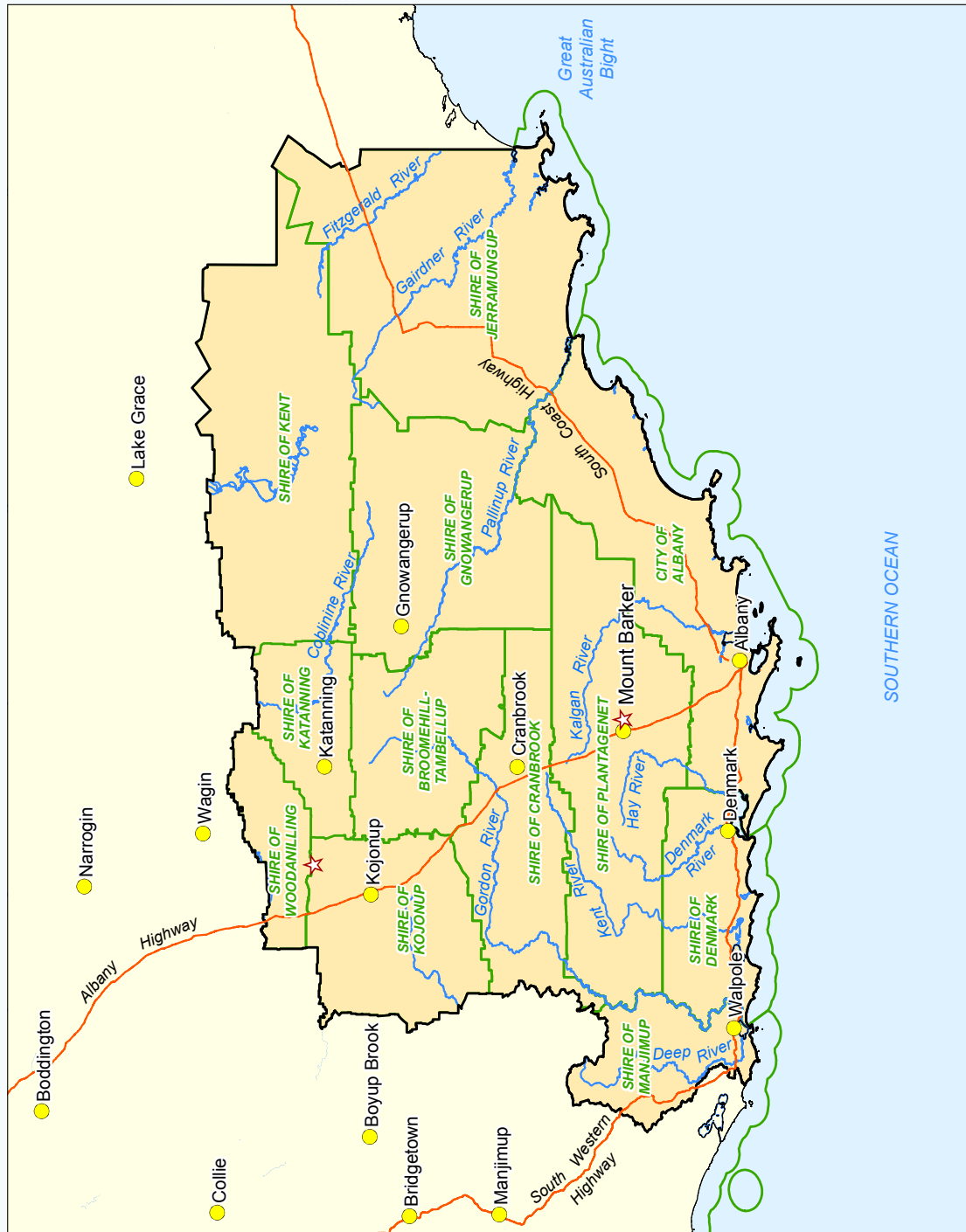
Providing guidance for planning and developing water sources

14. Integrated land and water planning is to be fully supported across all levels of government to allow the development of adequate, cost-effective and sustainable water supply sources to meet future water demand resulting from regional growth, local development and planning requirements.
15. All reasonable water source options are considered and include:
 - improved efficiency
 - non-scheme options such as rainwater tanks
 - groundwater and surface water (dams and other diversion measures)
 - recycling
 - desalinisation.
16. The true and total capital and operational costs of new sources or demand-management options must be considered, to enable a full understanding and comparative assessment. Options must include supporting costs such as power provision, especially where 'new' power supplies are required.
17. Fit-for-purpose use of water needs to be properly considered. This includes using treated wastewater for new commercial or industrial demands where appropriate, rather than developing a new source of fresh water for that purpose.

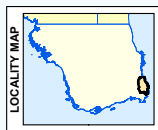
18. Water efficiency initiatives must be demonstrated in any development strategy for new sources.
19. New major public water supply dams on the Styx River and Denmark River that affect existing agricultural land use are unlikely to be supported.
20. Decision-making on source options needs to acknowledge that a water resource (river system or groundwater) may offer different options, depending on scheduling (short-, medium- and long-term), proposed extraction regime, location, costings, environmental risk and impact on existing land uses.
21. Investment in water treatment and land management needs to be an important consideration in the evaluation of supply options. For example, the use of the existing Denmark pipehead should be carefully scrutinised as part of the short- and medium-term supply options for Denmark. At times, water treatment may be preferable to the development of new sources, particularly if these have high environmental value. Advice from the Department of Health will be sought on this matter.

Albany Groundwater Area



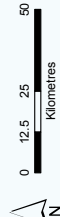


Great Southern Regional Water Plan Boundary



LEGEND

- Regional water plan boundary
- Local government authorities
- Towns
- Aboriginal Communities
- Highway
- River



Data and Publication Information
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SOURCES
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 Local Government Authorities - DJI - 2006
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 Aboriginal Communities - DJI - Current
 Road Corporations Landmarks - Current
 Rivers - DJW - 2007

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Figure 1
 Study area

2 Introduction

Some towns in the Lower Great Southern region (Figure 1) are experiencing potable water shortages. In several areas, existing water sources are being fully used and, in some cases, temporarily overused, to avoid more severe sprinkler restrictions. On top of this, the region's projected economic and population growth is expected to further increase demand for water, particularly for urban water supply and potentially for new industrial projects.

The department wants to make sure that the gap between demand and supply is met now and into the future. This needs to happen as a matter of urgency in a responsible manner.

With increasing water demands, there is often not enough water available at low environmental risk to meet all users' needs at the same time. Choosing a water supply becomes more difficult when its use has negative ramifications, such as damage to the environment or an increase in supply cost.

The department is keen to ensure that decisions made on and options for water source development are well informed, transparent and scrutinised so that Government and the community can be confident that independent advice informs the provision of water². Supplying water of appropriate quality to population centres is an expensive activity, and given that water bills are subsidised in most areas of the state, demonstrating value for money to Western Australian taxpayers is an important consideration.

The department has been managing, planning and undertaking research for future water source for a considerable time and now needs to advise and inform on the next steps in the process.

2.1 How our future water supplies are developed

What's happening right now?

The department has carried out a broad assessment and targeted scientific investigation into understanding water resources and determining their availability for public water supplies. Secondly, progress has been made on the policy and planning framework necessary to inform Government and the community, as well as guide water service providers, such as the Water Corporation, towards developing the chosen new source.

To understand how this strategy forms a part of the process, it is important to clearly detail the different roles and responsibilities between the Water Corporation and the department with regard to public water supplies.

² This was a clear finding of the Economic Audit Committee Final Report October 2009 and similar to the purpose of the Perth Water Forever Science Panel.

Role of the Water Corporation

The Water Corporation is the main provider of public water supplies in the Lower Great Southern region. Through its *Water Forever* initiative, the Water Corporation is planning the future delivery of major public water supplies in the region. In Perth this initiative was successful in developing – in collaboration with the community – a long-term strategic picture for meeting future water demand.

The Lower Great Southern community has the same opportunity to influence the future of its water supply. The Water Corporation has undertaken community consultation that has included:

- briefing key stakeholders such as local and state government bodies
- meetings with property owners
- a water efficiency forum in Albany
- public forums in Albany and Denmark on plans to develop new water sources.

Role of the Department of Water

The department manages water by:

- providing a water planning framework for the state (Figure 2)
- providing and improving on the science and knowledge of our water resources
- advising Government on sustainable management of water resources and on water service provision
- licensing how water is taken and used
- considering impacts to water resources from planning and development proposals
- on-the-ground works to improve catchments
- protecting the quality of drinking water sources.

Water planning framework

Figure 2 shows the state’s planning framework. The department develops strategic plans, (e.g. regional water plans) which address the most important and long-term water resource management issues specific to a region. Strategic water issue plans, such as this document, are also developed to deal with urgent issues.

Informed by this strategic layer of planning are the more operational water management plans that guide various water management activities specific to a region. These ensure that water management activities are linked for better decision-making and include plans for water allocation, drinking water source protection, and drainage, waterways and floodplain management. The department’s website www.water.wa.gov.au has more information on these plans.

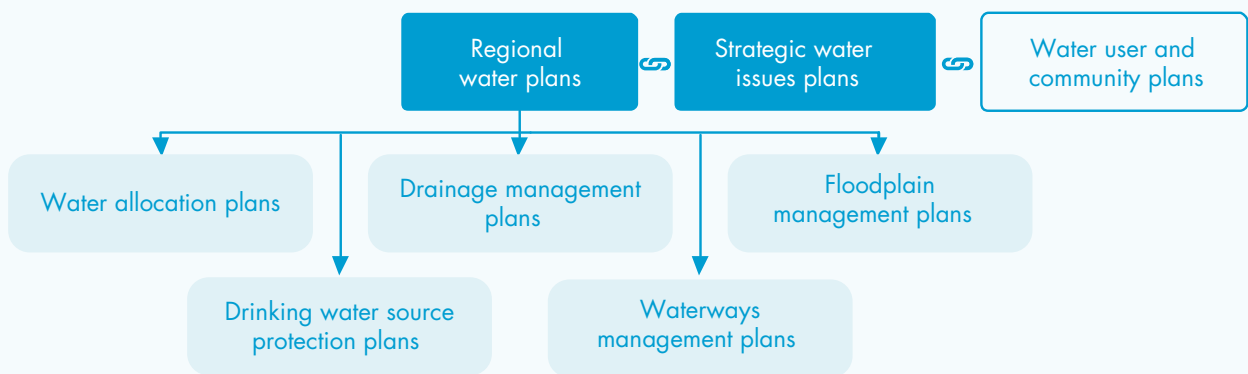


Figure 2
Western Australian water planning framework

Due to the region’s urgent water supply issues, the department has developed this water resource development strategy to focus on the issue of achieving secure water supplies for the Lower Great Southern region. Elements of this strategy will be included in and complement other components of a Great Southern regional water plan including water allocation; waterways, drainage and floodplain management; and water source protection. The development of the Great Southern regional water plan is expected to follow this strategy’s implementation.

Next steps of planning

A decision on the next water source to be developed will need to follow three distinct planning phases.

Phase 1 – strategic planning

This involves broad assessment of all potential source options considering the ecological, social and economic values and risks of source development within a regional context. This document forms part of the first phase.

Phase 2 – detailed planning

Phase 2 focuses on specific options for detailed planning and investigation. Any source development would need to be consistent with the outcomes of this phase of planning. The water quantity proposed to be taken must be within sustainable yields and comply with the rules for extraction. The department will provide detail on requirements in either an allocation plan or a licensing strategy. The Water Corporation will develop a scheme source development plan to demonstrate how it will meet these requirements.

Phase 3 – option delivery

The final phase involves the development of a specific source. The department will set up the management regime for use of the approved source. This may require a license to take water, issued by the department, and an operating strategy to be prepared by the water service provider. The proposal may also need specific environmental assessment by the Environmental Protection Authority.

Throughout and after these three phases of planning, Government may require additional information, give approval or impose conditions on the proposed source option.

2.2 The current status of water supplies

To assess why water planning in the region is important, the department has examined current supplies and future demands. Table 1 below shows the water supply provider for each town in the region. The Water Corporation is the region's biggest water service provider.

Water service provider	Towns
Water Corporation	Wellstead, Albany, Denmark, Walpole, Cranbrook, Frankland, Kendenup, Mt Barker, Narrikup, Northcliffe, Porongurup (non-potable) and Rocky Gully
Self supply	Manypeaks, Nornalup, Bow Bridge, Redmond, Tenterden
Shire of Denmark	Peaceful Bay (non-potable)
Shire of Manjimup	Windy Harbour

Table 2 shows the Water Corporation's water source for supplying each town, its capacity and recent water use.

The Lower Great Southern town water supply scheme (LGSTWSS) uses most of the water in the region, accounting for over 80 per cent; with Denmark the next highest user. Current allocated sources for the LGSTWSS, Denmark and Walpole schemes are fully used in some years due to increasing demand and reduced streamflow. The Water Corporation is resolving Cranbrook and Frankland's future water source issues independently because these are supplied by bitumen catchments, which the department does not regulate.

The sources for the LGSTWSS, Denmark and Walpole are important to the department, because they are either licensed e.g. the LGSTWSS or they are in locations that could potentially affect environmental values or water users.

Table 2
 Town water usage and source capacity

Town	Water source	Capacity/ licensed use (ML/a)	2003 -04	2004 -05	2005 -06	2006 -07	2007 -08	2008 -09
Cranbrook	Bitumen catchment	110	42	58	31	42	30	30.9
Denmark	Quickup	450 (typical annual volume)***	314	361	317	400	408	465
	Denmark pump- back	400 (contingency)						
Frankland	Bitumen catchment	32	12	16	13	14	13	11.2
Walpole*	Butlers Dam	27 (yield)	-	71.9	72.6	70.7	67.8	75.8
	Walpole River	62 (yield)						
Wellstead	Bitumen catchment	8	1.51	1.88	1.56	2.31	1.66	1.39
Rocky Gully	Bitumen catchment	46	6.21	9.31	5.52	6.58	5.69	6.8
Northcliffe	Storage dams		-	18.96	20.1	-	16.23	
LGSTWSS (Albany, Narrikup, Mt Barker, Kendenup and Porongurup)	Albany borefield	3950	3311	4198	4055	4493	4172	3728
	Angove Creek	1600	1281	801	874	763	508	829
	Bolganup Creek (non-potable)	200	142	36	19	45	131	66
	Limeburners Creek	200	0	0	0	0	0	0

Sources: ECS 2005; Water Corporation 2008a; WC 2008b, WC 2009; DOW 2007 and Buckley 2009

ML/a is megalitres per annum, a megalitre is a million litres or 1,000 kilolitres. There is also 1 000 ML in a gigalitre

*Most of the water comes from Butlers Dam with the Walpole River only used to make up the shortfall over the summer months. In summer, river flows are typically very low and in some recent years have stopped completely, forcing the Water Corporation to cart water to supplement supply

*** This is a typical volume into Quickup Dam but in some years flows are low and volumes can be lower. To make up shortfalls in recent years the Water Corporation has carted water or used the Denmark River pump-back.

The department recently assessed future demand for water from all industry sectors and for public water supply over the next 20 years to 2030 (Table 3). The results of that work highlight the significance of future demand for public water supply in the region.

Albany, Mt Barker and Denmark are projected to have 96 per cent of the region’s population growth, with a corresponding increase in water demand of 50–60 per cent from current public water supply figures. Although Walpole is not expected to have significant population growth, tourism has been growing and placing pressure on water supplies over the summer, resulting in the need to cart water into the town. Summer peaks in demand are expected to continue, triggering the need for a new source in Walpole.

Table 3
Projected increase in population growth and water demand in key localities in the Albany to Walpole area over the next 20 years³

Locality	Population ⁴	Urban water	Other (non-public water supply)
Albany	2.5% increase per year	2.25 GL	35.2 GL ⁵
Denmark	2% increase per year	0.3 GL	
Mt Barker ⁶	1.5% increase per year	Minor growth	
Walpole	Negligible	Tourism impacts on water demand over summer	

3. Based on projections reported in the Great Southern water services plan (Department of Water 2006).
4. Based on projections reported in the Great Southern water services plan and advice from Local Government Officers 2010. It is noted that these figures are subject to change. (Department of Water 2006).
5. Based on Great Southern Development Commission information on potential industrial demands in the region. Note that this is maximum demand based on significant industrial/mining development in the region.
6. Shire Planner May 2010

Kalgan picnickers



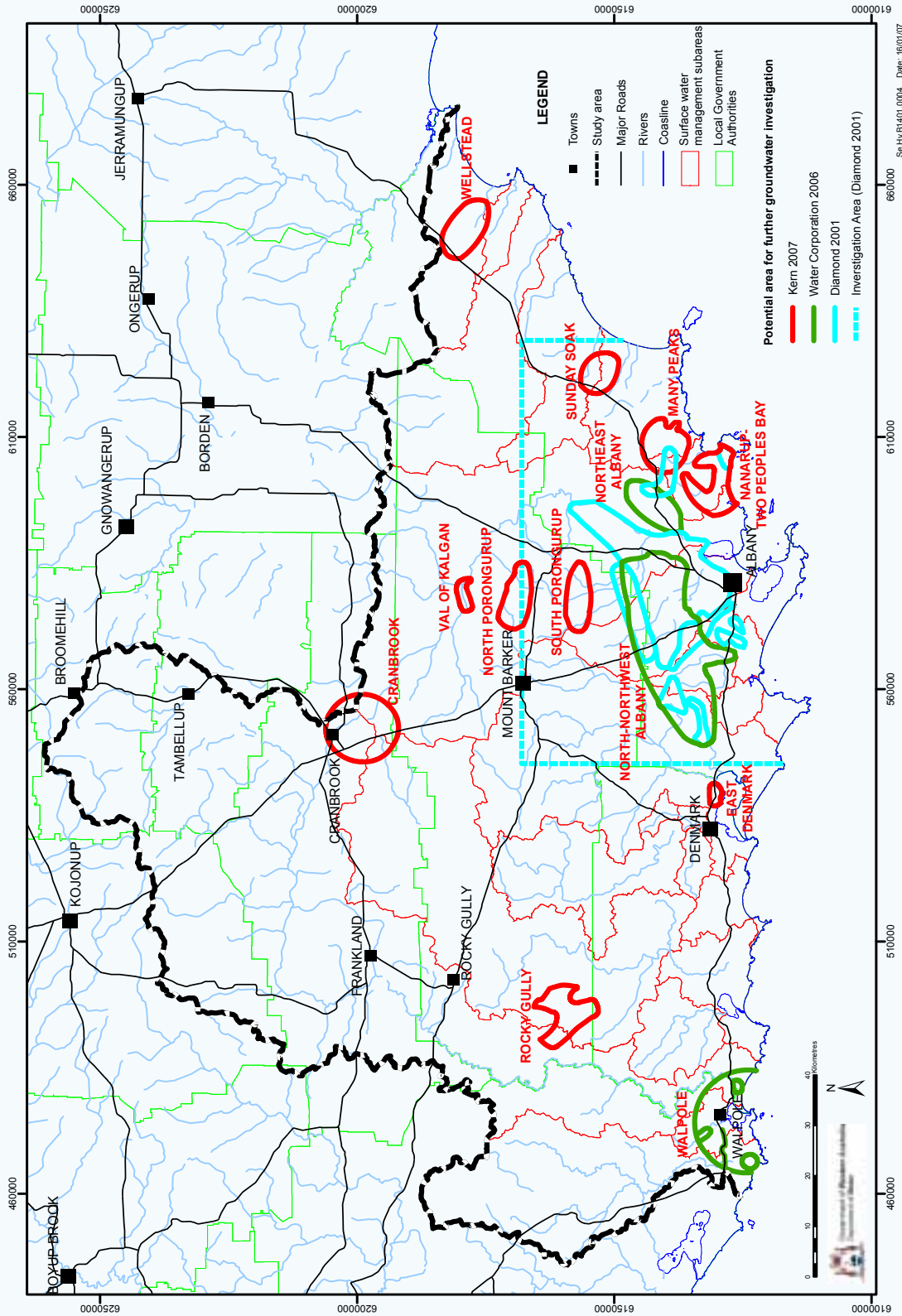


Figure 3
 Potential groundwater areas (Kern 2007)

Water resources assessment pre-feasibility

The department has recently completed several studies on the region's water resources to assess current water values and issues (Department of Water 2010). The results of the studies include:

- projected increases in demand
- potential water sources showing approximately 10 groundwater zones with potential for further investigation and 15 rivers with potential as water sources on the basis of yield, quality and practical ability to use the source
- a preliminary assessment of the ecological values of river systems in the Lower Great Southern identifying 24 high-value areas (see Appendix B)
- a summary of Aboriginal cultural values including an up-to-date list of significant sites in each catchment, key spokespeople and the values of water to Aboriginal people in the area
- an assessment of the effects of climate change showing current declines in streamflow and the projected impacts of reducing rainfall.

The department did this work to provide the Water Corporation with the necessary information about the location of possible water sources, potential constraints on their development and use and/or the likelihood of success. It provides a pre-feasibility assessment of the system to guide further investigations. Any proposed use of those resources now requires a feasibility study. Resources proven to be adequate would require the appropriate design and approvals.

Pattern of reducing rainfall

A change in rainfall can result in a significant change in the availability of water resources. In the surface water systems of south-west Western Australia, changes in rainfall often cause significantly greater changes in streamflow. This has consequences for water availability and the feasibility of certain sources into the future.

Between 1975 and 2003 and 2003 and 2006, average rainfall declined up to 12.7 and 13.2 per cent respectively across the region. The department analysed four catchments between Walpole and east of Albany, which showed a significant decline in streamflow in the same period. In recent times there have been streamflow reductions of up to 20–33 per cent in some catchments.

The department also looked closely at the Denmark catchment (see Figure 3), which involved detailed modelling to predict the potential decline in streamflow under three different carbon emission scenarios. Modelling demonstrated that over the next 20–80 years, streamflows could reduce by an additional 11–33 per cent. Therefore possible dam sites on any river in the area, both small and large, need to be considered carefully to ensure they will continue to capture enough water into the future without unacceptable reductions in streamflow.

3 Addressing our key water resource issues

In helping to achieve sustainable sources and security of supply, the department's advice has three objectives:

Objective 1 — Assisting responsible development

Objective 2 — Improving supply security

Objective 3 — Providing guidance for planning and developing water sources

This strategy:

- uses the water resource assessment information that has been gathered over the past few years to help water resource development.
- complements the *Water Forever* initiative to inform the community about the planning phases for water source development.
- ensures a streamlined and high quality decision-making process is undertaken at the end of the planning stage.

The department anticipates that the communication associated with this document will also assist community understanding of the process.

The department will use this strategy to provide input to new water resource proposals, including the Water Corporation's *Water Forever* initiative.

3.1 Objective 1 – Assist responsible development

The Lower Great Southern region has a number of significant waterways and wetlands, many with unique values not found anywhere else in the state. A part of the region has been classified as an international biodiversity hotspot. The department's recent assessments of the ecological values of waterways and wetlands around Albany show a high proportion with intact and high ecological values. Any future water source development needs to recognise and account for the ecological values of the waterways, wetlands and other water-dependent environments.

The high-value river systems identified in the assessments are shown in Appendix B, which provides an initial guide to values. More site-specific assessments will be required around any chosen water source option.

These systems are also important from an Aboriginal cultural perspective.

Noongar people in the Lower Great Southern value the region's waterways as special places of cultural and spiritual significance and also for supporting traditional and contemporary activities such as camping, hunting and fishing.

In addition, much of the area has visual and aesthetic appeal and is therefore highly valued for social and recreational activities by the broader community.

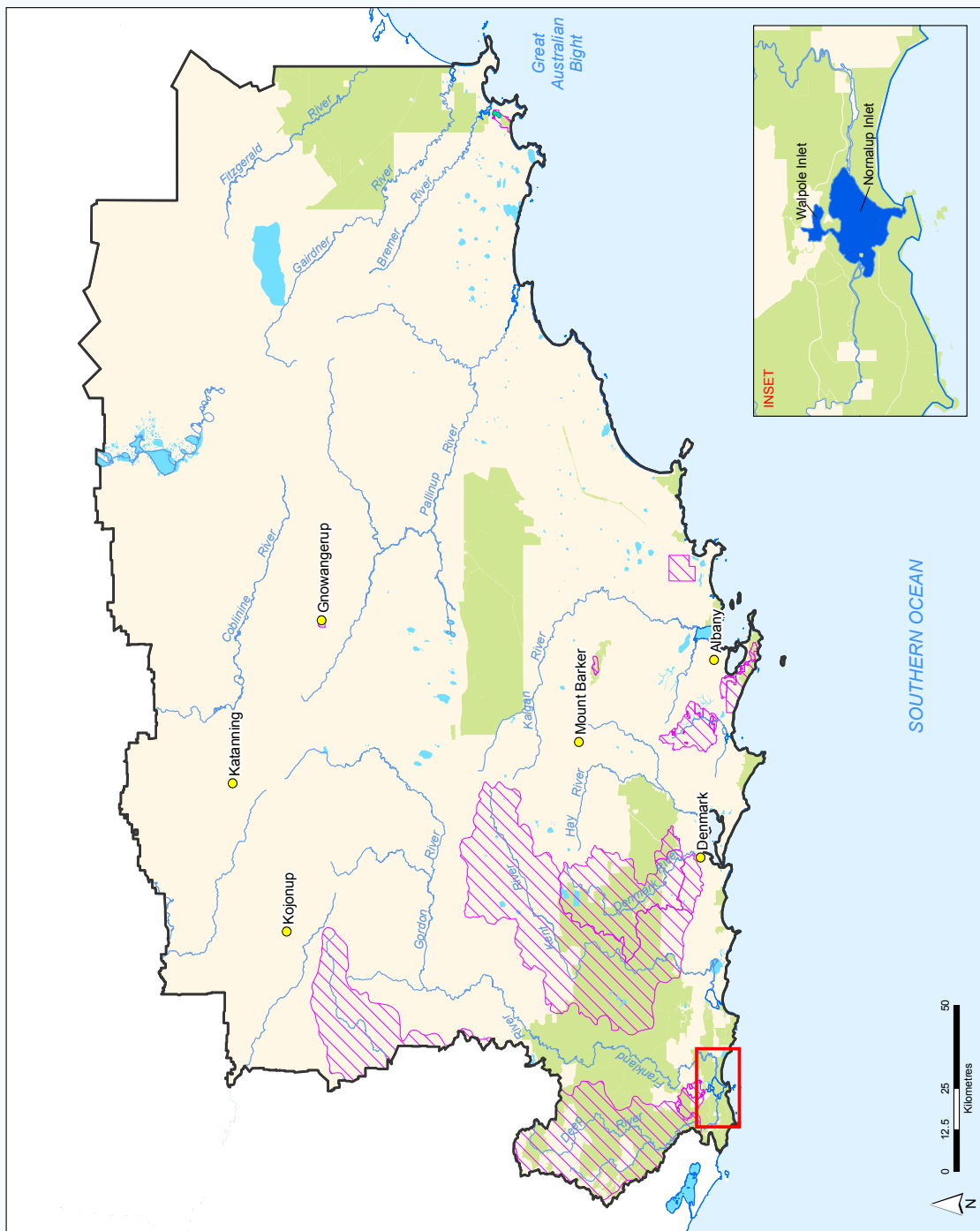
Many rivers in the region have historical significance, or are used for scientific or educational purposes.

The cultural and social values of waterways largely overlap with ecological values and so for the purposes of this strategy, are considered together as 'environmental values'.

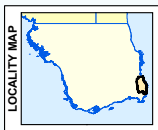
It is important to note that identification of water supplies within protected areas can help give these areas additional protection. Drinking water supplies are protected by upstream land-management practices to ensure water quality. This level of land-use protection ensures some of the highest levels of environmental protection from development.

It is important that water and land management complement each other. Several reserves have actually been established with the objective of enabling future water supply when required (see Figure 4), subject to proper assessment and approval (Department of Environment and Conservation 2008). Many river systems assessed as potential water sources fall within these areas and careful decision-making needs to balance protection of the high ecological values against the need for future drinking water supplies.

Although there is an urgent need for new water supplies, that urgency should not eliminate the need for a proper and comprehensive analysis of options that consider environmental values.



Great Southern National Parks & Water Reserves



LEGEND

- Regional water plan boundary
- Towns
- Major rivers and mainstreams
- National Park
- Proposed Walpole and Nornalup Inlets Marine Park
- Significant wetlands
- Public Drinking Water
- Source Areas
- Protection Zones for PDWSA

SOURCES

This map was produced using the following data sources:
 Rivers - DLI - Current
 Towns - DMV - 2007
 National Parks - DEC - 2008
 South Coast Significant Wetlands - WRC - Current
 Wetlands (DWA) - AGDE/MA - 2008
 National Parks - DEC - 2008
 Protection Zones for PDWSA - DMV - 2008

Datum and Projection Information
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Figure 4 National parks and water reserves (Department of Environment and Conservation 2008)

Our advice to assist responsible development is that:

1. Sources with demonstrated high ecological values should generally be left in their natural state and not be developed. Substantial social or economic grounds would be required before consideration of a new water source development in the high-value areas identified in Appendix B.
2. Risk assessment of potential new sources will be undertaken to inform decisions on acceptable impacts to the environment. Sufficient time for investigation and assessment should be included in any development plan.
3. Where additional fit-for-purpose water is available from existing sources it should be used before new sources are developed in order to minimise environmental impacts.
4. Sources with lower environmental risk are preferred over those with a higher risk.
5. The wider environmental impacts of potential new sources must be considered and fully account for carbon footprints (energy requirements) associated with source development and maintenance (e.g. plant sites and long distance pipelines). The Environmental Protection Authority may decide to consider such issues in any assessment of a development.
6. Increased levels of management, including monitoring, reporting and compliance need to be introduced as water demand escalates (placing pressure on water availability) to ensure responsible development and ongoing use.

Walpole drinking water supply



3.2 Objective 2 – Improving supply security

As the region experiences high rainfall it is often assumed by the community that water is abundant. However, in recent years the region has experienced shortages in water for public supply. Water is becoming scarcer as climate change and increasing demand from population growth and development impacts on availability. The area has a limited number of known potential groundwater systems and few river systems with source potential.

Water efficiency and demand management will play a part in the water solution. This is an important part of any water supply strategy and can include such measures as two-day-a-week sprinkler restrictions; auditing and assistance for high water users; incentives for water saving measures and water efficient behaviour; as well as encouraging non-scheme water sources such as rainwater tanks and greywater systems.

Another important aim to improving supply security and eliminating water shortages is long-term reliability of a source and the level of dependency of that source for base load. Determining the sustainability of an option will need to include these factors.

At a strategic level, the solution requires integration of water and land planning processes to ensure that regional growth aligns with infrastructure planning. Integration is a focal point of current Council of Australian Governments and state planning reforms, and is now a key role of the Western Australian Planning Commission's Infrastructure Coordinating Committee.

The *State water plan 2007* supports integrated land and water planning. Such integration is currently being fostered across the state by the *Better urban water management framework* (Western Australia Planning Commission 2008). Most of our water plans now include reference to this document. The framework also facilitates implementation of *Statement of planning policy no. 2.9 Water resources* which guide planning agencies on consideration of water resources.

To address immediate and critical issues in some towns, the Lower Great Southern region needs contingency plans for water supplies. This needs to be done in conjunction with medium-and long-term solutions for the provision of public water supplies.

Contingency plans identify what will be done when existing supplies do not meet demand. Examples include water being carted or allowing the temporary over-use of a resource. These are considered undesirable options as they may impact on the environment or be unpopular or expensive. However, they can be used as quickly as needed, and then removed as more desirable long-term options are developed.

The department will continue to support the integration of land and water planning and guide the Water Corporation on short-term supplies while medium- and long-term solutions are developed. The department will advise on and manage contingency situations to minimise any impacts on the environment and other water users.

Our advice on improving supply security and eliminating water shortages is that:

7. Security of supply means appropriate planning and approval mechanisms are considered in an integrated way, for short-, medium- and long-term options.
8. Reliability of a source must be included in determining the sustainability of an option.
9. Long-term planning (25 years) should include investigation, approval and development timelines. Planning must recognise that despite detailed assessments, some water source options may become unviable due to improved technologies, regulatory decisions over time, or changes to water availability. In that event, alternative or replacement options must be available. In addition, options discarded during the analysis phase may become viable in the future. Long-term plans should be reviewed at least every five years to adapt to new information from investigations and changes in demand.
10. Contingency options must be included water source development plans to cater for circumstances where existing supplies are not adequate.
11. The department will permit temporary licensed extraction beyond allocation limits (over-allocation) as a contingency option only when there are short-term and acceptable impacts and where all reasonable demand-management and supply options have already been adopted (including temporary trades from private users if possible).
12. Reducing water use is considered better for the environment and preferred by the community rather than developing new major sources. Cost-effective demand-management options should be preferred over (or at least complement) new sources for short- or medium-term options.
13. Appropriate management and monitoring programs need to be put in place to minimise the risk to:
 - the environment
 - other users
 - the long-term sustainability of the resource.

3.3 Objective 3 – Providing guidance for planning and developing water sources

The department wants to guide water service providers through the planning and approvals process to ensure it is streamlined and integrated and to avoid future water shortages. This is especially important in the region given the urgent water supply issues.

Developing major water sources can impact on the environment, but also provide economic benefits to the region. In the region a number of issues complicate future water source development. Potential sources in the region are small and isolated and demand pressures are spread out. Future water source development therefore needs clear direction and adequate analysis.

Low-cost options are an important economic factor for the well being of the community and the state. In Western Australia, the state government subsidises the cost of some public potable water supplies. Therefore it is important to look at lower-cost options. Moreover it is important not to think of cost in purely financial terms. Completion of a cost-benefit analysis should capture the true costs of options and risks in economic, social and environmental terms.

The department also wants to provide independent⁶ advice which complements and supports the work the Water Corporation is doing as part of its *Water Forever* initiative (which aligns with Phase 1⁷ – Strategic planning), and integrate proposals into the entire source development process, including phases 2 and 3.

The department will aim to establish clear and transparent rules to support decision-making about what water can be taken for consumption and what must remain in situ to meet ecological, social and/or cultural objectives.

Existing sources will continue to be managed either under the *Rights in Water and Irrigation Act 1914* or by policy and advice. For new source proposals, (whether medium- or long-term options or/and in some circumstances contingency options), a staged process is expected for any source development approval. As discussed, this involves moving from identifying potential options to analysing how appropriate those options are; investigating the preferred source; and finally obtaining the necessary approvals and licences which would in turn require adequate management and operating strategies. Appendix A outlines what the department expects to be considered at each of these stages.

-
- 6. Similar to the Science Panel in the Perth Water Forever process.
 - 7. Phase 1, 2 and 3 are described in Section 2.2 of this strategy.

Denmark



Our advice and guidance for planning and developing source options is that:

14. Integrated land and water planning is to be fully supported across all levels of government to allow the development of adequate, cost-effective and sustainable water supply sources to meet future water demand resulting from regional growth and local development and planning requirements.
15. All reasonable water source options are considered and include:
 - improved efficiency
 - non-scheme options such as rainwater tanks
 - groundwater and, surface water (dams and other diversion measures)
 - recycling
 - desalinisation.
16. The true and total capital and operational costs of new sources or demand-management options must be considered, to enable a full understanding and comparative assessment. Options must include supporting costs such as power provision, especially where 'new' power supplies are required.
17. Fit-for-purpose use of water needs to be properly considered. This includes using treated wastewater for new commercial or industrial demands where appropriate, rather than developing a new source of fresh water for that purpose.
18. Water efficiency initiatives must be demonstrated in any development strategy for new sources.
19. New major public water supply dams on the Styx River and Denmark River that affect existing agricultural land use are unlikely to be supported.
20. Decision-making on source options needs to acknowledge that a water resource (river system or groundwater) may offer several different options, depending on scheduling (short-, medium- and long-term), proposed extraction regime, location costings, environmental risk and impact on existing land uses.
21. Investment in water treatment and land management needs to be an important consideration in the evaluation of supply options. For example, the use of the existing Denmark pipehead should be carefully scrutinised as part of the short- and medium-term supply options for Denmark. At times, water treatment may be preferable to the development of new sources, particularly if these have high environmental value. Advice from the Department of Health will be sought on this matter.

4 Implementation of this strategy

This strategy will be implemented through its use by the department and in its communication to Government, water source providers and the community with regard to water source development.

It will be used to guide the department's advice to Government on new water source options in the region.

It will also be provided to water source providers to ensure they are advised, from the onset, of the department's expectations and of the process involved.

This strategy and its position statements are a first of its kind for the department, and have been prepared to respond to the present challenges in source availability. The document is expected to evolve and as new issues arise, statements are expected to be added or others refined from experience to ensure the document remains pertinent for source development into the future.



Appendix A — Approach to planning and source development

Table 4 describes considerations for source planning in each of the three phases mentioned in this document. It is expected that the Phase 1 information identified below should be provided to the community as part of the planning process.

In analysing the considerations in the table below, recent studies completed by the department will provide useful data and information. These studies include but are not limited to the water resource assessment work outlined in Section 2.3.

Phase 1 — strategic planning

Undertake a broad analysis of options considering environmental, social and economic needs by assessing each option against the key considerations in Table 4.

Table 4 Key considerations for broad analysis of options		
Component	Considerations	Comment
Source suitability	Fit for purpose Proximity to existing infrastructure Potential source yield Yield/demand gap Source quality Source reliability – dependence on climate Access	e.g. National Park, Native Title area, private ownership, mining tenements
Cost	Infrastructure (including supporting infrastructure such as new power supplies to be constructed) Power supplies (operating and new) Acquisition Treatment	
Environmental values	High-value river systems Significant groundwater-dependent ecosystems Social and cultural values	
Complexity to achieve	Knowledge gaps Approval timeframes against critical supply dates	Knowledge gaps may be offset if there is a management step to counter the gap in knowledge
Community preference	Impacts on privately owned land Consistency with current planning legislation and policies	Aligns with previous government decisions and planning mechanisms put in place for potential water supplies

Phase 2 — detailed planning

Once a broad analysis of options is complete and a potential source identified, it is necessary to ensure the source is feasible and can be managed to balance environmental, social and economic requirements by addressing the key considerations in Table 5.

The department should be consulted early in this process for advice and guidance.

Table 5
 Key considerations for a detailed investigation to determine feasibility of a particular water source

Issue	Considerations	Comment
Access	Point of abstraction or diversion Storage Infrastructure pathways Tenure Potential monitoring sites	<i>Native Title Act 1993, Aboriginal Heritage Act 1972, private property and National Parks may cause issues</i>
Cost	The true and total capital and operational costs of new sources or demand-management options must be clearly shown to inform future water charges to households	Costing must include supporting costs
Water resources	Characterise hydrogeology/hydrology Aquifer connectivity and GW/SW connectivity Recharge Reliability Future climate implications Quality Potential land-use impacts on the resource Quantify impacts of abstraction or diversion on downstream/water-dependent values	
Exploration and pump testing	Pump test plan Analysis of hydrological dynamics of flow regime	26D license or bed and bank permit may be required
Environment	Define change to water regime and risk to water-dependent values Potential GDEs within drawdown zone Connectivity to water resource Ecologically sustainable yield in waterways Sensitivity to water regime change Knowledge gaps Monitoring to check assumptions Identify cultural and social sites and values Consultation on specific cultural and social values Specific heritage sites approvals Water levels or flows to maintain 348 value	If water change is medium-to high-risk, then trigger environmental water requirement process

Issue	Considerations	Comment
Water quality issues	Potential for acid sulfate soils Saline upconing or intrusion Source to meet drinking guidelines Movement of lower quality source to a higher quality receiving environment	Identify land-use management or treatment implications
Water efficiency	The true and total capital and operational costs of new sources or demand-management options must be clearly shown to inform future water charges to households	
Cumulative impacts	Other consumptive users Climate change Plantations Catchment dams	
Infrastructure	Best-practice technology Minimal footprint	
Consultation	Consultation plan	

Phase 3 – development planning and licensing

Licence applications should be supported by a hydrogeological assessment, in accordance with operational policy 5.12. If the findings within the hydrogeological assessments are supported by the department, the applicant would then be required to prepare an operating strategy. This would detail a number of factors such as a monitoring program, contingency and efficiency actions and reporting regime. It would also include the considerations listed in Table 6, but not be limited to these, as the required level of detail will depend on the issues that arise from the particular source.

Table 6
Addressing development, licensing and operational issues

Component	How to address in operating strategy
Project area	Description of scheme Description of water sources – hydrogeology and aquifers Geographic extent Climate issues
Abstraction and water use	Outline abstraction volumes and points of abstraction Outline timing and rate of abstraction
Area and degree of impact	Identify and map areas of impact including aspects identified in Phase 2. That is, the environmentally significant features of the water resource (aquifer or surface water system) and its potential to impact water quality, other users and cultural social values. Provide analysis of predicted level and area of drawdown in groundwater systems and impact on flow regime in surface water systems.

Component	How to address in operating strategy
Strategy to manage impacts	Define triggers and thresholds including: <ul style="list-style-type: none"> • minimum water levels that should be maintained to protect groundwater-dependent ecosystems • levels that prevent impacts on other users • thresholds for water quality parameters. Define water releases in surface-water systems to maintain ecological flows and keep usage within sustainable yield thresholds.
Water efficiency	Provide a water efficiency plan including targets and strategies to achieve them Develop a demand-management strategy and communications plan
Monitoring	Develop a monitoring program including: <ul style="list-style-type: none"> • metering of abstraction volumes (and releases in surface water systems) • water sampling • water level monitoring of regional aquifer (flow in surface water systems) • monitoring of trigger and threshold levels • monitoring of ecological condition where appropriate (e.g. vegetation transects) • monitoring of efficiency targets
Contingency management	Contingency responses if triggers and thresholds breached Alternative points of abstraction or reduced pumping rates or scenarios Alternative emergency sources if necessary Contingency for drought Contingency for failed equipment
Operating rules	System design and operating philosophy Pump operations regime Operational steps in contingency situations Maintenance of equipment including meters
Reporting	Reporting of abstraction Reporting of monitoring data Analysis of water resource trends Reporting of breaches Reporting of equipment maintenance and failure
Administrative requirements	Summary of monitoring, reporting and contingency commitments Relevant background documents Dates for submission of reports such as annual reports and source reviews Operating strategy review date Responsible officers for ensuring operating strategy commitments and license conditions are met

Appendix B – Preliminary assessment of ecological values

Waterway	Overall Value
Cheyne Bay Streams	H
Eyre River	H
Willyun Creek	H
Cordinup River	H
Wongerup Creek	H
Bluff River	H
Waychinicup River	M
Normans Creek	H
King Creek	H
Taylor Inlet Tribs	H
Angove River	H
Goodga River	M
Kalgan River	M
Chelgiup Creek	M
Napier Creek	M
Bolganup Creek	H
King River	H
Johnston Creek	H
Wilyung Creek	H
Mill Brook	H
Yakamia Creek	M
Limeburners Creek	H
Robinson Drain	L
Munster Hill Drain	L
Seven Mile Creek	L
Five Mile Creek	L
Marbelup Brook	H
Torbay Main Drain	L
Hay River	H
Mitchell River	H

Waterway	Overall Value
Sleeman River	M
Cuppup Creek	M
Sunny Glen Creek	L
Denmark River	M
Quickup River	H
Scotsdale Brook	M
Little River	M
Kordabup River	M
Kent River	M
Nile Creek	H
Styx River	H
Bow River	M
Frankland River	H
Walpole River	M
Deep River	H

H = high, M = medium, L = low.

References

Buckley, P, Peter.Buckley@watercorporation.com.au. 2009, FW: *Yields from Walpole pipehead and weir* (email), Message to R. Duffield (Rachael.duffield@water.wa.gov.au). Sent Tuesday 24 November 2009, 3:56 pm. Available at: TRIM Context- RF4724, WI20646 [accessed 10/02/2010].

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Water Corporation, 2008b, *Lower Great Southern Town water supply scheme detailed annual statement 2008*, Western Australia

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Western Australian Planning Commission, 2008. *Better urban water management framework*, Perth, Western Australia.

Legislation

Government of Western Australia, 1972, *Aboriginal Heritage Act*, Author, Perth, Western Australia

The Commonwealth Government of Australia, 1993, *Native Title Act*, Author, Canberra, Australian Capital Territory



RECYCLED CONTENT

Department of **Water**

168 St Georges Terrace, Perth, Western Australia
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Phone: 08 6364 7600
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6860 200 0610

CITY OF ALBANY

TOWN PLANNING SCHEME

NO. 3

AMENDMENT NO. 282



PREPARED FOR:

Owners of Lots 33 Roberts Road; 115-117 Monroe Court; 45 & 111 Manni Road,
Robinson

PREPARED BY:

Burgess Design Group

JULY 2009

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

- 1. LOCAL AUTHORITY:** City of Albany
- 2. DESCRIPTION OF SCHEME:** Town Planning Scheme No. 3
- 3. TYPE OF SCHEME:** District Zoning Scheme
- 4. SERIAL NO. OF AMENDMENT:** 5
- 5. PROPOSAL:** To amend the City of Albany Town Planning Scheme No. 3 by:
- 1) Modifying the Subdivision Guide Plan for part of Special Rural Area No. 29.

PLANNING AND DEVELOPMENT ACT 2005 (AS AMENDED)
RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME
CITY OF ALBANY
TOWN PLANNING SCHEME NO. 3
AMENDMENT NO. 282

That Council, pursuant to Section 75 of the Planning and Development Act 2005 (as amended), amend the above Town Planning Scheme by:

- 1) Modifying the Subdivision Guide Plan for Special Rural Area No. 29.

Dated this Day of 200

CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT



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(b)	<i>The Subdivision Guide Plan referred to in 1.1(b) (above) the minimum lot size shall be not less than 3.0 hectares with an average lot size of 4.0 hectares; and</i>	7
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1.0 INTRODUCTION

Burgess Design Group has been engaged by the owners of Lots 33 Roberts Road; 45, 111 and 118 Manni Road; and 115-117 Monroe Court, Robinson (the “subject land”) to prepare an amendment to the City of Albany’s Town Planning Scheme No. 3 (“TPS 3”) that proposes to modify the adopted Subdivision Guide Plan (SGP) over the subject land and the provisions of TPS 3 that support the SGP.

An endorsed SGP is required under TPS 3 as a precursor to the subdivision and development of Special Rural zoned land.

This report provides justifications for the proposed modification and compliance with policy and statutory planning requirements of both the City of Albany (the “City”) and the Western Australian Planning Commission (the “WAPC”). The proposed modification is based on contemporary planning principles facilitating the creation of a sustainable community environment.



2.0 LAND DETAILS

2.1 Location

The subject land is located on the north-eastern corner of the intersection of Racecourse Road and Roberts Road, Robinson, approximately 5 kilometres west of the Albany City Centre. The site is accessed via Frenchman Bay Road and Roberts Road. A location plan is provided at Appendix A.

The subject land comprises the full extent of one of two SGP's currently endorsed for Special Rural Area 29, which encompasses that part of Special Rural Area 29 east of Racecourse Road.

2.2 Ownership

The subject land can be legally described as:

- Lot 33 on Plan 3568 Vol: 1408 Fol: 913 which comprises an area of 19.3237 hectares and is owned by DV & BE Atkinson, as Trustee for the Atkinson Superannuation Fund;
- Lot 45 on Plan 30365 Vol: 2218 Fol: 965 which comprises an area of 15.737 hectares and is owned by DLB & ME Williams;
- Lot 111 on Diagram 100164 Vol: 2218 Fol: 964 which comprises an area of 4.0013 hectares and is owned by LJ & MT Brand;
- Lot 115 on Plan 35226 Vol: 2565 Fol: 570 which comprises an area of 3.9369 hectares and is owned by AJ Joyce;
- Lot 116 on Plan 35226 Vol: 2565 Fol: 571 which comprises an area of 3.6068 hectares and is owned by LC Knight;
- Lot 117 on Plan 35226 Vol: 2565 Fol: 572 which comprises an area of 3.6038 hectares and is owned by J & SM Grace; and
- Lot 118 on Plan 35226 Vol: 2565 Fol: 573 which comprises an area of 3.938 hectares and is owned by LC Knight.

The titles for the subject land are provided at Appendix B.



3.0 PLANNING FRAMEWORK

3.1 Statutory Planning Framework

3.1.1 City of Albany Town Planning Scheme No. 3 (TPS 3)

The subject land is zoned *Special Rural* under TPS 3. It forms part of Special Rural Area 29 and was originally rezoned from *Rural* to *Special Rural* in 2001 (Amendment 211). As part of this rezoning, a SGP for the subject land, comprising Lots 3 and 32 (the parent lots of existing Lots 111 and 45 Manni Road, and Lots 115-118 Monroe Court), and Lot 33 Robinson Road, was adopted by Council and is identified in Schedule 1 of TPS 3.

The objective of the Special Rural zone under TPS 3 is *"to provide areas where members of the community who desire to live in a rural atmosphere may engage in a variety of activities appropriate to their area, ... which might include hobby farming, horse breeding, rural residential retreats and intensive agriculture, if it is considered that such use is consistent with the preservation of the rural landscape and amenity"*.

3.1.2 State Planning Policy 2.5 – Agricultural and Rural Land Use Planning ("SPP 2.5")

One of the key objectives of SPP 2.5 is to plan and provide for rural settlement where it can:

- (a) benefit and support existing communities; and,
- (b) have access to appropriate community services and infrastructure.

Clause 5.3.2 of SPP 2.5 relates to scheme provisions for rural residential zones, these include:

- (a) the lot size should range from 1ha to 4ha depending on local conditions; and,
- (b) mandatory provision of a reticulated potable water supply to an appropriate standard as determined by the licence holder.

3.1.3 Development Control Policy 3.4 – Subdivision of Rural Land ("DC 3.4")

DC 3.4 is the operational policy that guides the subdivision of rural land to achieve the key objectives of SPP 2.5.



The recent amendments to DC 3.4 (gazetted in February 2008) include Clause 3.2 which relates to the provision of water for rural residential development. This Clause states that:

“When approving lots for rural-residential development (1-4 ha) the WAPC will generally require connection to a reticulated water supply where it is practical and reasonable to do so. Where it is not practical or reasonable for lots to connect to a reticulated water supply the WAPC may consider an alternative water supply. In determining whether provision of a reticulated water supply is reasonable, the WAPC may consider the cost differential between a reticulated and alternative water supply, and the reliability of an alternative water supply. The reliability of alternative water supplies in different localities needs to be confirmed by available models.”

The new provision of DC 3.4 is in conflict with SPP 2.5, (in terms of the minimum recommended lot size for rural residential subdivision without reticulated water supply), however, previous advice has been received from the Department for Planning and Infrastructure in relation to this. Specifically, DC 3.4 does not rely on SPP 2.5 (which is currently being reviewed) to come in to force. It sets out the principles which will be used by the WAPC in determining applications for the subdivision of rural land. It is an operational policy which guides the subdivision of rural land to achieve the four key objectives of SPP 2.5.

3.2 Strategic Planning Framework

3.2.1 City of Albany Local Planning Strategy (“ALPS”)

The ALPS is the core of the City’s land use planning policy framework and sets out the City’s general aims and intentions for long term growth and change.

The subject land is located in an area identified as *Rural Residential* in Plan 9B of the ALPS. The key strategic objectives of the Rural Living areas are to:

- *Ensure that future rural living areas are planned and developed in an efficient and coordinated manner as logical extensions of existing rural townsites along with adequate services and community infrastructure; and*
- *Encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential.*



These objectives are further enforced through the identification of a key action of the ALPS is to:

- *Maximise the opportunities of existing rural living areas, that do not have the potential for future urban development, to achieve higher sustainable lot yields based on land capability/suitability, service provision and local constraints to be the second priority to meet future demands (CoA, WAPC).*

The ALPS also places significant emphasis on the protection of the City's water resources. The ALPS acknowledges that existing supplies of reticulated potable water are at full capacity and do not allow for expansion without the need for significant capital investment. The City has been advised that there are no plans in government to extend or expand these services ahead of any development occurring, and as such the potential scarcity of long term water supplies, the potential for water conservation and reuse needs to be explored. It has been recognised that self sufficient water supplies, using rainwater tanks, bores and dams are supported for "Rural Residential" areas where some distance from existing water infrastructure and connection is considered uneconomic and unsustainable.

In light of this, the ALPS identifies key actions in relation to the water resources these include to:

- *Protect the main existing and known future public water supply areas in the CPS (CoA).*
- *Investigate and implement alternative potable water supplies such as rainwater tanks, bores, and dams especially for "Rural Residential" areas and "Rural Townsites" that are some distance from existing water infrastructure and connection to be considered uneconomic and unsustainable (CoA, WC, WAPC).*

The ALPS recognises that in SPP 2.5 lots less than 4ha require mandatory connection to potable reticulated water. The ALPS has recommended that this policy be relaxed in the City for lots above 1ha based on their ability to demonstrate that a sustainable potable supply can be provided for human consumption from rainwater tanks and /or other sources. This approach to policy is consistent with the new provisions of DC 3.4.



4.0 PROPOSED AMENDMENT

It is proposed to modify the SGP currently adopted for Special Rural Area 29. The Proposed Modification to the Subdivision Guide Plan is provided in Appendix C.

4.1 Design Rationale

The amendment proposes to create 39 rural residential lots ranging in area from 1.01ha to 2.59ha, with an overall average of 1.34ha. The proposed reduction in the minimum lot size, without connection to reticulated potable water (which is further discussed in Section 5.1) is consistent with the objectives, actions and provisions of the City's ALPS and the WAPC's DC 3.4.

Despite the reduction in the minimum lot size on the subject land, the intent and objectives of Special Rural Area 29 have been maintained in the proposed amendment. These include: areas that have been identified for revegetation; strategic firebreaks; and, dwelling exclusion areas as a result of the water supply well buffer and ridges and hillocks.

The intended revegetation along the main boundaries of the proposed development will ensure that any likely visual impact on the along the main roads is minimised.

The majority of the intended new lots are located within existing Lot 33 and are proposed to be accessed by a 20m internal road. This road has been sited and designed to provide for its possible extension into Lot 31 Manni Road, as may be required at some future time.

4.2 Modified Scheme Provisions

The proposed amendment necessitates the modification of existing provisions within the table at Schedule No. 1 of TPS 3 at column "*(b)*" "*Special Provisions to Refer to (a)*", which relate to Special Rural Area 29. These are to be read as follows:



- 1.1 *Subdivision shall generally be in accordance with the Subdivision Guide Plans as endorsed by the Chief Executive Officer:*
- (a) *the plan for Lots 45, 111 & 118 Manni Road, Lots 115-117 Monroe Court and Lot 33 Roberts Road;*
 - (b) *the plan for Lots 5, 80, 81, 82 and 9000 Racecourse Road, reference 14214-01D, dated 26/09/07;*
- 1.3 *In respect of land within:*
- (a) *The Subdivision Guide Plan referred to in 1.1(a) (above) the minimum lot size shall be not less than 1.0 hectares;*
 - (b) *The Subdivision Guide Plan referred to in 1.1(b) (above) the minimum lot size shall be not less than 3.0 hectares with an average lot size of 4.0 hectares; and*
- 5.4 *Subdivision/Residential development shall not be permitted within the buffer to the sand extraction area shown on the Subdivision Guide Plan until:*
- (i) *the sand extraction use has been discontinued to Council's satisfaction; or*
 - (ii) *appropriate means of mitigating the impacts of dust and noise from nearby resource extraction activities are implemented. Means of mitigating dust and noise impacts may include but shall not be limited to:*
 - *earth bunding;*
 - *tree/shrub planting; or*
 - *solid wall construction.*

All means of mitigation will be subject to the need for environmental engineering certification to Council's satisfaction.



- 6.4 *Dwellings and outbuildings shall be designed and constructed to achieve an aggregate roof area of at least 120m² to ensure sufficient roof catchment is provided and connected to a water supply with a minimum storage capacity of 92,000 litres for each dwelling.*

Consistent with the current SGP's, some subdivision has occurred subsequent to the creation of Special Rural Area 29, which has resulted in the creation of additional lots and new lot details. The Specified Area of Locality constituting Special Rural Area No. 29 as detailed at column (a) is therefore required to be modified in accordance with the following:

- 29 *Lots 5, 33, 80 Racecourse Road, Lots 81, 82 and 9000 Roberts Road, Lots 45, 111 & 118 Manni Road and Lots 115-117 Monroe Court, Robinson.*

These new lot details have been included in the provisions proposed at 1.1 and 1.3 of column (b). All other provisions currently outlined in TPS 3 will remain applicable to the proposed amendment and Special Rural Area 29.



5.0 SERVICING

5.1 Water

Recent advice obtained from the Water Corporation indicates that to provide reticulated water to the subject land the existing water main in Allmore Drive to the south would need to be extended approximately 2.5km to Racecourse Road.

In light of the analysis provided in the City's ALPS relating to water resources and the need to provide a more sustainable alternative to water supply, it is proposed that water be provided via the installation of rainwater collection tanks, promoting self-sufficiency of future development. In reviewing the rainwater tank capacity required under the City's TPS 3, it has been determined that a minimum capacity of 92,000 litres will be required.

The following calculation has been used to determine the minimum roof area required to achieve 92,000 litres. This calculation is derived from the model included at page 52 in Chapter 9 (*Structural Controls*) of the *Stormwater Management Manual for Western Australia*. The version of the calculation used in this report is based on inverting the run-off volume variable with that for the roof-catchment area. This inverse calculation is being increasingly adopted by the WAPC in its consideration of alternative water supplies for rural-residential subdivisions and developments.

Run-off (litres) = A x (Rainfall – B) x Roof Area

'A' is the efficiency of collection. An efficiency rate of 85% has been applied.

'Rainfall' is the mean annual rainfall statistic, as obtained from the Australian Bureau of Meteorology, for Albany.

'B' is the loss associated through absorption and wetting of materials. A loss of 2mm a month has been applied resulting in 24mm per annum.

92,000 L = 0.85 x (929.2mm – 24mm) x Roof Area

92,000 L = 769.42 x Roof Area

119.5m² = Roof Area (minimum)

Therefore, a minimum roof area of approximately 120m² is required to achieve a minimum of 92,000L of rainwater. Provisions will be included into the TPS3 as part of this amendment to ensure that the minimum roof catchment is achieved in order to meet this requirement.



The relatively small roof catchment required to achieve the minimum storage capacity demonstrates that the local climatic characteristics are well suited to encouraging a more sustainable method of water provision and thus reduce the pressure on local reticulated water infrastructure. The usage of rainwater tanks also achieves the key objectives and actions identified in the City's ALPS.

5.2 Sewer

As part of the original rezoning of the subject land to Special Rural it was demonstrated that the site was suitable to support the provision of on-site effluent disposal systems. The proposed reduction in minimum lot size subject to the amendment does not impact on the site's suitability for on site effluent disposal. This is further supported by WAPC's Country Sewerage Policy where lots that are greater than 2000m² do not require connection to reticulated sewer.

5.3 Power

Preliminary advice received indicates that the subject land can be connected to the supply of underground power and that the existing HV overhead line on the southern side of Roberts Road has sufficient capacity.



6.0 CONCLUSION

The proposed amendment to create rural residential lots with a minimum lot size of 1ha on the subject land is consistent with the objectives of Special Rural Area 29 and does not alter the intent for which the area was originally created. The proposed design ensures that the rural retreat living opportunities of the area are retained and facilitates appropriate future development.

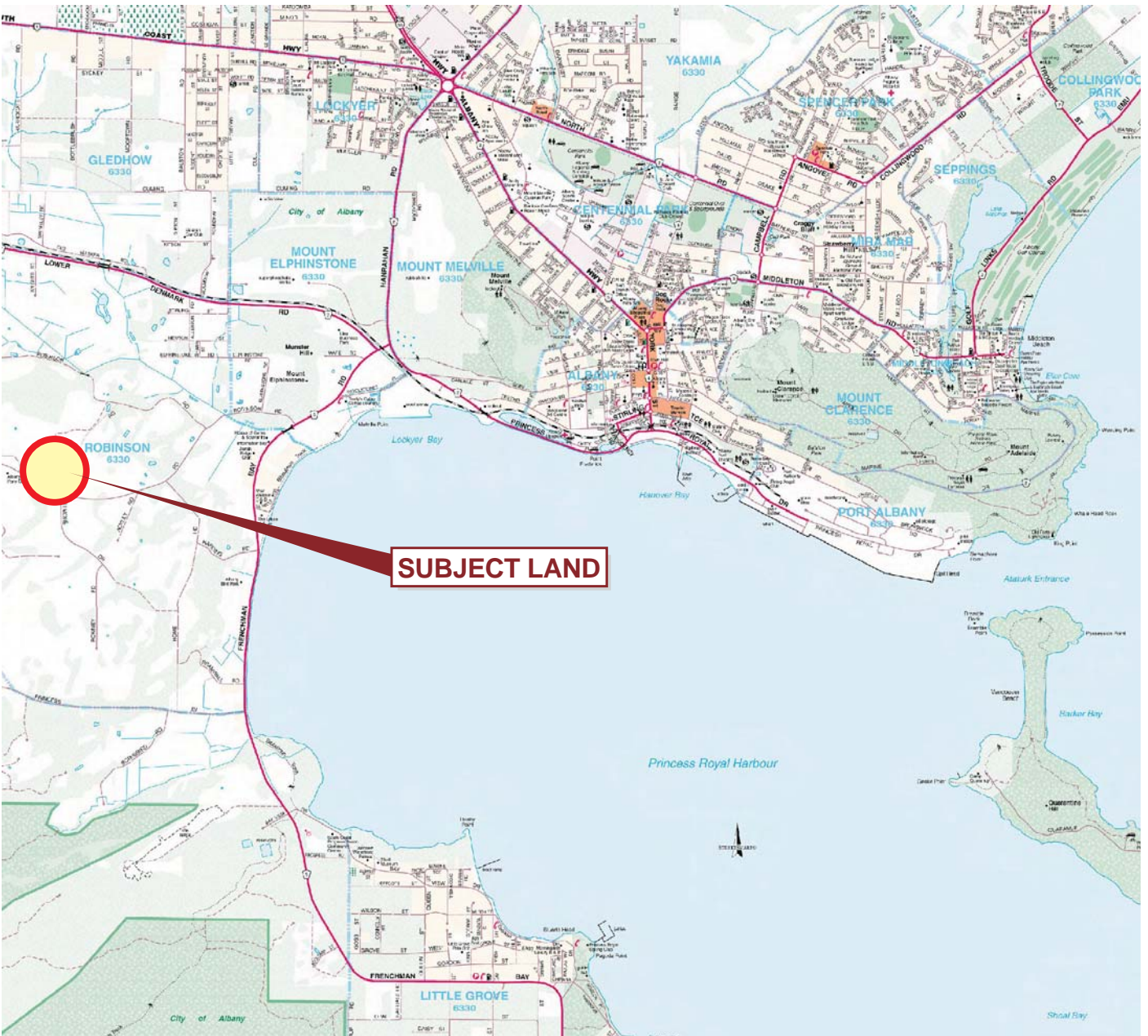
The proposed reduction in the minimum lot size to 1 hectare, without the provision of reticulated potable water, remains consistent with the key objectives and actions identified in the City's Local Planning Strategy and the new provisions of the WAPC's DC 3.4. Historically, the City and WAPC would have required lots that are less than 4 hectares to be connected to a reticulated potable water supply, however, in light of recent initiatives relating to improving sustainability and the need to reduce pressure of demand on Water Corporation infrastructure in the locality, the provision of self sustainable rainwater tanks provides an alternative water supply that is reliable and environmentally sustainable.

Also in accordance with the City's Local Planning Strategy, the proposal represents a highest and best use of land intended for its rural residential living purpose.

In light of the above, we consider that the proposed amendment to the Subdivision Guide Plan would facilitate a sustainable and appropriate planning outcome consistent with the orderly and proper planning of the locality and environmental initiatives.

APPENDIX A

LOCATION PLAN



APPENDIX B

CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER 33/P3568	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 19/9/2005

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1408

FOLIO
913

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

J. Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 33 ON PLAN 3568

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DAVID VINCENT ATKINSON
BEVERLEY ELAINE ATKINSON
BOTH OF LOT 19, TOODYAY ROAD, MIDDLE SWAN
AS JOINT TENANTS

(ND J419208) REGISTERED 2 SEPTEMBER 2005

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1408-913 (33/P3568).
PREVIOUS TITLE: 1080-918.
PROPERTY STREET ADDRESS: 224 ROBERTS RD, ROBINSON.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF T

CT 1408 0913 F



1408 913



Transfer A973913

WESTERN

AUSTRALIA



Volume 1080 Folio 918

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 11th June, 1975

W. J. Murling

REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 33 and being Lot 33 on Plan 3568, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

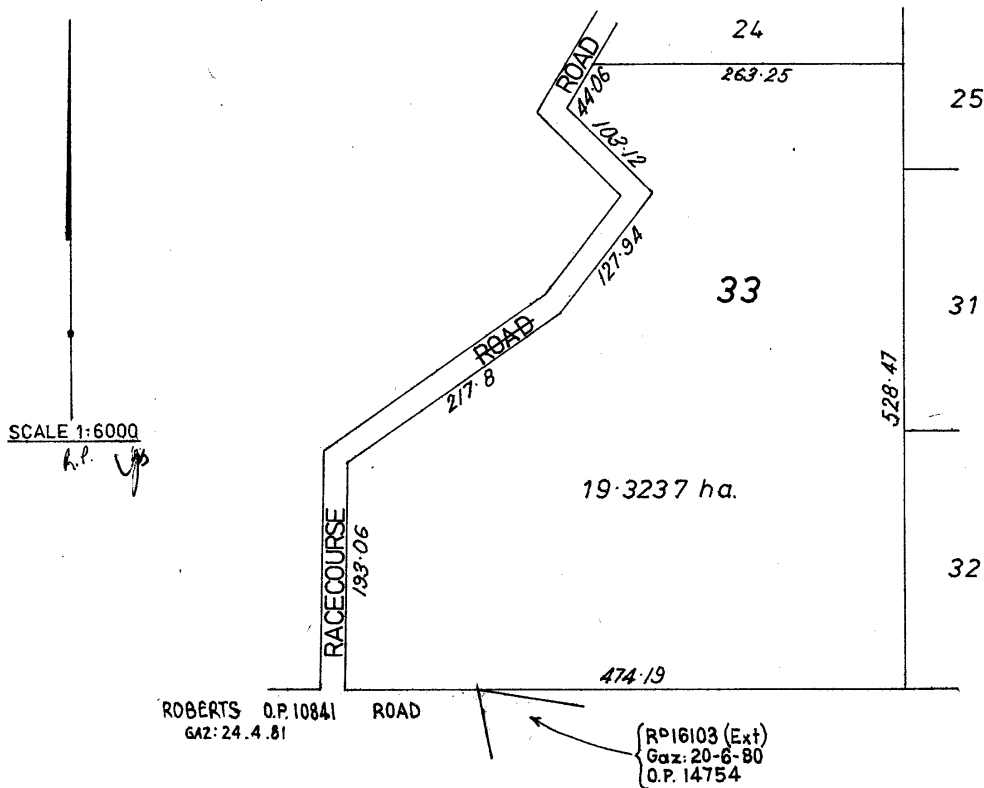
~~Robert Atkinson, Wool Buyer, Mary Atkinson, his wife, both of 16 Thelma Street, West Perth, Harold Edward Denis, Foreman and Marjorie Daphne Denis, his wife, both of Lot 45 Pearce Road, South Coogee, as tenants in common in equal shares.~~

SECOND SCHEDULE (continued overleaf)

NIL

W. J. Murling
REGISTRAR OF TITLES

THIRD SCHEDULE



Superseded - Copy for Sketch Only

Page 11 (of 2 pages) 1408

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

WESTERN



AUSTRALIA

REGISTER NUMBER 45/DP30365	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2218** FOLIO **965**

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

RG Roberts



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 45 ON DEPOSITED PLAN 30365

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DENNIS LESLIE BROOKE WILLIAMS
MARENA ESTA WILLIAMS
BOTH OF POST OFFICE BOX 492, ALBANY
AS JOINT TENANTS

(A I005918) REGISTERED 5 FEBRUARY 2002

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

1. H003369 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 18.1.1999.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

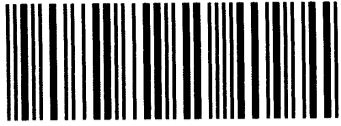
-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP30365 [SHEET 1].
PREVIOUS TITLE:	1871-777.
PROPERTY STREET ADDRESS:	165 ROBINSON RD, ROBINSON.
LOCAL GOVERNMENT AREA:	CITY OF ALBANY.

DP 30365



TYPE	FREEHOLD
PURPOSE	CONVERSION
CERTIFICATE OF TITLE	VOLUME 2218 FOLIO 965
COMPILED FROM	D 77019 & D 100164

DISTRICT PLANTAGENET **DOLA FILE**
TOWNSITE

LOCAL AUTHORITY SHIRE OF ALBANY
LOCALITY ROBINSON

FORMER TENURE	RECORDED
LOT 3 ON D 77019 1871/777	ON
INDEX	BK26 (2) 08.04 08.03
PUBLIC	

CSD REFERENCE
 GART-CSD\DP30365.CSD

PREPARED BY RICHARD USARAGA 19/02/2002
DATE

CHECKED BY R.J. Scantlan 20.02.2002
DATE

CREATED FOR

ALLOCATION OF A LOT NUMBER FOR TITLE DESCRIPTION PURPOSES TO THE BALANCE OF LOT 3 ON DIAGRAM 77019 REMAINING AFTER SUBDIVISION.

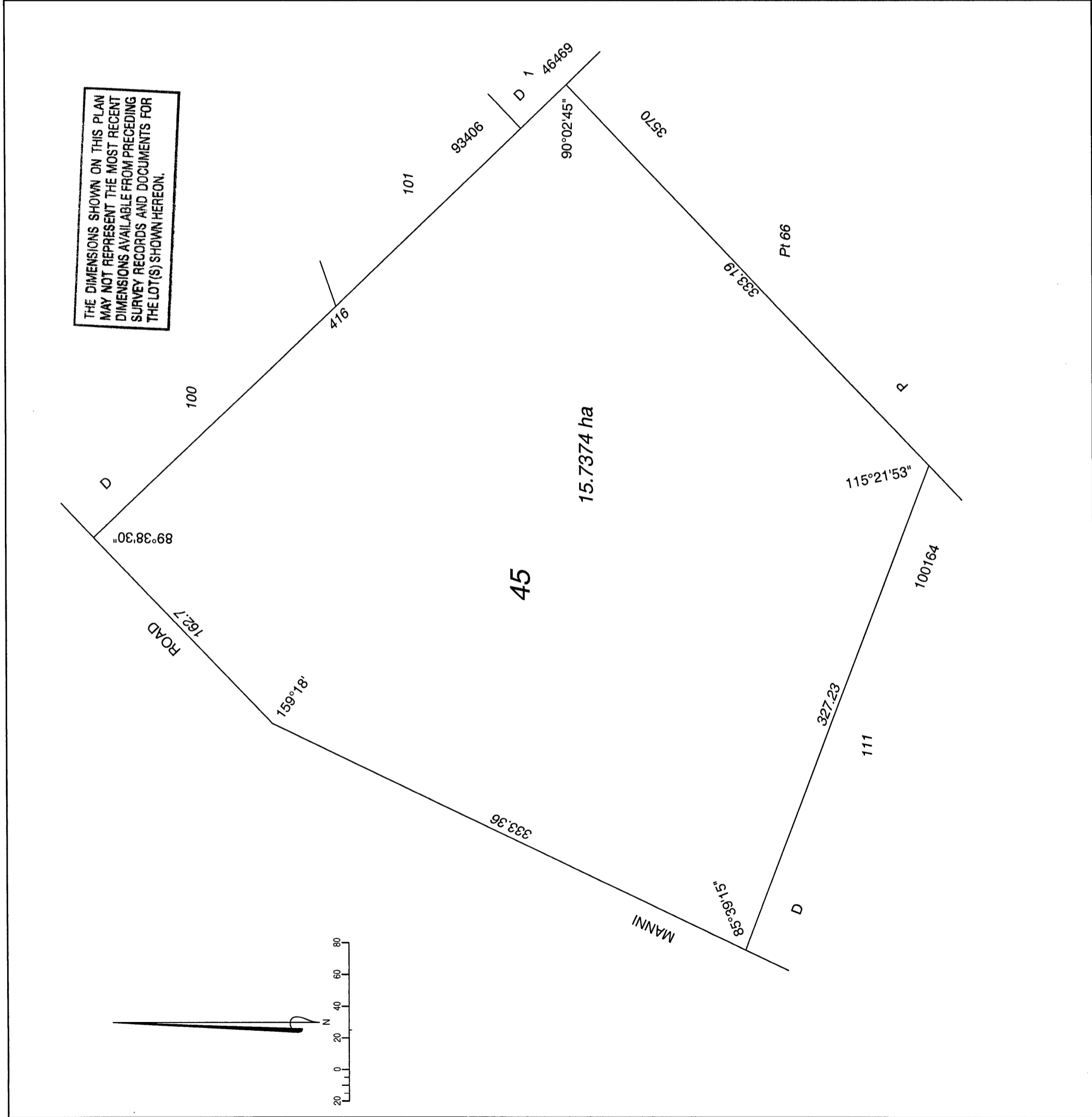
THIS PLAN PROVIDES A GRAPHIC REPRESENTATION OF EXISTING LOT(S) AND ALLOCATES WHOLE LOT(S) LAND DESCRIPTIONS FOR THE CONVERSION TO A DIGITAL REGISTER.

SCALE 1:2500
 ALL DISTANCES ARE IN METRES

DOLA
 Department of LAND ADMINISTRATION

DEPOSITED PLAN
30365

SHEET 1 OF 1
 EDITION 1 VERSION 1



WESTERN



AUSTRALIA

REGISTER NUMBER 111/D100164	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 5/4/2002

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2218** FOLIO **964**

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

RG Roberts



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 111 ON DIAGRAM 100164

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

LESLEY JOAN BRAND
MICHAEL TEAHAN BRAND
BOTH OF 111 ROBERTS ROAD, ROBINSON
AS JOINT TENANTS

(T I005920) REGISTERED 5 FEBRUARY 2002

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

1. I057931 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 28.3.2002.
2. *I767657 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 22.1.2004.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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Lot as described in the land description may be a lot or location.

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

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: D100164 [SHEET 1].
PREVIOUS TITLE: 1871-777.
PROPERTY STREET ADDRESS: 4 MANNI RD, ROBINSON.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

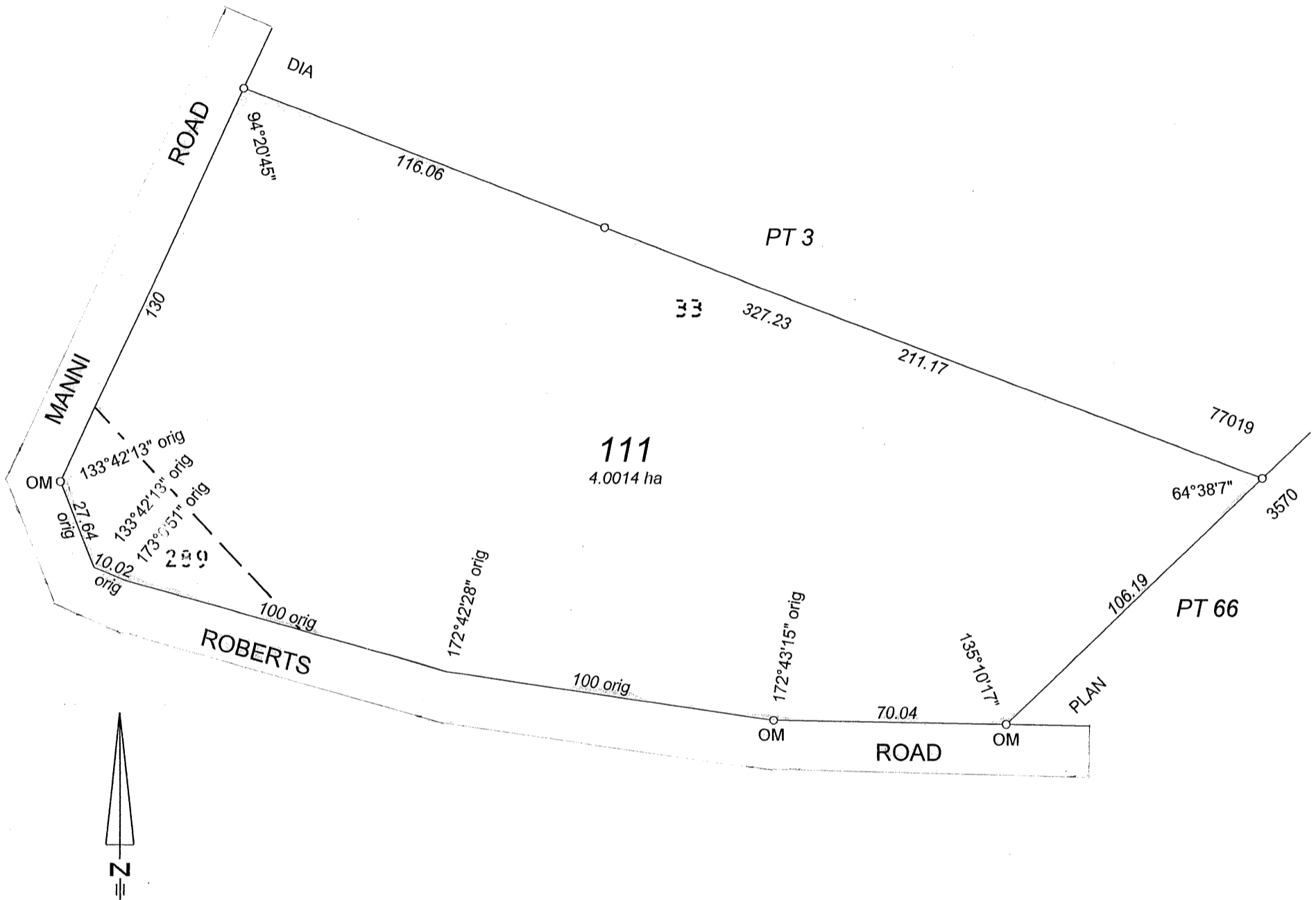
NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING I767657

DIA 100164



LAND DESCRIPTION	ON	CERTIFICATE OF TITLE	FIELD BOOK
PT LOT 3 OF PLANTAGENET LOCATIONS 33 & 289	PLAN	VOLUME	FOLIO
	DIAGRAM 77019	1871	777
	INDEX BK26 (2) 08.03		
	PUBLIC		
			TOTAL AREA 4.0014 ha

LOCAL AUTHORITY : CITY OF ALBANY
 LOCALITY : ROBINSON



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 P. O. BOX 339
 DENMARK W.A. 6333
 PH / FAX - (08) 98482228
 PH - (08) 98482262

0 50 100

SURVEYOR'S CERTIFICATE - Reg. 54 I, A. Le FORT , hereby certify that this plan is a correct representation of the survey and / or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law (s) in relation to which it is lodged. <i>A. Le Fort</i> 5.4.00 Licensed Surveyor Date	APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE 112563 <i>[Signature]</i> FOR CHAIRMAN DATE 8/6/2000		SCALE 1 : 1500 ALL DISTANCES ARE IN METRES
	SURVEYOR'S CERTIFICATE - Compiled I, hereby certify that this compiled plan - (a) is a correct and accurate representation of the survey (s) of the subject land ; and (b) is in accordance with the relevant law in relation to which it is lodged Licensed Surveyor Date	EARLY ISSUE YES / NO LODGED DATE 10.4.2000 FEE PAID \$208 ASSESS No 268781	TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT C.G. BRISTOW DOCKET PLAN/DIAGRAM 99834 CERTIFIED CORRECT <i>[Signature]</i> 31.5.2000 F. S. C.

DOLA
 Department of LAND ADMINISTRATION

OFFICE OF TITLES
 DIAGRAM

100164

LASER PRINTED D.F.T.

WESTERN



AUSTRALIA

REGISTER NUMBER 115/DP35226	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 9/8/2007

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2565

FOLIO
570

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

RG Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 115 ON DEPOSITED PLAN 35226

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ANN JULIE JOYCE OF 12 MONROE COURT, ROBINSON

(T K250230) REGISTERED 29 JUNE 2007

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

1. K250231 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 29.6.2007.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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Lot as described in the land description may be a lot or location.

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

STATEMENTS:

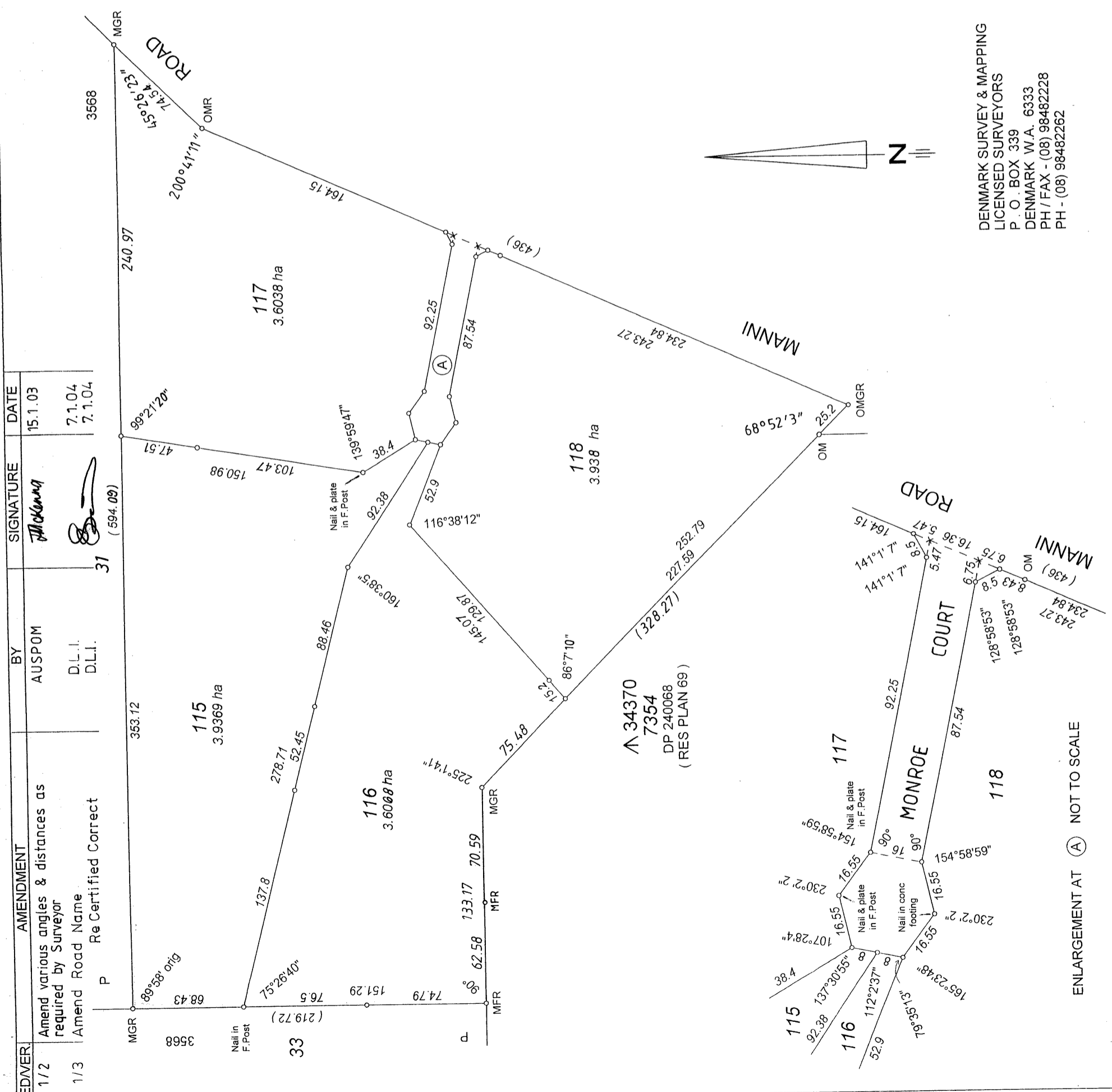
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP35226 [SHEET 1].
PREVIOUS TITLE: 1448-769.
PROPERTY STREET ADDRESS: 12 MONROE CT, ROBINSON.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

DP 35226



TYPE FREEHOLD	PLAN OF SUBDIVISION	LOTS 115 - 118 AND ROAD	EARLY ISSUE YES / NO
PURPOSE	PLAN OF	DISTRICT PLANTAGENET	DOLA FILE
LOCAL AUTHORITY SHIRE OF ALBANY	LOCAL AUTHORITY ROBINSON	FORMER TENURE LOT 32 ON P3568 C/T 1448 - 769	INDEX BK26 (2) 08.03 BK26 (2) 08.04
LOCALITY ROBINSON	LOCALITY ROBINSON	SCALE: 1 : 2500	FIELD BOOK 88685 88766
DATE 30.12.02	DATE 23.12.02	ALL DISTANCE ARE IN METRES	0 50 100 200
DATE 30.12.02	DATE 23.12.02	APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION	APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION
DATE 30.12.02	DATE 23.12.02	FILE 442628-121230	FILE 442628-121230
DATE 30.12.02	DATE 23.12.02	DOCKET 35645	DOCKET 35645
DATE 30.12.02	DATE 23.12.02	CERTIFIED CORRECT 368436	CERTIFIED CORRECT 368436
DATE 30.12.02	DATE 23.12.02	F.S.C.	F.S.C.
DATE 30.12.02	DATE 23.12.02	IN ORDER FOR DEALINGS	IN ORDER FOR DEALINGS
DATE 30.12.02	DATE 23.12.02	SUBJECT TO Section 295(5) of the L.C.A.	SUBJECT TO Section 295(5) of the L.C.A.
DATE 30.12.02	DATE 23.12.02	APPROVED 7-5-04	APPROVED 7-5-04
DATE 30.12.02	DATE 23.12.02	INSPECTOR OF PLANS & SURVEYS DATE	INSPECTOR OF PLANS & SURVEYS DATE
DATE 30.12.02	DATE 23.12.02	INSPECTOR OF PLANS & SURVEYS DATE	INSPECTOR OF PLANS & SURVEYS DATE
DATE 30.12.02	DATE 23.12.02	INSPECTOR OF PLANS & SURVEYS DATE	INSPECTOR OF PLANS & SURVEYS DATE



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 DENMARK W.A. 6333
 PH / FAX - (08) 98482228
 PH - (08) 98482262

WESTERN



AUSTRALIA

REGISTER NUMBER 116/DP35226	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 2/6/2004

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2565** FOLIO **571**

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

RG Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 116 ON DEPOSITED PLAN 35226

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

LINDA CAROL KNIGHT OF POST OFFICE BOX 448, ALBANY
(T I878135) REGISTERED 7 MAY 2004

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

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

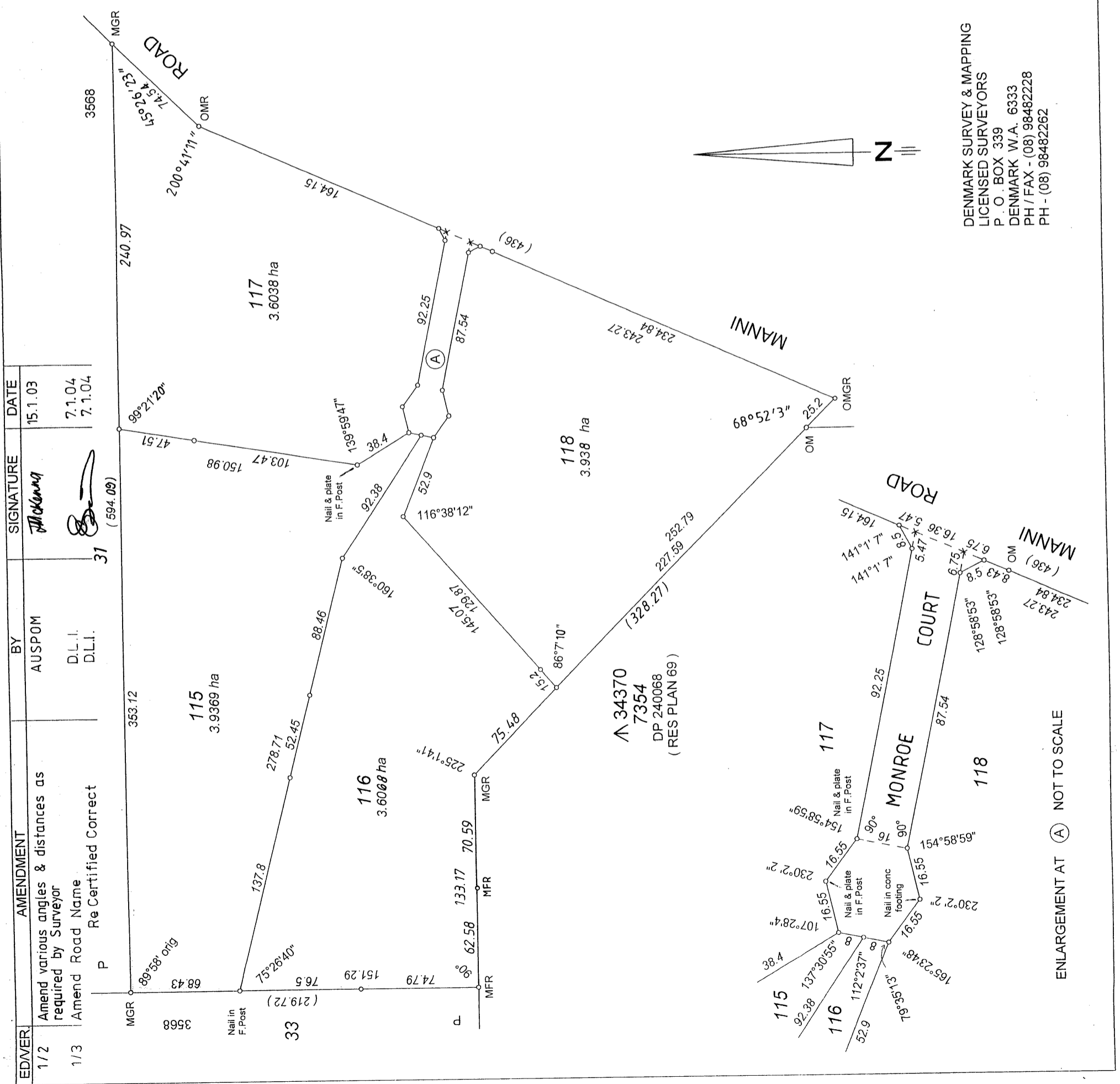
STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP35226 [SHEET 1].
PREVIOUS TITLE: 1448-769.
PROPERTY STREET ADDRESS: 11 MONROE CT, ROBINSON.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

DP 35226

TYPE FREEHOLD	PLAN OF	LOTS 115 - 118 AND ROAD	
PURPOSE SUBDIVISION	DISTRICT PLANTAGENET	DOLA FILE	
LOCAL AUTHORITY SHIRE OF ALBANY	LOCAL AUTHORITY ROBINSON	FORMER TENURE LOT 32 ON P3568 C/T 1448 - 769	FIELD BOOK 88685 88766
INDEX PUBLIC	ON BK26 (2) 08.03 BK26 (2) 08.04	SCALE: 1 : 2500	ALL DISTANCE ARE IN METRES
0	50	100	200
SURVEYOR'S CERTIFICATE - Reg 54 A. LEFORT hereby certify that this is a correct representation of the survey and / or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. A. Lefort 23/12/02 Licensed Surveyor Date		SURVEYOR'S CERTIFICATE - Compiled hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of the subject land, and (b) is in accordance with the relevant law in relation to which it is lodged.	
LOGGED DATE 30.12.02	TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT MJP 10/2/03	APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION	DATE 8.3.12.004
FEE PAID 9343.00	DOCKET 35645	FILE 442628-121230	FOR CHAIRMAN
ASSESSED 368436	CERTIFIED CORRECT F.S.C.	 DEPARTMENT OF LAND ADMINISTRATION DEPOSITED PLAN 35226	
IN ORDER FOR DEALINGS SUBJECT TO Section 295(5) of the L.C.A.		APPROVED AUTHORIZED LAND OFFICER DATE 7-5-04 SHEET 1 OF 1 EDITION 1 VERSION 3	



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 PH - (08) 98482262

WESTERN



AUSTRALIA

REGISTER NUMBER 117/DP35226	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 4/2/2005

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2565

FOLIO
572

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

RG Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 117 ON DEPOSITED PLAN 35226

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

SHEILA MARY GRACE
JEFFERY GRACE
BOTH OF LOT 20 NEWBOLD ROAD, TORBAY, ALBANY
AS JOINT TENANTS

(T J156317) REGISTERED 19 JANUARY 2005

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

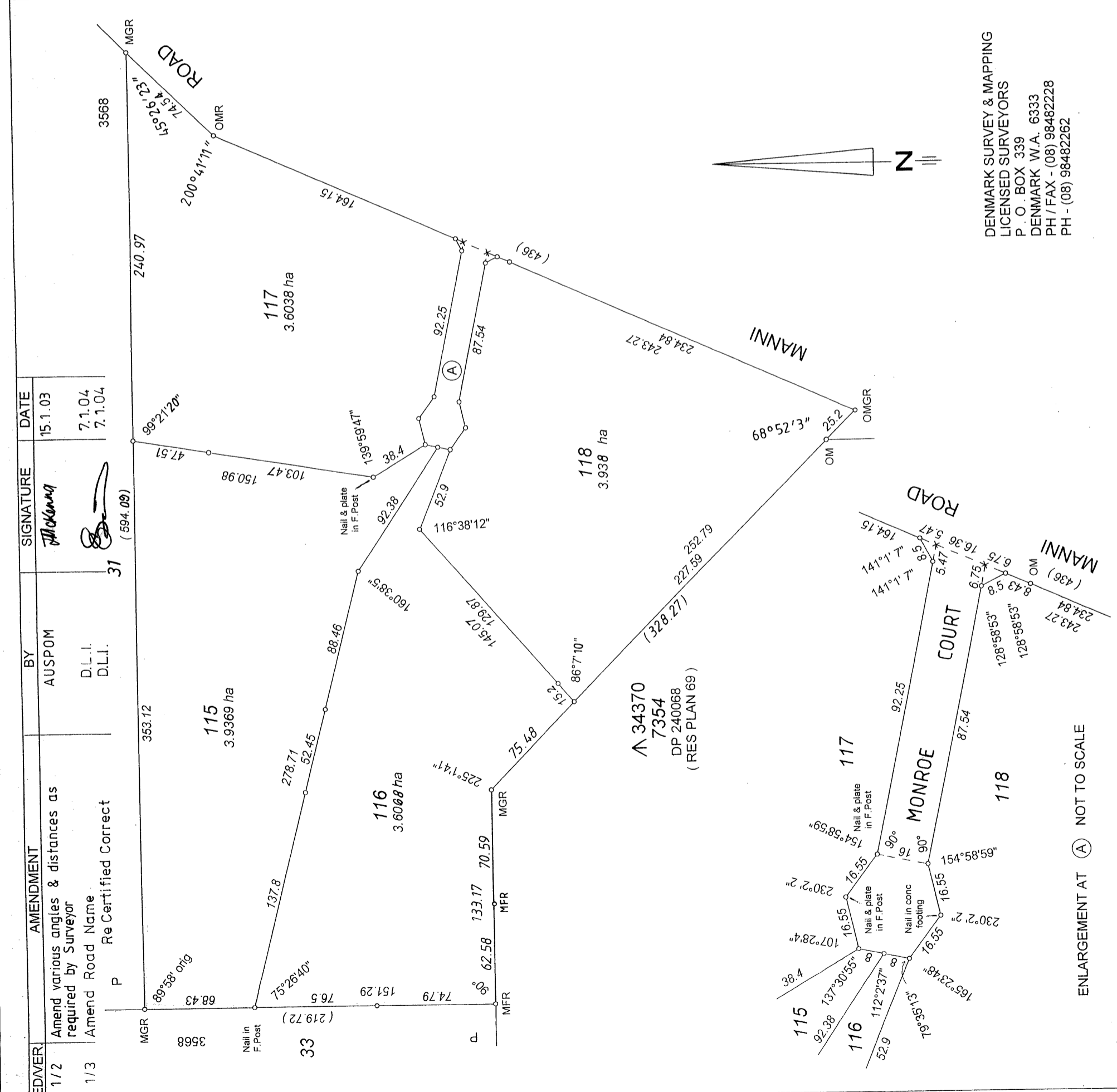
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP35226 [SHEET 1].
PREVIOUS TITLE: 1448-769.
PROPERTY STREET ADDRESS: 4 MONROE CT, ROBINSON.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

DP 35226



TYPE FREEHOLD	PLAN OF SUBDIVISION	LOTS 115 - 118 AND ROAD	EARLY ISSUE YES / NO
PURPOSE	PLAN OF	DISTRICT PLANTAGENET	DOLA FILE
LOCAL AUTHORITY SHIRE OF ALBANY	LOCAL AUTHORITY ROBINSON	FORMER TENURE LOT 32 ON P3568 C/T 1448 - 769	INDEX BK26 (2) 08.03 BK26 (2) 08.04
LOCALITY ROBINSON	LOCALITY ROBINSON	SCALE: 1:2500	FIELD BOOK 88685 88766
DATE 30.12.02	DATE 23.12.02	ALL DISTANCE ARE IN METRES	0 50 100 200
APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION	APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION	SURVEYOR'S CERTIFICATE - Reg 54	
FILE 442628-121230	DATE 8.3.12004	SURVEYOR'S CERTIFICATE - Completed	
FOR CHAIRMAN	DATE	hereby certify that this is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.	
APPROVED	DATE	hereby certify that this is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.	
APPROVED	DATE	hereby certify that this is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.	



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 PH - (08) 98482262

WESTERN



AUSTRALIA

REGISTER NUMBER 118/DP35226	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 24/6/2006

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2565** FOLIO **573**

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

RG Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 118 ON DEPOSITED PLAN 35226

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

LINDA CAROL KNIGHT OF 3 MANNI ROAD, ALBANY

(T I878135) REGISTERED 7 MAY 2004

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

- J793904 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 20.6.2006.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

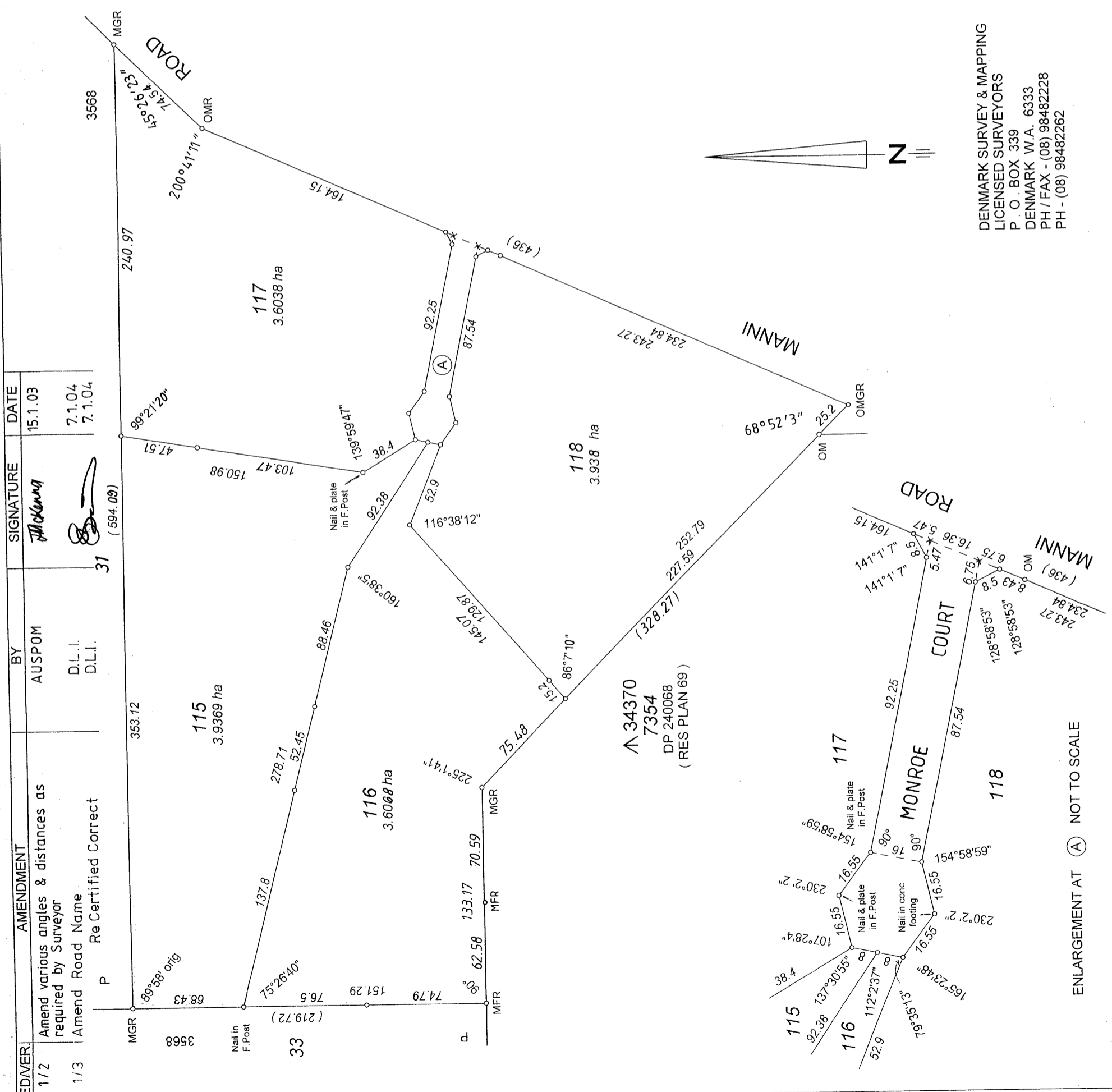
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP35226 [SHEET 1].
PREVIOUS TITLE: 1448-769.
PROPERTY STREET ADDRESS: 3 MANNI RD, ROBINSON.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

DP 35226



TYPE FREEHOLD	EARLY ISSUE YES/NO
PURPOSE SUBDIVISION	
PLAN OF LOTS 115 - 118 AND ROAD	
DISTRICT PLANTAGENET	DOLA FILE
TOWNSITE SHIRE OF ALBANY	
LOCAL AUTHORITY ROBINSON	
LOCALITY ROBINSON	FIELD BOOK
FORMER TENURE LOT 32 ON P3568	BK26 (2) 08.03
C/T 1448 - 769	BK26 (2) 08.04
	88685
	88766
SCALE: 1:2500 ALL DISTANCE ARE IN METRES	0 50 100 200
SURVEYOR'S CERTIFICATE - Reg 54 A. LEFORT hereby certify that this is a correct representation of the survey and/or calculations from measurements recorded in the field book lodged for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged. A. Lefort 23/12/02 Licensed Surveyor Date	SURVEYOR'S CERTIFICATE - Compiled hereby certify that this compiled plan (a) is a correct and accurate representation of the survey(s) of the subject land, and (b) is in accordance with the relevant law in relation to which it is lodged.
LOGGED DATE 30.12.02 FEE PAID 9343.00 ASSESS NO 368436	TYPE OF VALIDATION FULL AUDIT LEGAL COMPONENT MJP 10/2/03 DOCKET 35645 CERTIFIED CORRECT F.S.C.
APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION FILE 442628-121230 FOR CHAIRMAN DATE 8.3.12004	DOLA Department of LAND ADMINISTRATION
IN ORDER FOR DEALINGS SUBJECT TO Section 295(5) of the L.C.A.	DEPOSITED PLAN 35226
APPROVED A. Lefort FOR INSPECTOR OF PLANS & SURVEYS DATE 27.01.2004 AUTHORIZED LAND OFFICER	SHEET 1 OF 1 EDITION 1 VERSION 3



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PH - (08) 98482262

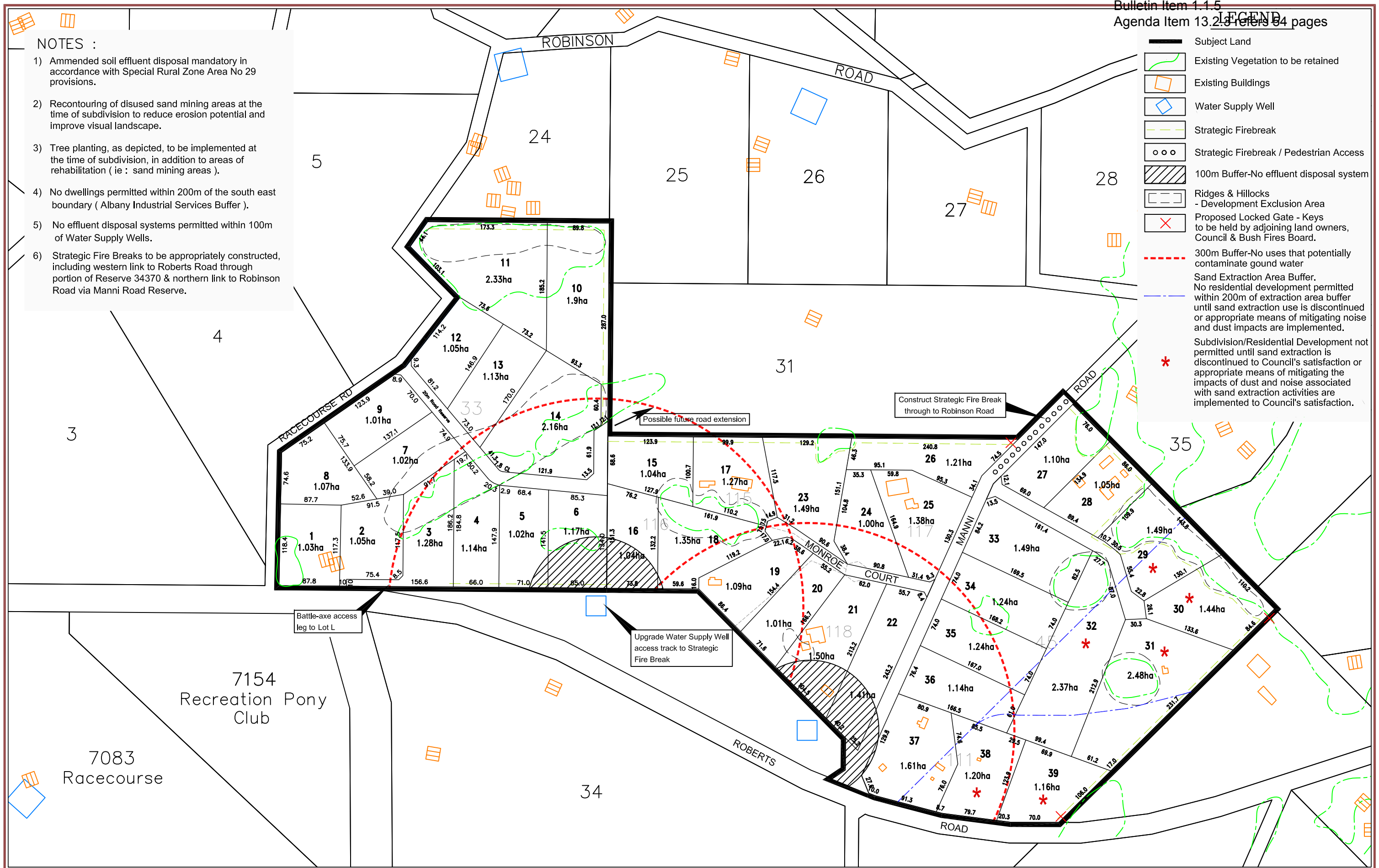
ENLARGEMENT AT (A) NOT TO SCALE

APPENDIX C

PROPOSED MODIFIED SUBDIVISION GUIDE PLAN

- NOTES :**
- 1) Ammended soil effluent disposal mandatory in accordance with Special Rural Zone Area No 29 provisions.
 - 2) Recontouring of disused sand mining areas at the time of subdivision to reduce erosion potential and improve visual landscape.
 - 3) Tree planting, as depicted, to be implemented at the time of subdivision, in addition to areas of rehabilitation (ie : sand mining areas).
 - 4) No dwellings permitted within 200m of the south east boundary (Albany Industrial Services Buffer).
 - 5) No effluent disposal systems permitted within 100m of Water Supply Wells.
 - 6) Strategic Fire Breaks to be appropriately constructed, including western link to Roberts Road through portion of Reserve 34370 & northern link to Robinson Road via Manni Road Reserve.

- LEGEND**
- Subject Land
 - Existing Vegetation to be retained
 - Existing Buildings
 - Water Supply Well
 - Strategic Firebreak
 - Strategic Firebreak / Pedestrian Access
 - 100m Buffer-No effluent disposal system
 - Ridges & Hillocks - Development Exclusion Area
 - Proposed Locked Gate - Keys to be held by adjoining land owners, Council & Bush Fires Board.
 - 300m Buffer-No uses that potentially contaminate ground water
 - Sand Extraction Area Buffer. No residential development permitted within 200m of extraction area buffer until sand extraction use is discontinued or appropriate means of mitigating noise and dust impacts are implemented.
 - Subdivision/Residential Development not permitted until sand extraction is discontinued to Council's satisfaction or appropriate means of mitigating the impacts of dust and noise associated with sand extraction activities are implemented to Council's satisfaction.



burgess design group
 TOWN PLANNING • URBAN DESIGN

DRAWING NUMBER: ATK ALB-2-011
 DATE: 16.07.2009

351 Newcastle Street, Northbridge W.A. 6003
 PO Box 374 Northbridge W.A. 6865
 PH: (08) 9328 6411 FAX: (08) 9328 6511

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice.

oapc Australian Association of Planning Consultants
CPP CERTIFIED PRACTISING PLANNER

354



SUBDIVISION GUIDE PLAN

LOT 33 ROBERTS ROAD, LOTS 115-118 MONROE COURT and LOTS 45 & 111 MANNI ROAD, ROBINSON

PLANNING AND DEVELOPMENT ACT 2005 (AS AMENDED)

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 282

The City of Albany under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act, 2005 (as amended), hereby amends the above Town Planning Scheme by:

- (i) replacing the current Subdivision Guide Plan for Lots 3 & 32 Manni Road and Lot 33 Racecourse Road, Robinson, Plantagenet Location 33 Special Rural Zone 29 with Subdivision Guide Plan reference number ATK ALB-2-01i, dated 16-07-2009;
- (ii) inserting within column (b) of the table at Schedule 1 in the Scheme Text the following:

1.1 Subdivision shall generally be in accordance with the Subdivision Guide Plans as endorsed by the Chief Executive Officer:

(a) the plan for Lots 45, 111 & 118 Manni Road, Lots 115-117 Monroe Court and Lot 33 Roberts Road, reference number ATK ALB-2-01i, dated 16-07-2009;

(b) the plan for Lots 5, 80, 81, 82 and 9000 Racecourse Road, reference 14214-01D, dated 26/09/07;

1.3 In respect of land within:

(a) The Subdivision Guide Plan referred to in 1.1(a) (above) the minimum lot size shall be not less than 1.0 hectares;

(b) The Subdivision Guide Plan referred to in 1.1(b) (above) the minimum lot size shall be not less than 3.0 hectares with an average lot size of 4.0 hectares;

5.4 Subdivision/Residential development shall not be permitted within the buffer to the sand extraction area shown on the Subdivision Guide Plan until:

(i) the sand extraction use has been discontinued to Council's satisfaction; or

(ii) *appropriate means of mitigating the impacts of dust and noise from nearby resource extraction activities are implemented. Means of mitigating dust and noise impacts may include but shall not be limited to:*

- *earth bunding;*
- *tree/shrub planting; or*
- *solid wall construction.*

All means of mitigation will be subject to the need for environmental engineering certification to Council's satisfaction; and

6.4 Dwellings and outbuildings shall be designed and constructed to achieve an aggregate roof area of at least 120m² to ensure sufficient roof catchment is provided and connected to a water supply with a minimum storage capacity of 92,000 litres for each dwelling.

(iii) inserting within column (a) of the table at Schedule 1 in the Scheme Text the following:

29 Lots 5, 33, 80 Racecourse Road, Lots 81, 82 and 9000 Roberts Road, Lots 45, 111 & 118 Manni Road and Lots 115-117 Monroe Court, Robinson.

PLANNING AND DEVELOPMENT ACT 2005 (AS AMENDED)
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
CITY OF ALBANY
TOWN PLANNING SCHEME NO. 3
AMENDMENT NO. 282

That Council, pursuant to Section 75 of the Planning and Development Act 2005, resolve to adopt Amendment No. 282 to Town Planning Scheme No. 3 by: -

- (i) replacing the current Subdivision Guide Plan for Lots 3 & 32 Manni Road and Lot 33 Racecourse Road, Robinson, Plantagenet Location 33 Special Rural Zone 29 with Subdivision Guide Plan reference number ATK ALB-2-01i, dated 16-07-2009;
- (ii) inserting within column (b) of the table relating to Special Rural Zone 29 at Schedule 1 in the Scheme Text the following:

1.1 Subdivision shall generally be in accordance with the Subdivision Guide Plans as endorsed by the Chief Executive Officer:

(a) the plan for Lots 45, 111 & 118 Manni Road, Lots 115-117 Monroe Court and Lot 33 Roberts Road, reference number ATK ALB-2-01i, dated 16-07-2009;

(b) the plan for Lots 5, 80, 81, 82 and 9000 Racecourse Road, reference 14214-01D, dated 26/09/07;

1.3 In respect of land within:

(a) The Subdivision Guide Plan referred to in 1.1(a) (above) the minimum lot size shall be not less than 1.0 hectares;

(b) The Subdivision Guide Plan referred to in 1.1(b) (above) the minimum lot size shall be not less than 3.0 hectares with an average lot size of 4.0 hectares;

5.4 Subdivision/Residential development shall not be permitted within the buffer to the sand extraction area shown on the Subdivision Guide Plan until:

(i) the sand extraction use has been discontinued to Council's satisfaction; or

(ii) *appropriate means of mitigating the impacts of dust and noise from nearby resource extraction activities are implemented. Means of mitigating dust and noise impacts may include but shall not be limited to:*

- *earth bunding;*
- *tree/shrub planting; or*
- *solid wall construction.*

All means of mitigation will be subject to the need for environmental engineering certification to Council's satisfaction; and

6.4 Dwellings and outbuildings shall be designed and constructed to achieve an aggregate roof area of at least 120m² to ensure sufficient roof catchment is provided and connected to a water supply with a minimum storage capacity of 92,000 litres for each dwelling.

(iii) inserting within column (a) of the table relating to Special Rural Area 29 at Schedule 1 in the Scheme Text the following:

29 Lots 5, 33, 80 Racecourse Road, Lots 81, 82 and 9000 Roberts Road, Lots 45, 111 & 118 Manni Road and Lots 115-117 Monroe Court, Robinson.

Dated this Day of 200

CHIEF EXECUTIVE OFFICER

**PLANNING AND DEVELOPMENT ACT 2005 (AS AMENDED)
ADOPTION AND APPROVAL
OF THE SHIRE OF ALBANY
TOWN PLANNING SCHEME NO. 3 AMENDMENT NO. 282**

ADOPTION

Adopted by resolution of the Council of the City of Albany at the Meeting of the Council held on the day of 200 .

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

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

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

.....
DELEGATED UNDER S.16

OF THE PD ACT 2005

DATE.....

Final Approval Granted

.....
MINISTER FOR PLANNING

DATE.....

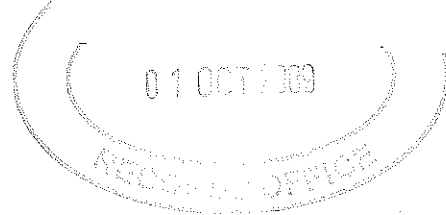


Environmental Protection Authority

Doc No: City of Albany Records
ICR8089788
File: AMD282

Date: 01 OCT 2009
Officer: PLAN10

Attach:



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

Our Ref CRN222285
Enquiries Leanne Thompson

Att: Jan Van Der Mescht

Dear Sir/Madam

**DECISION UNDER SECTION 48A(1)(a)
Environmental Protection Act 1986**

SCHEME AMENDMENT TITLE:	City of Albany TPS 3 Amendment 282 Modify a portion of an adopted Subdivision Guide Plan
LOCATION:	Lot 33 Roberts Road
LOCALITY:	Robinson
RESPONSIBLE AUTHORITY:	City of Albany
DECISION:	Scheme Amendment Not Assessed (no appeals)

Thank you for your letter of 31 August 2009 referring the above scheme amendment to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and that it is not necessary to provide any advice or recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme amendment is defined as an assessed scheme amendment. In relation to the implementation of the scheme amendment, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme amendment.
- This letter will be made available to the public on request.

Yours faithfully

Colin Murray
Director
Environmental Impact Assessment Division

29 September 2009

City of Albany Records
Doc No: ICR8093446
File: AMD282
Date: 23 NOV 2009
Officer: PLAN18
Attach:

Your Ref: A15417/PA29560/AMD282(3)
Our Ref: LM 09320
Contact: Chris Pemberton
Telephone: 08 6213 7163

23 November, 2009

Attn : Craig McMurtrie
City of Albany
Po Box 484
Albany WA 6331

Dear Craig

RE : TOWN PLANNING SCHEME NO. 3, AMENDMENT NO. 282

Thankyou for your letter dated 14 October 2009 regarding the above proposed amendment.

We wish to advise that WestNet Energy, on behalf of WA Gas Networks, have no objection to the proposal.

Should you have any queries regarding the information above, please contact the undersigned.

Yours sincerely,



Chris Pemberton
Land Management Coordinator

Gayle Sargeant

From: Nuttall, Paul [Paul.Nuttall@team.telstra.com]
Sent: Tuesday, 20 October 2009 2:28 PM
To: Planning (External Use ONLY)
Subject: Amendment 282 - Roberts and Manni Roads - R

Doc No: ICR8090807
File: AMD282
Date: 20 OCT 2009
Officer: PLAN17
Attach:

Attention: Craig McMurtrie

Amendment 282 - Roberts and Manni Roads - Robinson - A15417/PA29560/AMD282(3)

In regard to the proposed Subdivision guide plan - Telstra has no negative comment to make

regards

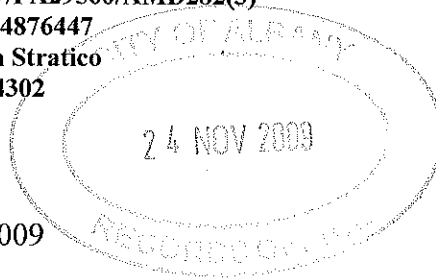
Paul Nuttall BA (Urb & Reg Planning)

Strategic Forecaster
Forecasting & Area Planning - Western
Integrated Network Planning
Postal: Locked Bag 2525
Perth WA 6001
Phone: 08 9491 6255
Fax: 08 9221 5730
E-Mail: paul.nuttall@team.telstra.com

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City of Albany Records
Doc No: ICR8093421
File: AMD282
Date: 24 NOV 2009
Officer: PLAN18
Attach:

Your Ref: A15417/PA29560/AMD282(3)
Our Ref: Grange 4876447
Enquiries: Adrian Stratico
Telephone: 9842 4302



20 November 2009

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

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

Attn: Craig McMurtrie

Dear Sir,

Re: Town Planning Scheme No.3, Amendment No.282

Thank you for your referral of the above proposal. The land subject to Amendment No.282(3) is located within the South Coast Water Reserve (the reserve), the primary source of drinking water for Albany and surrounding towns.

To ensure that the quality of drinking water taken from the reserve is maintained, the Water Corporation endorses Department of Water policy on protecting public drinking water sources. The land is located in an area of the reserve classified as Priority 2 (P2) under the relevant Water Source Protection Plan.

The acceptability of subdivision proposals under this classification is outlined in the Department's guideline "Land Use Compatibility in Public Drinking Water Source Areas". The guideline recommends that the minimum lot size of subdivisions in such areas should be 2 ha. The proposed amendment creates a number of lots below this size with an average lot size of 1.34 ha. The Water Corporation therefore objects to the amendment on the grounds that it represents an unacceptable risk to underlying groundwater quality.


Should you have any further queries, please do not hesitate to contact me on 9420 4302.

Yours sincerely

AS
Adrian Stratico
Adrian Stratico
Catchment Management Coordinator
Great Southern Region



Government of Western Australia
Department of Water

Bulletin Item 
Agenda Item 13.2.3 refers 54 pages

Doc No: City of Albany Records
ICR8093032
File: AMD282

Date: 19 NOV 2009
Your ref: Officer: PLAN18
Our ref:
Enquiry Attach:

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

H111282
Plan 18

Attn: Craig McMurtrie

Dear Sir,

Scheme Amendment 282 – Special Rural Area No 29, Robinson

Thank you for the opportunity to comment on the above proposal. The Department of Water (DoW) cannot support this scheme amendment and provides the following comments:

The subject site is located within a Priority 2 (P2) area within the South Coast Water Reserve, a proclaimed public drinking water source area. The WAPC Statement of Planning Policy 2.7 – Public Drinking Water Source Policy, sets out the level of protection for these areas.

The DoW has developed policies and guidelines to protect public drinking water source areas with regard to WAPC SPP 2.7. The guideline – *Water quality protection note: Land use compatibility in public drinking water source areas* – recommends that a minimum lot size within a P2 area should be 2 ha. Given that this amendment will create lots with an average lot size of 1.34 ha, the DoW cannot support the amendment, due to the increased risk to the drinking water source from the intensification of the land.

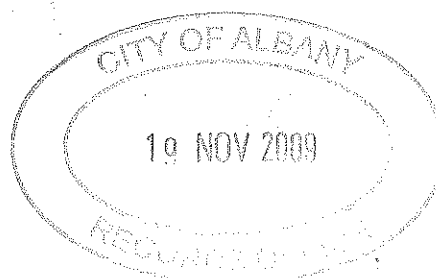
Should you wish to discuss this matter further please contact Karen McKeough of this office.

Yours sincerely



**MICK OWENS
ACTING REGIONAL MANAGER
SOUTH COAST REGION**

16 November 2009



South Coast Region
5 Bevan Street Albany Western Australia 6330
PO Box 525 Albany Western Australia 6331
Telephone (08) 9842 5760 Facsimile (08) 9842 1204
www.water.wa.gov.au
wa.gov.au



Government of Western Australia
Department of Environment and Conservation



City of Albany Records
oc No: ICR8091153
ile: AMD282
ate: 27 OCT 2009
fficer: PLAN18
ttach:

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

Dear Sir,

TOWN PLANNING SCHEME NO. 3, AMENDMENT NO. 282

Thank you for the opportunity to comment on this proposed Scheme Amendment No 282.

The Albany Office of the Department of Environment and Conservation (DEC) has considered this request on the basis of a desk top/aerial photographic assessment and a brief field site visit to the locality.

The documentation would have benefited from a section addressing the protection and re-establishment of native vegetation. However, it is pleasing to see proposed retention of most existing vegetation as indicated in the Subdivision Guide Plan No ATK ALB-2-01i. This vegetation will be important, not only for resident amenity and wind shelter, but also for native fauna. In some areas lot boundaries are shown as crossing through vegetation, in particular for lots 10 and 11, for lots 15, 17, 18 and for lots 33, 32 and 29. In such cases it would be preferable

- to have strategic firebreaks around the vegetation nodes (as for lots 29 and 30),
- to have these areas of vegetation fenced (especially that on lots 10 and 11) to protect them from stock, and
- to have lot boundaries within the fenced areas marked by bollards so as to minimize additional removal of native vegetation.

Thank you again for the opportunity to comment.

Yours sincerely,

Bruce Bone
Regional Manager

22 October 2009

South Coast Region: 120 Albany Highway, Albany, Western Australia 6330

Phone: (08) 9842 4500 Fax: (08) 9841 7105

www.dec.wa.gov.au

wa.gov.au



Government of **Western Australia**
Department of **Education and Training**

Bulletin Item 18
Agenda Item 18.20 refers 54 pages

City of Albany Records
oc No: ICR8091252
ile: AMD282
ate: 27 OCT 2009
fficer: PLAN18
ttach:

Mr Craig McMurtie
Planning Officer
City of Albany
PO Box 484
ALBANY WA 6331

Dear Mr McMurtie,

TOWN PLANNING SCHEME No 3, AMENDMENT No 282

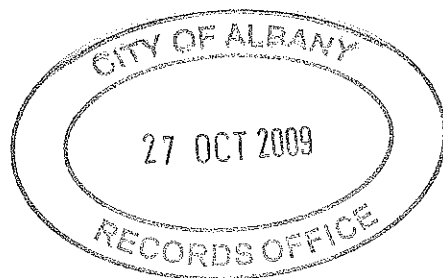
Thank you for the opportunity to comment on the Town Planning Scheme No 3, Amendment No 282.

The Department of Education and Training has reviewed the amendment and has no objections to this proposal.

Yours sincerely

RICHARD BLOOR
PRINCIPAL CONSULTANT
ASSET AND ADMINISTRATIVE SERVICES

22 October 2009



151 Royal Street, East Perth Western Australia 6004



City of Albany Records
Doc No: ICR8091935
File: AMD282

Date: 05 NOV 2009
Officer: PLAN18

Attach: *[Faint illegible text]*

Your Ref: A15417/PA29560/AMD282(3)
Our Ref:
Contact: Kevin Parsons

Telephone: 9845 5000
Telephone: 9845 5006
Facsimile: 9841 6719
E-Mail: kevin.parsons@fesa.wa.gov.au

City of Albany
PO Box 484
Albany WA 6331

Attention: Craig McMurtrie

Dear Sir/Madam,

RE: Town Planning Scheme No.3, Amendment No. 282

Thank you for the opportunity to comment on your letter dated 14th October 2009 regarding the above referral.

Bush Fire Risk must be considered in planning decisions to avoid increasing the risk through inappropriately located or designed land use and development.

The Planning for Bush Fire Protection document and WAPC Policy DC 3.7 cover the requirements for subdivisions to address on ground fire protection issues. Australian Standard 3959 covers the Standard for Construction of Buildings in Bushfire-Prone Areas. The requirements of all 3 documents need to be considered in total when dealing with any subdivision development.

As a bare minimum, I recommend that the following issues need to be included as part of the approval for any development as a result of the proposed rezoning.

1: Access

Planning for Bush Fire Protection sect 3.4.

Safe access and egress for both residents and fire services from both the subdivision and individual houses.

2: Dedicated Fire Fighting Water Supplies

Planning for Bush Fire Protection sect 3.5.

Fire Hydrants installed every 100m for industrial areas, 200m for residential areas, 400m or water tanks for fire fighting water supplies in rural areas.

3: Hazard Separation

Planning for Bush Fire Protection sect 3.6.

There must be a physical separation between development and any extreme bush fire hazards as well as low fuel areas around any buildings.

There may be need to include additional requirements on a case by case basis

Should you require further information please contact me on the above number.

Yours faithfully

[Handwritten signature]

KEVIN PARSONS
DISTRICT MANAGER
GREAT SOUTHERN REGION

3/11/09



Craig McMurtrie

From: David [janewine@highway1.com.au]
Sent: Monday, 2 November 2009 2:27 PM
To: Craig McMurtrie
Subject: EF0915639 - AMD282 - Town Planning Scheme No3, Amendment No 282
SynergySoft: EF0915639

Dear Craig,

With reference to the above amendment I am fully supportive of the change as believe it will be beneficial for the area.

It will increase that amount of semi rural land available close to Albany, in addition to increasing the awareness of the Albany Racing Club and the Albany Pony Club.

The amendment will make good use of land that is not really suitable for full time agriculture and give residents the opportunity to live in a semi rural setting.

Regards,

David

David Atkinson
Managing Director
Jane Brook Estate Wines
Winner of the Swan Experience Customer Service Excellence Award 2009 (Hospitality)
www.janebrook.com.au
p : (08) 9274 1432
f : (08) 9274 1211
m : 0428 741 432
e : david@janebrook.com.au
P O Box 1274, Midland, WA 6936

Craig McMurtrie

From: Planning (External Use ONLY)
Sent: Tuesday, 3 November 2009 1:56 PM
To: Craig McMurtrie
Subject: EF0915640 - AMD282 - FW: TPS No3 Amendment No 282

SynergySoft: EF0915640

From: Bev [mailto:bev@janebrook.com.au]
Sent: Tuesday, 3 November 2009 10:51 AM
To: Planning (External Use ONLY)
Subject: TPS No3 Amendment No 282

Dear Craig,

I fully support the above amendment as it will give a wider choice of life styles within the town of Albany,

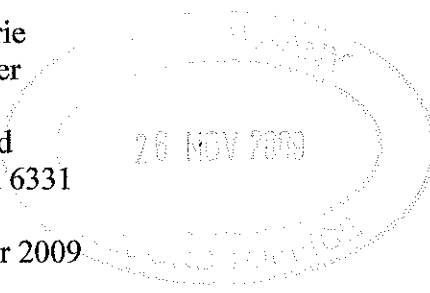
Regards,

Beverley

Beverley Atkinson
Jane Brook Estate Wines
*Winner of the Swan Experience Customer Service Excellence
Award 2009 (Hospitality)*

City of Albany Records
Doc No: ICR8093643
File: AMD282
Date: 26 NOV 2009
Officer: PLAN18
Attach:

Craig McMurtrie
Planning Officer
City of Albany
102 North Road
ALBANY WA 6331



26TH November 2009

Dear Sir

Re: TOWN PLANNING SCHEME NO. 3, AMENDMENT NO. 282

We strongly object to the council amending town planning scheme No 3 Subdivision Guide Plan for Special Rural Area No 29 relating to lots 45, 111 & 118 Manni Road, Lots 115 – 117 Monroe Court Lot 33 Roberts Road Robinson for the following reasons:

- a) The proposed block sizes are (in most cases) clearly well below the minimum 2 hectare size the Department of Water has for ground water extraction for town water usage. It is our opinion that it would not be desirable to have higher density housing over ground water extraction areas.
- b) At this time the area has minimum housing in a unique rural atmosphere. Further more, high density housing in a designated equine activity precinct (Albany Race Club and Albany Equestrian Centre including the Stidwell Bridle Trails) and currently the Albany Motocross Club, will cause significant conflicts of interest such as increased vehicle traffic in the future.
- c) Sets a Precedent – If this town planning scheme is amended and the proposed subdivision goes ahead, this will set a precedent that the council will be obligated to approve other subdivisions to nearby landowners applying to do the same. It is our opinion that this will be detrimental to this unique area.

Yours faithfully

A.H. Davis
A.H. DAVIS

A.M. Davis
A.M. DAVIS
379 Robinson Road
ROBINSON W.A. 6330

Records

From: City of Albany mailer [root@localhost]
Sent: Thursday, 26 November 2009 4:39 PM
To: Records
Subject: Feedback form

Date: 26 NOV 2009
Officer: PLAN18
Attach:

This e-mail was sent from the feedback form on the City of Albany website and is to be directed to planning@albany.wa.gov.au.

Full name: Russel Tait Burgess Design Group
Phone: 9328 6411
E-mail Address: russel@burgessdesigngroup.com.au

Residential Address:
351 Newcastle Street
Northbridge, 6003
WA, Australia

Postal Address:
PO Box 374
Northbridge 6003
WA, Australia

We write in respect of TPS No. 3 Amendment No. 282 which is currently subject to public notification, with submissions able to be made in writing up to and including today's date.

BDG represents the landowners of all but one of the lots included within Special Rural Area No. 29 (SRA 29), including Lot 33 Racecourse Road (D and B Atkinson); Lots 45 (D and M Williams), 111 (L and M Brand) and 118 (L Knight) Manni Road; Lots 115 (A Timperley) and 116 (L Knight) Monroe Court, Robinson. The excluded lot is Lot 117 Monroe Court, Robinson, which was recently transferred from the ownership of S and J Grace whom we previously represented.

On behalf of these represented landowners, we take this opportunity to express their universal support for the Amendment and proposed modified Subdivision Guide Plan (SGP).

In substantiating this support, we advise the following:

- The subject land is located in a high rainfall area where even a modest roof catchment area is capable of generating sufficient water supply for residential needs;
- On-site soils are free draining and adequate for on-site effluent disposal and (dwelling) construction;
- The Subdivision Guide Plan has been designed to ensure lots are so located such that they can accommodate residential development and effluent disposal in areas outside and clear of Well Head Protection Zones,, and with an average lot size of 1.34 hectares;

- The site is in close proximity to the Albany Townsite and adjacent urban areas, but at a reasonable distance so as not to compromise any future expansion of the existing urban area;
- As established in the Amendment Report, the proposed SGP and related provisions are consistent with the City and State planning framework for the area;
- Provisions have been carefully prepared to ensure the proposed subdivision pattern and development outcomes are sufficiently responsive to the land's environmental setting.

Our view remains that the proposal facilitates the highest and best use of the land. As such, we believe the development outcome of the proposal would be consistent with the orderly and proper planning of and responsive to environmental initiatives appropriate to the locality.















IP Address: 203.59.222.153

Referer: <http://www.albany.wa.gov.au/website/page.php?main=feedback&receiver=45&folder=23e>

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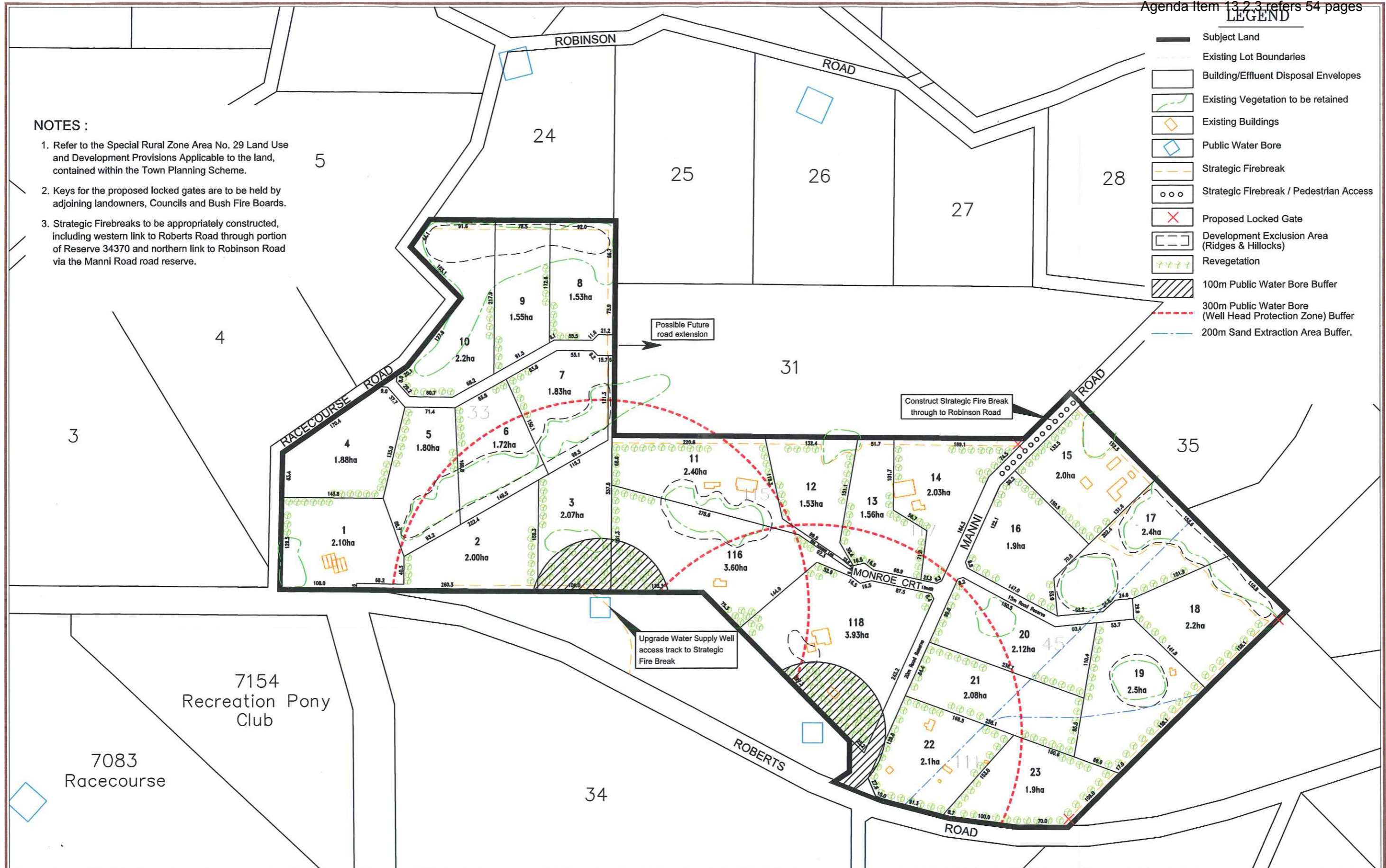
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-  Subject Land
-  Existing Lot Boundaries
-  Building/Effluent Disposal Envelopes
-  Existing Vegetation to be retained
-  Existing Buildings
-  Public Water Bore
-  Strategic Firebreak
-  Strategic Firebreak / Pedestrian Access
-  Proposed Locked Gate
-  Development Exclusion Area (Ridges & Hillocks)
-  Revegetation
-  100m Public Water Bore Buffer
-  300m Public Water Bore (Well Head Protection Zone) Buffer
-  200m Sand Extraction Area Buffer

NOTES :

1. Refer to the Special Rural Zone Area No. 29 Land Use and Development Provisions Applicable to the land, contained within the Town Planning Scheme.
2. Keys for the proposed locked gates are to be held by adjoining landowners, Councils and Bush Fire Boards.
3. Strategic Firebreaks to be appropriately constructed, including western link to Roberts Road through portion of Reserve 34370 and northern link to Robinson Road via the Manni Road road reserve.



0 25 50 75 100 125 150 175m
 SCALE 1:5000
 ORIGINAL PLAN SIZE: A3

DRAWING NUMBER:
 ATK ALB-2-03b

DATE:
 26.05.2010

351 Newcastle Street, Northbridge W.A. 6003
 PO Box 374 Northbridge W.A. 6865
 PH: (08) 9328 6411 FAX: (08) 9328 6511

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice.

ADOPTED BY RESOLUTION OF THE CITY OF ALBANY
 AT THE MEETING HELD ON THE:
DAY OF..... 2010
 CHIEF EXECUTIVE OFFICER



Alternate Subdivision Guide Plan

LOT 33 ROBERTS ROAD, LOTS 115-118 MONROE COURT and
 LOTS 45 & 111 MANNI ROAD,
 ROBINSON





harley
survey group

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

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 301 (3)

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amends the above local planning scheme by:

1. Rezoning Portion of Lot 30 Nanarup Road, Kalgan from *Special Site - Caravan Park* zone to *Special Rural* zone and amending the Scheme Maps accordingly;
2. Including Portion of Lot 30 Nanarup Road, Kalgan in Special Rural Area No.9, Schedule 1 – Special Rural Zones – Provisions Relating to Specified Areas;
3. Modifying Schedule 1 – Special Rural Zones – *Provisions Relating to Specified Areas*, Special Rural Area No.9;
4. Rezoning Portion of Lot 30 Nanarup Road, Kalgan from *Special Site - Caravan Park* zone to *Special Use*;
5. Inserting Land Particulars, Permitted Uses and Special Conditions into Schedule 3 of the Scheme; and
6. Amending the Scheme Maps accordingly.

Dated this _____ day of _____ 20____ .

CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING
PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL AUTHORITY:	City of Albany
DESCRIPTION OF TOWN PLANNING SCHEME:	Town Planning Scheme No.3
TYPE OF SCHEME:	Town Planning Scheme
SERIAL NO. OF AMENDMENT:	Amendment No. 301 (3)
PROPOSAL:	Rezone Lot 30 Nanarup Road, Kalgan from <i>Special Site Caravan Park</i> zone to <i>Special Rural and Special Use</i> zone.

SCHEME AMENDMENT REPORT

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APPENDIX E



1.0 INTRODUCTION

1.1 Purpose of Amendment

The purpose of this Amendment to City of Albany Town Planning Scheme No. 3 is to rezone Lot 30 Nanarup Road, Kalgan (the Amendment Site) from *Special Site Caravan Park* to *Special Rural and Special Use*. The Amendment will incorporate part of the lot with the existing dwelling into Special Rural Area No.9, so that provisions set out in Schedule I relating to this zone can appropriately control subdivision, development and use of this portion of the lot.

The remaining portion of the subject site currently zoned *Special Site - Caravan Park* and developed with a well established holiday accommodation business will be rezoned to *Special Use* to allow its redevelopment for up to six (6) holiday accommodation units and a new caretakers/office building; uses that more accurately reflect the development potential of the site.

1.2 Previous Scheme Amendment Request

Council resolved to entertain initiation of the Scheme Amendment to rezone the property to *Special Rural and Special Site – Holiday Accommodation* at its Ordinary Meeting held on 17th November 2009. It outlined the following requirements for the Amendment, should it be presented to Council:

- i. *“The Development Guide Plan being modified to relocate the proposed boundary between Sections ‘A’ and ‘B’ to the east in order to protect the remnant native vegetation;*
- ii. *A detailed Land Capability Report being prepared; and*
- iii. *The Subdivision Guide Plan for Special Rural Zone No.9 being modified to include portion Lot 30 and to address the following access issues:*
 - *The status of the access leg to adjoining Lot 11; and*
 - *The suitability or otherwise of the existing point designated for access/egress onto Gull Rock Road.”*

To address the above concerns, the following information has been included in this Amendment:

- The boundary between the zones now aligns with the edge of the existing remnant vegetation;
- Land Capability is addressed in section 6.1.3 and 6.2.1; and
- Access and egress from the site is addressed at section 6.1.2.

All of Council’s issues and requirements for the Amendment have been addressed in this document.



2.0 AMENDMENT SITE DETAILS

2.1 Lot, Title and Ownership Details

Lot 30 on Deposited Plan 47989 is contained on Certificate of Title Vol.2606 Fol.202. The lot is 10.1ha in area. The registered proprietors of Lot 30 are John Eyre and Joyce Margaret Eyre. A copy of the Certificate of Title is **attached at Appendix A** of this report.

A **Site/Location Plan** showing the Amendment Site can be found at **Appendix B**.

2.2 Existing Zoning

The Amendment Site was rezoned to *Special Site - Caravan Park* in 2003. As part of this, rezoning plans were presented as part of the scheme amendment documentation that allowed for a substantial caravan park on the subject land consisting of 75 sites, a reception building, ablution block, communal hall and retention of the four existing cottages. See **Figure 1** for details.

A substantial land capability study was prepared by Landform Research and lodged and accepted as part of the previous rezoning. Land Capability is explored further in sections 6.1.3 and 6.2.1.

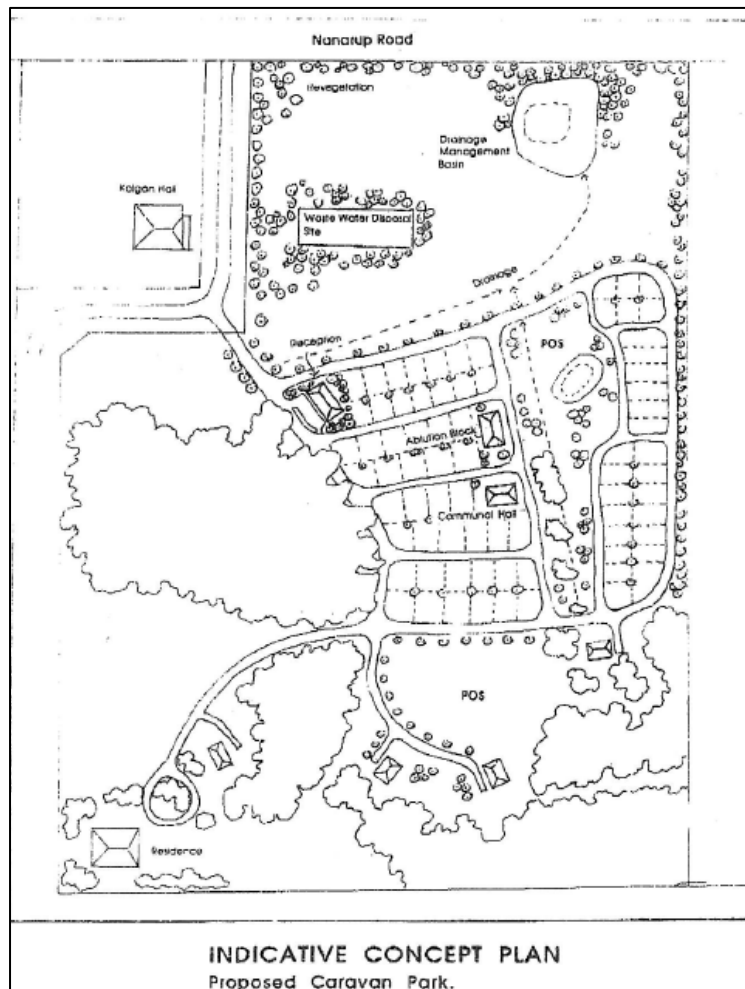


Figure 1: Indicative Concept Plan for 75 bay caravan park.



2.3 Existing Development

The Amendment Site is currently developed with four holiday accommodation units (cottages) trading as the Country Cottages and a single residence that functions as the caretakers dwelling and office.

The cottages are elevated and nestled against and among the remnant vegetation. These units are a rural getaway type of accommodation. The business has a solid customer base and many return customers. The cottages were constructed in the 1980s and need some renovation to remain an attractive accommodation option.

The caretaker's dwelling and office is the place of residence for the current owners of the land, John and Joy Eyre, who are the caretakers of the Country Cottages.

Importantly, the two uses on the land are well separated, both visually and in terms of distance. As shown on the **Site/Location Plan** at **Appendix B** and at **figure 2** below. There is a substantial buffer of remnant vegetation between the Country Cottages and the existing house. This buffer acts to screen the house and office from the holiday accommodation component of the development, detrimentally affecting its role as caretakers and reception.

2.4 Topography

The Amendment Site slopes up to the southeast from a low point of approximately 30m AHD in the northwest corner to a high point of approximately 85m AHD in the southeast corner of the subject land. There is a small wetter area of soils located in the centre of the property that is a drainage line for surface run-off during storm events.

The Amendment Site does not contain any drainages lines, water courses or bodies, except for those that are man-made, i.e. dams, etc.

Figure 2 shows the topography overlaid on the 2007 aerial photography for the site.



Figure 2: Topography of Amendment Site and 2007 aerial photograph.



3.0 SITE CONTEXT

3.1 Location

The land the subject of this request is located approximately 17 kilometres northeast of the Albany CBD via Nanarup, Lower King and Ulster Roads (**Figure 3**).

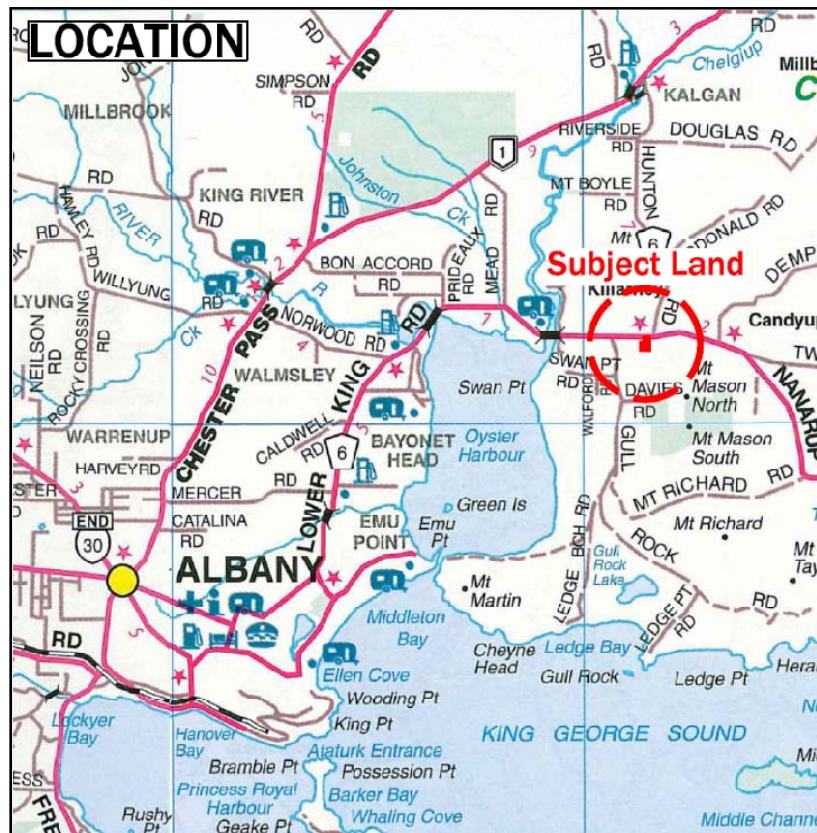


Figure 3: Amendment Site Location

3.2 Servicing

The subject land is currently connected to reticulated water, power and telecommunications. It is anticipated that these services would be of sufficient capacity to service to any future development on the site.

The existing dwelling and cottages already have existing, approved effluent disposal systems.

A substantial effluent disposal system has been supported to service a Caravan Park development in the recent past. Removal of the potential to develop a Caravan Park and its replacement with a maximum of six (6) cottages and caretakers/office building will have substantially less impact.

3.3 Access

Access to the existing house is currently attained from an easement for access over the battleaxe leg of neighbouring Lot 11. This currently provides access to the dwellings and holiday accommodation units on the subject land.

Lot 30 has access to a long, relatively flat, straight portion of Nanarup Road. An additional driveway accessing Nanarup Road will meet the relevant standards and achieve satisfactory sight lines.



3.4 Surrounding Zoning and Land Uses

The land immediately to the west and south is zoned *Special Rural Area No 9* and is currently farmed by a caretaker.

The Kalgan Hall is immediately adjacent to the site's north-west boundary. The Kalgan Hall site is zoned *Rural* and developed with tennis courts and a hall that can be rented for functions and is used as a meeting place for the local community.

The land to the north and east of the Amendment Site is zoned 'Rural' and is currently farmed and/or used as lifestyle properties. **Figure 4** shows the zoning immediately around the Amendment Site.

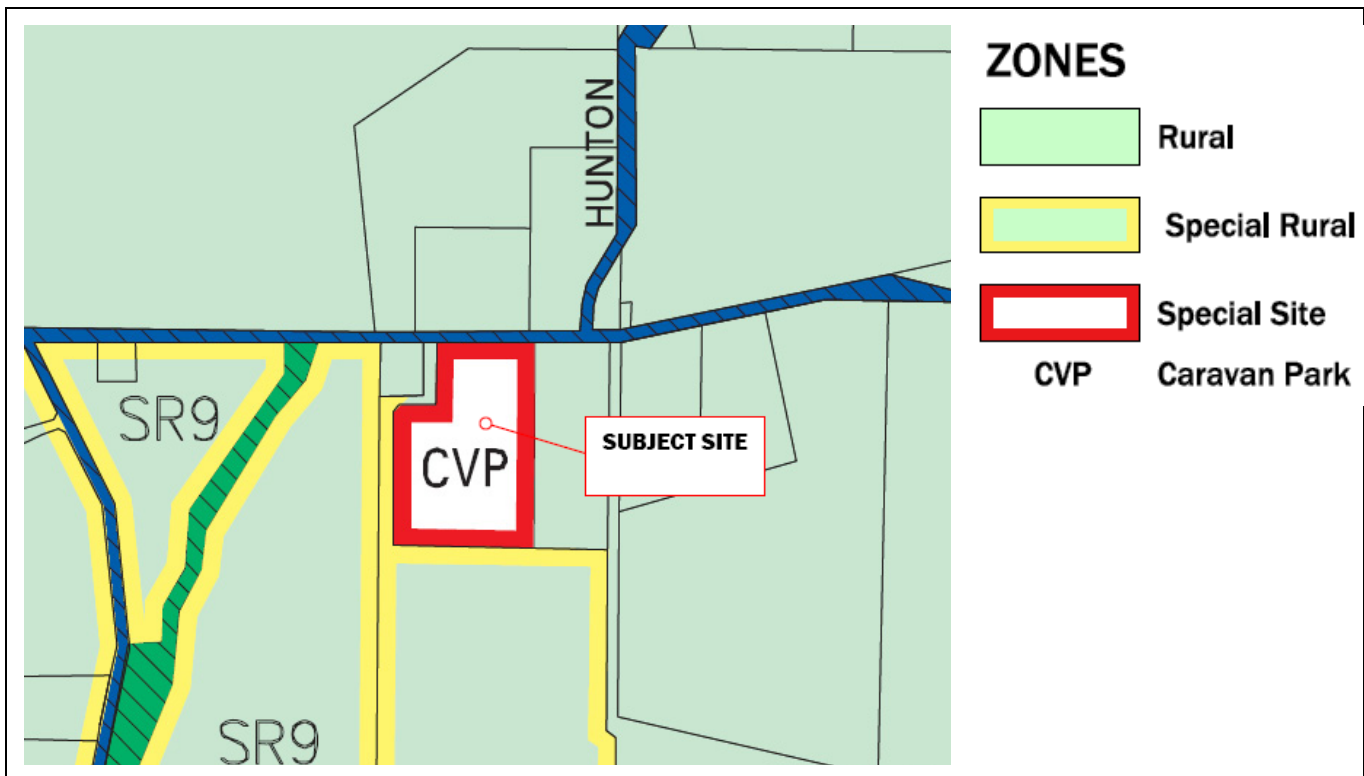


Figure 4. Existing surrounding zoning

3.5 Remnant Vegetation/Fire Management

A substantial stand of remnant vegetation consisting of Jarrah and Marri splits the Amendment Site into two distinct portions and serves as an informal boundary between the two proposed zonings.

Additionally, there is a small portion of remnant vegetation located in the south of the property that is in a relatively good condition. It is not proposed to clear any vegetation as a result of the proposed rezoning.

The vegetation on the property raises some issues with compliance with Planning for Bushfire Protection. At present, fire breaks are maintained around the perimeter of the property and low fuel zones are maintained around the chalets in accordance with Planning for Bushfire requirements.

It is anticipated that fire management techniques currently employed on the property are sufficient for continued use into the future.



4.0 STRATEGIC AND STATUTORY PLANNING CONSIDERATIONS

4.1 Lower Great Southern Strategy (2007)

The Lower Great Southern Strategy (LGSS) aims to set the broad strategic direction for planning in the Lower Great Southern for the next 20 to 30 years. Its purpose is to guide regional land use and infrastructure planning and development, especially on matters of regional significance. It relies on further investigations to add detail to broad concepts.

The strategy is designed to provide the region-wide context and consistency when local governments are setting priorities for their respective areas through local planning strategies and schemes.

In regard to tourism the object of this strategy is to “...*maximise the opportunities for the development of a sustainable tourism industry.*”

The relevant target of the LGSS is to achieve a “...*continual increase in the value of tourism activity to 2030.*”

The rezoning of the Amendment Site will encourage its redevelopment and renewal for an improved, suitable holiday accommodation product in a manner appropriate to its setting and strategic importance.

4.2 Draft Albany Local Planning Strategy (2007)

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

ALPS was adopted by the City of Albany for final approval on the 21 August 2007. The draft was considered by the Western Australian Planning Commission in mid 2008, after which the Commission requested changes to the document prior to finalisation.

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



4.2.1 ALPS Strategic Land Use Classification

The subject land is currently classified by ALPS as predominantly *General Agriculture*, with a portion shown *Future Urban (Priority 5)* as shown in **Figure 5**.

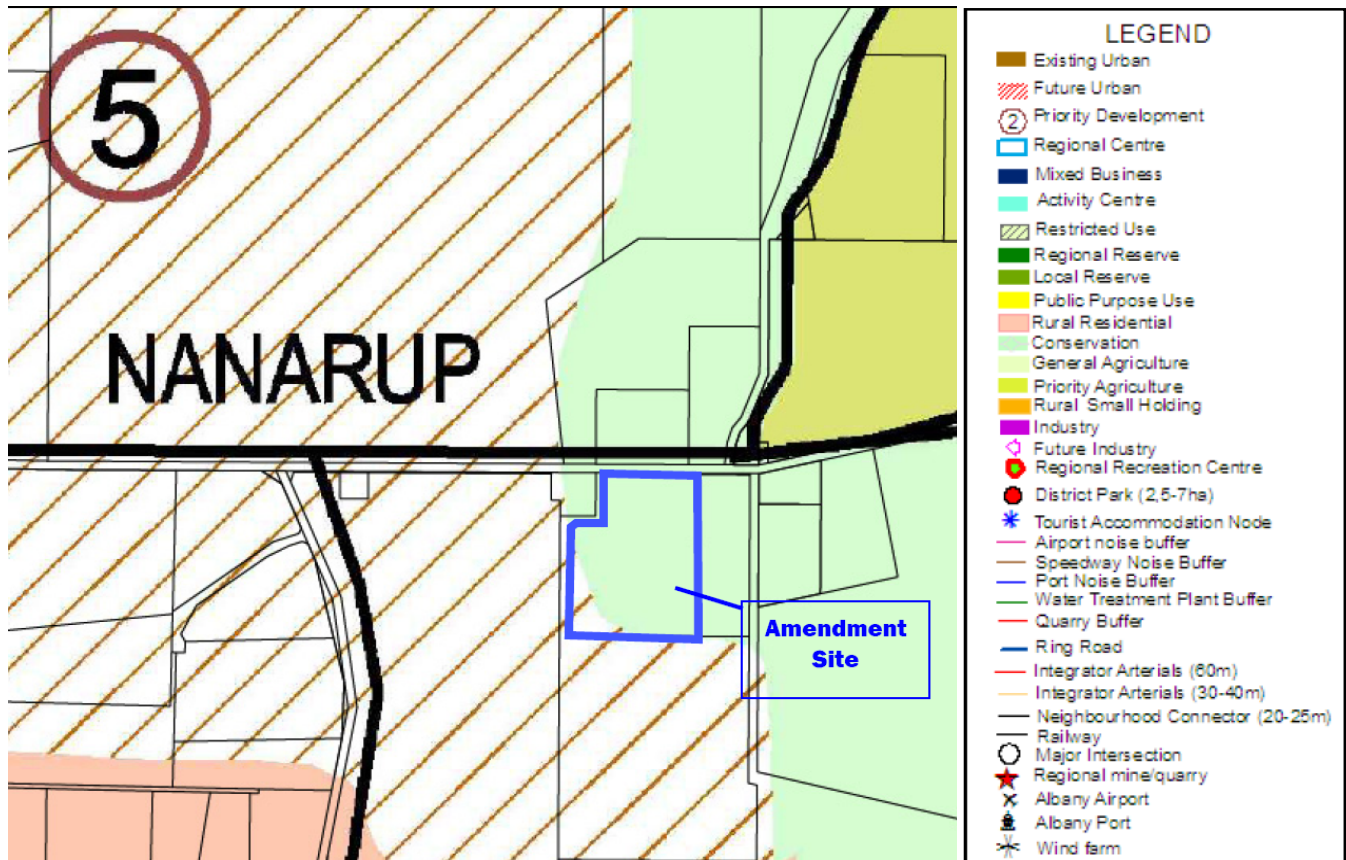


Figure 5: Extract of draft Albany Local Planning Strategy (May 2009 version).

Rezoning of the Amendment Site to *Special Rural* and *Special Use* under Town Planning Scheme No.3 is not contrary to the strategic land use classifications.

ALPS is a broad strategic document that does not reflect the individual land uses and existing zones in detail. The existing zoning of Special Site - Caravan Park allows for reasonably intense development on the site, although it is only identified as 'General Agriculture' in ALPS. The rezoning of this portion of the Amendment Site to *Special Use* will permit development that is more rural in character and therefore more in keeping with the strategic direction set in ALPS.

The 'General Agriculture' classification does not acknowledge the existing land use of Country Cottages. Low-key holiday accommodation proposals in the rural areas of the City are considered an acceptable land use in many circumstances.

The south west corner of the Amendment Site is identified as *Future Urban* as it shares the same characteristics as the land to the west and south (already zoned *Special Rural*) and lies in the same catchment area when considering long term sewerage provision. The rezoning of this portion of the subject site in the same manner as the rest of the land within this ALPS designation more simply enables its long term inclusion in future residential development.



4.3 City of Albany draft Tourism Planning Accommodation Strategy (TAPS)

The City of Albany has commissioned a study into the various tourism sites throughout the City of Albany, with the results feeding into the draft 'Tourism Accommodation Planning Strategy'. This policy is only in a draft state, considerable changes are expected to this document. The strategy evaluates a number of sites throughout Albany and provides recommendations as to their long term use.

The subject site is not identified as a tourism site in the TAPS due to its low key nature. TAPS does however seek to promote a sustainable tourism Industry in Albany. Low-key holiday accommodation in a rural setting satisfies a demand throughout the City and forms a part of any sustainable tourism industry in a rural/regional area.

This rezoning will enable the redevelopment of the existing Country Cottages, to a modern standard that meets the portion of the tourism market seeking low density self contained cottages in a rural setting.

4.4 Visual Landscape Planning in Western Australia

The landscape that the Amendment Site is located in has been identified as an *undulating rural landscape* as defined by the *Visual Landscape Planning in Western Australia* manual. Consequently, we have assessed the proposal against the principles and objectives of the manual.

The principles and guidelines identified for this type of landscape are:

- *Retain remnant vegetation throughout the landscape.*
- *Ensure that structures are not located on the skyline as seen from important viewing locations.*
- *Revegetate cleared ridgelines, to maintain the sense of elevation of these features that becomes diminished when vegetation is lost.*
- *Valued views should be maintained by not siting buildings in locations that are prominent in views, for example, at focal points or from panoramic lookout points.*
- *View corridors should be maintained to important elements in views, such as a vista to a scarp, and not inadvertently screened by buildings, dense roadside planting or plantations.*

The main point at which the Amendment Site can be viewed from is Nanarup Road. Importantly, the existing house is only seen at a distance from Gull Rock Road and the existing cottages are nestled into the landscape and have retained remnant vegetation as a backdrop. All development is away from the cleared open grassland at the front edge of the property.

The Development Guide Plan (at Appendix 4) shows holiday accommodation units located well back from the road frontage, taking advantage of the existing remnant vegetation to provide a back drop to development, shelter and screening between units. The proposed Caretakers/Office building can be seen from Nanarup Road. This is consistent with the surrounding rural development along Nanarup Road with farm houses readily seen from Nanarup Road.

The Caretakers/Office building should be seen from Nanarup Road as an important part of the holiday accommodation business. A current weakness of the existing holiday accommodation business on the site is that the Caretakers/Office building is not visible from the entry road and this leads to issues with the management of the site.

As a result of this Amendment, the main impact on the visual landscape will be the potential development of three additional holiday accommodation units and the caretakers/office building. As this landscape is already developed in this manner, with cottages set against the remnant vegetation, well away from the open paddocks at the front of the property, it is believed that the proposed amendment will not significantly impact the visual landscape.



5.0 THE PROPOSAL

The rezoning of the Amendment Site has two main components, being:

1. Rezoning of a 3.29ha portion of the site to 'Special Rural', for inclusion in *Special Rural Area No.9*; and
2. Rezoning the remaining 6.81ha of the Amendment Site from *Special Site - Caravan Park* to the *Special Use* zone.

5.1 Rezoning portion of Lot 30 Nanarup Road to *Special Rural*.

The western section of the Amendment Site is to be rezoned to *Special Rural* and included in the scheme provisions for 'Special Rural Area No 9'. This part of the scheme amendment requires the following changes to the existing statutory controls:

- Rezone a 3.29ha on the western edge of Lot 30 Nanarup Road, Kalgan to the Special Rural zone;
- Modifying Schedule I – Special Rural Zones – Provisions Relating to Specified Areas, *Special Rural Area No.9* to include this portion of the Amendment Site; and
- Adopting the most recent subdivision guide plan (SGP) as the applicable SGP for Special Rural Area No.9 as shown at **Appendix C**.

The existing house and office will revert to a single residence. The existing holiday accommodation unit will revert to ancillary accommodation.

The intention of rezoning this portion of the Amendment Site to 'Special Rural' is to facilitate its eventual subdivision.

The existing scheme provisions for Special Rural Area 9 will seamlessly apply. All scheme provisions from the objectives of the zone, including the minimum lot sizes, will freely apply.

5.2 Rezoning Portion of Lot 30 Nanarup Road, Kalgan to *Special Use*

The eastern section of the Amendment Site is to be zoned *Special Use*. This part of the scheme amendment requires the following changes to the existing statutory controls:

- The insertion of additional conditions and controls into Schedule 3 of the Scheme to control the permitted land uses within the new zone; and
- Introduction of a Development Guide Plan to control and guide the development of the Amendment Site.

The proposal would result in the development of a total of six (6) cottages and a caretakers/office on the subject land.

The new caretaker's dwelling and office will be located in a far more practical position on the lot, welcoming guests and establishing a management presence on the site that is currently lacking.

The cottages are located in such a fashion as to maintain the existing sense of privacy and aspect to the surrounding rural land that currently attracts visitors to the site. Existing occupancy rates, data collected by the landowners and an analysis of other similar sized holiday accommodation businesses indicate that six cottages is sufficient to provide a sustainable income to support a family.

The intention of the owners is to subdivide the existing house and sell it, generating the necessary funds to upgrade the existing cottages, construct additional cottages and a new caretaker's dwelling and office in a more appropriate location on the site.

The **Development Guide Plan** describes the intended land uses for the site and is found at **Appendix D**.



6.0 JUSTIFICATION

6.1 Rezoning portion of Lot 30 Nanarup Road to *Special Rural*

There are a number of major justifications for the rezoning of the subject land, being:

1. That the land lies directly adjacent to land already zoned 'Special Rural'; and
2. The property's characteristics lend themselves to the property being used in two distinct separate ways.

These justifications are investigated separately below.

Adjacent to 'Special Rural' Land

The land shares very similar characteristics with land contained in Special Rural Area No.9. The following characteristics indicate the suitability of the land for 'Special Rural' zoning:

- The proposed lot would have continued access through an easement over the neighbouring driveway and the existing access situation to the house would continue. This driveway is to be used as a strategic fire break for Special Rural Area No.9 and the proposed lot would have good emergency access and egress in the event of a bush fire;
- The subject land would be easily incorporated into the development on neighbouring Special Rural lots;
- The existing scheme provisions for Special Rural Area 9 will seamlessly apply. It is a simple matter of extending the existing subdivision guide plan;
- The rezoning would bookend the existing 'Special Rural' zoning in this locality, utilising the topography and existing native vegetation to provide a boundary to the Special Rural land in this area rather than an artificial property boundary;
- There is already an existing dwelling on a parcel of land that for all intents and purposes already appears as though it is a separate lifestyle property given the site characteristics; and
- The subject land is positioned in a locality which is characterised by lifestyle property uses.

Site Characteristics

The existing house is orientated toward the west with views to the west and Oyster Harbour. It is supposed to function as an office to the accommodation, however due to its isolation from the accommodation, this is not always apparent to visitors to the site. It is fair to say that if the holiday accommodation business was designed afresh that the office and caretakers would be positioned at the front of the subject site to welcome visitors onto the property. At the moment it is hidden in the south western corner of the property.

The existing house and cottage are separated from the other cottages on the subject site by a swathe of vegetation. This vegetation forms a natural boundary on the land and would be a suitable lot boundary.

6.1.1 Subdivision Guide Plan and Scheme Provisions

There are a number of more specific issues relating to this part of this Amendment that are addressed in the SGP and Scheme provisions, including:

- Identifying the applicable Subdivision Guide Plan (SGP)
- Vehicular Access
- Land Capability
- Fire Management
- Existing Special Rural Area No.9



City of Albany Town Planning Scheme No.3 Amendment No.301 (3)

These issues are addressed in the following information.

6.1.1.1 Subdivision Guide Plan

Scheme Amendment 171 of the City of Albany Town Planning Scheme No 3 was gazetted in 1996 and included the SGP shown below at figure 6.

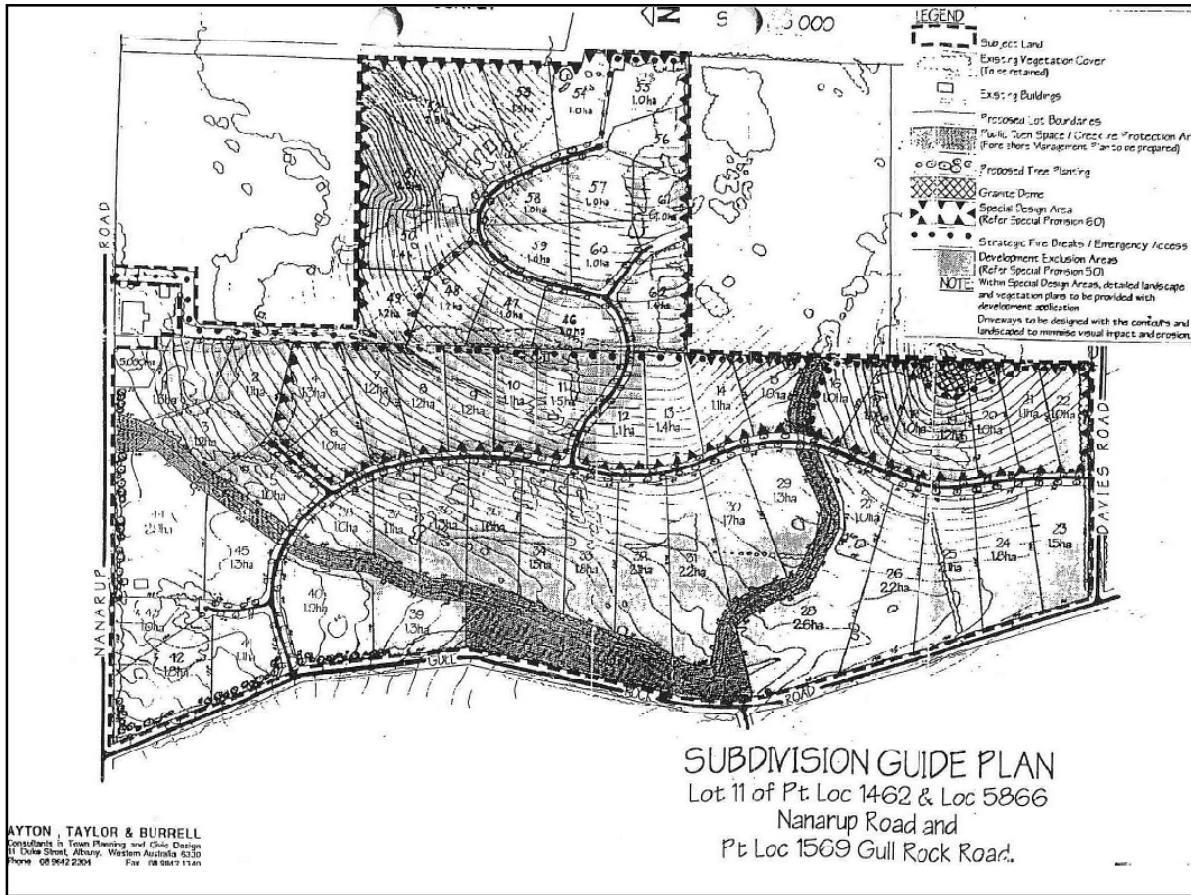


Figure 6. Subdivision Guide Plan for Special Rural Area 9 as part of Amendment 171.

A subsequent SGP was adopted by the City of Albany as a Town Planning Scheme policy that resulted in greater lot yield and more public open space as shown at figure 7 overleaf. This SGP is the preferred SGP by the City of Albany and landowner. This Amendment recognises this SGP, and simply adds one additional lot (shown as Lot 75) to the SGP; as shown at Appendix C.





Figure 7 – the most recent SGP for Special Rural Area No9 (adopted July 2005).

A number of clauses in the Schedule I need updating to accommodate the new SGP by referring to the correct lot numbers within the new SGP. These are detailed in the resolution pages.

6.1.1.2 Vehicular Access

The Amendment Site, identified as Lot 75 on the new SGP, has legal lot frontage to Nanarup Road. However, the Amendment Site currently enjoys rights of access over the battleaxe leg and driveway along its western boundary and this will remain the primary access point into the lot.

This driveway is currently part of Lot 11 Nanarup Road and provides this lot with legal road frontage.

The SGP shows this access leg as part of future lot 71 and an integral part of the strategic fire break system in this locality.



City of Albany Town Planning Scheme No.3 Amendment No.301 (3)

Lastly, the City of Albany Council has questioned the adequacy of the existing access point onto Gull Rock Road shown in the SGP. This intersection is wholly suitable being located at right angles to the Gull Rock Road, on the outside of a bend and with acceptable site lines to the north and south in excess of 250m. In any event Scheme provision 11.2 provides Council the right to refuse this access point, this indicates that this issue has already been addressed as part of the earlier Scheme Amendments over this area.

6.1.1.3 Land Capability/Effluent Disposal

The western portion of the Amendment Site is already developed with a single house and holiday accommodation unit with their own effluent disposal systems. These have more than adequate distances to the closest water body and ground water table. There have been no issues with the functioning of these systems.

No further residential development is proposed, therefore there is no issue with land capability and effluent disposal on this portion of the Amendment Site.

6.1.1.4 Fire Management

The existing house and cottage have 20m building protection zones (BPZ) in place. The subject site currently has a fire break exemption. However, there is an existing firebreak around the perimeter of the subject site on neighbouring properties by agreement with the local fire brigade and the neighbouring property owners. These are proposed to be retained and in order to maintain a suitable number of emergency access/egress points in the wider strategic firebreak system, the existing track between the house and Country Cottages has been retained and identified as a strategic firebreak.

Therefore in the event of a fire Lot 75 has three avenues of escape: directly north to Nanarup Road on the access driveway; south through Special Rural Area 9; and east through the Country Cottage site.

6.1.1.5 Existing Special Rural Area No.9

The current objective of Special Rural Area No.9 is to:

- *“create high quality rural residential retreats which blend into the landscape and minimise the visual impact from outside the area through sensitive design and revegetation of exposed areas;*
- *Ensure export of nutrients is minimised;*
- *Take all necessary measures to prevent erosion and incorporate a comprehensive drainage system to ensure there are no on or off site problems.”*

The existing buildings comply with the objectives described above as they are not seen from any surrounding vantage point, are screened by existing quality vegetation and already have acceptable effluent disposal systems and drainage measures in place.

Although this portion of the Amendment Site exceeds the minimum lot size, there is no opportunity to further breakdown of this lot due the large areas of remnant vegetation of good quality that is identified for retention in the SGP.

No additional scheme provisions are required to accommodate the inclusion of part of Lot 30 Nanarup Road into Special Rural Area No.9.

6.2 Rezoning Part Lot 30 Nanarup Road, Kalgan to Special Use

The site's characteristics, including its topography and existing vegetation, serve to divide the subject site into two distinct portions. The Amendment Site is not suitable for the development of a caravan park and is more suited to the ongoing holiday accommodation land use as evidenced by the following information:

- The subject land is located 17km from the Albany CBD. This location is a significant distance, particularly given that the majority of Albany's tourist attractions are located in or on the opposite side of the subject land to the Albany CBD (Torndirrup National Park, Wind Farm, historical buildings, etc);



City of Albany Town Planning Scheme No.3 Amendment No.301 (3)

- It is not located near any significant natural or man-made attractions. Whilst the Nanarup and Two Peoples Bay localities undoubtedly have scenic attraction, they may not be significant enough to attract the necessary tourist numbers to support a substantial caravan park;
- It is not located adjacent to or near the coast and is away from the major tourist 'through' routes;
- There is no particularly scenic quality to the land as it sits in a predominantly rural setting;
- The land is not close to available goods and services. The nearest 'General Stores' are located in Upper Kalgan and Lower King;
- Given the long term surrounding land uses will be either rural residential or full urban, any developer is highly unlikely to invest the considerable capital required to develop a full caravan park; and
- There is not significant passing traffic volumes that would make this a viable proposition.

It is proposed that in the place of the 'Caravan Park' use that the property is rezoned to allow additional 'holiday accommodation' to be developed. This recognises the existing holiday accommodation business that has been operating for the last 30 years and gives the owner the certainty to invest in its refurbishment.

The zoning change will facilitate the development of an additional three (3) cottages taking the number of cottages on the site to six (6). This is far more appropriate use for the land based on the following:

- The existing business currently functions well as a rural retreat style of accommodation, which is desirable to consumers wanting to 'get away', with the secluded location being a selling point. Any development on the site would ensure that each of the cottages would retain their sense of privacy;
- It is a less intense style of development more suited to the location and site characteristics;
- The peaceful rural setting of the land would compliment this land use;
- Six (6) cottages have proven to be sufficient to be an economically viable business given the existing occupation rates for the existing business;
- Should the surrounding land be developed for more intensive land uses such as full residential at some time in the future, the site will be isolated from this development by a substantial band of remnant bushland. In any event, the further development of the surrounding land for non-rural land uses is a considerable time away, giving the holiday accommodation time to operate for at least 15-20 years; and
- This is not a strategic tourist site, but a small tourist development run by on-site by the landowners who have no intention of developing a caravan park.

6.2.1 Development Guide Plan and Scheme Provisions

There are a number of more specific issues relating to this part of this Amendment that are addressed in the DGP and Scheme provisions, including:

- Land Capability
- Fire Management
- Development Guide Plan.

These issues are addressed in the following information.



6.2.1.1 Land Capability

A land capability report prepared by Landform Research was assessed and adopted in 2003 as part of the site's rezoning to *Special Site – Caravan Park*. A review of this document and a site inspection leads to a description of the site in the following manner:

Soil

The Amendment Site has similar soils across the site, grey medium sands over loam clay subsoils.

Hydrology

Two dams occur on the site. The southernmost lies up slope on an area with a granite basement. Water seeps across the top of the granite basement at a depth of 2m.

A line of wetter soils develops in the central south as an ill defined 'drainage line' running north down the slope to the southernmost dam. This is likely to be the overland flow path for major storm events. No new buildings are proposed near this feature. It should be noted that this is not considered a water body.

There is adequate clearance to the water table across the site to support on-site effluent disposal.

Development

There are already three existing holiday accommodation units on this portion of the Amendment site with their own effluent disposal systems. A total of three additional holiday accommodation units and a caretakers/office building are proposed as part of this Amendment.

As part of the previous scheme amendment that established the Amendment Site as a *Special Site – Caravan Park* a geotechnical assessment of the property was undertaken that supported the rezoning of the subject site. This established that the site was capable of supporting the effluent disposal requirements of a caravan park with up to 75 bays, a reception building and recreational facilities.

The geotechnical assessment concluded that:

"No geotechnical or environmental issues were identified that would preclude development on site or require additional controls other than those normally proposed for a caravan park development..."

Whilst there is a dam and lower lying land at the front of the Amendment Site, the DGP and Scheme provisions require a 100m setback from Nanarup Road to ensure that development has been set well back from this area on land that has good distance to groundwater. This is supported by the Geotechnical Assessment that supported the previous caravan park proposal.

It is clear that the current proposal is far less intense than the approved land use and the land is capable of sustaining an additional three (3) holiday accommodation units and a caretaker's dwelling.

The specific location of individual on-site effluent disposal systems is to be determined at the time of development to the satisfaction of the Health Department of WA and the City of Albany.

6.2.1.2 Fire Management

The holiday accommodation units are located at the southern edge of the Amendment Site, nestled in the existing vegetation. The existing vegetation structure is largely parkland cleared under tall trees resulting in a low fuel load.

There is an existing firebreak around the perimeter of the subject site located on neighbouring properties by agreement with the local fire brigade and the neighbouring property owners. Special Rural Area No.9 has a strategic fire break system that will be implemented on subdivision of this area that the Amendment Site has access to.



City of Albany Town Planning Scheme No.3 Amendment No.301 (3)

There are existing driveways that interconnect the site with all other surrounding properties for access and egress in the event of a fire. An emergency gate is required to connect the holiday accommodation site through the existing house site to provide a second escape path in the event of a fire.

All existing and proposed holiday accommodation units are to have a 20m wide building protection zone.

These measures are implemented through the special conditions within the Scheme.

6.2.1.3 Development Guide Plan

The Development Guide Plan (DGP) at **Appendix D** will guide future planning applications in conjunction with the 'special conditions' to be included in the Special Use provisions in Schedule 1. The DGP and 'special conditions' will introduce the following controls:

- Permitted land uses;
- Parking and access;
- Drainage;
- Effluent disposal; and
- Building location and design.

These measures adequately guide and control development on the site and provide the necessary statutory controls for Council to ensure a satisfactory holiday accommodation development on the Amendment Site.

7.0 CONCLUSION

Amendment 301 (3) to City of Albany Town Planning Scheme No.3 seeks to rezone Lot 30 Nananup Road, Kalgan from *Special Site - Caravan Park* to *Special Rural and Special Use*. The Amendment incorporates part of the lot with the existing dwelling into Special Rural Area No.9, and the remaining portion of the Amendment Site will be rezoned to *Special Use* to allow its redevelopment for up to six (6) holiday accommodation units and a new caretaker's/office building; uses that more accurately reflect the development potential of the site.

The Amendment will facilitate the redevelopment and refurbishment of a viable holiday accommodation business that has been operating for 30 years and create an additional 'Special Rural' lot in a location that will blend with the existing surrounding zoning, without compromising the future planning for the area.



PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 301 (3)

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amends the above local planning scheme by:

1. Rezoning Portion of Lot 30 Nanarup Road, Kalgan from the *Special Site – Caravan Park* zone to *Special Rural* zone and amending the Scheme Maps accordingly;
2. Amending Schedule 1 – “Special Rural Zones – Provisions Relating to Specified Areas” by:
 - a. Including Portion of Lot 30 Nanarup Road, Kalgan in Special Rural Area No.9;
 - b. Amending the “(a) Specified Area of Locality” to include reference to “Portion of Lot 30 Nanarup Road, Kalgan”;
 - c. Modify clause 1.4 by replacing the reference to Lots 46-52 with reference to Lots 56–74;
 - d. Modify clause 6.6 by replacing the reference to Lots 4, 6-22 and 46-62 with reference to Lots 15-22, 37-47 and 56–74;
 - e. Modify clause 7.2 by replacing the reference to Lots 1, 2, 4, and 7-22 with reference to Lots 13-15, 17-20, 22 and 38-47;
 - f. Modify clause 7.5 by replacing the reference to Lots 46-52 with reference to Lots 56–74;
 - g. Modify clause 7.7 by replacing the reference to Lots 50, 51, 52 and 53 with reference to Lots 64-70;
 - h. Modify clause 10.7 by replacing the reference to Lots 50- 53 and 56-61 with reference to Lots 64-70 and 57-62.
3. Rezoning Portion of Lot 30 Nanarup Road, Kalgan from *Special Site - Caravan Park* zone to *Special Use* and amending the Scheme Maps accordingly; and
4. Inserting Land Particulars, Permitted Uses and Special Conditions into Schedule 3 of the Scheme to relate to Special Use Zone No.20, as follows:

CODE NO.	LAND PARTICULARS	ADDITIONAL USES	SPECIAL CONDITIONS
20	Portion of Lot 30 Nanarup Road, Kalgan	<ul style="list-style-type: none"> • Holiday Chalets (maximum 6). • Caretaker’s/Manager’s Dwelling. • Private Recreation • Other incidental or non defined activities considered appropriate by Council 	See Below



SPECIAL CONDITIONS

1.0 General

- 1.1 Subdivision and development of the site to be generally in accordance with the Development Guide Plan signed by the Chief Executive Officer along with any variations as may be approved by Council.
- 1.2 All development to be subject to the issue of Planning Consent.

2.0 Parking, Access and Drainage

- 2.1 A minimum of one car parking bay shall be provided per holiday accommodation unit, which shall be marked out adjacent to each unit.
- 2.2 No more than one access point onto Nanarup Road shall be permitted.
- 2.3 Stormwater drainage shall be accommodated on-site to Council's satisfaction.

3.0 Fire Management

- 3.1 Areas to remain under pasture shall be maintained in a low fuel condition.
- 3.2 Council may require the installation/provision of smoke detectors, gutter guards, downpipe plugs, fire extinguishers and fire blankets within all holiday accommodation units.
- 3.3 Strategic firebreaks and emergency exits being constructed to the requirements of the Fire and Emergency Services Authority of Western Australia, and should be available for usage at all times.
- 3.4 A minimum 20m low fuel zone being maintained around each chalet and all proposed and existing buildings.
- 3.5 Emergency access and emergency gate being constructed to the requirements of the Fire and Emergency Services Authority of Western Australia, and should be available for usage at all times.

4.0 Effluent Disposal

- 4.1 Effluent disposal shall be undertaken to the satisfaction of Council and the Health Department of Western Australia with approved effluent disposal systems. Alternative Treatment Unit systems may be required to service the proposed development.

5.0 Building Location, Design and Construction

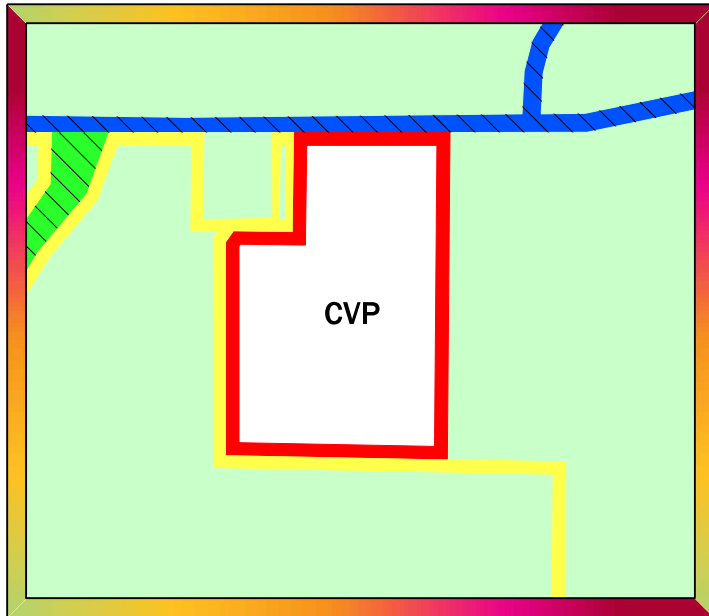
- 5.1 All buildings shall be setback a minimum of 100m from Nanarup Road.
- 5.2 Setbacks to all other boundaries shall be 20m except where otherwise dictated on the Development Guide Plan.
- 5.3 Buildings shall not exceed 7.5m in height, which is measured vertically from the natural ground level.
- 5.4 The maximum habitable floor area for each individual holiday accommodation unit is to be 140m².
- 5.5 Buildings shall be located where possible in cleared areas in order to minimise removal of significant trees.



CITY OF ALBANY

Town Planning Scheme No. 3

Scheme Amendment No. 301



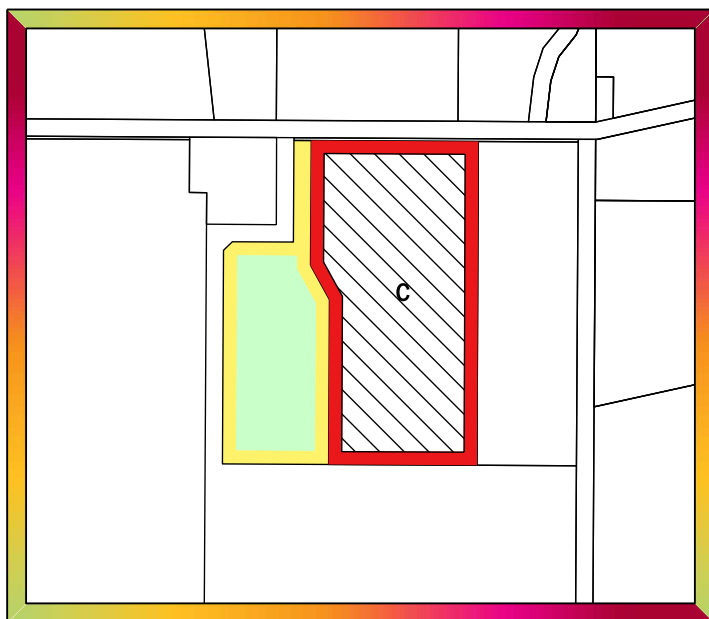
Existing Zoning

LOCAL SCHEME RESERVES

- Important Regional Roads
- Parks and Recreation

ZONES

- Rural
- Special Rural
- Special Site
- CVP** Caravan Park
- Special Use
- C** Chalets



Proposed Zoning



**PLANNING AND DEVELOPMENT ACT 2005
CITY OF ALBANY**

TOWN PLANNING SCHEME No. 3

AMENDMENT No.301 (3)

ADOPTION:

Adopted by resolution of the Council of the City of Albany at the meeting of the Council held on the _____ day of _____ 20__

Mayor

Chief Executive Officer

FINAL APPROVAL:

Adopted for final approval by resolution of the City of Albany at the meeting of the Council held on the _____ day of _____ 20__ and the Common Seal of the municipality was pursuant to that resolution hereunto affixed in the presence of:

Mayor

Chief Executive Officer

RECOMMENDED / SUBMITTED FOR FINAL APPROVAL:

Delegated under s.16
of the PD Act 2005

Date

FINAL APPROVAL GRANTED:

Minister for Planning

Date



APPENDIX A

CERTIFICATE OF TITLE



WESTERN



AUSTRALIA

REGISTER NUMBER 30/DP47989	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2606

FOLIO
202

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

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 30 ON DEPOSITED PLAN 47989

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JOHN EYRE
JOYCE MARGARET EYRE
BOTH OF 522 NANARUP ROAD, KALGAN
AS JOINT TENANTS

(T J455716) REGISTERED 4 OCTOBER 2005

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

- *E420200 EASEMENT BENEFIT SEE SKETCH ON VOL 1880 FOL 391. REGISTERED 6.8.1990.
- *J455717 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 4.10.2005.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP47989 [SHEET 1].
PREVIOUS TITLE: 2528-105.
PROPERTY STREET ADDRESS: 522 NANARUP RD, KALGAN.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J455717

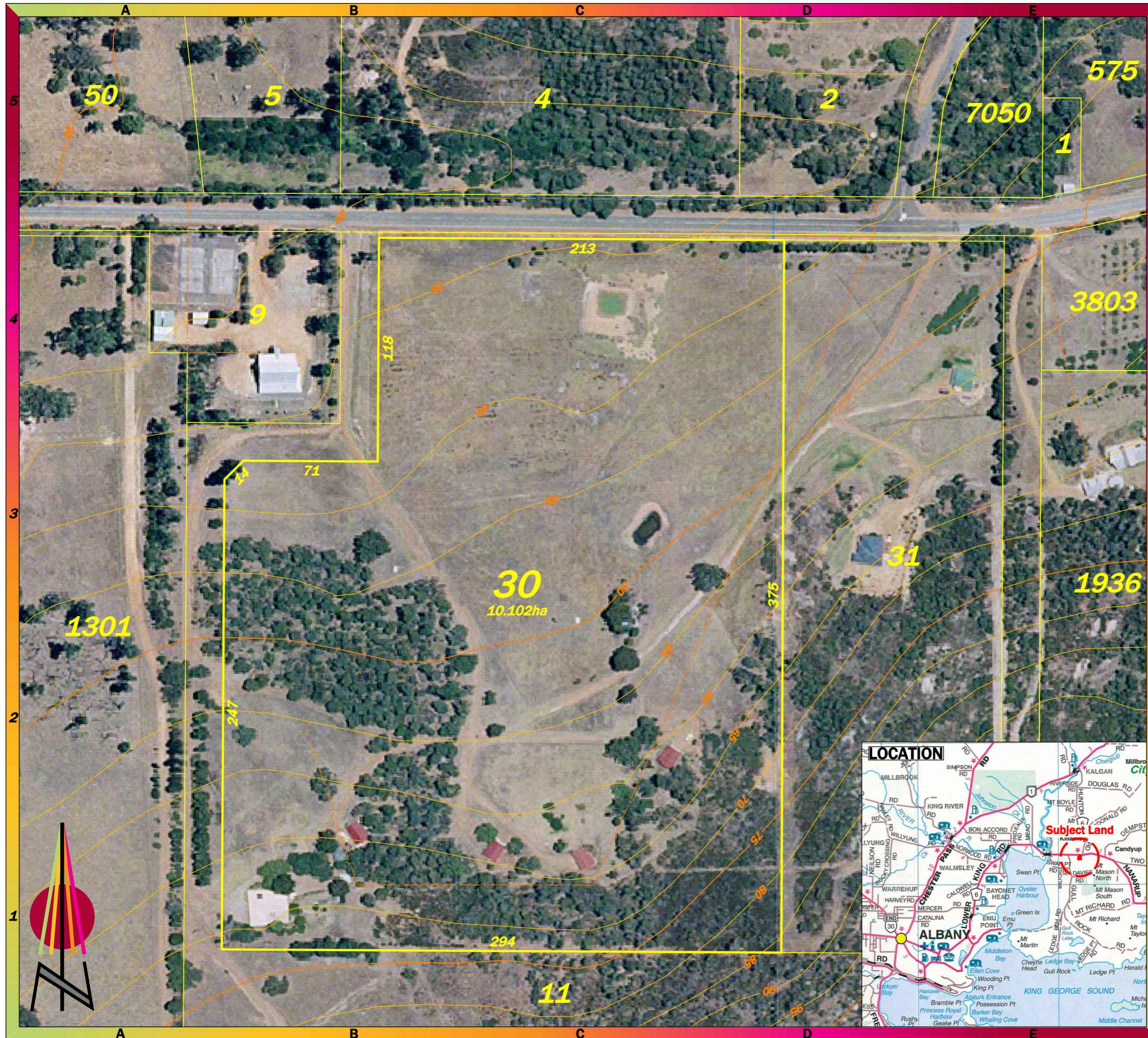
APPENDIX B

SITE/LOCATION PLAN





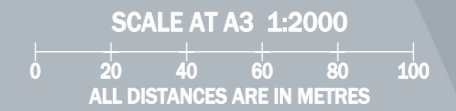
116 Serpentine Road, ALBANY WA 6330
 T: 08 9841 7333 F: 08 9841 3643
 E: hsgalb@harleygroup.com.au



SITE PLAN

LOT 30 ON DP 47989
 NANARUP ROAD
 KALGAN

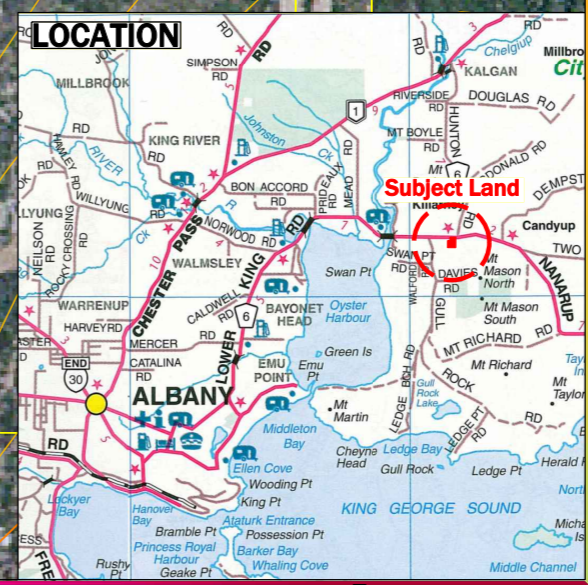
FOR: J & J EYRE



DRAWING No
 14551-01A

DRAWN: ABS 06-07-09
 CHECKED: CP 06-07-09

REV	DESCRIPTION	DATE
A	Original Drawing	06-07-09



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NOTE:
 This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

APPENDIX C

SUBDIVISION GUIDE PLAN



ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 11 Duke St. Albany, Western Australia 6530
 Phone: (08) 9842 2304 Fax: (08) 9842 1340

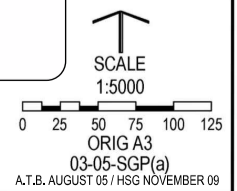


SUBDIVISION GUIDE PLAN

Lots 11, 30, 300, 1301 Nanarup Road / Gull Rock Road

This Subdivision Guide Plan has been adopted by Council and signed by the Chief Executive Officer for the City of Albany

C.E.O. Date.....



APPENDIX D

DEVELOPMENT GUIDE PLAN





This Development Guide Plan has been adopted by Council and signed by the Chief Executive Officer for the City of Albany

C.E.O. Date.....

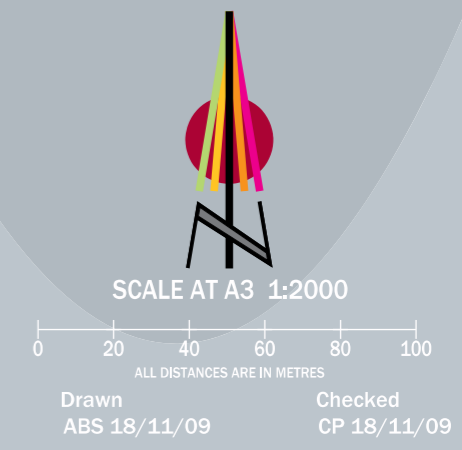
LEGEND

- Internal Driveways
- Tracks/Driveway
- Dams
- Lot Boundary
- Proposed Lot Boundary
- Chalets
- Existing Buildings
- Caretaker / Office Building
- Subject Site
- Min Setback to Nanarup Road

City of Albany

Development Guide Plan

**LOT 30 ON DP 47989
 NANARUP ROAD
 KALGAN**



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note:
 This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey



APPENDIX E

EPA CHECKLIST



Attachment A3-2

Referral of a Scheme to the EPA and Environmental Checklist

REFERRAL OF A SCHEME



Environmental Protection Authority

Referral of a Scheme to the Environmental Protection Authority

PURPOSE OF THIS GUIDE

Referral requirements are set out in the planning legislation relevant to the scheme*, and include a requirement that the EPA is given such written information about the scheme as is sufficient to enable the EPA to comply with section 48A of the *Environmental Protection Act 1986* i.e. to decide whether or not to assess the scheme.

The purpose of this guide is to help clarify referral requirements.

Whilst the EPA has some general information for each municipality, it often does not have local or site specific information. Under the relevant planning legislation, it is the role of the authority responsible for the scheme to provide sufficient information. The information that is likely to be sufficient in most instances is indicated in this guide. The EPA will advise if further information is required. Upon receiving sufficient information, the EPA must make a decision within 28 days on whether or not to assess the scheme.

A referral must contain:

- A copy of council's resolution to prepare or adopt the scheme. Referral upon adoption is preferred as more information is usually available at that time.
- Scheme documentation - a hard copy of the referral of the scheme (as defined under the *Environmental Protection Act 1986*), text and map/s, **together with** an electronic copy of the documentation (see Spatial Data for Environmental Impact Assessment attached), as follows:
 - a compact disc version of the scheme, or scheme amendment, in PDF (Portable Document Format) file format, contained in a soft clear plastic adhesive-backed envelope;
 - spatial data (GIS or CAD) on CD, depicting the scheme/amendment extent, geo-referenced and conforming to the following parameters:
 - Datum: GDA94;
 - Projection: Geographic (latitude/longitude) or Map Grid of Australia (MGA);
 - Format: Arcview shapefile, Arcinfo coverages, Microstation or AutoCAD.
- Sufficient information for the EPA to decide whether or not to assess the scheme. This will usually be a completed **Environmental Checklist** (see over), and, in cases where the scheme may have environmental implications, the following:
 - clear identification on a map of the location of the land to which the scheme applies
 - an outline development plan or subdivision guide plan, where appropriate
 - information on relevant items in the environmental checklist (see over)
 - when electronic documentation is not available, additional copies of the scheme documentation for the EPA Service Unit to forward to the Department of Environment and Conservation and other agencies for technical advice.

If the information submitted to the EPA is not sufficient for the EPA to decide whether or not to assess the scheme, the EPA may request additional information.

The EPA Service Unit's Planning and Infrastructure Branch can advise on referral requirements and issues of environmental significance. Liaison with the EPA Service Unit may be particularly helpful in the following instances - schemes raising potentially significant environmental issues, and whole-of-municipality town planning schemes. The Planning and Infrastructure Branch can be contacted by ringing 6364 6500 and asking for an environmental officer who deals with the region.

* In this form, the term **scheme** has the same meaning as in *Environmental Protection Act 1986*, and includes town planning schemes, regional planning schemes and their amendments.

	Yes	No	Unsure
5. Does the scheme allow for a land use that could require a buffer over adjoining land? that is, does it allow for uses that may affect adjoining land (including land that may be used for future residential use) due to gases, noise, vibration, odours, light?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please identify land use/s, and off-site areas that may be affected:			
<hr/>			
What is the distance to the nearest residences?			
6. Would the scheme allow a residential area or sensitive land use (e.g. school) to be located in an area likely to be affected by emissions (e.g. gases, noise, odour) from industry, agriculture or infrastructure (e.g. landfill site)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please identify:			
<hr/>			
7. Does the scheme apply to a site that has been used for a past land use which may have contaminated the soil or groundwater, for example, market garden, industrial use, fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please identify:			
<hr/>			
8. Does the scheme apply to any land with a high watertable?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Social surroundings			
9. Does the scheme raise any issues known to be of concern to the public?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, is the concern to the public related to an environmental issue?			
Please specify the environmental issue(s) of concern			
<hr/>			
10. Is the scheme likely to raise heritage or cultural issues due to impacts on the biophysical environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please identify			
<hr/>			
11. Does the scheme apply to areas of land where there are existing or potential land uses associated with high levels of risk, for example, a high pressure gas pipe line, heavy industry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please identify:			
<hr/>			
D. Additional information			
<ul style="list-style-type: none"> • If all answers to the questions above are 'no', no other environmental information is required to accompany this checklist. • If answers include 'yes' or 'unsure', please provide information for those items on: <ul style="list-style-type: none"> o the existing environment o potential environmental impacts and their magnitude/significance o how the impacts will be managed to ensure a good environmental outcome. 			
The EPA will review the checklist and information submitted and if not sufficient for the EPA to decide whether or not to assess the scheme, the EPA may request additional information.			
Name of person completing form: _____ Date: _____			
Position: _____ Contact _____ Phone/Email: _____			



Environmental Protection Authority

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

Postal Address: Locked Bag 33,
Cloisters Square, Perth, Western Australia 6850.
Website: www.epa.wa.gov.au

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

Your Ref AMD301/PA30633/AMD30
Our Ref CRN222545
Enquiries Karen Fearby 6467 5245

ATTN: Craig McMurtie

Dear Sir/Madam

**DECISION UNDER SECTION 48A(1)(a)
Environmental Protection Act 1986**



SCHEME AMENDMENT TITLE: City of Albany Town Planning Scheme 3 Amendment
301 rezoning from Special Site Caravan Park to
Special Rural and Special Use

SCHEME AMENDMENT LOCATION: Lot 30 Nananrup Road

LOCALITY: Kalgan

RESPONSIBLE AUTHORITY: City of Albany

DECISION: Scheme Amendment Not Assessed - Advice Given
(no appeals)

Thank you for your letter of 10 February 2010 referring the above proposed scheme amendment.

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

ADVICE AND RECOMMENDATIONS

1. Environmental Issues

- Native Vegetation
- Surface Water Quality and Quantity

2. Advice and recommendations regarding Environmental Issues

Native Vegetation

The Department of Environment and Conservation (DEC) has previously provided comment to the City of Albany on this as a Scheme Amendment Request (SAR No. 144) on 9 September 2009.

The advice involved moving the boundary between the two lots east by 25 metres to minimise the impact upon native vegetation due to firebreaks or fence lines. The advice also included minor adjustments to the location of Chalet 4 and the rear driveway to the existing Chalet 5.

The EPA acknowledges that this advice has been endorsed and incorporated into this amendment and that the changes will minimise the impact on the native vegetation by reducing the truncation of this vegetation from approximately 195 metres to 35 metres.

Surface Water Quality and Quantity

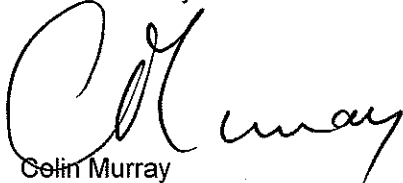
The amendment documentation refers to an 'ill defined drainage line' running north down the slope to the southern most dam. This is likely to be the overland flow path for major storm events.'

Although no new buildings are proposed near this drainage line, it is expected by the EPA that all stormwater drainage within the development is to be designed in accordance with the principles of Best Management Practice as outlined in the Department of Water (DOW) Stormwater Management Manual for Western Australia (2004-2007).

3. General Advice

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

Yours faithfully



Colin Murray
Director
Assessment and Compliance Services

15 March 2010

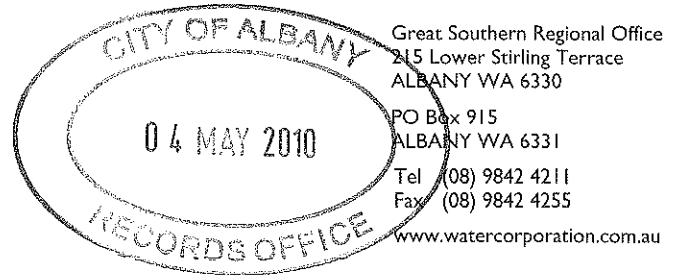
AMD301
Plan 18

Your Ref: AMD301/PA31048/AMD301
Our Ref: Grange 5174507
Enquiries: G Wright
Telephone: 98424230



May 03, 2010

City of Albany
PO Box 484
ALBANY WA 6331



Attention: Mr Craig McMurtrie

**CITY OF ALBANY
SCHEME AMENDMENT REQUEST – LOT 30 [H522] NANARUP ROAD,
KALGAN**

Dear Craig,

Thank you for your letter dated April 15, 2010 regarding the above scheme amendment request.

You are advised that the Water Corporation has no objection to the proposed re-zoning of Lot 30 into two separate lots, one zoned Special Site – Holiday Accommodation and the other to be zoned Special Rural.

A 20mm water service is already installed on Lot 30 and one additional water service could be provided to the new lot on payment of a Standard Headworks Contribution subject to the owner entering into a Special Agreement that covers limitations on water pressure, flow and continuity of supply.

Further development or subdivision of this property will require connection to the existing reticulation network that currently terminates on the western side of the Kalgan River bridge. The landowner should be advised to engage a consulting engineer to discuss with the Corporation, future servicing of the land with reticulated water.

Yours sincerely

A handwritten signature in black ink, appearing to read "Graham Wright".

Graham Wright
Senior Asset Planner
Great Southern Region
Asset Management Division

Craig McMurtrie

From: Gayle Sargeant
Sent: Thursday, 22 April 2010 3:36 PM
To: Craig McMurtrie
Subject: FW: EF1011418 - AMD301 - Craig McMurtrie - Ref AMD301/PA31048/AMD301 ICR 8096121 - Proposed Amendment No 301 to Town Planning Scheme for Lot 30 Nanarup Road, Kalgan to re-zone from "Special Site - Caravan Park" to "Special Rural" & "Special Use"

SynergySoft: EF1011418

Gayle Sargeant | Planning Administration Officer

City of Albany | 102 North Rd, Albany | PO Box 484 Albany WA 6330
P: 9841 9383 | F: 9841 4099
E: gayles@albany.wa.gov.au | www.albany.wa.gov.au

From: Lynn Walker [<mailto:lynn.walker@westernpower.com.au>] **On Behalf Of** Works Admin General
Sent: Thursday, 22 April 2010 1:09 PM
To: Planning (External Use ONLY)
Subject: EF1011418 - AMD301 - Craig McMurtrie - Ref AMD301/PA31048/AMD301 ICR 8096121 - Proposed Amendment No 301 to Town Planning Scheme for Lot 30 Nanarup Road, Kalgan to re-zone from "Special Site - Caravan Park" to "Special Rural" & "Special Use"



Locked Bag 2520, Perth WA 6001 | T: 13 10 87 | F: (08) 9225 2073 | E: works.admin.general@westernpower.com.au

To:	Craig McMurtrie	From:	Lynn Walker
Organisation:	City of Albany	Section:	Connections
Email / Fax:	planning@albany.wa.gov.au		
Your Ref:	AMD301/PA31048/AMD301 ICR 8096121		
Date:	22/04/2010		

Re: Proposed Amendment No 301 to Town Planning Scheme for Lot 30 Nanarup Road, Kalgan to re-zone from "Special Site - Caravan Park" to "Special Rural" & "Special Use"

Dear Craig,

To the best of my knowledge, we have no objections, but Western Power wishes to advise the following, in respect to any future development due to the above-mentioned proposal.

Working in proximity to Western Power Distribution Lines

All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. If any work is to breach the minimum safe working distances a Request to Work Near Underground and Overhead Power Lines form must be submitted. For more information on this please visit the Western Power Website:

<http://www.westernpower.com.au/mainContent/workingWithPower/WorkingAroundPowerLines/ProtectingWorkersAroundPowerLines.html>

Please note:

- A) Perth One Call Service (Freecall 1100 or visit dialbeforeyoudig.com.au) must be contacted and location details (of Western Power underground cabling) obtained prior to any excavation commencing.
- B) Work Safe requirements must also be observed when excavation work is being undertaken in the vicinity of any Western Power assets.

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

Regards,
Lynn Walker
Network Services Officer
Western Power - 363 Wellington Street Perth WA 6000 [\[map\]](#)

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

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

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Government of **Western Australia**
Department of **Health**

Bulletin Item 1.1.6
Agenda Item 3.24 refers 45 pages

8

Your Ref: AMD301/PA31048/AMD301
Our Ref: EHB-0006
Enquiries: Alan Tan (9388 4938)

City of Albany Records
Doc No: ICR1012404
File: AMD301
Date: 07 MAY 2010
Officer: PLAN18
Attach:

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

Dear Sir/Madam

**TOWN PLANNING SCHEME NO. 3, AMENDMENT NO. 301,
REZONING OF LOT 30 NANARUP ROAD, KALGAN FROM 'SPECIAL SITE –
CARAVAN PARK' TO THE 'SPECIAL RURAL' ZONE AND 'SPECIAL USE'**

Thank you for your letter of 15th April 2010 seeking the Department of Health's (DOH) comment on the above.

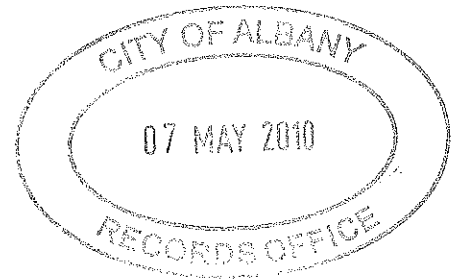
The Department of Health has no objection to the rezoning proposal.

Yours faithfully

**Richard Theobald
MANAGER WATER UNIT
PUBLIC HEALTH DIVISION**

29 April 2010

S:\EHD\Water Unit\WASTE\Typing\2010\100429ta1.doc



Environmental Health
All Correspondence: PO Box 8172 Perth Business Centre Western Australia 6849
Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008
Telephone (08) 9388 4999 Fax (08) 9388 4955
wa.gov.au
ABN 28 684 750 332



Government of **Western Australia**
 Department of **Environment and Conservation**

Bulletin Item 1.1.6
 Agenda Item 13.2.4 refers 45 pages

Your ref: AMD301/PA31048AMD301
 Our ref: 27.2. 1. 3.301
 Enquiries: John Watson
 Phone: (08) 9842 4500
 Fax: (08) 9841 7105
 Email: john.watson@dec.wa.gov.au



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

Doc No: City of Albany Records
 ICR1013164
 File: AMD301

Date: 21 MAY 2010
 Officer: PLAN18

Attach:

Dear Mr McMurtie

**TOWN PLANNING SCHEME NO 3, AMENDMENT NO 301
 LOT 30 NANARUP ROAD, KALGAN**

Thank you for the opportunity to comment on this Scheme Amendment No 301.

The Albany Office of the Department of Environment and Conservation (DEC) has considered this request on the basis of a desk top/aerial photographic assessment and general knowledge of the locality setting.

The proposal document appears to be very thorough and, overall, presents a sound case for the proposed zoning and forward planning changes.

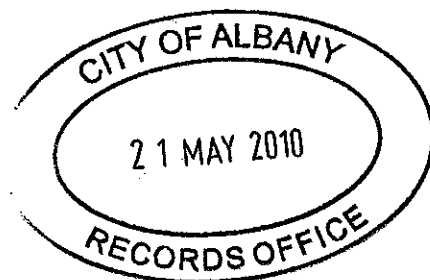
It is pleasing to note that the proponents, and City, have supported the minor change of internal boundary slightly eastwards to minimise the impact upon native vegetation, as recommended to you in our letter of 9 September 2009. The Environmental Protection Authority has also endorsed this request.

DEC therefore has no objections to the newly proposed scheme amendment.

Yours sincerely,

Bruce Bone
 Regional Manager

9 May 2010



South Coast Region: 120 Albany Highway, Albany, Western Australia 6330

Phone: (08) 9842 4500 Fax: (08) 9841 7105

www.dec.wa.gov.au

wa.gov.au



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



Your Ref: AMD301/PA31048/AMD301
Our Ref: AL2329 - 5
Contact: Kevin Parsons



5 Hercules Crescent
Albany, Western Australia, 6330

Craig McMurtrie
Planning Officer
City of Albany
PO BOX 484
ALBANY 6331

City of Albany Records
Doc No: ICR1013022
File: AMD301
Date: 18 MAY 2010
Officer: PLAN18
Attach:

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

Dear Craig,

RE: Town Planning Scheme No. 3- Amendment No. 301

Thank you for the opportunity to comment on your letter dated 15th April 2010 regarding the above referral.

Bush Fire Risk must be considered in planning decisions to avoid increasing the risk through inappropriately located or designed land use and development

The Planning for Bush Fire Protection document and WAPC Policy DC 3.7 cover the requirements for subdivisions to address on ground fire protection issues. Australian Standard 3959 covers the Standard for Construction of Buildings in Bushfire-Prone Areas. The requirements of all 3 documents need to be considered in total when dealing with any subdivision development.

As a bare minimum, I recommend that the following issues need to be included as part of the approval for any development as a result of the proposed rezoning.

1: Access

Planning for Bush Fire Protection sect 3.4.

Safe access and egress for both residents and fire services from both the subdivision and individual houses.

2: Dedicated Fire Fighting Water Supplies

Planning for Bush Fire Protection sect 3.5.

Fire Hydrants installed every 100m for industrial areas, 200m for residential areas, 400m or water tanks for fire fighting water supplies in rural areas.

3: Hazard Separation

Planning for Bush Fire Protection sect 3.6.

There must be a physical separation between development and any extreme bush fire hazards as well as low fuel areas around any buildings.

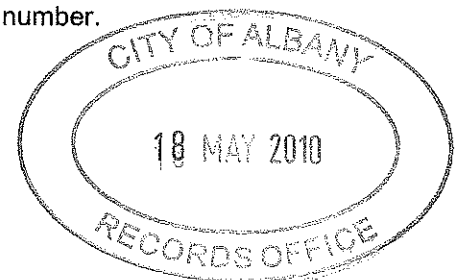
There may be need to include additional requirements on a case by case basis

Should you require further information please contact me on the above number.

Yours faithfully

KEVIN PARSONS
DISTRICT MANAGER
GREAT SOUTHERN REGION

14th May 2010



AMD 301
Plan 18



WESTERN AUSTRALIA

Your Ref: AMD301/PA31134/AMD301
Our Ref: D10/4111
Tourism WA File: IPD/1106

2 Mill Street
PERTH WA 6000

GPO Box X2261
PERTH WA 6847

Telephone +61 8 9262 1700

Facsimile +61 8 9262 1702

info@tourism.wa.gov.au

tourism.wa.gov.au

Chief Executive Officer
City of Albany
Attention of: Craig McMurtrie
PO Box 484
ALBANY WA 6331

Dear Craig

**LOT 30 NANARUP ROAD, KALGAN
TOWN PLANNING SCHEME NO. 3 AMENDMENT NO. 301**

Thank you for your letter dated 20 April 2010 referring the City of Albany Town Planning Scheme No. 3 Amendment No. 301 to Tourism Western Australia (Tourism WA) for comment.

The subject site currently contains 4 holiday accommodation units and a caretaker's dwelling and is zoned 'Special Site – Caravan Park' under the City of Albany Town Planning Scheme No. 3. This application proposes to rezone the site to 'Special Site – Holiday Accommodation' and 'Special Rural', allowing the development of up to 6 holiday accommodation units within the site. Tourism WA has no objection to this proposal, however recommends the following statement is included within the Special Conditions relating to Special Use Zone No. 20:

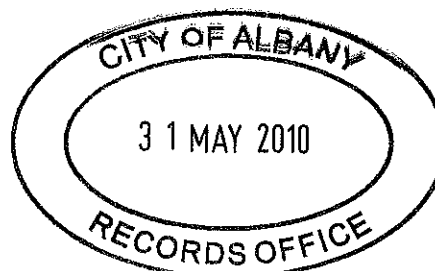
"No person shall occupy a holiday accommodation unit for more than a total of three months in any 12 months period."

I trust this information is of assistance. Please do not hesitate to contact Emma-Lee Groser on 9262 1923 should you wish to discuss any matters further.

Yours sincerely

MATT TURNBULL
A/Director Infrastructure and Investment

25 May 2010



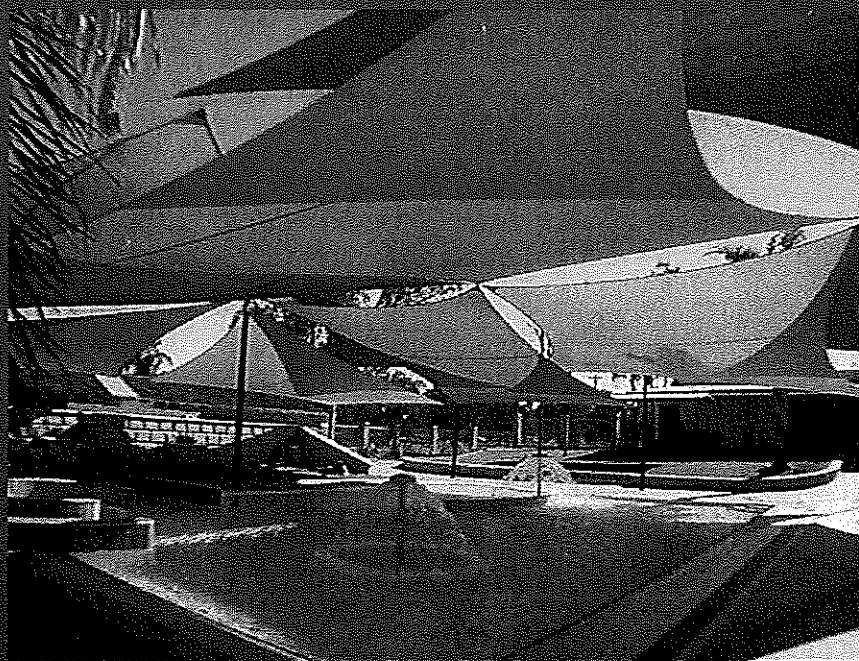


Centre for
**Tourism and Leisure
Management**

Incorporating CERM Performance Indicators® Project

**2009 CERM PI® National
Benchmarking Survey
for Aquatic Centres
by Facility Size**

Vol. 18 No. 2 (ISSN 1320 2359)



University of South Australia
Division of Business
School of Management
Mawson Lakes Campus



2009 National Benchmarking Survey Results for Aquatic Centres by size

This issue of the CERM PI Bulletin provides additional analysis of the 2009 National Benchmarking Survey for Australian public aquatic centres (n=110).

Additional operational management benchmarks for aquatic centres based on **facility size** include the following groups:

- ◆ Group 5: Outdoor pools (n=42)
 - Less than 1,500m²
 - Between 1,500m² and 2,499m²
 - 2,500m² and over

- ◆ Group 6: Indoor/outdoor pools (n=26)
 - Between 3,000m² and 5,999m²
 - 6,000m² and over

- ◆ Group 7: Indoor pools (n=41)
 - Less than 3,000m²
 - Between 3,000m² and 5,999m²
 - 6,000m² and over

**Thank you to all who contributed to the
2009 National Benchmarking Survey for
AUSTRALIAN AQUATIC CENTRES**

Adelaide Aquatic Centre
Andrew (Boy) Charlton Pool
Aqua Jetty YMCA
Aqualife Centre
Aqualink Box Hill
Aqualink Nunawading
Aquazone—Warnambool Aquatic Leisure Centre
Ascot Vale Leisure Centre
Ashburton Pool & Recreation Centre
Beaton Park Leisure Centre
Benalla Aquatic Centre
Beresfield Swimming Centre
Bilgoman Aquatic Centre
Boroondara Sports Complex
Brunswick City Baths
Canberra Olympic Pool
Cardinia Life
Carlton Baths Community Centre
Casey ARC
Clayton Aquatic
Coburg Leisure Centre
Cook & Phillip Park Aquatic & Fitness Centre
Crib Point Pool
Croydon Leisure Centre
Croydon Memorial Swimming Pool
Dandenong Oasis
Docklands YMCA
Don Tatnell Leisure Centre
Drouin Outdoor Pool
Drummoyne Swim Centre
East Keilor Leisure Centre
East Maitland Pool
Eltham Leisure Centre
Fairfield Leisure Centre
Fawkner Leisure Centre
Fremantle Leisure Centre
Geographe Leisure Centre
Gratwick Aquatic Centre
Guildford Swim Centre
Hawthorn Aquatic & Leisure Centre
Horsham YMCA
Ian Thorpe Aquatic Centre
Jubilee Park Aquatic Centre
Kensington Community Recreation Centre
Kew Recreation Centre
Knox Leisure Works
Lakeside Leisure Centre, Tuggeranong
Lambton Swimming Centre
Lara Pool
Latrobe Leisure Churchill
Latrobe Leisure Moe Newborough
Latrobe Moe Outdoor Pool
Latrobe Leisure Morwell
Latrobe Traralgaon Outdoor Pool
Latrobe Leisure Yallourn North Outdoor Pool
Leisurelink
Latrobe Leisure Morwell
Latrobe Traralgaon Outdoor Pool
Latrobe Leisure Yallourn North Outdoor Pool
Leisurelink

Maitland Pool
Mandurah Aquatic & Recreation Centre
Mansfield Recreation Centre & Outdoor Pool
Mayfield Swimming Centre
Melbourne University Sport
Melton Waves Leisure Centre
Melville Aquatic Fitness Centre
Merrylands Swim Centre
Monash Aquatic & Recreation Centre
Mosman Swim Centre
Neerim South Pool
Noble Park Swim Centre
Noosa Aquatic Centre
Northcote Aquatic & Recreation Centre
North Melbourne Pool
Norwood Swimming Centre
Oakleigh Recreation Centre
Oak Park Aquatic Centre
One Eighty SLS
Pakenham Outdoor Pool
Payneham Swimming Centre
Pelican Park Recreation Centre
Pines Forest Aquatic Centre
Prairiewood Leisure Centre
Queens Park Swimming Centre
Ringwood Aquatic Centre
Rockingham Aquatic Centre
Ryde Aquatic Leisure Centre
Singleton Gym & Swim
Splashdown
Somerville Aquatic Centre
South Gippsland SPLASH
South Hedland Aquatic Centre
South Lake Leisure Centre
South West Sports Centre
Stockton Swimming Centre
Sussex Inlet Aquatic Centre
Terry Tyzack Aquatic Centre
The Forum Sports & Aquatic Centre
The Valleys Lifestyle Centre
Thorpedale Pool
Trafalgar Pool
University of Wollongong Recreation & Aquatic Centre
Victoria Park Pool
Wallsend Swimming Centre
Wangaratta Pool
Wangaratta Sports & Aquatic Centre
Warragul Leisure Centre
Waterworld Centre
Waves Leisure Centre

**For further information or additional data analysis
please contact CERM PI**
Email: raylene.jones@unisa.edu.au
Telephone: +61 8 8302 5321
Website: www.unisa.edu.au/cermpi

CERM Performance Indicators for AQUATIC CENTRES

	Group 5 Outdoor pools		Group 6 Indoor/outdoor pools		Group 7 Indoor pools	
	Median 2009 n=42	Average of medians 2007-2009	Median 2009 n=26	Average of medians 2007-2009	Median 2009 n=42	Average of medians 2007-2009
Working Indicators						
Facility						
Presentation cost share %	8.3%	8.0%	8.7%	7.5%	7.1%	6.0%
Presentation cost per metre ²	\$23.26	\$18.75	\$34.54	\$31.31	\$39.26	\$29.48
Presentation costs	\$38,309	\$34,493	\$174,930	\$154,736	\$178,454	\$144,212
Presentation costs per visit	\$0.72	\$0.65	\$0.53	\$0.48	\$0.47	\$0.37
Energy cost share %	7.4%	7.1%	8.8%	7.6%	7.9%	7.1%
Energy cost per metre ²	\$15.26	\$13.60	\$40.05	\$33.52	\$40.43	\$34.78
Energy costs	\$29,563	\$31,943	\$214,770	\$174,225	\$168,022	\$150,152
Energy cost per visit	\$0.49	\$0.48	\$0.61	\$0.50	\$0.48	\$0.41
Water cost share %	3.2%	3.0%	1.4%	1.3%	1.2%	1.1%
Water cost per metre ²	\$8.20	\$6.11	\$5.42	\$5.48	\$5.20	\$5.08
Water costs	\$14,000	\$11,442	\$33,233	\$30,475	\$25,547	\$23,709
Water cost per visit	\$0.29	\$0.22	\$0.09	\$0.08	\$0.08	\$0.07
Major incidents per 10,000 visits	0.12	0.05	0.09	0.06	0.09	0.08
Utilities usage						
Electricity usage (kW)	173,893	n/a	611,749	n/a	978,019	n/a
Electricity usage (kW) per metre ²	81	n/a	152	n/a	182	n/a
Electricity usage (kW) per visit	3.3	n/a	1.9	n/a	2.6	n/a
Gas usage (Gj)	2,564	n/a	17,991	n/a	12,871	n/a
Gas usage (Gj) per metre ²	1.02	n/a	3.1	n/a	2.3	n/a
Gas usage (Gj) per visit	0.02	n/a	0.04	n/a	0.03	n/a
Water usage (kL)	8,503	n/a	20,487	n/a	14,904	n/a
Water usage (kL) per metre ²	3.5	n/a	4.0	n/a	2.7	n/a
Water usage (kL) per visit	0.16	n/a	0.06	n/a	0.04	n/a
Equipment						
Total gym stations	29	n/a	64	n/a	72	n/a
Total gym stations per gym metre ²	0.19	n/a	0.19	n/a	0.17	n/a
Total cardio stations	14	n/a	34	n/a	33	n/a
Cardio stations per gym metre ²	0.10	n/a	0.09	n/a	0.07	n/a
Total weight stations	14	n/a	31	n/a	33	n/a
Weight stations per gym metre ²	0.08	n/a	0.10	n/a	0.08	n/a

Notes:

1. N or n refers to the number of centres contributing data.
2. To ensure the robustness of the data, incomplete and unverifiable returns were excluded from the analyses.
3. Average of medians is for the surveys conducted in 2007, 2008 and 2009.
4. Due to changes in the sample of centres that respond annually, *averages of medians* from the three most recent surveys provide more stable indicators.
5. Whilst most centres served a catchment population of 10,000 or more, a relatively small percentage of centres included in these benchmarks were from rural locations with catchment populations less than 10,000.
6. n/a = indicators not reported in previous Bulletins, therefore '*averages of medians*' cannot be reported.

CERM Performance Indicators for AQUATIC CENTRES

	Group 5 Outdoor pools		Group 6 Indoor/outdoor pools		Group 7 Indoor pools	
	Median 2009 n=42	Average of medians 2007-2009	Median 2009 n=26	Average of medians 2007-2009	Median 2009 n=42	Average of medians 2007-2009
Working Indicators						
Finance						
Gross receipts	\$209,316	\$167,439	\$1,881,221	\$1,840,865	\$2,251,211	\$2,159,035
Gross expenditures	\$359,610	\$355,156	\$2,326,317	\$2,257,056	\$2,326,681	\$2,235,826
Fees per visit	\$3.47	\$3.38	\$5.12	\$5.09	\$5.30	\$4.98
Secondary spend per visit	\$0.79	\$0.65	\$0.59	\$0.55	\$0.51	\$0.38
Surplus (subsidy) per visit	(\$4.28)	(\$3.91)	(\$0.77)	(\$0.91)	(\$0.73)	(\$0.40)
Receipts per visit	\$3.89	\$3.86	\$5.88	\$5.90	\$5.74	\$5.70
Receipts per metre ²	\$94	\$79	\$375	\$387	\$451	\$473
Services						
Catchment population (within 5km radius)	40,311	38,166	59,000	335,691	62,790	58,943
Catchment multiple	1.2	1.4	5.2	4.9	6.0	5.7
Program opportunities per week	16	24	206	218	248	231
Program range	9	9	44	38	53	47
Direct programming	90%	93%	94%	91%	94%	92%
Membership						
Total number of members	210	n/a	1,875	n/a	1,464	n/a
Health & fitness membership share %	76%	n/a	92%	n/a	86%	n/a
Aquatic membership share %	100%	n/a	9%	n/a	17%	n/a
Membership retention %	80%	n/a	53%	n/a	62%	n/a
Learn to swim membership retention %	90%	n/a	63%	n/a	71%	n/a
Health & fitness membership per gym/fitness metre ²	1.4	n/a	2.8	n/a	2.5	n/a
Marketing						
Promotion cost share %	1.1%	0.9%	1.9%	1.6%	2.0%	1.9%
Promotion cost per metre ²	\$2.00	\$1.50	\$8.24	\$7.06	\$10.65	\$8.30
Promotion costs	\$4,725	\$3,265	\$54,378	\$40,664	\$42,607	\$42,615
Promotion cost per visit	\$0.08	\$0.07	\$0.12	\$0.11	\$0.14	\$0.09
Staff						
Full time equivalent staff	4	n/a	28	n/a	20	n/a
Annual labour cost per FTE staff	\$61,611	n/a	\$53,060	n/a	\$61,712	n/a
Labour cost to total receipts %	135%	119%	72%	68%	66%	65%
Labour cost share %	57%	55%	64%	62%	63%	63%
Labour costs	\$256,148	\$210,698	\$1,633,382	\$1,496,550	\$1,523,855	\$1,468,326
Labour cost per metre ²	\$136	\$109	\$311	\$274	\$268	\$274
Labour costs per visit	\$4.39	\$4.13	\$4.54	\$4.08	\$4.31	\$3.93
Salaries/wages to labour %	88%	89%	83%	84%	85%	85%
Training to payroll cost %	1.1%	1.7%	1.3%	1.6%	1.4%	1.6%
Training costs	\$1,733	\$1,726	\$17,968	\$18,702	\$16,000	\$16,343
Training costs per visit	\$0.04	\$0.05	\$0.06	\$0.06	\$0.05	\$0.05

Notes:

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2. To ensure the robustness of the data, incomplete and unverifiable returns were excluded from the analyses.
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5. Whilst most centres served a catchment population of 10,000 or more, a relatively small percentage of centres included in these benchmarks were from rural locations with catchment populations less than 10,000.

Event Planner Booklet

Stay On Your Feet® Week:
12th – 18th September 2010



Grants of up to **\$1,000** are available for events held during Stay On Your Feet® Week

Be Active, Eat Well
& Stay On Your Feet®



Falls are a serious issue

Falls are the leading cause of injury for people over 65 years in Western Australia.¹

Each week in Western Australia, there are 120 hospital presentations at public hospital emergency departments, of people aged 65 years and over, as a result of falls.

What is a fall?

The World Health Organisation defines a fall as 'an event, which results in a person coming to rest unintentionally on the ground or other lower level'.²

How many people have falls each year?

One in three people over the age of 65 fall at least once a year.¹ Falls that do not result in injury tend not to be reported to health care professionals.¹

Where do people fall?

In older people who live in the community, about 50% of falls occur within their homes and immediate home surroundings. Most falls occur on level surfaces within commonly used rooms, such as the bedroom, lounge room and kitchen.¹

What are the consequences of falling?

At least 10% of falls result in serious injury, of which the most common is a fractured bone.¹

Other consequences of falls, even if there is minor or no injury, include loss of confidence, reduced activity and fear of falling. These consequences are often neglected and can lead to loss of independence and reduced quality of life.¹

Factors such as fear of falling and reduced activity level can profoundly affect function and quality of life, and increase the risk of seriously harmful falls.¹

Is falling normal for older people?

Falls can be prevented and are not a normal part of ageing. The risk of a fall can be reduced by following some simple steps. The Nine Steps To Stay On Your Feet[®] are listed on page 3 of this booklet. More information can be found on the Stay On Your Feet WA[®] website www.stayonyourfeet.com.au.

In older people who live in the community, about 50% of falls occur within their homes and immediate home surroundings.

1. Australian Commission on Safety and Quality in Healthcare "Preventing Falls and Harm From Falls in Older People: Best Practice Guidelines for Australian Hospitals, Residential Aged Care Facilities and Community Care 2009".

2. http://www.who.int/violence_injury_prevention/other_injury/falls/links/en/index.html

What is Stay On Your Feet[®] Week?

Stay On Your Feet[®] Week aims to promote healthy active ageing in WA and raise awareness within the community that falls are preventable and not a consequence of ageing.

Stay On Your Feet WA[®] is a collaborative state-wide falls prevention program aimed at reducing the incidence and severity of fall-related injuries among seniors.

Nine Steps To Stay On Your Feet[®]

Step 1: Be Active

Step 2: Manage Your Medicines

Step 3: Manage Your Health

Step 4: Improve Your Balance

Step 5: Walk Tall

Step 6: Foot Care and Safe Footwear

Step 7: Regularly Check Your Eyesight

Step 8: Eat Well for Life

Step 9: Identify, Remove and Report Hazards



Grants are available

Important dates

Friday

25th June 2010

Grant Applications Close

Monday

12th July 2010

Written Notification

Monday

9th August 2010

Resource Orders Due

Sunday 12th –
Saturday 18th
September 2010

Stay On Your Feet® Week

Friday

22nd October 2010

Acquittal Due

Stay On Your Feet® Week is coordinated by ICCWA, with support from the Department of Health WA.

Funding grants up to \$1,000 inclusive of GST are available for Stay On Your Feet® Week events held on any day during Sunday 12th to Saturday 18th September 2010.

How can you apply?

An application form needs to be completed, containing relevant information that addresses the criteria and requirements on page 6. This includes a budget with a brief description explaining each budget line, the two or more steps that are going to be addressed and other specifications as detailed.

Who can apply?

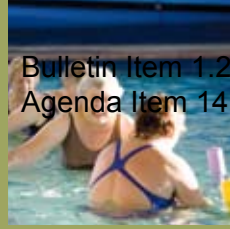
- Incorporated community groups
- Non-government not-for-profit organisations
- Local Government
- Senior's centres, sporting groups, CWA, Probus, etc.

How much can you apply for?

Each group will have the opportunity to apply for grants **up to \$1,000 inclusive of GST.**

Successful grant applicants will receive

- Stay On Your Feet® Week communication kit and merchandise
- Funds within two weeks of notification via EFT transfer or cheque
- Promotional material including a poster
- Participant evaluation surveys



Event ideas

Events need to focus on positive prevention messages that encourage people to adopt the Nine Steps To Stay On Your Feet® into their daily lives. This year's key message for Stay On Your Feet® Week will be widely promoted across Western Australia through various events and state media. The message will be outlined in the communication kit that successful applicants receive.

Bring a friend

Encourage people to bring along a friend. This is a great way to boost numbers at your event and introduce new people who may not have otherwise come.

Competitions

If you are able to get donated goods related to a healthy, active lifestyle for your event, offer these as prizes. Prizes are a great way to encourage participation and promote your event.

Promotion

It is important to promote your event within your group and the community through print, radio or other media. Speak to your local council about ways they can assist you with promotion. Your local library and community centres may display posters or flyers to advertise your event. To assist with planning and providing adequate time, it is also important to determine how often local papers and publications are sent out and what the due date for material is.

The Stay On Your Feet® Week grants can provide financial assistance for event promotion including printing of flyers and paid advertising. A Stay On Your Feet® Week poster can be ordered (free) along with other resources and merchandise.

The Injury Control Council of WA (ICCWA) will promote Stay On Your Feet® Week events on their website. Please mark the appropriate box on the application form to have your event included.

Some ideas

- Hold an intergenerational event at a local school
- Hire a bus and take a group to an organised event such as a bush walk or expo
- Nutrition talk and healthy food cooking demonstration
- Exercise class, such as tai chi, strength training or belly dancing
- Mini Olympics or 'Danceathons'
- Falls prevention information display at a community or shopping centre
- Stay On Your Feet® presentation (contact ICCWA) or your nearest population health unit
- Events in Cantonese, German, Greek, Italian or Polish using the Stay On Your Feet WA® Speakers Kit

Groups that do not receive funding or are not eligible, are still encouraged to participate in Stay On Your Feet® Week by holding an event or display, or marking the occasion in another way.



Grant guidelines

Stay On Your Feet® Week grant applications need to address the criteria outlined in the grant guidelines to ensure eligibility.

Event Requirements

The following points **MUST** be addressed for your application to be eligible for funding.

- Address at least **TWO** of the Nine Steps To Stay On Your Feet®
- Promotion of positive active ageing
- Target people aged 60 years and over in the community
- Involve an appropriate health professional to provide education at your event.
- Be held during Stay On Your Feet® Week (12th – 18th September 2010).
- Catering of healthy food must not exceed 25% of the grant budget*
- Transport must not exceed 25% of the grant budget*

* *If your catering or transport requirements must exceed the 25% limit, justification for this increase must be provided within your application and extra funding may be allocated after consideration of the reasons?*

Event Desirables

The following points will provide your application with extra weighting if addressed within your application.

- Address more than two of the Nine Steps To Stay On Your Feet®
- Partnerships with local government, businesses and organisations from the community
- Involve seniors in the planning of the event or activity
- Involve media and publicity as appropriate
- Open to public and greater community
- Encourage participation of people who don't normally go to community events

Health professionals must be from the following list.

- Dietician
- Exercise Physiologist
- General Practitioner
- Health Promotion Officer
- Nurse
- Nutritionist
- Occupational Therapist
- Ophthalmologist
- Optometrist
- Pharmacist
- Physiotherapist
- Podiatrist



What can and can not be funded?

CAN be funded

Catering*

Transport*

Venue Hire

Equipment

Health professional fees

Advertising

Printing

Activity Costs/Fees

Prizes totalling less than \$75

CAN NOT be funded

Staff Wages
(full/part-time, casual or contract)

Any activity not held in WA

Activities that are not age appropriate

Profit making initiatives

Events held outside of the Week

Fitness Instructor fees

Venue hire at own premises

Prizes totalling more than \$75

* See explanation regarding catering and transport proportions on page 6.

Stay On Your Feet® Week events must be alcohol and smoke free

How is your application assessed?

To determine who will receive grants, applications will be reviewed by an assessment panel. The panel will exclude all applications that do not meet the grant requirements. The applications that meet these requirements will be given a score. Higher scores will be provided to applications that address the desirable criteria outlined on page 6. The panel decision is final however feedback can be provided.

Lodging your application

Once you have completed your application, e-mail, post, or fax (including any supporting documentation you would like to add to your application) to:

Post: Stay On Your Feet® Week Grants
Injury Control Council of WA (Inc)
City West Lotteries House
2 Delhi St, West Perth WA 6005

Fax: (08) 9486 7955

Email: soyfwa@iccwa.org.au

You will be sent a confirmation email or letter to advise that the application has been received.



Evaluation of your event

At the conclusion of your event, ask participants to fill out the evaluation forms provided by ICCWA. An event planner evaluation form will be provided to you for completion after the event, to help us improve the grants process and events in the future.

Acquittal

The grant acquittal deadline is **Friday 22nd October 2010**.

The acquittal must include:

- Completed Statement of Expenditure form (that will be provided)
- Original receipts/tax invoices (must include ABN and organisation details)
- Completed participant evaluation forms

An event overview, article or photos of your event are welcomed. You will be offered the opportunity to showcase your event in the Stay On Your Feet WA[®] News and Views newsletter.

Further information

If you have any questions about the Stay On Your Feet[®] Week grants please contact Shelley Harwood, Education Coordinator at ICCWA on (08) 9420 7212 or soyfw@iccwa.org.au.



Frequently asked questions

How will my application be assessed?

A panel will read and score each application against the grant requirements. Applications that support more than two of the Nine Steps To Stay On Your Feet® will be given higher priority for funding.

When will I find out if my application has been successful?

All applicants will be notified whether or not they will receive a grant in writing by 12th July 2010. Successful applicants will receive funds within two weeks of notification via EFT transfer or cheque.

Do I have to acknowledge Stay On Your Feet WA®, ICCWA and the Department of Health WA in media and promotion for the event?

Yes, if you receive funding it is a requirement that the Stay On Your Feet WA®, Department of Health WA and ICCWA logos be included in promotion and media where possible. These programs and organisations should also be acknowledged verbally and visually where possible. A style guide will be provided in the Stay On Your Feet® Week Communication Kit to inform you of specific requirements in relation to logo use and branding.

How should I acknowledge that my event is a Stay On Your Feet WA® event/activity?

Stay On Your Feet WA® should be acknowledged in the title of your event where possible and it should be clear that your event is a Stay On Your Feet WA® event in any promotion. Stay On Your Feet WA®, the Department of Health WA and ICCWA should also be acknowledged at the event/activity where possible.

Can I spend more than 25% on catering and/or transport?

If catering or transport requirements must exceed the 25% limit, justification for this increase must be provided within your application and extra funding may be allocated.

What is considered appropriate equipment?

Purchase of equipment that supports one of the Nine Steps To Stay On Your Feet® may be funded. Contact ICCWA to discuss if you wish to purchase equipment.

What if I don't spend all the money?

You must inform ICCWA by Monday 26th July 2010 if you do not require the full funds granted, to enable the funds to be redistributed. ICCWA must still be notified of any further changes after this date.

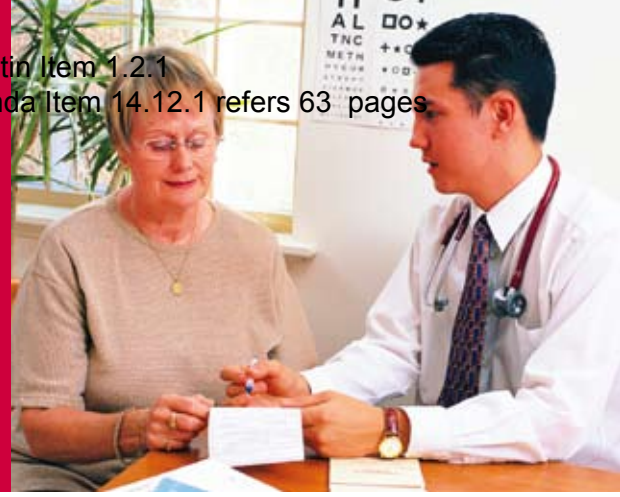
If the full amount of funds are not spent, the remaining money must be returned to ICCWA by Friday 22nd October 2010.

What if I lose a receipt or invoice?

Please ask for another copy. If you cannot get a replacement receipt you will need to include a statutory declaration letter stating the cost on your organisations letterhead.

What if I want to use my own evaluation form?

ICCWA provides evaluation forms for you. There are two forms, one for the event planner and one for participants at your event to complete. Please return all completed evaluation forms to ICCWA.



Who can I ask to present at my event?

Be Active

- Taoist Tai Chi Society of Australia:
www.taoist.org.au
- Seniors Recreation Council:
www.srcwa.asn.au
- Living Longer Living Stronger (COTA):
www.lllswa.asn.au

Manage Your Medicines

- National Prescribing Service:
www.nps.org.au
- Council on the Ageing WA:
cotawa.asn.au

Manage Your Health

- Arthritis WA:
www.arthritiswa.org.au
- Osteoporosis WA:
www.osteoporosis.org.au
- Parkinson's WA:
www.parkinsonswa.org.au
- Diabetes WA:
www.diabeteswa.com.au
- Alzheimer's Australia WA:
www.alzheimers.asn.au

Improve Your Balance

- Australian Physiotherapy Association:
www.physiotherapy.asn.au

Walk Tall

- Independent Living Centre WA:
www.ilc.com.au
- Occupational Therapy Association of WA:
www.otauswa.com.au

Foot Care and Safe Footwear

- Australian Podiatry Association WA:
www.podiatrywa.com.au

Regularly Check Your Eyesight

- Lions Eye Institute:
www.lei.org.au
- Optometrists Association WA:
www.optometrists.asn.au

Eat Well for Life

- Nutrition Australia WA:
www.nutritionaustralia.org/wa

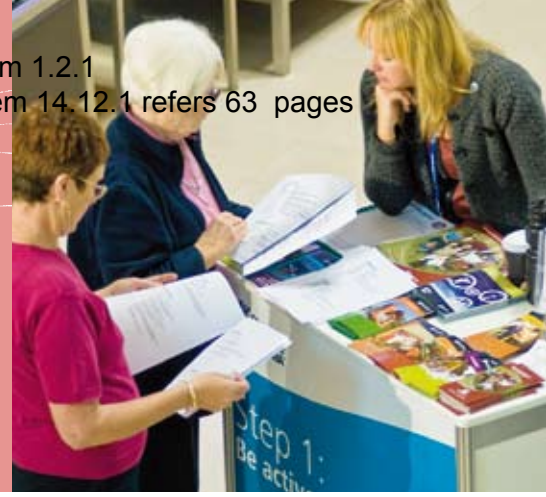
Identify, Remove and Report Hazards

- Independent Living Centre:
www.ilc.com.au

Other

- Injury Control Council of WA – for a Stay On Your Feet WA® presenter call 9420 7212.
- Continence Advisory Service of WA:
www.continencewa.org.au
- Office of Seniors Interests:
www.communities.wa.gov.au
- National Seniors Association:
www.nationalseniors.com.au

Contact your local health service for assistance, especially if you are in a rural or remote area.



Stay On Your Feet WA[®] activities at ICCWA

Stay On Your Feet[®] Week

ICCWA coordinates Stay On Your Feet[®] Week by offering a grants program to enable community organisations to hold events during the Week across Western Australia. ICCWA will run a week-long falls prevention campaign which will include a large media launch. Community events held during the Week will be listed on the ICCWA website.

Advocacy

ICCWA responds to issues, such as unsafe paving on a local footpath, by raising the issue to the appropriate authority. Our volunteers are trained to advocate for falls prevention in their community, and we actively encourage and assist community members to advocate in their local area.

Community Presentations

Stay On Your Feet WA[®] Volunteer Peer Educators are trained to give falls prevention presentations based on the Nine Steps To Stay On Your Feet[®]. Free presentations are available in the metropolitan area. Speaker's Kits are available to health professionals in rural areas. Speaker's Kits are also available in five other languages.

Community Events and Displays

ICCWA coordinates community events in the metropolitan area. Organisations and community groups involved in falls prevention, related health issues and seniors' issues are invited to participate. Seniors are invited to attend to learn the Nine Steps To Stay On Your Feet WA[®] and talk to appropriate health and fitness professionals.

Stay On Your Feet WA[®] can also set up a professional display for your event, community group, business (including health professionals) or library. These displays can be staffed by our Volunteer Peer Educators.

Volunteering Opportunities

Stay On Your Feet WA[®] has a group of enthusiastic volunteers who give community presentations, attend expos and information displays and fulfil a range of volunteer roles.

There are Stay On Your Feet WA[®] volunteers across WA and many Health Services have active Stay On Your Feet WA[®] volunteer groups.

If you would like more information on becoming a Stay On Your Feet WA[®] Volunteer, please contact ICCWA on (08) 9420 7212.

Stay On Your Feet WA[®] Resource and Information Centre

Stay On Your Feet WA[®] has a range of resources that are available upon request. These resources are suitable for the community, acute and primary health care settings. For more information, contact ICCWA on 9420 7212.



Department of
Health

City West Lotteries House, 2 Bell Street, West Perth WA 6005

phone: 08 9420 7212 **fax:** 08 9486 7955 **email:** iccwa@iccwa.org.au **web:** www.iccwa.org.au



Council Strategy

Asset Management Plan Reserves (Developed)

DRAFT

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City of Albany

Asset Management Plan – Reserves (Developed)

Revision Status

Revision No.	Status	Distribution	Issue Date	Comment
0	Preliminary	Asset Management and City Services Strategy and Policy Committee	23/04/10	Draft

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Abbreviations

CBD	Central Business District.
M ²	Metres squared
Ha	Hectare
WAPC	Western Australia Planning Commission
P.O.S	Public Open Space
WSUD	Water Sensitive Urban Design
CPTED	Crime Prevention through Environmental Design

1.0 EXECUTIVE SUMMARY

1.1 Introduction

The City of Albany provides an extensive range of developed reserves throughout the municipality. This Asset Management Plan – Reserves (Developed) has been compiled to ensure the maintenance, renewal and creation of new reserves are undertaken in a systematic way that reflects community needs.

Traditionally known as parks and gardens, these assets have been defined into the following classifications;

Local Reserves; Services a local community and is located within 300 metres of all dwellings, the park is approximately 3000m² in areas.

Neighbourhood Reserves; Services the local community of approximately 600 to 800 houses, within 400 metres and approximately 5000m² in area.

District Reserves; A park designed for neighbourhood interaction encouraging sporting and social events. These parks are typically between 2.5 hectares and 7 hectares in area and are accessible to the community from between 600 metres and 1 kilometre.

Regional Reserves; Large parks that have significant active area for informal and formal sports, high leisure, social and tourism function, e.g. Middleton Beach and North Road Sporting Precinct.

Garden; A landscaped space designed and maintained for the display of various plants either native or exotic. A passive area utilized for relaxation and the enjoyment of the outdoors.

Street Landscape: Gardens constructed within the road reserve includes median islands, roundabouts and verge treatment.

1.2 Financial Summary

The City manages eighty (80) developed reserves with an estimated value of \$34,595,700.00

In the financial planning process, this plan uses two indicators of cost to maintain and construct the City's Parks and Gardens infrastructure.

- Life cycle cost – being the average cost over the life of the asset, and;
- The total maintenance and capital renewal cost over a 15 year period.

The maintenance, capital renewal and new costs for year one of the Asset Management Plan – Developed Reserves is as follows;

- Maintenance \$1,244,900.00
- Capital renewal \$ 250,000.00
- Capital upgrade \$ 500,000.00

Funding for maintenance renewal and creation of Parks and Gardens is principally provided by the City of Albany capital works programme.

Supplementary funding can be possible through various agencies such as Lotteries West, Department of Sport and Recreation and 'Be Active' initiatives. These are considered one off projects and subject to evaluation from the various funding agencies. This asset management plan will help to promote our works on reserves and support funding submissions.

1.3 Strategic Context

The City's Strategic Plan Albany Insight – Beyond 2020 sets out the vision for Albany to 2025. The City plans to operate and maintain the pathways network to achieve the following strategic objectives;

Item 4 – Governance

The City of Albany will be an industry leader in good governance and service delivery.

- *Manage our municipal assets to ensure they are capable of supporting our growing community.*

To achieve this objective, the developed reserves infrastructure must be maintained in a serviced condition to ensure;

- Safe access to all parks and garden.
- The equipment provided within the reserve is serviced to a high standard,
- Gardens are maintained to an acceptable standard.
- There is regularly scheduled safety inspections carried out.

1.4 Plan Implementation

The management of developed reserves infrastructure is an important role for the City and requires informed and agreed decisions to be made on the care, maintenance and upgrade of the Parks and Gardens infrastructure. This document highlights all the asset management activities associated with Parks and Gardens infrastructure and sets a timeline for full implementation of a five (5) year programme with year one (1) to be included in the 2010/2011 financial year.

2.0 INTRODUCTION

2.1 Background

The City of Albany's strategic approach to reserves began with the implementation of the reserves management plan adopted in September 2003. Although the strategy has remained a useful document, today it is necessary to review our strategy to take into account the changes in population, demographics and the development of the city and new standards. There has also been the opportunity to review the asset management of our developed reserves with the knowledge and experience of a state wide approach, it is also proposed to separate the reserves into reserves (natural) and reserves (developed). This plan only deals with developed reserves, traditionally known as parks and gardens, although some components of the reserves contain natural components worthy of conservation.

This state wide approach has highlighted a greater emphasis on the importance and benefits of clearly defined and agreed asset management activities throughout Australia, and as a result, the Western Australian Local Government Association (WALGA) has undertaken a new initiative to assist local councils with Asset Management by launching a new programme named the Western Australian Asset Management Improvement (WAAMI) Programme. The programme aims to facilitate improvements to asset management at a local level with the combined expertise of an industry focused and state wide approach.

Council resolved at its Ordinary Meeting of Council on 19th February 2008 agreed to participate in the Western Australian Asset Management Improvement (WAAMI) Programme which is being supported by the Western Australian Local Government Association (WALGA), Department of Local Government and Regional Development (DLGRD), Local Government Municipal Association (LGMA) and the Institute of Public Works Engineers Australia (IPWEA).

During April 2008 the City staff and Councillors attended a workshop that introduced Western Australian Asset Management Initiative (WAAMI) project. Key outcomes over the following two years include;

- The development of an adopted Asset Management Policy;
- The development of an adopted Asset Management Improvement Strategy;
- The formation of a cross functional staff internal working group with set terms of reference;
- A reporting structure to be established for the Asset Management and City Services Policy and Strategy Committee, and;
- The completion of draft Asset Management Plans for all infrastructure types.

This asset management plan is to demonstrate responsive management of assets (and services provided from assets), compliance with regulatory requirements, and to communicate the funding requirements to provide the required levels of service.

This Asset Management Plan – Reserves (Developed) is to be read with the following associated planning documents:

- The City of Albany Asset Management Interim Strategy, and
- The City of Albany Asset Management Improvement Strategy

3.0 Hierarchy Developed Reserves

The City's developed reserves need to be classified to distinguish different uses and standards of infrastructure with classifications determined by hierarchy and function.

3.1 Standards for Reserves

- Landscape designs to include native drought tolerant flora endemic to the area.
- Where drainage sumps are incorporated in the design the quality and use of local water sources to be considered for reticulation.
- Consideration for the use of pine bark, permeable pavers in passive areas of the park.
- CCA Bollards at 1.5 metre intervals to restrict vehicular access.

3.2 Local Reserves

Serves a local community and is located within 300 metres of all dwellings, the park is approximately 3000m² in area.

Minimum infrastructure requirements are.

- Connectivity to a footpath.
- Park Bench.
- A junior and senior swing combination.
- Small Playground, or a interactive discovery area.
- Landscape and gardens to enable good passive supervision.
- Sand or Pine bark soft fall with either a CCA sleeper barrier or concrete kerbing.

3.3 Neighbourhood Reserves

Serves the local community of approximately 600 to 800 houses, within 400 metres and are approximately 5000m² in area.

Minimum infrastructure requirements are:

- Connectivity to a footpath or shared path.
- Park Bench.
- A junior and senior swing set.
- Medium Playground or interactive art and play equipment.
- Picnic Table.
- Active area for ball activities or wheeled sports.
- Rubbish bin.
- Landscape and gardens to enable good passive supervision.

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- Reticulated active grassed areas within the park. Agenda Item 14.12.1 refers 63 pages
- Reconstituted Rubber soft fall.

Additional infrastructure may include:

- Gazebos.
- ½ court for basketball and netball.
- Cricket Pitch (Practice Net).
- Disabled facilities.
- Skate Board track.

3.4 District Reserves

A park designed for neighbourhood interaction encouraging sporting and social events.

These parks are to be a minimum 2.5ha to a maximum 7ha in area and are accessible to the community from between 600metres and 1 kilometre.

Minimum infrastructure requirements:

- Connectivity to a shared path network;
- Internal Path network;
- Park Benches;
- Large playground or interactive art and play equipment;
- Active area for ball activities or wheeled sports;
- Gazebos;
- Picnic tables;
- Rubbish bins;
- Landscape and gardens to enable good passive supervision and adequate shade;
- Reconstituted rubber soft fall;
- BBQ facilities, and
- Public toilets with disabled access.

Additional infrastructure may include:

- Cold shower facilities when associated with a beach, and
- Multipurpose sports ground.

District parks may also function as a picnic area with no active play areas provided; examples for this type of park would be Lower King Bridge or Vancouver ponds.

3.5 Regional Facility

Large parks that have significant active area for informal and formal sports, high leisure, social and tourism function. Examples of this type of park would be Middleton Beach, North Road Sporting Precinct and ANZAC Peace Park.

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3.6 Garden

A landscaped space designed and maintained for the display of various plants either native or exotic. A passive area utilized for relaxation and the enjoyment of the outdoors. A garden may include:

- Manicured Gardens;
- Lawn Area;
- Seats;
- Fountains;
- Arbours;
- Internal paths, and
- Public art.

3.7 Street Landscaping

Street landscaping includes those areas within a constructed road which is landscaped; they include median strips, verges and roundabouts. Street landscaping is an area within the road network designed to soften the harsh environment typically associated with roads. Plants and the design of median and verge spaces shall be constructed and maintained with urban sensitive water principles. Where existing median and verge gardens exist upon upgrade of these areas water sensitive urban design (WSUD) principles shall be considered.

All gardens within the road environment shall maintain good sight clearances for motorist.

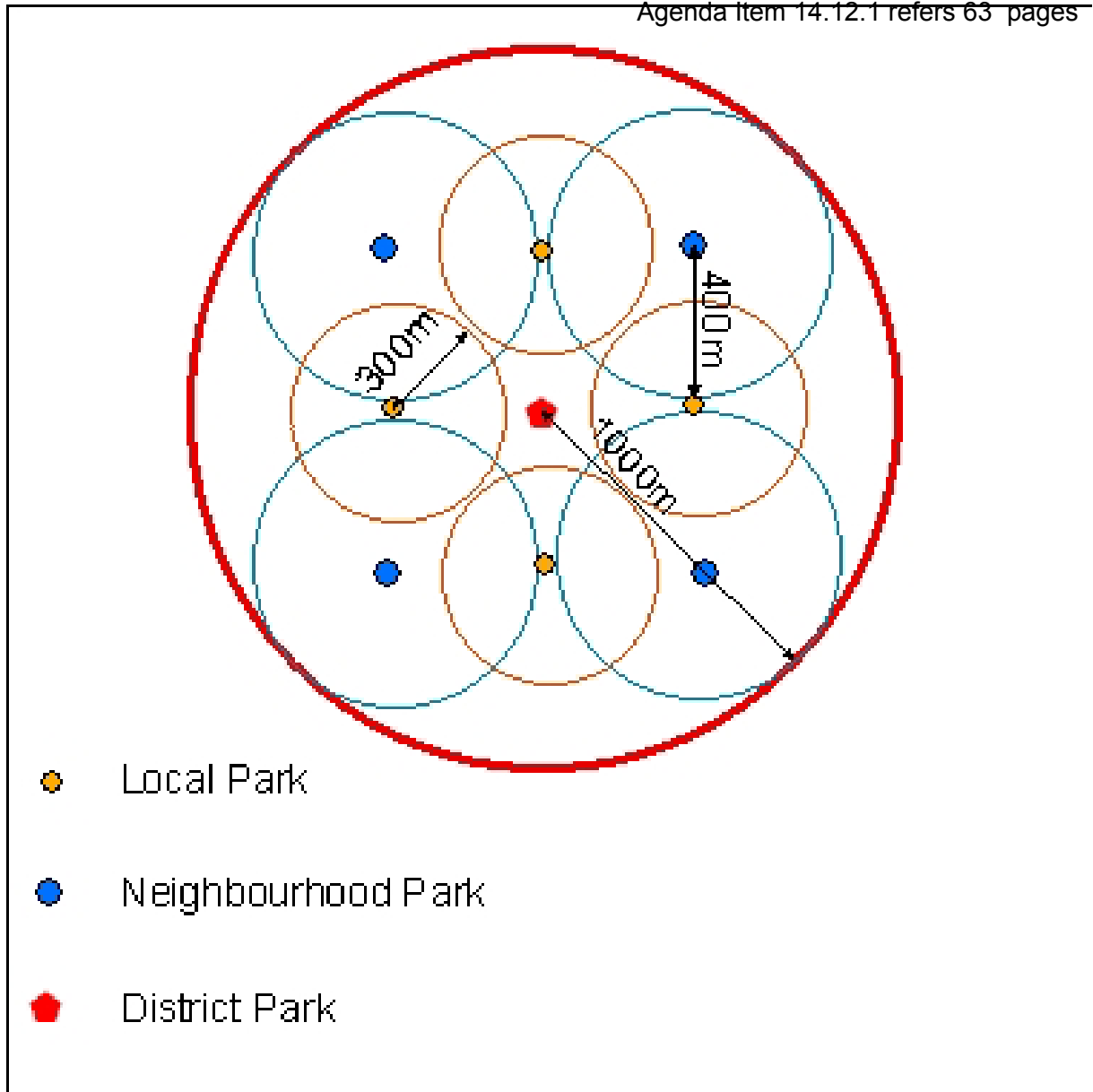
These areas may include:

- Public Art.
- Low growing ground covers, sedges and shrubs.
- Rain harvesting basins.
- Specimen trees with a clear trunk to maintain sight lines.

3.8 Park Hierarchy Model

District Parks notionally serve 3 neighbourhoods (Livable Neighbourhood Element 4 R17) we propose that they serve 4 neighborhoods as in model 3.8.1.

Having a district park serve four (4) neighbourhoods will not lessen the level of service provided within these parks, it will however reduce the City's number of parks and therefore reducing the maintenance effort and cost associated with extra parks. This will enable the City to provide a higher level of service in existing and future parks.



Model 3.8.1 A Preferred district park design

4.0 Key Stakeholders

Key stakeholders in the preparation and implementation of this asset management plan are:

Key Stakeholders	Role
Council – City of Albany	To set vision, service standards and approve budgets
City of Albany Staff – Internal Cross Functional Working Group.	Create plans, review asset management operations, provide financial support and monitor performance.
City of Albany – Executive Director Development Services	Direct and plan for future growth within the City of Albany Local Government area.
City of Albany – Executive Director Works and Services	Direct asset management activities and facilitate the implementation of plan.
City of Albany – Manager Financial Services	Source funding, facilitate budget approvals.
City of Albany – Manager City Assets	Develop plan, set service standards, coordinate activities, estimate costs and formulate budgets. Monitor and report performance.
City of Albany – Manager City Works	Manage construction, interventional maintenance and renewal activities. Resource, manage and report on inspection and auditing processes.
Western Australian Asset Management Improvement Programme (WAAMI) Steering Group	Facilitate workshops, review plans and provide commentary and guidance on the effectiveness of the City's Asset Management Plans.
Department of Sport and Recreation	Jointly fund trails with Lottery West.
Lottery West	Funding for Parks and Garden specific projects such as the Liberty Swing in Eyre Park.
Department of Education Local schools	Coordination and planning of safe routes to schools.
Local Progress Associations	Local suburb and town site feedback
Youth Advisory Council Corporate and Community Services	Provide feedback on youth activities and needs.
Seniors Advisory Committee Corporate and Community Services	Provide feedback on senior's activities and needs.
Disability Technical Committee	Provide advice on feedback on the networks universal access performance.
Subdivisional Developers	Construct new gift assets in accordance the City's subdivision guidelines.
Kid safe WA & Park Watch	Volunteers monitor parks 2 days a week to providing a safe and welcoming environment for children to recreate after school.
Heritage Council of WA	Input to areas of historical significance

4.0.1 Key Stakeholders and Responsibilities

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5.0 Objectives of Asset Management Plan – Reserves (Developed) ^{Appendix 14.12} refers 63 pages

The City constructs, maintains and set standards for developed reserve infrastructure for community recreational needs. The continual management of this infrastructure must meet community standards and ensure that funds for new, renewal and maintenance are directly focussed on need and therefore must:

- Offer the City the best life cycle cost outcome;
- Develop cost effective management strategies for the long term;
- Define the level of service and performance monitoring;
- Understand and meet demand for reserve infrastructure and resources;
- Manage risks associated with asset condition;
- Apply physical resources sustainably, and;
- Continually seek to improve practices associated with reserves management including playgrounds.

5.1 Additional Objectives Relating to WAAMI Participation

The City's commitment to the WAAMI programme will add value by:

- Ensuring Councillors and staff participate in the creation of asset management strategies;
- Capitalising on the state wide and national framework;
- Using the tools and preformed offered with the programme;
- Encourage continuous improvement in the processes and practices;
- Promote informed planning and decision making, and;
- Determine the gaps and develop long term strategies.

5.2 Strategic Vision

This Asset Management Plan – Reserves (Developed) meets the City's Albany Insight – Beyond 2020. By 2025 Albany will be...

Lifestyle and Environment

Albany will be Western Australia's regional City of first choice offering a diverse range of healthy and active lifestyle opportunities, with energy efficient housing and development that respects our environment.

1.3 Recreation facilities provide a diverse range of sporting and exercise opportunities.

Governance

The City of Albany will be an industry leader in good governance and service delivery

4.2 Manage our municipal assets to ensure they are capable of supporting our growing community.

5.3 Plan Framework

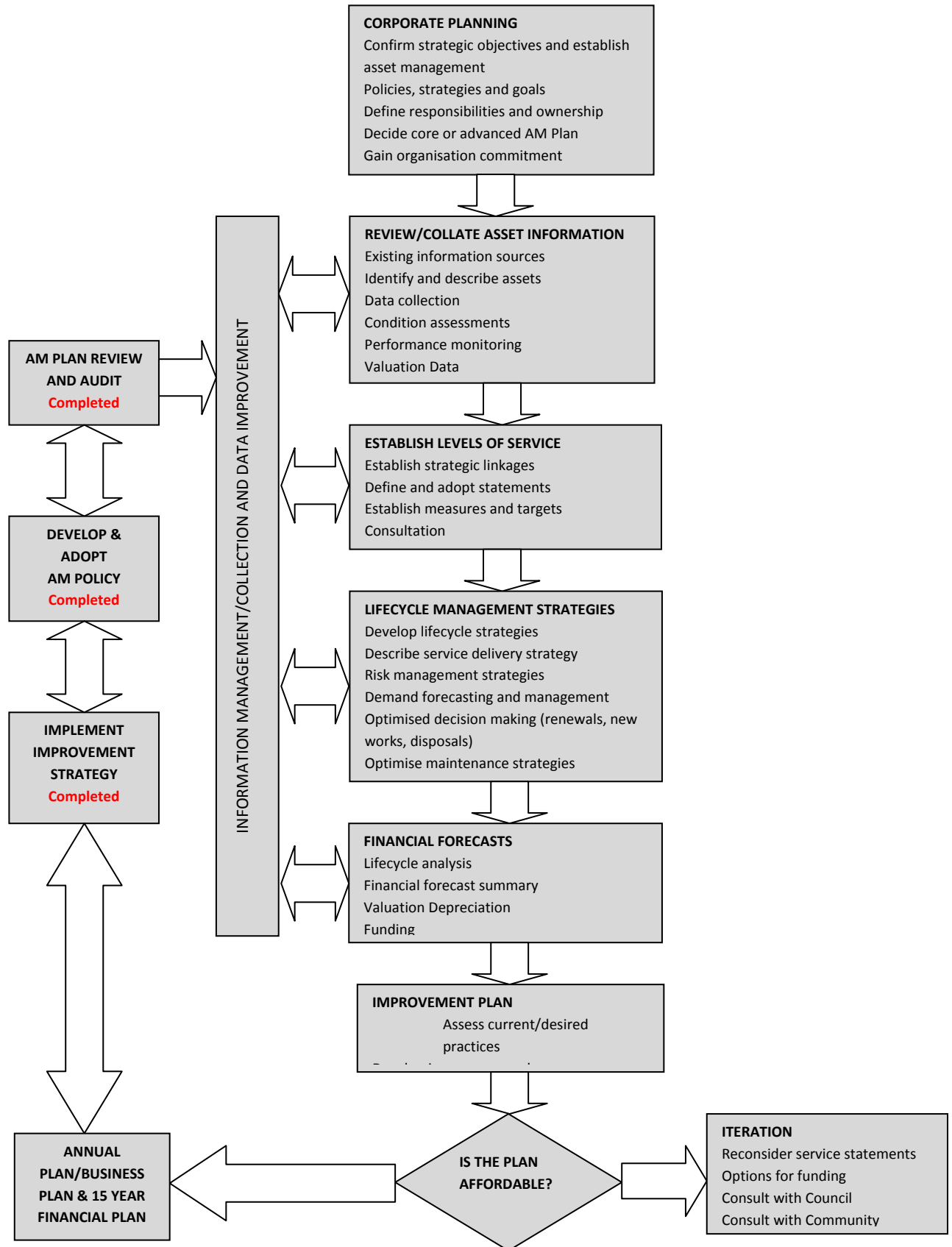
Key elements of the plan are:

- Levels of service – specifies the services and levels of service to be provided;
- Future demand – how this will impact on future service delivery and how this is to be met;
- Life cycle management – how Council will manage its existing and future assets to provide the required services;
- Financial summary – what funds are required to provide the required services;
- Asset management practices;
- Monitoring – how the plan will be monitored to ensure it is meeting Council's objectives;
- Asset management improvement plan, and;
- Risk assessment.

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Road Map for Preparing an Asset Management Plan



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7.0 SERVICE LEVELS**7.1 Community Consultation**

The City will undertake community consultation with all the key stakeholders listed in Item 4.0 along with advertising of the proposed plan for feedback prior to final adoption.

7.2 Management Key Principles

This Asset Management Plan – Reserves (Developed) currently involves applying the need for passive and active spaces as set out in Liveable neighbourhood's (Element 4) and the City of Albany's Subdivision and Development Guidelines. While this document is being reviewed in accordance with the WAAMI programme, the fundamental principles below are proposed to remain the same.

No.	Key Principles
1.	Identify areas where public parks and playgrounds are lacking.
2.	Aim to provide a neighbourhood park for each neighbourhood A neighbourhood structure as defined by liveable neighbourhoods, "a neighbourhood is contained within a 5 minute walk to the neighbourhood centre, typically 400m from the perimeter and containing 22 dwellings per site hectare."
3.	Identify Parks and Gardens requiring upgrades to a world class standard.
4.	Identify areas that are oversubscribed for asset disposal or reclassification.
5.	Partnership with community groups
6.	Identification of individual POS requirements.

Table 7.2.1 Key Management Principles**7.3 Design Assumptions**

No	Assumptions
1.	Every local park requires an active play area to cater for children up to 12 years of age. A passive area for parents to relax while children play and a small portion of bushland to provide shade and shelter.
2.	Neighbourhood park designs should contain all the aspects of a Local Park with added infrastructure to accommodate teenage development and activities such as a half court or a skate park.
3.	District Park designs may contain some or all of the aspects of a neighbourhood park with addition of toilets, picnic and BBQ facilities.
4.	Regional parks are general associated with major sporting or tourist precincts such as Albany Sporting Complex and ANZAC Peace Park.
5.	Gardens contained within the road reserve shall be designed for the ease of maintenance, use of water wise or drought tolerant species and maintain adequate sight lines for the motorist.
6.	Gardens contained within Public Open Space in a commercial environment shall be designed as a passive area with visual aesthetics, shaded areas and the use of public art.

Table 7.3.1 Design Assumptions

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8.0 Gap Score and Priority Criteria

The City will follow where possible the procedures set out in Liveable Neighbourhoods Element 4 and The City of Albany's Subdivision and Development Guidelines part 14 Public open space.

The following proposed Parks & Gardens hierarchy and associated priority criteria have been developed in line with Liveable Neighbourhoods to meet the current and future needs of the City of Albany. The "Parks & Gardens Hierarchy" consists of six levels as follows;

No	Classification	Description
1.	Regional facility	Regional facilities are provided for local and regional visitors, this class of parks is usually associated with another attraction to the area such as a lake, beach or a major regional facility such as Middleton Beach or the North Road Sporting Precinct.
2.	District Park	"These parks are to be a minimum 2.5ha to a maximum 7ha in area. They service approximately an area of between 600 metres and 1kilometre for approximately 1500 dwellings."
3.	Neighbourhood park	"Services the local community of approximately 600 to 800 houses, within 400 metres and approximately 5000m ² in area."
4.	Local park	"Services a local community and is located within 300 metres of all dwellings, park is approximately 3000m ² in area."
5.	Garden	A landscaped space designed and maintained for the display of various plants either native or exotic. A passive area utilized for relaxation and the enjoyment of the outdoors.
6.	Street Landscaping	A landscaped area within the road network designed to soften the harsh environment typically associated with roads This includes Verge treatments, median strips and roundabouts.

Table 8.0.1 Table Classifications and Description

8.1 Developed Reserves Criteria

Developed Reserves Priority Criteria			
No	Criteria	%	Rationale
1.	Strategic Significance		
	Social	10	Relationship between neighbourhoods. Encouraging community activities.
	Safety	10	Focus on passive supervision from neighbouring properties and street view.
	Demographics of users	10	Range of age groups impacting on lifestyle and universal access.
	Economic benefit	10	Reserve has the potential to attract tourists and or regional sporting pursuits.
	Environmental	10	Reserve offers an area for the preservation of natural or unique flora.
	Gap to complete service	20	Where strategic infill in the network is required.
2.	Reserve Characteristics		
	Classification and hierarchy	10	Priority ranking based on the hierarchy.
	Potential use	10	Location of reserve and facilities provided.
	Hazard Risk and Safety	10	Survey results indicating safety of infrastructure.

Table 8.1.2 Criteria Breakdown and Scoring Method**8.2 Strategic Significance****Social Activity** (max score 10%).

- (1-2) Nil rating - Park offers no benefit to group activities.
- (3-4) Little Benefit. - Park caters for a select group within the community.
- (5-6) Some Benefit. – Park provides infrastructure for neighbourhood activities.
- (7-8) Beneficial - Park provides infrastructure for district activities and sporting events.
- (9-10) Highly Beneficial. – Park provides for regional activities.

Safety (max score 10%).

- (1-2) No Benefit – Park meets all safety standards.
- (3-4) Some Benefit – Minor improvements required to bring park up to standard.
- (5-6) Highly Beneficial – Several components of the developed reserve needs upgrading.
- (7-8) Beneficial – A major component of the developed reserve needs upgrading.
- (9-10) Extremely Beneficial – Developed reserve needs a major upgrade to bring it back to meet safety standards.

Demographics of Users (max score 10%)

- (1-2) Minor Range of Users - Park caters for Children up to 12 years of age or a select group of users;
- (3-4) Small Range of Users - Park caters for Children and young teenagers;
- (5-6) Range of Users - Park caters for families groups;
- (7-8) Wide Range of Users - Park caters for neighbourhood interaction, and
- (9-10) Extreme Range of Users - Park provides disabled facilities and or activities.

Recreational Potential (max score 10%).

- (1-2) No Benefit - Gardens areas providing passive areas only.
- (3-4) Little Benefit. - Park caters for a select group within the community;
- (5-6) Some Benefit - Park provides for a range of activities;
- (7-8) Beneficial - Park provides infrastructure that encourages ball or wheeled sports, and
- (9-10) Highly Beneficial - Park caters for district events.

Gap (score max 20%).

Score a value to a maximum of 20 upgrading to a higher level of park or providing a service where there is currently a gap.

- (1-2) Minor upgrade required with the addition of 1 required element;
- (3-4) Upgrade required with the addition of 2 required elements;
- (5-6) Upgrade from a local park to a Neighbourhood park required;
- (7-8) Upgrade from a Neighbourhood park to a District park required, and
- (9-10) Installation of a new park where there is nothing provided within the local area.

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Hierarchy (max score 10%)

- (1-2) An unconstructed reserve.
- (3-4) Local Park or Street Landscape on a minor road
- (5-6) Neighbourhood Park, Streetscape or Garden in a local area.
- (7-8) District Park, streetscape or Garden in close proximity to a neighbourhood centre.
- (9-10) Regional Facility, streetscape or garden within the CBD

Potential Volume (max score 10%).

- (1-2) Very low local park only no room for expansion.
- (3-4) Low potential volume serving only one neighbourhood.
- (5-6) Medium potential volume serving two neighbourhoods
- (7-8) High potential volume; catering for district events.
- (9-10) Very High potential; volume catering for local and regional visitors.

Hazard Risk and Safety

- (1-2) Very low - No risks identified.
- (3-4) Low – Small risk identified, can be rectified by routine maintenance.
- (5-6) Medium – A number of small risks identified, can be maintained by routine maintenance
- (7-8) High - Potential to cause an injury needing first aid, item needs major maintenance to bring park up to the required level of service
- (9-10) Very High - Potential to cause an injury requiring hospitalisation. Instant removal of hazard.

9.0 Legislative Requirements

The City has to meet many legislative requirements including federal and State legislation.

Legislation	Requirement
Local Government Act 1995 and associated regulations	Establishes role, purpose, responsibilities and powers of local governments including the preparation of a long term plans
Land Administration Act 1997 and associated regulations	Regulations for the acquisition lands for the pathway purposes
City of Albany Local Law – Activities in Thoroughfares and Public Places and Trading Local Law 2001	Create plans, review asset management operations, provide financial support and monitor performance.
Building Code of Australia	Set standards on access type and design
City of Albany Town Plan Scheme 1A and 3	Identifies need for pathways and location

9.0.1 Table Legislative Requirements**9.1 Current Levels of Service**

All developed reserves are maintained to a level which is determined by location and function. The City responds to customer service requests within 10 working days including evaluation and rectification works if required.

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9.2 Desired Levels of Service

There is a need to increase the level of service in some areas and to cut back in others. There is currently an over supply of services in Lockyer and Spencer Park and a lack of services in the Orana, Bayonet Head and Lower King areas. In the five year works plan (Appendix A) it is planned to dispose of Drummond St Park in Lockyer and upgrade Lake Weerlara, dispose of Mokare Park and upgrade Eco Park, Upgrade McConnell Park to a Neighbourhood Park and construct two new parks one in Allwood Parade Bayonet Head and one in Flemington St Orana.

10.0 Future Demand

10.1 Demand Forecast

It is envisaged that as the city grows through the development process that the need for more resources will be required to maintain and improve the current levels of service.

Gifted Assets through the subdivisional process

Under Section 153 of the Planning and Development Act 2005, contributions for Public Open Space (POS) cannot be requested where a subdivision seeks to create less than 3 lots. If a subdivision creates in excess of 5 lots it has been a consistent policy and practice of the Western Australian Planning Commission and their predecessors, since the 1950's, that 10% of the land be set aside as POS. (Public Open Space Contribution Policy (3 to 5 Lots) Document Reference: MAN186/NP086671).

Any Public Open Space gifted to the City through the subdivision process must comply with the Subdivision and Development Guidelines page 61 Part 14.0 PUBLIC OPEN SPACE (Synergy Reference No: NG073369)

In addition to Subdivision and Development Guidelines the gifted asset shall be of the highest standard free of environmental weeds and shall be rehabilitated using species endemic to the area. Where an area has been rehabilitated a contribution may be sought for the purpose of managing the seed bank set down from the weed infestation in the POS.

Developments of between 3 and 5 lots are not required to hand over 10% of the development as POS but are required to make a contribution towards the upgrade of existing infrastructure. The contribution amount is a calculation of the property's value post development.

Where there is a regional or Neighborhood Park existing or planned within a locality there may not be the need for additional parks within a proposed development application of over 5 lots.

This being the case 10% cash in lieu from the developer for the purpose of purchasing land or equipment to further develop the Cities reserve or infrastructure will be required.

Albany	1996 (a)	2001	2006	2011	2016
Low Scenario	28,148	30,000	31,400	32,800	34,000
Medium Scenario	28,148	30,200	32,200	43,300	36,500
High Scenario	28,148	30,700	33,600	37,000	40,000
(a) ABS 1996 Estimated Resident Population					
Source: 1996 ABS Estimated Residential Population, 2001-2016 Ministry for Planning October 2000 projections					

Albany	2002	2003	2004	2005	2006
Persons - 0 to 4 years	2 022	1 977	1 959	1 956	2 016
Persons - 5 years to 9 years	2 326	2 317	2 293	2 291	2 252
Persons - 10 years to 14 years	2 522	2 506	2 537	2 549	2 511
Persons - 15 years to 19 years	2 341	2 382	2 392	2 461	2 521
Persons - 20 years to 24 years	1 609	1 617	1 611	1 613	1 668
Persons - 25 years to 29 years	1 722	1 705	1 704	1 674	1 658
Persons - 30 years to 34 years	2 032	2 008	1 988	2 007	1 950
Persons - 35 years to 39 years	2 197	2 180	2 198	2 204	2 223
Persons - 40 years to 44 years	2 494	2 550	2 493	2 521	2 427
Persons - 45 years to 49 years	2 239	2 296	2 405	2 480	2 548
Persons - 50 years to 54 years	2 119	2 185	2 230	2 283	2 330
Persons - 55 years to 59 years	1 761	1 802	1 872	2 005	2 130
Persons - 60 years to 64 years	1 536	1 588	1 617	1 673	1 698
Persons - 65 years to 69 years	1 331	1 392	1 464	1 495	1 487
Persons - 70 years to 74 years	1 211	1 228	1 244	1 274	1 285
Albany	2002	2003	2004	2005	2006
Persons - 75 years to 79 years	954	974	1 011	1 054	1 087
Persons - 80 years to 84 years	648	693	741	792	794
Persons - 85 years and over	502	516	519	531	559
Persons – Total	31 566	31 916	32 278	32 863	33 144

Table 10.2.1 Forecast population growth.

10.3 Technology Changes

Technology changes are forecast to have little effect on the delivery of services covered by this plan.

10.4 Demand Management Plan

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

11.0 New Assets from Growth

The new assets required to meet growth through the subdivisional process will be acquired from land developments and maintained by Council. The new asset values for the past 3 years are summarised below.

Park	Area m2	Value
Moon Park	6547	\$132,840.00
Leo Park	4115	\$45,666.00
Scorpion Park	9891	\$101,875.00
Lake McKail Park	45892	\$459,750.00
Callistemon Park	10827	\$215,899.00
Total	77272	\$956,030.00

Table 11.0.1 New Assets from Growth

Acquiring new assets will commit Council to fund ongoing operations and maintenance costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operating and maintenance costs.

11.1 Forecast Growth

It is estimated on the current growth rate for the City of Albany (500 persons per year) and that within 20 years there will be approximately 3846 lots developed to house an extra 10,000 people (Average of 2.6 persons per dwelling).

Using Liveable neighbourhoods as a guide for POS requirements (refer page 9 developed reserves hierarchy) this equates to 3 additional district reserves with an estimated area of 123,500 m2, 5 additional neighbourhood reserves with an estimated area of area of 24,000 m2 and 10 additional local reserves with an estimated area of 29,000 m2.

Forecast Growth for the next three years.

Park	Area m2
Oyster Harbour stage 1	3440
Oyster Harbour stage 2	13534
Clydesdale Road	29622
Cull Road	7406
Lancaster Road	15654
Willung Road	29141
Total Area	98797

Table 11.1.1 Forecast growth for the next 3 years

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12.0 LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan is to be review over the next 12 months once a full safety and infrastructure audit has been carried out.

12.1 Asset capacity and performance

Council's services are generally provided by Works and Services Parks and Garden team. The service level is prioritized by park location and the amount of use it receives. Gardening and mowing schedules range from weekly to monthly. The maintenance of gazebos, Toilets and boardwalks is carried out by the Trades team as required.

12.2 Asset valuations

The value of assets as at March 2010 covered by this asset management plan is summarised below. As there are a number of asset type under the 1 asset class cost have been averaged. Assets were last re-valued at February 2010.

Item	Measure	Count	Value	Life	Depreciation
BMX Track	ea	2	\$30,000.00	10	\$3,000.00
Boardwalk	m2	139	\$46,975.84	15	\$2,731.72
Bollards	ea	2588	\$77,633.53	15	\$7,138.81
Chain Mesh Fence	lm	1680	\$126,007.32	20	\$4,200.24
Garden Kerbing	lm	2489	\$42,320.00	10	\$4,232.00
Half Courts	ea	8	\$90,500.00	20	\$4,525.00
Post & Rail	ea	722	\$61,356.68	15	\$4,090.45
Retaining Wall	lm	556	\$278,127.32	30	\$5,562.55
Safety Fence	lm	91	\$12,000.00	20	\$5,562.55
Skate Board Tracks	ea	4	\$590,000.00	50	\$11,800.00
Soft fall (Sand)	m2	4144	\$12,847.01	5	\$2,569.40
Soft fall Rubber	m2	2393	\$622,143.55	15	\$41,476.24
Arbour	Av	2	\$8,000.00	15	\$533.33
BBQ	Av	12	\$172,500.00	20	\$8,625.00
Bike Racks	Av	12	\$3,000.00	10	\$300.00
Climbing Frames	Av	7	\$460,000.00	30	\$25,333.33
Small Playground	Av	19	\$332,500.00	10	\$26,250.00
Medium Playground	Av	6	\$150,000.00	10	\$10,000.00
Large Playground	Av	9	\$315,000.00	10	\$24,500.00
Single Rocker	Av	13	\$45,500.00	5	\$7,700.00
Double rocker	Av	6	\$8,750.00	5	\$1,050.00
Drinking Fountain	Av	4	\$16,000.00	5	\$1,066.67
Gates	Av	18	\$13,500.00	20	\$675.00
Gazebo	Av	19	\$310,000.00	25	\$12,400.00
Miscellaneous	Av	8	\$95,000.00	10	\$9,500.00
Information Huts	Av	4	\$18,000.00	10	\$900.00
Seats	Av	101	\$60,600.00	10	\$6,060.00
Public Art	Av	13	\$189,000.00	10	\$6,300.00
Beach Shower	Av	3	\$3,600.00	10	\$240.00
Picnic tables	Av	57	\$42,750.00	10	\$2,850.00
Slides	Av	6	\$54,000.00	10	\$5,400.00
Spinna	Av	5	\$3,000.00	10	\$300.00
Supanova	Av	2	\$20,000.00	10	\$2,000.00
Swing	Av	49	\$98,000.00	30	\$9,800.00
Signs	Av	38	\$10,650.00	30	\$1,065.00
Toilets	Av	6	\$1,001,000.00	30	\$31,475.00
Water Fountains	Av	4	\$110,000.00	30	\$3,678.43
Total		15240	\$5,530,261.25		\$294,890.72

Table 12.2.1 Asset Valuations

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12.3 Developed Reserves Infrastructure

Current Replacement Cost \$5,530,261.00

Annual Depreciation Expense \$289,921.00

Particulars	09/10	10/11	11/12	12/13	13/14	14/15	Total
Staff	0.5						0.5
Vehicle	0.5						0.5
Percentage increase	3%	\$1,590	\$1,638	\$1,687	\$1,737	\$1,789	\$8,441
Net Effect	\$53,000	\$54,590	\$56,227	\$57,914	\$59,651	\$61,440	\$61,440

Table 12.3.1 Current and Forecast Expenditure (infrastructure)**12.4 Gardens**

Gardens \$12,095,700.00

Particulars	Current	10/11	11/12	12/13	13/14	14/15	Total
Staff	5	7	8	8	8	8	8
Vehicle	3	3	4	4	4	4	4
Percentage increase	3%	\$12000	\$17160	\$21274	\$1,737	\$1,789	\$8,441
Net Effect	\$400,000	\$572,090	\$709,160	\$730,434	\$752,347	\$774,917	\$774,917

Table 12.3.2 Current and Forecast Expenditure (reserves)**12.5 Lawns & Mowing**

Current Replacement Cost \$16,700,000.00

Particulars	Current	10/11	11/12	12/13	13/14	14/15	Total
Staff	6	6	6	6	6	6	6
Utes	4	4	4	4	4	4	4
O/fronts	4	4	4	4	4	4	4
Mowers	2	3	3	3	3	3	3
Tractors	3	3	3	3	3	3	3
B/Hec	4						
Slashers							
Percentage increase	3%	\$16,110	\$16,593	\$17,091	\$17,603	\$18,131	\$85,528
Net Effect	\$537,000	\$553,110	\$569,703	\$586,794	\$604,389	\$622,530	\$622,530

Table 12.5.1 Current and Forecast Expenditure (lawns & mowing)

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12.6 Reticulation

Current replacement Cost \$1,220,580.00

Annual depreciation Expense \$ 61,029.00

Particulars	Current	10/11	11/12	12/13	13/14	14/15	Total
Staff	1	2	2	2	2	2	2
Vehicle	1	1	1	2	2	2	2
Percentage increase	3%	\$4410	\$6942	\$8050	\$8292	\$8541	\$36,235
Net Effect	\$147000	\$231410	\$268352	\$276402	\$284694	\$293235	\$293235

Table 12.6.1 Current and Forecast Expenses (reticulation)

Current replacement Cost

Council's sustainability reporting reports the rate of annual asset consumption and compares this to asset renewal and asset upgrade and expansion.

13.0 Risk Management Plan

An assessment of risks associated with service delivery from infrastructure assets has identified critical risks to Council. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks.

14.0 Routine Maintenance Plan

Routine maintenance is the regular on-going work that is necessary to keep assets operating, including instances where portions of the asset fail and need immediate repair to make the asset operational again.

15.0 Maintenance plan

Maintenance includes reactive, planned and cyclic maintenance work activities.

Reactive maintenance is unplanned repair work carried out in response to service requests and management/supervisory directions.

Cyclic maintenance is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, building, weed spraying etc. This work generally falls below the capital/maintenance threshold.

Maintenance expenditure levels are considered to be adequate OR inadequate to meet required service levels. Future revision of this asset management plan will include linking required maintenance expenditures with required service levels.

Assessment and prioritisation of reactive maintenance is undertaken by Council staff using experience and judgement.

16.0 Standards and specifications

Specifications and plans of typical details are being developed and will be included within a future review of this document.

Deferred maintenance, i.e. works that are identified for maintenance and unable to be funded are to be included in the risk assessment process in the infrastructure risk management plan.

Maintenance is funded from Council's operating budget and grants where available. This is further discussed in Section 6.2.

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16.1 Renewal/Replacement Plan

Renewal expenditure is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is upgrade/expansion or new works expenditure.

17.0 ASSET MANAGEMENT PRACTICES**17.1 Information Flow Requirements and Processes**

The key information flows into this asset management plan are:

- The asset register data on infrastructure, age, value, remaining life of the item;
- The unit rates for individual items;
- The adopted service levels;
- Projections of various factors affecting future demand for services;
- Data on new assets acquired by council.

The key information flows from this asset management plan are:

- The assumed Works Program and trends;
- The resulting budget, valuation and depreciation projections;
- The useful life analysis.

These will impact the Long Term Financial Plan, Strategic Business Plan, annual budget and departmental business plans and budgets.

17.2 Performance Measures

The effectiveness of the Asset Management Plan can be measured in the following ways:

- The degree to which the required cash flows identified in this asset management plan are incorporated into the City's long term financial plan and Strategic Management Plan;
- The degree to which 1-5 year detailed works programs, budgets, business plans and organisational structures take into account the 'global' works program trends provided by the Asset Management Plan.

17.3 Improvement Plan

The Asset Management Improvement Plan generated from this Asset Management Plan is shown in Table 8.2.

Improvement Plan

Activities	Timeline
Financial Year 2010/11	
Undertake an inventory condition inspection and update data	March 2011
Assess the first year against actual costs.	March 2011
Incorporate risk management	March 2011
Include specifications and update cost estimates	March 2011
Update Parks and Garden data in Hufner Asset Management database	March 2011

17.3.1 Table Improvement Plan

18.0 Monitoring and Review Procedures

This asset management plan will be reviewed during annual budget preparation and amended to recognise any changes in service levels and/or resources available to provide those services as a result of the budget decision process.

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Glossary

Annual service cost (ASC)

An estimate of the cost that would be tendered, per annum, if tenders were called for the supply of a service to a performance specification for a fixed term. The

Annual Service Cost includes operating, maintenance, depreciation, finance/ opportunity and disposal costs, less revenue.

Asset class

Grouping of assets of a similar nature and use in an entity's operations (AASB 166.37).

Asset condition assessment

The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.

Asset management

The combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required level of service in the most cost effective manner.

Assets

Future economic benefits controlled by the entity as a result of past transactions or other past events (AAS27.12).

Property, plant and equipment including infrastructure and other assets (such as furniture and fittings) with benefits expected to last more than 12 month.

Average annual asset consumption (AAAC)*

The amount of a local government's asset base consumed during a year. This may be calculated by dividing the Depreciable Amount (DA) by the Useful Life and totalled for each and every asset OR by dividing the Fair Value (Depreciated Replacement Cost) by the Remaining Life and totalled for each and every asset in an asset category or class.

Brownfield asset values**

Asset (re)valuation values based on the cost to replace the asset including demolition and restoration costs.

Capital expansion expenditure

Expenditure that extends an existing asset, at the same standard as is currently enjoyed by residents, to a new group of users. It is discretionary expenditure, which increases future operating, and maintenance costs, because it increases council's asset base, but may be associated with additional revenue from the new user group, eg. extending a drainage or road network, the provision of an oval or park in a new suburb for new residents.

Capital expenditure

Relatively large (material) expenditure, which has benefits, expected to last for more than 12 months. Capital expenditure includes renewal, expansion and upgrade. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

Capital funding

Funding to pay for capital expenditure.

Capital grants

Monies received generally tied to the specific projects for which they are granted, which are often upgrade and/or expansion or new investment proposals.

Capital investment expenditure

See capital expenditure definition

Capital new expenditure

Expenditure which creates a new asset providing a new service to the community that did not exist beforehand. As it increases service potential it may impact revenue and will increase future operating and maintenance expenditure.

Capital renewal expenditure

Expenditure on an existing asset, which returns the service potential or the life of the asset up to that which it had originally. It is periodically required expenditure, relatively large (material) in value compared with the value of the components or sub-components of the asset being renewed. As it reinstates existing service potential, it has no impact on revenue, but may reduce future operating and maintenance expenditure if completed at the optimum time, eg. resurfacing or resheeting a material part of a road network, replacing a material section of a drainage network with pipes of the same capacity, resurfacing an oval. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

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Capital upgrade expenditure

Expenditure, which enhances an existing asset to provide a higher level of service or expenditure that will increase the life of the asset beyond that which it had originally. Upgrade expenditure is discretionary and often does not result in additional revenue unless direct user charges apply. It will increase operating and maintenance expenditure in the future because of the increase in the council's asset base, eg. widening the sealed area of an existing road, replacing drainage pipes with pipes of a greater capacity, enlarging a grandstand at a sporting facility. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

Carrying amount

The amount at which an asset is recognised after deducting any accumulated depreciation / amortisation and accumulated impairment losses thereon.

Class of assets

See asset class definition

Component

An individual part of an asset which contributes to the composition of the whole and can be separated from or attached to an asset or a system.

Cost of an asset

The amount of cash or cash equivalents paid or the fair value of the consideration given to acquire an asset at the time of its acquisition or construction, plus any costs necessary to place the asset into service. This includes one-off design and project management costs.

Current replacement cost (CRC)

The cost the entity would incur to acquire the asset on the reporting date. The cost is measured by reference to the lowest cost at which the gross future economic benefits could be obtained in the normal course of business or the minimum it would cost, to replace the existing asset with a technologically modern equivalent new asset (not a second hand one) with the same economic benefits (gross service potential) allowing for any differences in the quantity and quality of output and in operating costs.

Current replacement cost "As New" (CRC)

The current cost of replacing the original service potential of an existing asset, with a similar modern equivalent asset, i.e. the total cost of replacing an existing asset with an as NEW or similar asset expressed in current dollar values.

Cyclic Maintenance**

Replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, building roof replacement, cycle, replacement of air conditioning equipment, etc. This work generally falls below the capital/ maintenance threshold and needs to be identified in a specific maintenance budget allocation.

Depreciable amount

The cost of an asset, or other amount substituted for its cost, less its residual value (AASB 116.6)

Depreciated replacement cost (DRC)

The current replacement cost (CRC) of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset

Depreciation / amortisation

The systematic allocation of the depreciable amount (service potential) of an asset over its useful life.

Economic life

See useful life definition.

Expenditure

The spending of money on goods and services. Expenditure includes recurrent and capital.

Fair value

The amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties, in an arms length transaction.

Greenfield asset values **

Asset (re)valuation values based on the cost to initially acquire the asset.

Heritage asset

An asset with historic, artistic, scientific, technological, geographical or environmental qualities that is held and maintained principally for its contribution to knowledge and culture and this purpose is central to the objectives of the entity holding it.

Impairment Loss

The amount by which the carrying amount of an asset exceeds its recoverable amount.

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Infrastructure assets

Physical assets of the entity or of another entity that contribute to meeting the public's need for access to major economic and social facilities and services, eg. roads, drainage, footpaths and cycleways. These are typically large, interconnected networks or portfolios of composite assets. The components of these assets may be separately maintained, renewed or replaced individually so that the required level and standard of service from the network of assets is continuously sustained. Generally the components and hence the assets have long lives. They are fixed in place and are often have no market value.

Investment property

Property held to earn rentals or for capital appreciation or both, rather than for:

- (a) use in the production or supply of goods or services or for administrative purposes; or
- (b) sale in the ordinary course of business (AASB 140.5)

Level of service

The defined service quality for a particular service against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental, acceptability and cost).

Life Cycle Cost **

The life cycle cost (LCC) is average cost to provide the service over the longest asset life cycle. It comprises annual maintenance and asset consumption expense, represented by depreciation expense. The Life Cycle Cost does not indicate the funds required to provide the service in a particular year.

Life Cycle Expenditure **

The Life Cycle Expenditure (LCE) is the actual or planned annual maintenance and capital renewal expenditure incurred in providing the service in a particular year. Life Cycle Expenditure may be compared to Life Cycle Expenditure to give an initial indicator of life cycle sustainability.

Loans / borrowings

Loans result in funds being received which are then repaid over a period of time with interest (an additional cost). Their primary benefit is in 'spreading the burden' of capital expenditure over time. Although loans enable works to be completed sooner, they are only ultimately cost effective where the capital works funded (generally renewals) result in operating and maintenance cost savings, which are greater than the cost of the loan (interest and charges).

Maintenance and renewal gap

Difference between estimated budgets and projected expenditures for maintenance and renewal of assets, totalled over a defined time (eg 5, 10 and 15 years).

Maintenance and renewal sustainability index

Ratio of estimated budget to projected expenditure for maintenance and renewal of assets over a defined time (eg 5, 10 and 15 years).

Maintenance expenditure

Recurrent expenditure, which is periodically or regularly required as part of the anticipated schedule of works required to ensure that the asset achieves its useful life and provides the required level of service. It is expenditure, which was anticipated in determining the asset's useful life.

Materiality

An item is material if its omission or misstatement could influence the economic decisions of users taken on the basis of the financial report. Materiality depends on the size and nature of the omission or misstatement judged in the surrounding circumstances.

Modern equivalent asset.

A structure similar to an existing structure and having the equivalent productive capacity, which could be built using modern materials, techniques and design. Replacement cost is the basis used to estimate the cost of constructing a modern equivalent asset.

Non-revenue generating investments

Investments for the provision of goods and services to sustain or improve services to the community that are not expected to generate any savings or revenue to the Council, eg. parks and playgrounds, footpaths, roads and bridges, libraries, etc.

Operating expenditure

Recurrent expenditure, which is continuously required excluding maintenance and depreciation, eg power, fuel, staff, plant equipment, on-costs and overheads.

Pavement management system

A systematic process for measuring and predicting the condition of road pavements and wearing surfaces over time and recommending corrective actions.

Planned Maintenance**

Repair work that is identified and managed through a maintenance management system (MMS). MMS activities include inspection, assessing the condition against failure/breakdown criteria/experience, prioritising scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.

PMS Score

A measure of condition of a road segment determined from a Pavement Management System.

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Rate of annual asset consumption*

A measure of average annual consumption of assets (AAAC) expressed as a percentage of the depreciable amount (AAAC/DA). Depreciation may be used for AAAC.

Rate of annual asset renewal*

A measure of the rate at which assets are being renewed per annum expressed as a percentage of depreciable amount (capital renewal expenditure/DA).

Rate of annual asset upgrade*

A measure of the rate at which assets are being upgraded and expanded per annum expressed as a percentage of depreciable amount (capital upgrade/expansion expenditure/DA).

Reactive maintenance

Unplanned repair work that carried out in response to service requests and management/supervisory directions.

Recoverable amount

The higher of an asset's fair value, less costs to sell and its value in use.

Recurrent expenditure

Relatively small (immaterial) expenditure or that which has benefits expected to last less than 12 months. Recurrent expenditure includes operating and maintenance expenditure.

Recurrent funding

Funding to pay for recurrent expenditure.

Rehabilitation

See capital renewal expenditure definition above.

Remaining life

The time remaining until an asset ceases to provide the required service level or economic usefulness. Age plus remaining life is economic life.

Renewal

See capital renewal expenditure definition above.

Residual value

The net amount which an entity expects to obtain for an asset at the end of its useful life after deducting the expected costs of disposal.

Revenue generating investments

Investments for the provision of goods and services to sustain or improve services to the community that are expected to generate some savings or revenue to offset operating costs, eg public halls and theatres, childcare centres, sporting and recreation facilities, tourist information centres, etc.

Risk management

The application of a formal process to the range of possible values relating to key factors associated with a risk in order to determine the resultant ranges of outcomes and their probability of occurrence.

Section or segment

A self-contained part or piece of an infrastructure asset.

Service potential

The capacity to provide goods and services in accordance with the entity's objectives, whether those objectives are the generation of net cash inflows or the provision of goods and services of a particular volume and quantity to the beneficiaries thereof.

Service potential remaining*

A measure of the remaining life of assets expressed as a percentage of economic life. It is also a measure of the percentage of the asset's potential to provide services that is still available for use in providing services (DRC/DA).

Strategic Management Plan (SA)**

Documents Council objectives for a specified period (3-5 yrs), the principle activities to achieve the objectives, the means by which that will be carried out, estimated income and expenditure, measures to assess performance and how rating policy relates to the Council's objectives and activities.

Sub-component

Smaller individual parts that make up a component part.

Useful life

Either:

- (a) the period over which an asset is expected to be available for use by an entity, or
- (b) the number of production or similar units expected to be obtained from the asset by the entity.

It is estimated or expected time between placing the asset into service and removing it from service, or the estimated period of time over which the future economic benefits embodied in a depreciable asset, are expected to be consumed by the council. It is the same as the economic life.

Value in Use

The present value of estimated future cash flows expected to arise from the continuing use of an asset and from its disposal at the end of its useful life. It is deemed to be depreciated replacement cost (DRC) for those assets whose future economic benefits are not primarily dependent on the asset's ability to generate new cash flows, where if deprived of the asset its future economic benefits would be replaced.

Source: DVC 2006, Glossary

Note: Items shown * modified to use DA instead of CRC

Additional glossary items shown **

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APPENDICES

Appendix A Planned 5 year Capital Renewal Works Program

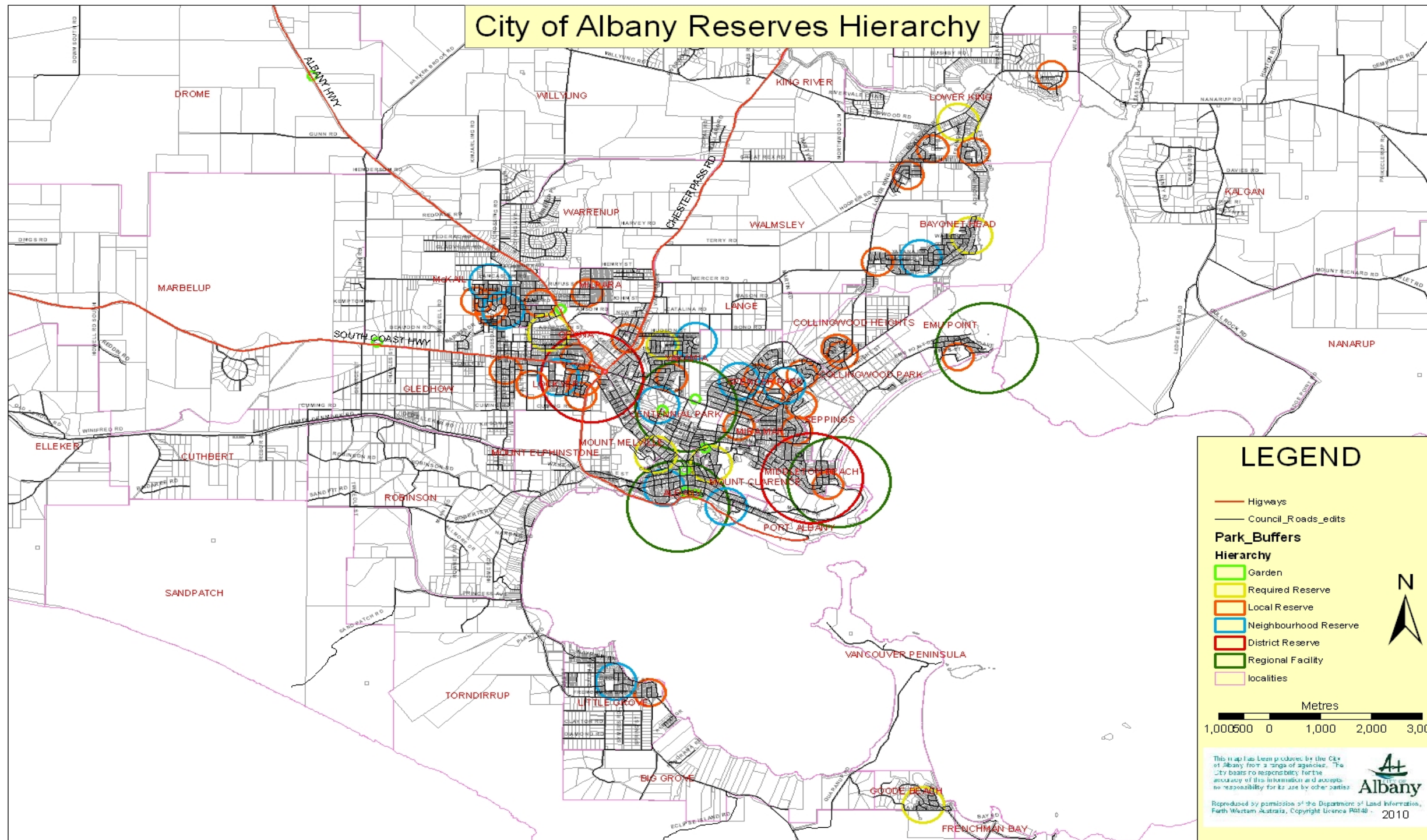
Appendix A - 5 Year Capital Works Plan

Park / Garden Name	Proposed Works	Year	Estimated Cost	Total
Bob Thompson Gardens	Stage2	2010/11	\$100,000.00	\$100,000.00
Queen Victoria Gardens	Gazebo and Seating	2010/11	\$20,000.00	\$120,000.00
Eco Park	Stage 2 Car	2010/11	\$125,000.00	\$245,000.00
Lawely Park	Play ground equipment	2010/11	\$85,000.00	\$330,000.00
Middleton Beach	Landscape plan including Dune protection	2010/11	\$50,000.00	\$380,000.00
Eyre Park	Review Existing Plans & New Design	2010/11	\$50,000.00	\$430,000.00
Ellen Cove	Landscape plan for renewal of steps and retaining walls	2010/11	\$15,000.00	\$445,000.00
Various	Up grade Central Control Units for reticulation systems	2010/11	\$55,000.00	\$500,000.00
Bob Thompson Gardens	Internal path Upgrade	2011/12	\$100,000.00	\$100,000.00
Queen Victoria Gardens	Drinking Fountain and Lighting	2011/12	\$20,000.00	\$120,000.00
Eco Park	Stage 3 Internal paths and barriers	2011/12	\$75,000.00	\$195,000.00
Middleton Beach	Stage 1	2011/12	\$70,000.00	\$265,000.00
Eyre Park	Stage 1	2011/12	\$100,000.00	\$365,000.00
Ellen Cove	Renew steps and picnic tables	2011/12	\$80,000.00	\$445,000.00
Various	Up grade Central Control Units for reticulation systems	2011/12	\$55,000.00	\$500,000.00
Bob Thompson Gardens	New Kerb and Gardens	2012/13	\$100,000.00	\$100,000.00
Queen Victoria Gardens	Lawn refurbishment	2012/13	\$20,000.00	\$120,000.00
Eco Park	Stage 4 BBQ's, Gazebos and Power	2012/13	\$90,000.00	\$210,000.00
Weerlara Park	Install Play Equipment & Reticulation	2012/13	\$90,000.00	\$300,000.00
New Neighbourhood Park	Design a new neighbourhood park (Bayonet Head)	2012/13	\$45,000.00	\$345,000.00
Eyre Park	Stage 2	2012/13	\$55,000.00	\$400,000.00
McGonnell Park	Landscape design inc parking, drainage & Reticulation	2012/13	\$45,000.00	\$445,000.00
Various	Up grade Central Control Units for reticulation systems	2012/13	\$55,000.00	\$500,000.00
Bob Thompson Gardens	Pergolas, Lighting & Seating	2013/14	\$100,000.00	\$100,000.00
Eco Park	Stage 5, Space net's 1 large & 1 small (similar to ALAC)	2013/14	\$100,000.00	\$200,000.00
New Park	Stage 1 (Bayonet Head)	2013/14	\$100,000.00	\$300,000.00
New Neighbourhood Park	Design a new neighbourhood park(Orana)	2013/14	\$45,000.00	\$345,000.00
McGonnell Park	Stage 1	2013/14	\$100,000.00	\$445,000.00
Various	Up grade Central Control Units for reticulation systems	2013/14	\$55,000.00	\$500,000.00
Bob Thompson Gardens	Refurbish water fall and pump	2014/15	\$100,000.00	\$100,000.00
Mills Park	Bore & Reticulation	2014/15	\$60,000.00	\$160,000.00
Dunn St Park	Design upgrade to Neighbourhood Park	2014/15	\$45,000.00	\$205,000.00
New Park	Stage 2 (Bayonet Head)	2014/15	\$80,000.00	\$285,000.00
New Neighbourhood Park	Stage 1 (Orana)	2014/15	\$80,000.00	\$365,000.00
McGonnell Park	Stage 2	2014/15	\$80,000.00	\$445,000.00
Various	Up grade Central Control Units for reticulation systems	2014/15	\$55,000.00	\$500,000.00

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Appendix B Map of Parks & Gardens



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Expression of Interest

Mental Health Training

When: Monday 28th to Wednesday 30th June 2010

Where: Albany Town Hall, York St ALBANY

The Commonwealth Respite and Carelink Centre (CRCC) Silver Chain is pleased to be able to offer Carers and Service Providers in the Great Southern with the opportunity to access a number of mental health training sessions at no cost to participants. This project has been funded by the Department of Families, Housing, Community Services and Indigenous Affairs. Silver Chain Training Program Coordinator (Mental Health), Marsha Ashwell is an experienced trainer and brings her diverse work experience to the interactive sessions. Marsha is also available for family support and advice.

Brief descriptions of each session are listed below. Some sessions are suitable for both Carers and Service Providers. Please indicate which session and times you would prefer and how many people you would like to register. All session times will be confirmed and you will receive confirmation of your registration.

Carers wishing to attend may be eligible for respite funding to help care for their care recipient. Enquiries can be made by contacting the CRCC on Freecall™ **1800 052 222***

Organisation:		Contact no:	
Contact Person or Carers Name:		Mobile:	
Position:		E-mail:	
Postal Address:		Postcode:	

Registration Closes Wednesday 9th June 2010

Final session times will be advised by Wednesday 16th June 2010

Please return this form via Post, E-mail: sirvine@silverchain.org.au or Fax: 9841 2206

Please tick your preferred sessions and times.
SP = Service Provider C = Carer / Community Member

Dementia – SP & C

The aim of this session is to increase awareness about dementia for those who care for anyone with this condition. The session covers the physiological changes in the brain, the causes and signs and symptoms of dementia through all its stages. It also covers communication strategies that enhance a positive relationship with a dementia sufferer. The session is aimed at carers, both paid and unpaid, as well as family members. This session can last 3 hours or be tailor made to last 1 hour depending on the needs and time constraints of the participants.

Morning 8.30am – 12.30pm Afternoon 1.30pm – 5.00pm Evening

Elder Abuse - SP & C

The aim of this session is to prevent abuse of elderly people by increasing the awareness of how it can occur. It covers all types of abuse, the signs and symptoms and prevention. It addresses the unintentional abuses as well as the purposeful abuse. The target group for this session is anyone who works as a paid carer in residential or HACC. Time 1 hour.

Morning 8.30am – 12.30pm Afternoon 1.30pm – 5.00pm Evening

Stress Management - SP & C

The aim of this session is to assist all staff to identify the possible causes of stress, the symptoms associated with stress and the methods that can be used to prevent, control or reduce stress levels. Time 2 hours.

Morning 8.30am – 12.30pm Afternoon 1.30pm – 5.00pm Evening

Depression - SP & C

This session is a public awareness session that encourages early intervention by explaining the early warning signs of depression. It explains the difference between depression and grief or the early onset of dementia in the elderly. It discusses the various treatment options available, including medications, counselling and ECT. The focus is on encouraging an open dialogue in the community and is linked to various websites that specialize in mental health information. Time 1 to 1 ½ hours.

Morning 8.30am – 12.30pm Afternoon 1.30pm – 5.00pm Evening



Challenging Behaviours - SP only

The aim of this session is to assist staff to understand and identify types of behaviours of concern, recognise some probable causes and develop some useful strategies for managing and preventing these behaviours. Time 1 hour.

Morning 8.30am – 12.30pm Afternoon 1.30pm – 5.00pm Evening

Major Psychiatric Disorders - SP & C

The aim of this session is to assist staff in understanding and recognising the signs and symptoms associated with major psychiatric disorders. It will also help to identify when referral to a specialist for assessment and treatment is necessary as well as providing some basic management strategies. Time 2 hours.

Morning 8.30am – 12.30pm Afternoon 1.30pm – 5.00pm Evening

Risk Management - SP only

This session focuses on management of the suicidal client. It aims to assist staff to identify clients at risk of suicide, conduct a risk assessment and develop strategies to protect the client's health and wellbeing. Time 2 hours.

Morning 8.30am – 12.30pm Afternoon 1.30pm – 5.00pm Evening

Assertiveness Training - SP & C

The aim of this session is to enable staff to distinguish between passive, aggressive, passive-aggressive and assertive behaviour. It will also provide practical assertiveness skills for staff to utilise when dealing with clients, colleagues and others in an honest and productive way. Time 1 ½ hours.

Morning 8.30am – 12.30pm Afternoon 1.30pm – 5.00pm Evening



Alcohol and Drug Misuse - SP & C

The aim of this session is to enable participants to identify the risk factors associated with drug and alcohol dependency, the long term health effects and the physiological changes that occur with drug and alcohol dependency. The session will describe the signs and symptoms of drug and alcohol misuse and provide participants with the knowledge to identify management strategies for these clients. Time 2 hours.

Morning 8.30am – 12.30pm Afternoon 1.30pm – 5.00pm Evening

Personality Disorders - SP only

The aim of this session is to provide an awareness of the various categories of personality disorders that affect many members of the community. These disorders are the result of life-long learned patterns of behaviour. This session will provide some useful practical strategies to deal effectively with clients who present with these disorders. Much of the focus is on prevention. Time 2 hours.

Morning 8.30am – 12.30pm Afternoon 1.30pm – 5.00pm Evening

Psychotropic Medications SP AND C separate sessions

The aim of this session is to provide registered and enrolled nurses with a comprehensive review of the medications used in the treatment of mental disorders. Knowing about side effect and compliancy issues that accompany the use of these medications enables the practitioner to provide a high quality of care for clients. A statement of attendance will be issued for audit purposes. Time 2 hours.

Morning 8.30am – 12.30pm Afternoon 1.30pm – 5.00pm Evening

North Road - Road Safety Survey June 2010

Draft 1 16 June 2010

BACKGROUND

The City of Albany Seniors Advisory Committee has been aware for many years of concerns of seniors crossing the North Road precinct. The issue has also been discussed over a number of years by the Albany Roadwise committee, with little support for any improvements.

The issue was again tabled by the National Seniors Association in 2010 at the City of Albany Seniors Advisory committee meeting and the Albany Roadwise meeting.

Following a presentation by the Works and Services Manager, Kevin Ketterer to the City of Albany Seniors Advisory Committee in May 2010 they were advised of some road improvements being planned along North road, including two new roundabouts. The committee were also advised that from ongoing discussions between the City and Main Road, there were insufficient '*traffic warrants*' (number of cars and pedestrians using the area) to justify a formal pedestrian crossing.

The committee acknowledged these road improvements may reduce the speed of traffic along North Road, but felt they may also make it even more difficult to cross the road, due to less breaks in car movement.

It was agreed, with little notice, to get feedback from seniors who live, shop and recreate in the North Road precinct to assess their road safety concerns.

In particular the committee was keen to identify the travel and transport habits of seniors around the North Road shopping precinct and any problems seniors (and other users) had with crossing North road.

DEMOGRAPHICS

The North Road area (See Map 1) has an older population compared to the rest of Albany and the State (Table 1). In fact the proportion of people aged 60 years and older living in North Road (29.5%) is almost double that of the State (16.6%). The proportion of people aged 60 years and older living in the rest of Albany Central (ie the former Albany Town) and the Albany Balance area (ie former Albany Shire) is 24.4% and 17.2% respectively.

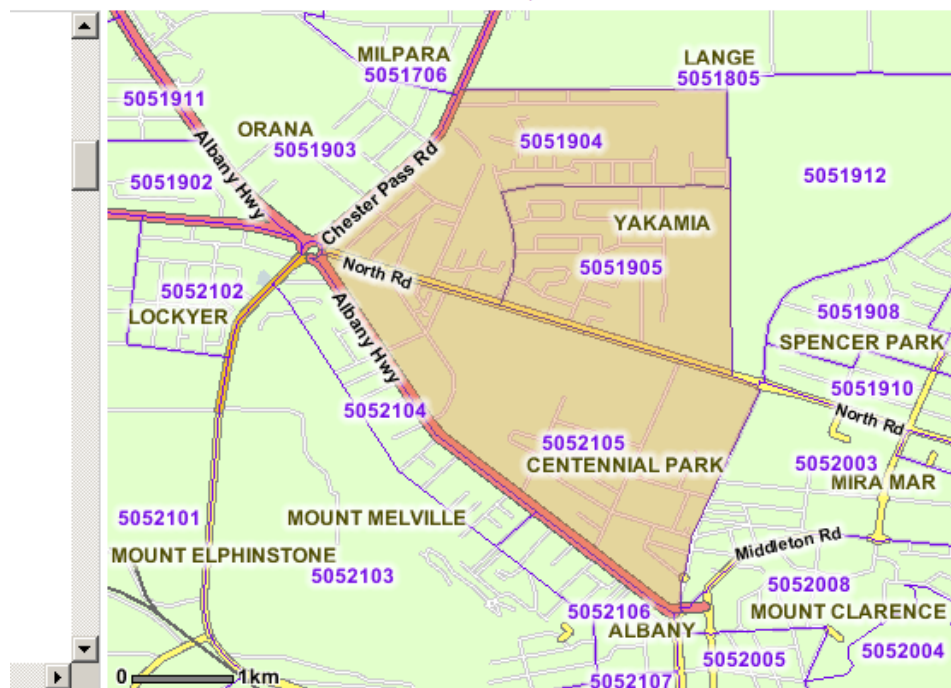
The number of people aged 60 years and over living in the North Road area is 811. This is one fifth (20.1%) of the population of Albany Central (ie former Albany Town).

Table 1: Age group distribution for Albany areas and WA for 2006

Area	People and %	Age Group				Total
		0-19	20-39	40-59	60+	
North Rd (see Map 1)	people	727	569	642	811	2,749
	%	26.4	20.7	23.4	29.5	100.0
Rest of Albany Central	people	3,497	3,060	3,449	3,221	13,227
	%	26.4	23.1	26.1	24.4	100.0
Albany Balance	people	4675	3302	4941	2679	15,597
	%	30.0	21.2	31.7	17.2	100.0
Total City of Albany	people	8,899	6,931	9,032	6,711	31,573
	%	28.2	22.0	28.6	21.3	100.0
WA	people	536,429	545,330	551,274	326,054	1,959,087
	%	27.4	27.8	28.1	16.6	100.0

Source: Cdata online 2006 Census accessed 020610

Map 1: Map of North Road areas for Table 1.



© Commonwealth of Australia & PSMA Australia 2007

Map Source: ABS Online Cdata 2006.

The North Road shopping precinct has seen a significant increase in commercial, accommodation, recreational and health services targeting seniors. In the past ten years there has also been a significant increase in the number of seniors 'lifestyle' villages and accommodation targeting older adults. Examples include the RAAFA village, Yakamia Gardens, Pioneer Health, Albany Community Pharmacy, Living Longer Living Stronger running out of Bodycare Club, Stay On Your Feet Seniors walking groups and Bodyworks Physiotherapy.

OUTLINE OF THE ISSUE TARGETTED

Road Safety for seniors, in particular crossing North road as a pedestrian. It is also acknowledged that other pedestrians, such as mums with children in prams and young children may also have issues with crossing North road.

SURVEY DEVELOPMENT

The City of Albany Seniors Advisory Committee, assisted by Great Southern Population Health staff, developed a short 13 question survey to gain information on the travel and transport habits of seniors using the North Road shopping precinct and Centennial Park recreational areas.

The survey was trialed for ease of use, with some members of the committee prior to distribution.

The sample method used is a convenience sample. The survey was not random and therefore cannot be considered as an accurate assessment of the shopping and transport habits of *ALL* the people living in the study area. However there are enough survey numbers to gain a good insight into the transport and travel habits of people, in particular seniors, using the North Road shopping precinct.

The survey was distributed through:

1. Two manned displays at North Road Shopping centre on Thursday 3 June and Thursday 10 June from 9.00 – 12.00. People completed the survey on site, or were encouraged to take a survey and reply paid envelope and return by Wed 16 June.
2. A total of 425 surveys were delivered to commercial, accommodation, recreational and health services in the North Road and Centennial park area. All businesses and community groups were keen to support and provide feedback on the road safety issue.
3. Albany National Seniors meeting on **Check with Michael**

MEDIA

Albany National Seniors spokesperson Michael Calton also generated some media on the issue, with stories and photos in the Albany Advertiser and Weekender. People were encouraged to drop into North Road and complete a survey. GWN also did a short piece, covered on the news on **Friday 4 June** **check with Michael**. Members of the City of Albany Seniors Advisory Committee also spoke on community radio on Thursday 3 June.

See below



Esme Justins and Michael Calton are concerned about the safety of seniors when crossing busy North Road.

Seniors want action over busy road

PHOEBE WEARNE

SENIOR citizens concerned for their safety when crossing North Road have taken action into their own hands, surveying residents in the hope of being able to sway City planners to creating safer crossings.

Representatives have gathered at North Road Shopping Centre on Thursdays to collect detailed information, which will be collated and presented to the City of Albany later this month.

Survey questions address frequency of use of the area, what participants use the area for

and what kind of travel is used. Participants were also asked if they would like to see improvements made to pedestrian crossings on North Road.

Albany National Seniors spokesman Michael Calton said North Road was a busy area for seniors, with a major shopping centre, doctor's surgery, walkways and gyms.

Mr Calton said there was serious safety issues with crossing the busy road.

He said they were hoping for a proper pedestrian crossing as a minimum.

"In the past few years there has been a big increase in the

number of retirement villages and seniors accommodation in the area, all of which is adding to the mix of travel," Mr Calton said.

"In addition to seniors, we know that many parents with younger children also use the area, as well as a school.

"We are keen to see some improvements in getting from one side of North Road to the other."

The City of Albany Seniors Advisory Committee will again visit the shopping centre this Thursday morning to collect survey results.

phoebe.wearne@albanyseniors.com



CONCERN: Esme Justins and Michael Calton say crossing North Road is dangerous.

Seniors launch a push for North Rd crossing

THE City of Albany's Seniors Advisory Committee is to push for pedestrian crossings on North Road.

The committee is concerned for everyone wanting to cross the road which is steadily getting busier.

Albany National Seniors spokesperson Michael Calton said North Road was a busy area for both seniors and young people, with a major shopping centre, doctors' surgery, walkways and gyms.

"In the past few years there has been a big increase in the number of retirement villages and seniors accommodation in the area," he said.

"In addition to seniors, we know that many parents with younger children also use the area, as well as a school.

"We are keen to see some improvements in getting from one side of North Road to the other."

Seniors Advisory Committee members are hoping information gained from a road safety survey they are compiling will assist the City with future planning for safer roads and road users.

Committee member Esme Justins said the introduction of roundabouts on North Road will only exacerbate the problem.

"Traffic will slow down initially, but it will become a continuous flow, making it harder to cross the road," she said.

"Without the numbers to show the City what people think, nothing will happen."

Ms Justins said 13 per cent of the population surrounding the North Road Shopping Centre was over 60 years of age.

She said a pedestrian crossing was the only answer to protecting pedestrians.

PRELIMINARY RESULTS

A total of 292 surveys have been returned, as at Wednesday 16 June. This is an interim-report, prepared for the City of Albany Seniors Advisory Committee meeting on Thursday 17 June.

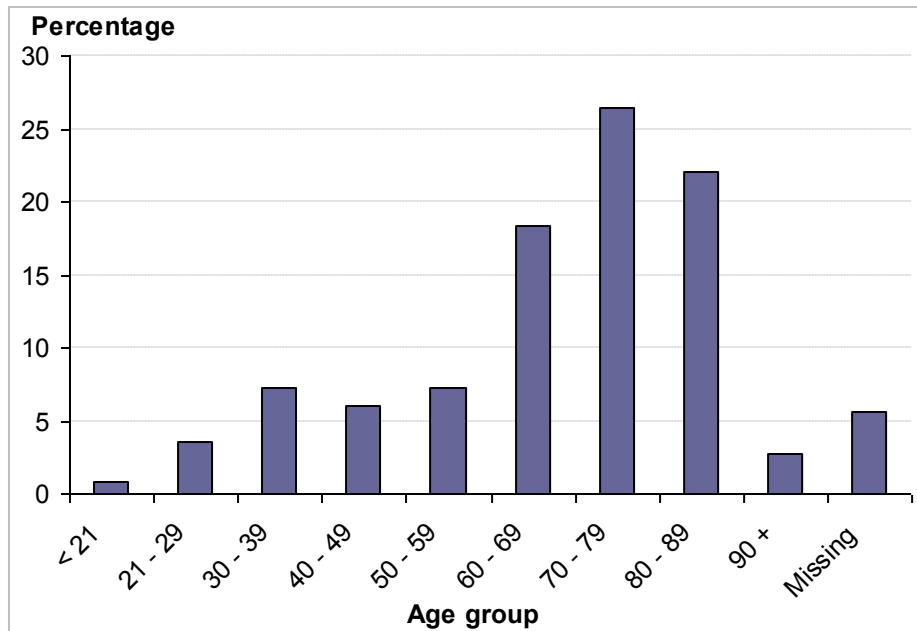
To date 250 surveys have been collated and analysed. Final surveys will be added to the draft report and collated in the coming week.

RESULTS

Who completed the survey

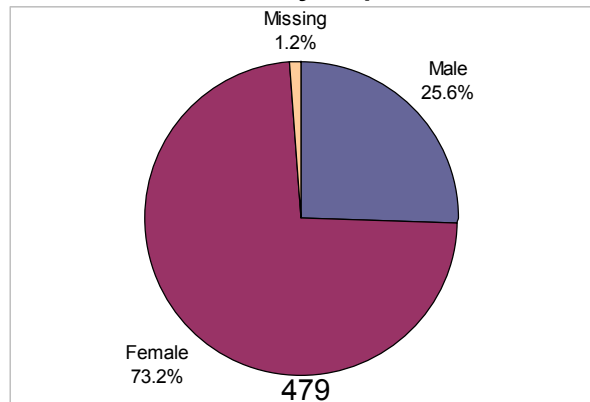
More than two thirds of all survey respondents (69.6%, 174 respondents) were aged 60 years and over [Chart 1, page x]. More than a quarter (26.4%, 66 respondents) were aged between 70 and 79 years.

Chart 1: Age group distribution of survey respondents



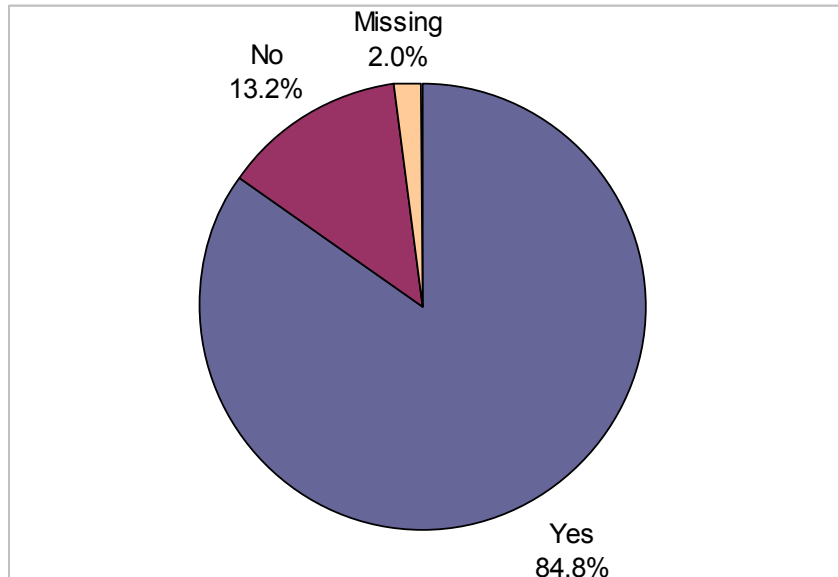
A quarter of those who completed the survey were male (25.6%, 64 respondents) and nearly three quarters (73.2%, 183 respondents) were female [Chart 2 page x].

Chart 2: Gender distribution of survey respondents



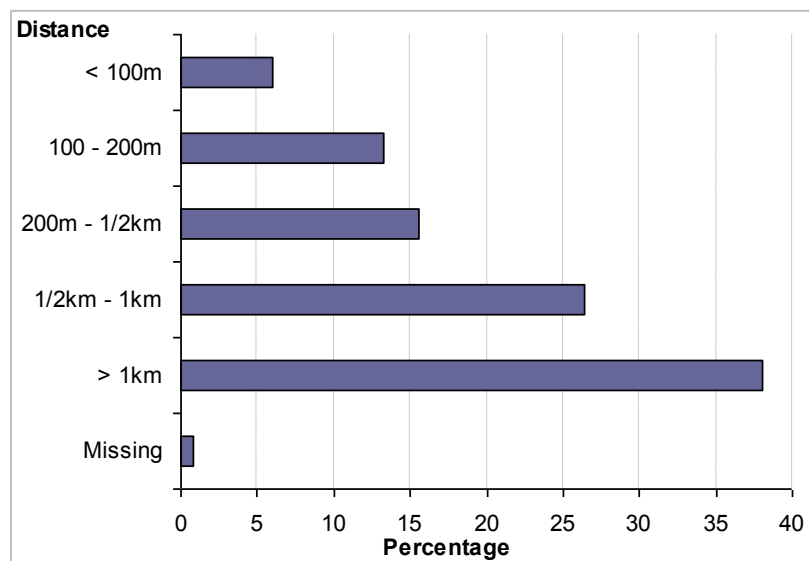
Most of the respondents (84.8%, 212 respondents) indicated that they own a car [Chart 3, page x]. A minority (13.2%, 33 respondents) indicated that they did not own a car.

Chart 3: Car ownership of survey respondents



Of the survey respondents, 38.0% (95 respondents) live more than 1 kilometer from the North Road Shopping Centre, 26.4% (66 respondents) live between 1/2 km and 1km away and 15.6% (39 respondents) live between 200m and 1/2km away [Chart 4, page x]. Almost a fifth of respondents (19.2%, 48 respondents) live within 200m from the North Road Shopping Centre.

Chart 4: Distance survey respondents live from North Road Shopping Centre



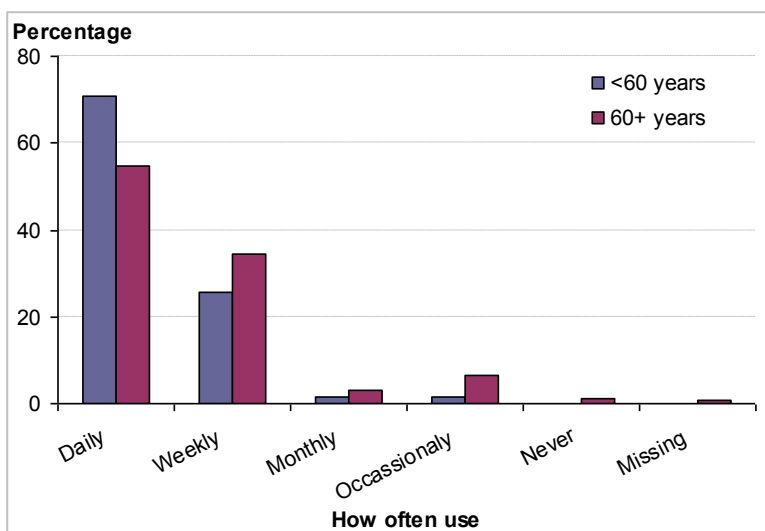
Respondent shopping and travel/transport habits

More than half the survey respondents (60.1%, 149 respondents) use the shopping centre on a daily basis.

The use of the North Road Shopping Centre by seniors (aged 60 years and over) differed to those aged less than 60 years. A higher proportion of respondents aged less than 60 years (71.0%, 44 respondents) used the shopping centre on a daily basis compared to 54.7% (94 respondents) of seniors who completed the survey. However a higher proportion of seniors (34.2%, 59 respondents) indicated they used the shopping centre on a weekly basis compared to those aged 60 years or less (25.8%, 16 respondents).

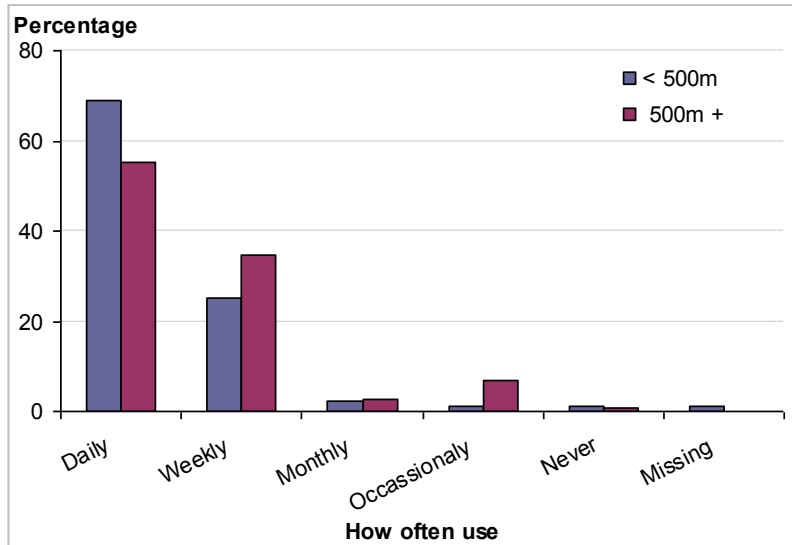
Overall those who completed the survey use the North Road Shopping Centre on a very regular basis. The vast majority of respondents (91.1%, 226 respondents) use the North Road Shopping centre on a daily or weekly basis [Chart 5, page x].

Chart 5: Use of North Road Shopping Centre by age group



As would be expected a higher proportion of respondents who live closer to the North Road Shopping Centre use it on a more regular basis than those who live further away [Chart 6, page x]. A higher proportion of respondents who lived less than 500m from the North Road Shopping Centre (69.0%, 60 respondents) use it on a daily basis compared to those who lived more than 500m away (55.3%, 88 respondents). A lower proportion of those who live near the shopping centre use it on a weekly basis (25.3%, 22 respondents) compared to those who live more than 500m away (34.6%, 55 respondents).

Chart 6: Use of North Road Shopping Centre by residential proximity



The vast majority of respondents (89.6%, 224 respondents) use a car as their main form of travel in the North Road area. Almost all of these respondents (96.0%, 215 respondents) indicated that the car was their main form of travel in this area. Other forms of transport used by the survey respondents included walking (48.0%, 120 respondents), cycling (8.8%, 22 respondents), scooter/electric wheelchair/gopher (4.4%, 11 respondents) and other (6.0%, 15 respondents).

Walking was the most common form of transport after car. Nearly one fifth of respondents (17.2%, 43 respondents) indicated that walking was their most common form of transport and 30.4% (76 respondents) indicated it was their second most common form of transport.

Chart 7: Main activities in the North Road area

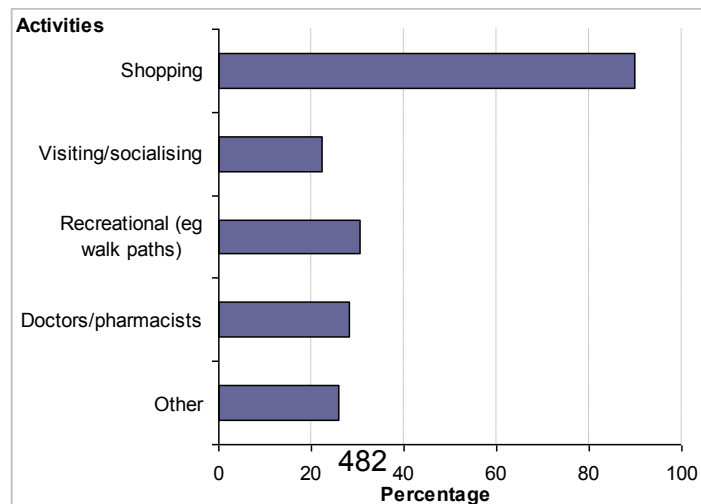


Chart 8: How many pedestrian crossings aware of on North Road

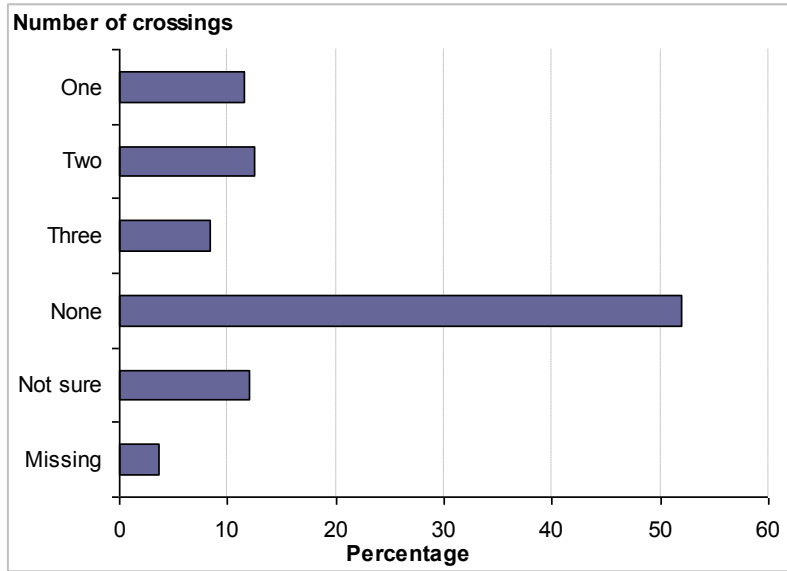


Chart 9: How often use pedestrian crossings on North Road

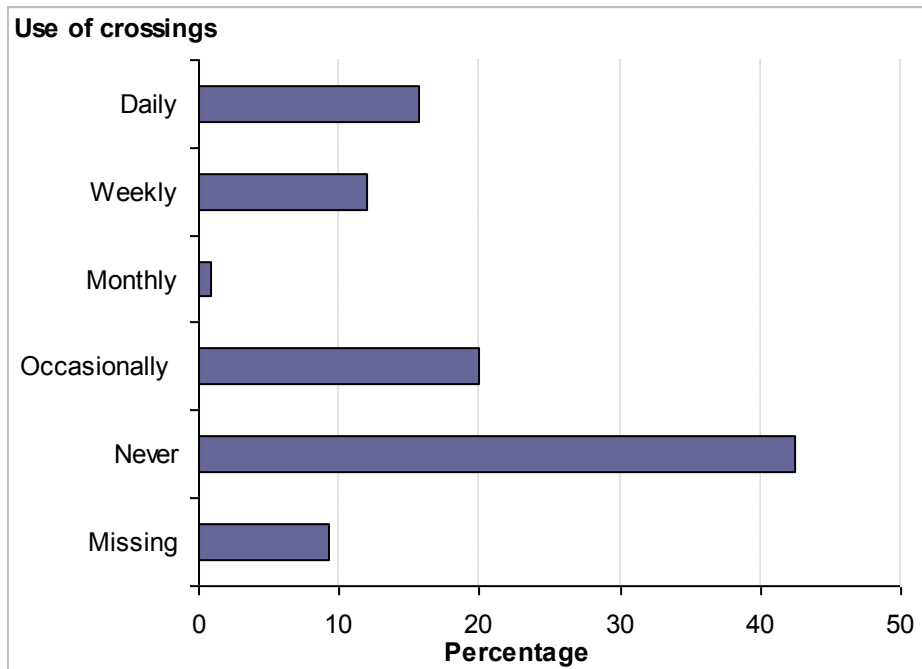


Chart 10: How many times do you cross North Road each week?

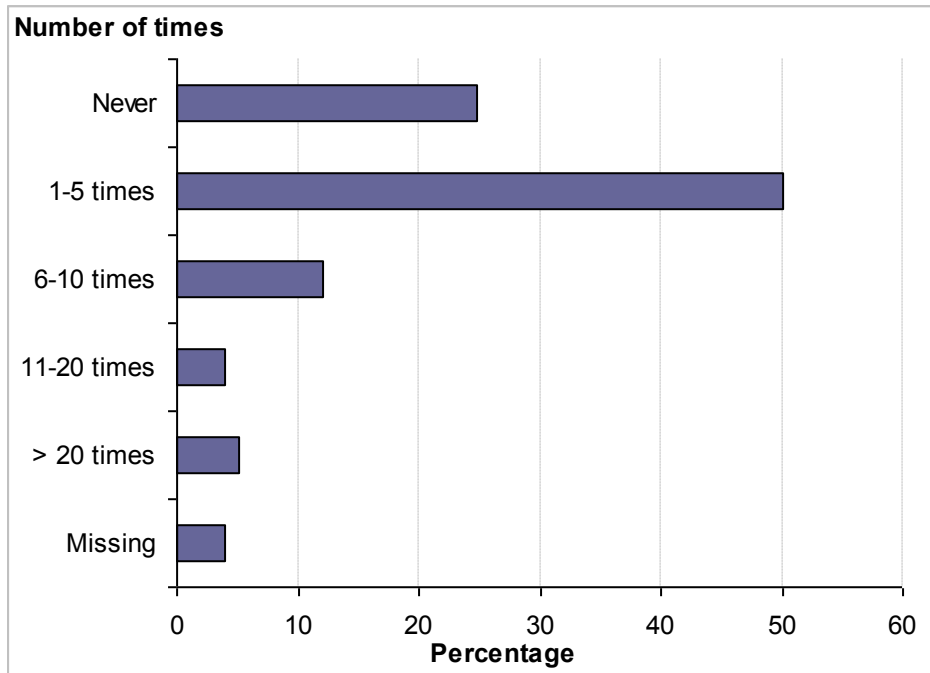


Chart 11: Do you feel you can safely cross North Road as a pedestrian?

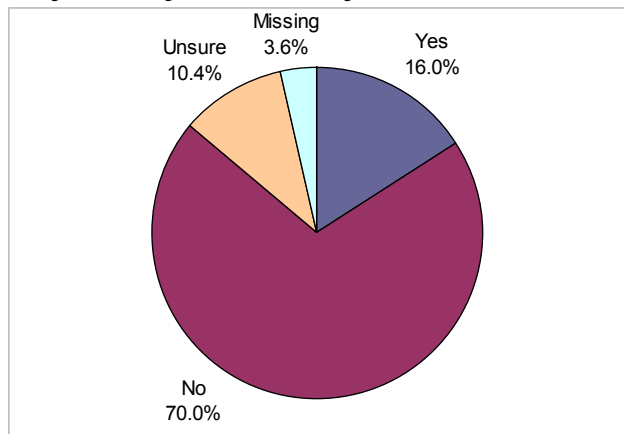
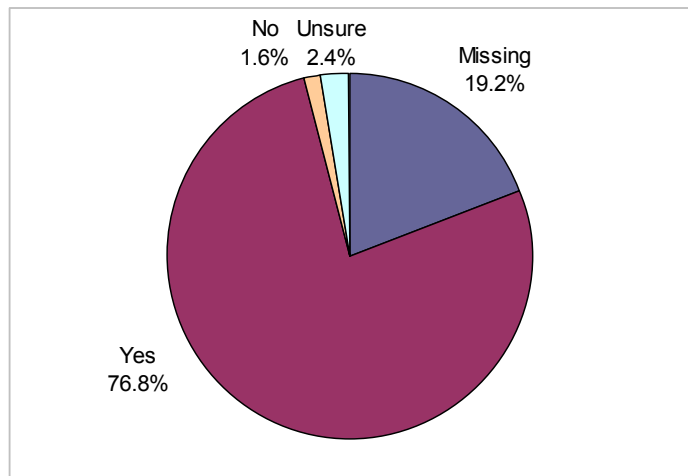


Chart 12: IF No: Would you like to be able to safely cross North Road as a pedestrian?



484

NOTE: Currently includes all respondents ie even those who answered Yes to previous question

Chart 13: Would you like to see changes to pedestrian crossings on North Road?

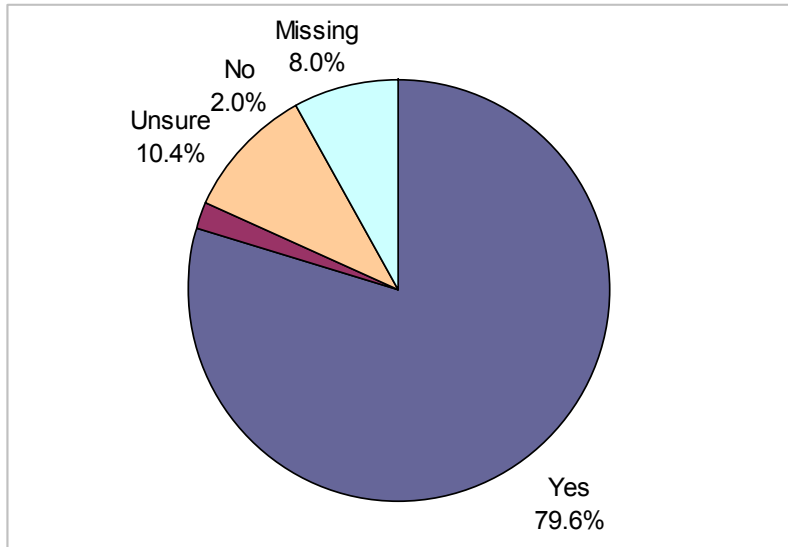
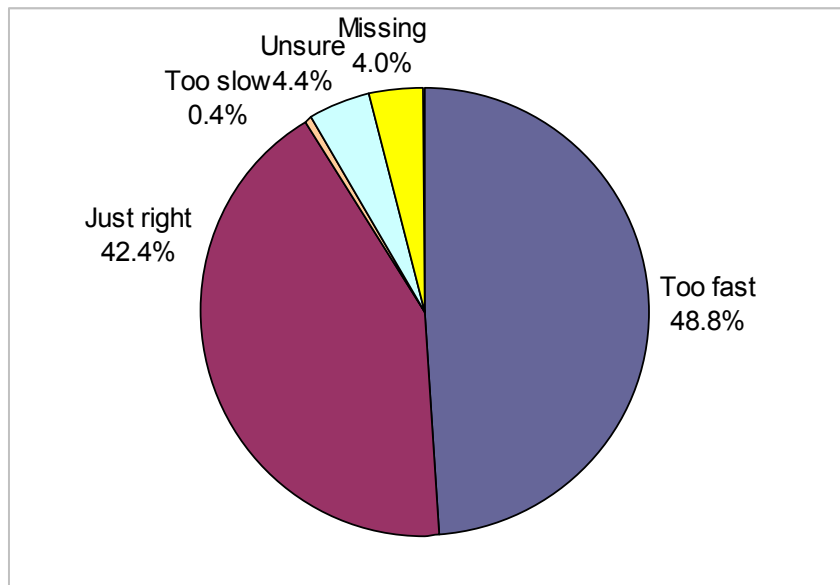


Chart 14: Do you think the traffic speed on North Road is?

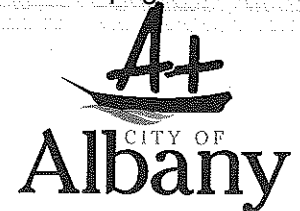


Prepared by:
Kim Buttfeld, Injury Prevention Coordinator, Great Southern Population Health

With assistance from:
City of Albany Seniors Advisory Committee (Esme Justins, Ruth Watson, David Mattinson and Michael Calton)

Beth Newton and Louise Lillicrap – Research and Evaluation Coordinators, Great Southern Population Health

Kendra Green, Great Southern Roadwise Officer



Our Ref: MAN131 / LT1035842
Enquiries: Amanda Porritt

11 June 2010

Australia Post – Sanford Road Branch
24 Sanford Road
ALBANY WA 6330

Dear Sir/Madam

RELOCATION OF ACROD PARKING BAY LOCATED AT SANFORD ROAD BRANCH

The City of Albany Seniors Advisory Committee is a representative group made up of community members and representatives from relevant senior's organisations. The committee has recently completed a review of all of the ACROD parking bays within the City of Albany, including some private businesses.

Through this review process the City of Albany Seniors Advisory Committee has identified the current ACROD bay provided at the Sanford Road Post Office is in an unsuitable position for use by elderly and disabled patrons.

The Seniors Advisory Committee would request that the ACROD bay please be relocated to one of the initial parking bays on the left as you pull into the Post Office. This would allow a disabled patron more room to get in and out of their vehicle, not have to access the busy main carpark, and provide a safer exit of the facility.

Should you have any further enquiries please contact myself on direct telephone 9841 9391 or via email amandap@albany.wa.gov.au.

Yours faithfully

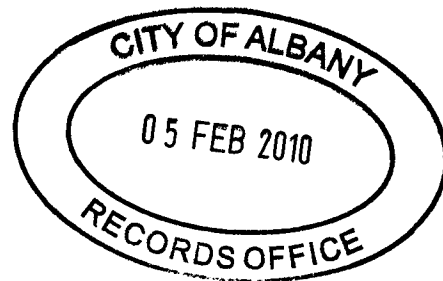
Amanda Porritt
**Administration Officer Community Development
on behalf of the Seniors Advisory Committee**



**Minister for Regional Development; Lands;
Minister Assisting the Minister for Transport;
Minister Assisting the Minister for State Development**

Our ref: 27-09401

Mr Milton Evans
Mayor
City of Albany
PO Box 484
YAKAMIA WA 6331



Dear Mr Evans

DEFERRAL OF COUNTRY LOCAL GOVERNMENT FUNDING - ROYALTIES FOR REGIONS

There has been comment in recent weeks about the Liberal-National Government's decision to defer \$90 million of Country Local Government Fund (CLGF) in 2009-10. There has also been speculation over the future of the CLGF.

I take this opportunity to clarify matters and outline how the CLGF will operate in 2009-10 and 2010-11.

The decision to defer CLGF this financial year became necessary when the Department of Treasury and Finance's estimate of the State's total royalty revenue for the full 2009-10 year was significantly downgraded as a result of the strong Australian dollar and other economic factors.

The Royalties for Regions Fund is linked intrinsically to royalty collections and any rise or fall of total royalty receipts invariably affects the fund. Revised royalty calculations for the Mid-Year Review resulted in a \$130 million downward adjustment to the Royalties for Regions bottom line.

While the local government recurrent funding program took the brunt of the total deferment in the Mid-Year Review I reaffirm my commitment to the CLGF as a cornerstone of the Royalties for Regions program.

The CLGF was initiated to help local government redress a backlog of infrastructure issues and to make meaningful investments in community infrastructure. It was, and remains, an important plank of the Liberal-National Government's formal agreement to return a larger share of the State's royalties to the regions.

The CLGF was approved by State Cabinet on 13 October 2008 as one of three sub-funds of the Royalties for Regions Fund to deliver the equivalent of 25 per cent of Western Australia's annual mining royalties to regional communities.

In late 2008 a total of \$334 million (approximately half the estimated full-year royalty equivalent) was transferred to the Royalties for Regions Fund, enabling a broad range of programs to be established during the remaining six months of the 2008-09 financial year.

On 16 December 2008 I announced the distribution of \$100 million of total Royalties for Regions funding through Western Australia's 109 non-metropolitan local authorities. The first year's distribution has been a success with a total of 595 local government community projects underway or completed.

As you would be aware, over the next few years, the Liberal-National Government is committed to seeing an increasing proportion of future rounds of the CLGF allocated for region-building initiatives driven by working partnerships of local governments.

To assist this process, funding will be allocated to the following components:

2009-10

STRATEGIC AND ASSET MANAGEMENT PLANS

Subject to Cabinet endorsement:

- Up to \$7.5 million in Royalties for Regions funding is to be available this financial year for non-metropolitan local governments to access expertise for the development of individual strategic plans, asset management plans and forward capital works plans.
- Regional groups of local governments will also have access to this fund to identify, scope and plan regional priorities.
- Details of this program will be made available through the Department of Regional Development and Lands.

LOCAL GOVERNMENT RESTRUCTURE

A number of country local government authorities are currently investigating partnership arrangements, including collaborative groups and transitional groups.

Subject to Cabinet endorsement:

- Support funding of up to \$2.5 million be made available from the Royalties for Regions Fund to assist those local government groups who have formalised their position and wish to proceed to amalgamation by investing in, for example, common operating systems and infrastructure.

2010-11

To lessen any impact that the 2009-10 deferral may have had on local governments in forward planning it is proposed that the funding be allocated in the following way.

DIRECT GRANTS

Subject to Cabinet endorsement:

- An amount equivalent to 65 per cent of total available funds allocated in the 2010-11 financial year to the CLGF be available to individual local governments under the existing formula. Minor revisions to the Stage 1 CLGF funding guidelines are currently being prepared, based on community and local authority feedback, including expanding the eligible funding categories and allowing some flexibility for carrying over funding for projects that are delayed or staged.
- It is envisaged that these funds will be available from the first quarter of the 2010-11 financial year.
- To access funds each local government must have finalised appropriate strategic, asset management and forward capital works plans.

REGIONAL GROUP GRANTS

Subject to Cabinet endorsement:

- An amount equivalent to 35 per cent of total available funds is allocated in the 2010-11 financial year to the CLGF to be available to assist cooperative groups of local governments develop and/or leverage funding for larger scale infrastructure projects that clearly demonstrate wider community benefits across their region (eg infrastructure developments to attract industry, such as upgrades to ports, roads, rail, communications, power etc).
- Applications will be sought from cooperative groups of local authorities based within the nine existing regions defined in the *Regional Development Commissions Act 1993*.
- In those development regions that contain large numbers of local authorities several applicant groupings may be considered.
- Local governments that have formally elected to amalgamate will also be considered to be a regional group.
- To access project funds applicant groups will be required to present a business case for their priority projects.
- Guidelines for the group funding component of CLGF will be available before the end of the financial year.
- Funds available to groupings of local governments will be calculated consistent with the existing CLGF formula.

LOCAL GOVERNMENT RESTRUCTURE

Subject to Cabinet endorsement:

- Support funding of up to \$2.5 million be made available to assist those local government groups who have formalised their position and wish to proceed to amalgamation.

I hope this letter addresses most of the questions you have raised over the last few months and I look forward to providing you with more details on the funding guidelines in the near future.

In the meantime, I encourage you to progress partnerships with your neighbouring local governments and begin preliminary discussions on the priority projects that will give mutual benefit to the communities that you represent.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brendon Grylls', written in a cursive style.

**HON BRENDON GRYLLES MLA
MINISTER FOR REGIONAL DEVELOPMENT**

03 FEB 2010

JG (Gerry) Kelly (ABN 52 953 010 694)
Y (Yvonne) W Attwell (ABN 72 499 874 293)
PO Box 1335
ALBANY WA 6331

Addendum Bulletin Item 1.3.2
Agenda Item 15.2.5 refers 2 pages
Mobile: 0418 929 165
Mobile: 0419 851 343
Office: +61 8 9842 2464
Fax: +61 8 98422 515
Email: kellatt2000@wn.com.au

Ref No: C06034/LT8033217

6th April 2010

City of Albany
PO Box 484
ALBANY WA 6331

Attention: Kevin Ketterer.

WAPC Approval 131863 Lot 260 Cull Road – Argyll Street Extension Contribution.

Clearing	1,000.00
Earthworks	3,000.00
Supply Gravel, grade, compact & seal 770 m2 @ \$30	23,100.00
Kerb 200 mtrs @ \$20	4,000.00
Backfill Verge & supply topsoil 200 m3 @ \$25.00	5,000.00
Hot mix 700 m2 @ \$16	11,200.00
Drainage	9,700.00
Survey	<u>2,000.00</u>
	\$59,000.00
Design by OPUS	3,540.00
Co-ordinate and supervise G & J Kelly Pty Ltd	5,900.00
Council Supervision	<u>900.00</u>
	<u>\$69,340.00</u>

50% Claim	\$34,670.00
GST 10%	<u>3,467.00</u>
	<u>\$34,137.00</u>

\$38,137.00

YW Attwell & JG Kelly.



JG Kelly ABN: 52 953 010 694

YW Attwell ABN: 72 499 874 293

JG Kelly & YW Attwell

PO Box 1335
ALBANY, 6331
08 98422464
kellatt2000@wn.com.au

City of Albany
PO Box 484
Albany 6331

Tax Invoice

Date: 5/03/2010

Tax Invoice #: 434

Description	Tax	Amount
City of Albany 50% contribution to section of Argyll Street between Little Oxford and Oxford St.	NCG	38,137.00

As per letter date 5.3.10

Please pay into:
JG Kelly & YW Atwell
BSB 016-510 Account No. 532963916

Subtotal	\$34,670.00
Tax Total	\$3,467.00
Total	\$38,137.00
Payments/Credits	\$0.00
Balance Due	\$38,137.00

Trading Terms: Payable on the first day of the month charged.



BUSHCARERS ADVISORY COMMITTEE - MINUTES -

**Meeting held at the City of Albany Office, North Road
Wednesday 26th May 2010**

Meeting opened at 3:40 pm.

1.0 PRESENT

Committee Members: Val Davies, Greg Freebury, John Moore, Matthew Kennewell
Committee Nominee: Kim Stanton
City of Albany Staff: Sandra Maciejewski and Mark Ford.

2.0 APOLOGIES

Cr Des Wolfe, Graham Blacklock

3.0 CONFIRMATION OF MINUTES

- 6.1** Change "Bella Bamford is talking to private landowners along Ulster Rd about the control of Victorian Tea Tree" to "Gorse".

Moved: V Davies

Seconded: M Kennewell

That the minutes of the meeting of the 24th February 2010 be confirmed as a true and accurate record of the proceedings.

CARRIED 4-0

4.0 CORRESPONDENCE

Outgoing:

- 1) Letter to Monica Jolly thanking her for her involvement with the Committee over the past six years.

Moved: G Freebury

Seconded: J Moore

That the correspondence be received by the Committee.

CARRIED 4-0

5.0 BUSINESS ARISING

5.1 Alternate Recommendation for Disposal of Green Waste within City of Albany

Committee discussed the Alternative Officer Recommendation that was carried at the Ordinary Council Meeting on 18th May 2010,

THAT the Bushcarers Committee conduct further research into illegal dumping of green waste, with specific reference to:

- 1 Prevalence of and statistical analysis relating to illegal dumping of green waste in Albany.
- 2 Current practices of comparable local authorities in WA.
- 3 Suggested incentive and disincentive structures as applicable.
- 4 Community involvement and education.

Committee discussed taking this recommendation to the Bushcarers Group to find out if anyone is interested in undertaking this research.

Committee questioned whether Great Southern Sands is still meeting Australian Standards for composting green waste, as ad hoc reports have been received indicating that weeds are growing from the composted material. It was mentioned that the Committee and the Bushcarers Group followed this same query up about five years ago, and at the time, they were satisfied that the green waste was being adequately composted. Val mentioned that she has heard that they were now composting the material for a much shorter time, which may result in the weed seeds not being killed, and being spread around the City of Albany.

- | | |
|----------|---|
| Action 1 | Sandra to find out what contractual obligations Great Southern Sands are meant to be meeting. |
| Action 2 | John to obtain the Australian Standard Guidelines for composting, as developed by the City of Melbourne. |
| Action 3 | Committee to ask the Bushcarers Group if anyone is interested in undertaking some research on alternate green waste management processes. |

5.2 Sydney Golden Wattle - our biggest environmental weed

The Committee was very glad to see that Council carried the recommendation that Sydney Golden Wattle is the major environmental weed of the region, and support multiagency efforts to control this weed in the Great Southern Region. This recognition by Council may assist with gaining funding and support for projects that involve the control of this weed.

5.3 Declared Plant Control

Sandra reported that it is hoped that \$10,000 will be available in 2010/11 financial year for the control of Declared Plants on Council controlled land. The Committee were glad that the City was budgeting for this purpose.

6.0 GENERAL BUSINESS

6.1 New Committee Member

Bushcarers Group Nominee: Kim Stanton

Moved: G Freebury

Seconded: M Kennewell

THAT Kim Stanton be the new community representative on the Bushcarers Advisory Committee.

CARRIED 4-0

6.2 South Coast Natural Resource Management Report (Matt Kennewell)

- State Natural Resource Management Grants were recently announced, with South Coast Natural Resource Management receiving \$45,000 for various projects involving weed control within the City of Albany including:
 - \$15,000 for the Upper Kalgan;
 - \$20,000 for Lake Pleasant View, Manypeaks;
 - \$10,000 for the upper Hay River.

Other projects include:

- \$7,000 for control of Sydney Golden Wattle within Oyster Harbour Catchment;
 - \$6,000 for control of Sydney Golden Wattle at Golf Course in Little Grove; and
 - \$60,000 for the control of Gorse.
- New Invasive Species Project Officer starts at South Coast Natural Resource Management soon to help Matt implement invasive species control project.

The Committee discussed how much support the City of Albany and the community have received from South Coast Natural Resource Management over the past year, and decided to write a letter thanking them for this support.

Moved: J Moore

Seconded: G Freebury

That the Committee write a letter to South Coast Natural Resource Management thanking them for their financial and technical support over the past year.

CARRIED 4-0

John asked whether the Council decision not to fund community groups over the next 2 years will affect the volunteer groups within the City that control environmental weeds. Mark indicated that he thought that these groups were already well supported through the Bushcare Team at the City of Albany.

John mentioned that the weeds he recently saw growing on the Cull Rd subdivision site have been controlled. He was very pleased to see that they had been controlled without him having to raise it with the City of Albany. Sandra indicated that weed on development sites are now raised at staff meetings, with the aim of controlling the weeds before they become a big problem and spread to other areas.

6.3 Bushcare Supervisor Report (Mark Ford)

- Community Busy Bee at Lowlands Reserve on 16th May went well, with over 20 people attending. Seventy-two community hours were clocked up as in-kind support for a City of Albany – Young Siding Progress Association Coastwest funded Project.
- Community busy bees are being held every two weeks on the Mounts.
- Small revegetation works are being planned and undertaken on Bluff Rock, Mills Park and Mokare Park.

John asked if Mark felt well supported by the City of Albany. Mark indicated that he felt well supported by fellow staff, upper management and by Council.

Action 4: The Committee will review the City's 2010/11 budget at the next meeting, in respect to Bushcare activities.

6.4 Reserves Officer Report (Sandra Maciejewski)

- Visitor Risk Assessment Report for 42 coastal sites is nearly completed.
- Continue to implement the Lowlands Coastwest Project.
- Continue to implement the Torbay Coastwest Project.
- Continue to work with the Department of Environment and Conservation and the Torbay Catchment Group on the Munda Biddi Project and the proposed community horse trail between Elleker and Torbay.
- Betty's Beach Reserve and Middleton Beach Management Plans have been adopted by Council.
- A grant application has been prepared to implement one component of the Betty's Beach Management Plan – to stabilise, rehabilitate and close of Boulder Hill Track.
- Letter received from Department of Environment and Conservation saying that they will recommence discussion with the City of Albany about seeking the management order for the unallocated Crown land (R23579) along the Hay River.
- Letter received from the Department Regional Development and Lands saying that the Department of Mines and Petroleum will not agree to change the purpose of Millbrook Reserve (R15605) from "Gravel" to "Conservation for Flora and Fauna" unless we provide documentation demonstrating that all gravel supplies from the reserve have been exhausted. A response from the Department of Environment and Conservation is still awaited.
- Council have adopted the Draft Reserves Asset Management Plan (Natural) to go out for public comment. Comments due 22nd June.
- Indicated that the public comment is currently being sort by Landcorp for the Residential Subdivision Lots 3000 (formally Lot 1512) & 1523 Emu Point Drive, Albany. Comments are due 7th June.
- Indicated that public comment is currently being sort for the "Bayonet Plan for Development Strategic Environmental Assessment". Comments due 14th June.

Action 5 Take the above three documents to the Bushcarers Group, with the aim to form a group to review these documents and prepare a submission.

7.0 NEXT MEETING

26th August 2010.

8.0 CLOSURE

The meeting was closed at 5:30 pm.

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Building
Subject : Building Activity – June 2010
Date : 1 July 2010

1. In June one hundred and four (104) building licences were approved for building activity worth \$13,714,496.00. This included three (3) demolition licences, three (3) sign licences, and one (1) scaffold licence.

It is brought to Council's attention that these figures included building licence 300274 for a Multi-Purpose Hall at Bethel Way estimated value: \$1,300,000.00.

2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for June 2010, the twelfth month of activity in the City of Albany for the financial year 2009/2010.

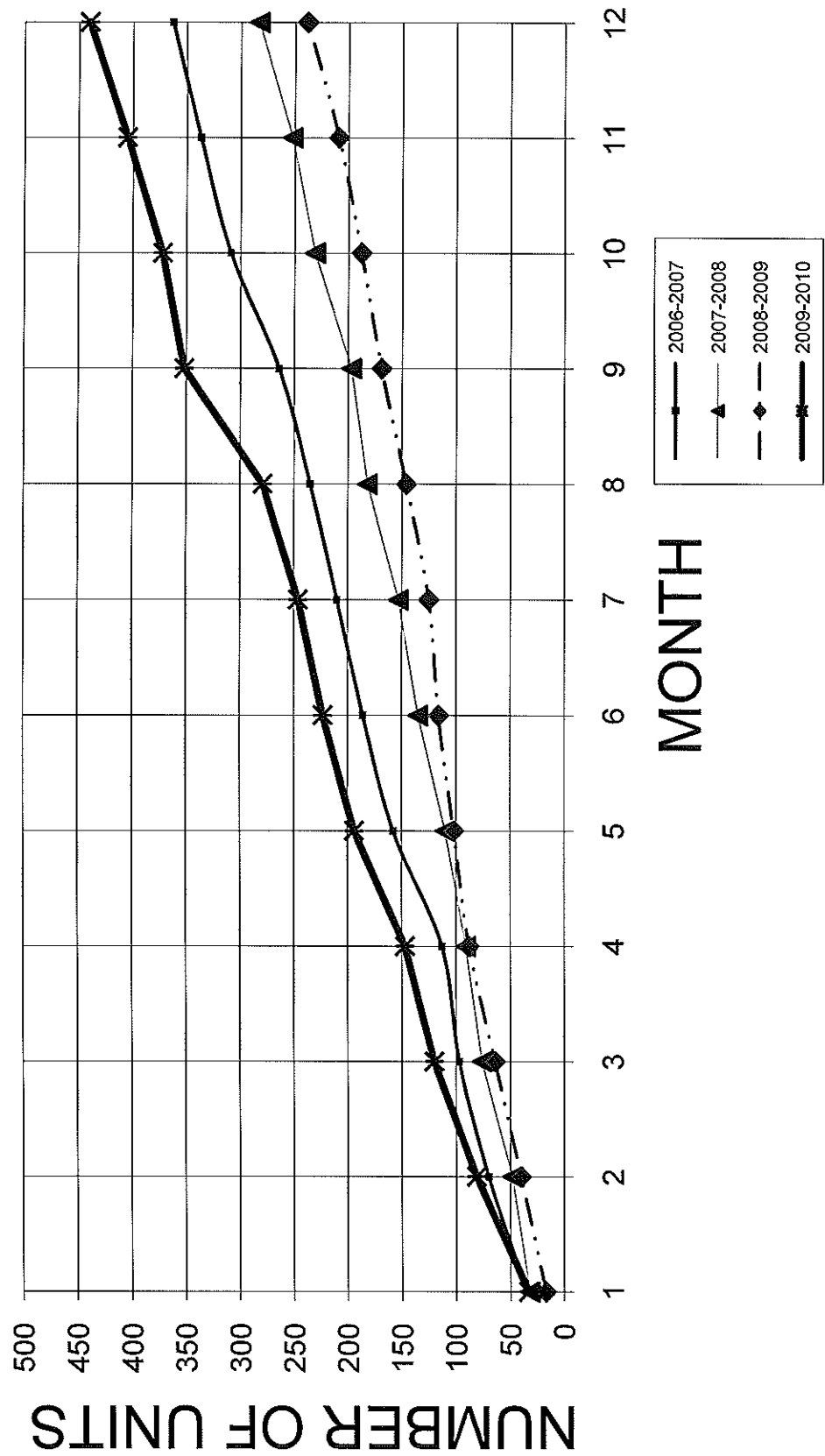

Kerry Cox
Administration Officer – Building

CITY OF ALBANY

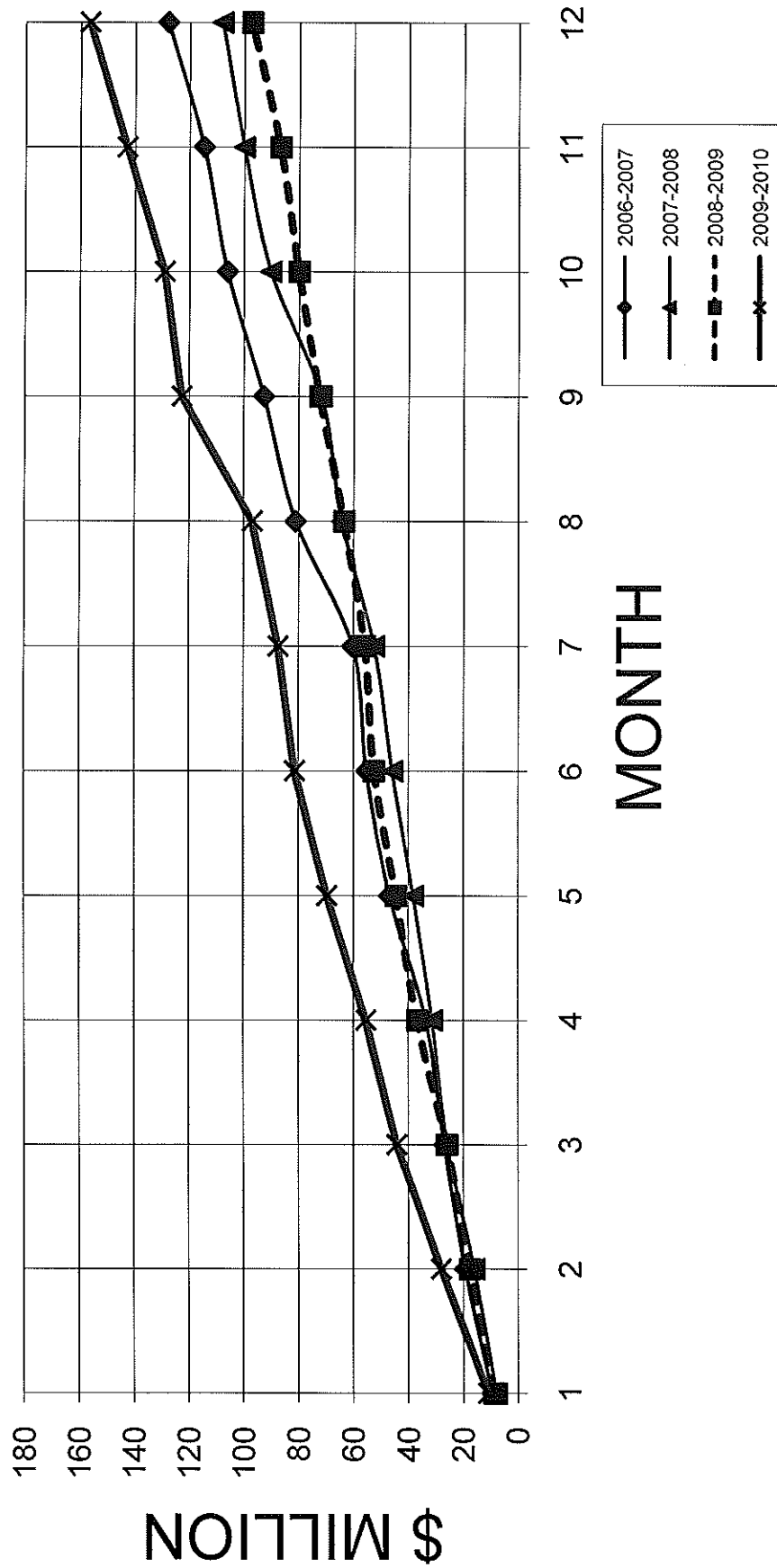
BUILDING CONSTRUCTION STATISTICS FOR 2009 - 2010

2009/2010	SINGLE DWELLING		GROUP DWELLING		No	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	31	6,894,101	2	363,500	33	16	258,102	40	864,472	0	0	1	1,000,000	8	1,042,946	13	388,290	10,811,411
AUGUST	37	7,803,923	11	2,007,784	48	17	400,128	21	1,008,076	0	0	2	1,557,000	7	4,367,595	9	49,836	17,194,342
SEPTEMBER	39	13,956,728	0		39	21	326,526	37	607,000	0	0	1	187,140	7	977,595	11	165,807	16,220,796
OCTOBER	26	6,734,277	1	169,836	27	22	361,251	34	1,538,977	0	0	2	1,950,000	1	180,000	10	255,900	11,190,241
NOVEMBER	39	10,718,277	8	1,598,156	47	17	190,053	40	927,236	0	0	2	233,750	3	385,000	11	110,948	14,163,420
DECEMBER	29	6,619,849	0		29	12	170,243	32	954,308	0	0	2	1,571,104	6	2,176,183	11	247,329	11,739,016
2010																		
JANUARY	23	4,126,381	0		23	10	207,863	19	425,278	0	0	1	100,000	3	1,103,088	6	81,769	6,044,379
FEBRUARY	32	7,375,806	1	220,000	33	16	168,612	23	1,089,843	0	0	1	90,687	5	496,750	7	56,100	9,497,798
MARCH	52	12,662,021	21	5,019,502	73	24	295,259	37	1,305,192	0	0	0	0	5	6,187,000	18	298,832	25,767,806
APRIL	19	4,671,105	1	170,000	20	23	408,307	37	756,801	0	0	0	0	2	138,000	9	304,509	6,448,722
MAY	33	8,352,272	0		33	23	233,157	37	470,007	0	0	3	3,820,000	3	318,500	16	482,583	13,676,519
JUNE	31	8,725,629	4	880,000	35	20	375,370	35	1,010,747	0	0	2	1,650,000	4	866,550	11	206,200	13,714,496
TOTALS TO DATE	391	98,640,369	49	10,428,778	440	221	3,394,871	392	10,957,937	0	0	17	12,159,681	54	18,239,207	132	2,648,103	156,468,946

DWELLING UNITS



BUILDING ACTIVITY \$M Value



BUILDING, SIGN & DEMOLITION LICENCES APPROVED UNDER DELEGATED AUTHORITY

Applications determined for June 2010

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
300386	BOVIS LEND LEASE PTY LTD	Owner's Name & Address not shown at their request	NAB BANK FIT OUT	250-252	Location TS127	YORK STREET	ALBANY
300346	IRONMONGER BUILDING COMPANY	Owner's Name & Address not shown at their request	RETAINING WALL	90	Location ATL 241	VANCOUVER STREET	ALBANY
300462	KOSTERS STEEL	not shown at their request MS X L M AMADOR & R M	PARTIALLY ENCLOSED PATIO	36	Location ALB	VANCOUVER STREET	ALBANY
300501	CONSTRUCTION PTY LTD OUTDOOR WORLD	SIEMIGINOWSKI Owner's Name & Address	SHED	91	TOWN Lot 33 Location 284 Lot	ALLWOOD PARADE	BAYONET HEAD
300525	SCOTT PARK HOMES GREAT SOUTHERN PTY LTD	not shown at their request Owner's Name & Address	DWELLING GARAGE &	931	Location 4790 Lot	FLYNN WAY	BAYONET HEAD
300311	ANDREW BENNETT	not shown at their request Mir A W & J M BENNETT	ALFRESCO ALTERATIONS & ADDITIONS	172	Location 371 Lot 5	LOWER KING ROAD	BAYONET HEAD
300522	OWNER BUILDER	Owner's Name & Address	PATIO & DECK	8	Location 3470 Lot	GREEN ISLAND CRESCENT	BAYONET HEAD
300548	RYDE BUILDING	not shown at their request Owner's Name & Address	DWELLING & GARAGE	456	Location 4790 Lot	GRENFELL DRIVE	BAYONET HEAD
300542	COMPANY PTY LTD GRANDEUR HOMES (WA)	not shown at their request Owner's Name & Address	DWELLING & CARPORT	747	Location 4790 Lot	GRESHAM TERRACE	BAYONET HEAD
300543	PTY LTD GRANDEUR HOMES (WA)	not shown at their request Owner's Name & Address	DWELLING CARPORT &	782	Location 4790 Lot	LAMONT GRANGE	BAYONET HEAD
300544	PTY LTD GRANDEUR HOMES (WA)	not shown at their request Owner's Name & Address	ALFRESCO DWELLING CARPORT &	764	Location 4790 Lot	GRENFELL DRIVE	BAYONET HEAD
	PTY LTD	not shown at their request	ALFRESCO	745			

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
300545	GRANDEUR HOMES (WA) PTY LTD	Owner's Name & Address not shown at their request	DWELLING CARPORT & ALFRESCO	16	Location 4790 Lot 754	LAMONT GRANGE	BAYONET HEAD
300546	GRANDEUR HOMES (WA) PTY LTD	Owner's Name & Address not shown at their request	DWELLING CARPORT & ALFRESCO	9	Location 4790 Lot 727	DOYLE WAY	BAYONET HEAD
291233	KOSTERS STEEL	Y R & C R SHALDERS Owner's Name & Address not shown at their request	EXTENSION TO EXISTING	5	Location 1196 Lot 226	FRANKLIN COURT	BAYONET HEAD
300553	CONSTRUCTION PTY LTD	Owner's Name & Address not shown at their request	SHED	11	Location 4790 Lot 768	LAMONT GRANGE	BAYONET HEAD
300570	BEN CANDY	MR M J HOWE Owner's Name & Address not shown at their request	PATIO	102	Location 284 Lot 21	ALLWOOD PARADE	BAYONET HEAD
300598	CONSTRUCTIONS FORMATION HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO	9	Location 4790 Lot 767	LAMONT GRANGE	BAYONET HEAD
300254	ISABELLE BEAUMONT	Owner's Name & Address not shown at their request	CONVERT CLASS 10A TO CLASS 1A	23	Location TAA 124 Lot 1	BOLITHO ROAD	BORNHOLM
300487	KENT CORPORATION PTY LTD	KNIGHTS PARKS AND PROPERTIES PTY LTD Owner's Name & Address not shown at their request	PARK HOME SITE 20	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
300488	KENT CORPORATION PTY LTD	KNIGHTS PARKS AND PROPERTIES PTY LTD Owner's Name & Address not shown at their request	PARK HOME SITE 40	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
300241	AUSPEX STEEL PTY LTD	Mr M D & Mrs G S WAUGH Owner's Name & Address not shown at their request	EXTENSION TO FACTORY	29	Location SL17 Lot 110	HERCULES CRESCENT	CENTENNIAL PARK
300517	DOWNWRITE DEMOLITION	Owner's Name & Address not shown at their request	DEMOLITION OF DWELLING	308	Location SP12 Lot 23	ALBANY HIGHWAY	CENTENNIAL PARK
300552	PARAMOUNT SIGNS	Owner's Name & Address not shown at their request	SCISSOR LIFT	302-324	Location ASL 65/66 Lot 90	MIDDLETON ROAD	CENTENNIAL PARK
300532	AUSPEX STEEL PTY LTD	Owner's Name & Address not shown at their request	SHED	124-126	Location RES46245 Lot 1485	ALBANY HIGHWAY	CENTENNIAL PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
300536	KOSTERS STEEL	MR B R SIMMONS	PATIO	49-71	Lot 21	LION STREET	CENTENNIAL PARK
300512	CONSTRUCTION PTY LTD EYERITE SIGNS	Owner's Name & Address	HORIZONTAL SIGN	65-75	Location SL35 Lot 106	LOCKYER AVENUE	CENTENNIAL PARK
300533	RAINBOW COAST NEIGHBOURHOOD CENTRE	not shown at their request Owner's Name & Address	PERGOLAS X 2	14	Location ASL 26	SANFORD ROAD	CENTENNIAL PARK
300425	RYDE BUILDING	not shown at their request Owner's Name & Address	FARM MACHINERY SHED	241-247	Location 43 Lot 34	ULSTER ROAD	COLLINGWOOD
300520	COMPANY PTY LTD OWNER BUILDER	not shown at their request MR S J & MRS J L SMALL	PATIO	299-301	Location ASL 354 Lot 2	EMU POINT DRIVE	HEIGHTS COLLINGWOOD PARK
300510	OWNER BUILDER	Owner's Name & Address	FARM MACHINERY SHED	35389	Location 5880	ALBANY HIGHWAY	DROME
300323	TECTONICS	not shown at their request Owner's Name & Address	WAREHOUSE		Location 5772 Lot 5	DOWN ROAD	DROME
300588	CONTRUCTIONS GROUP PTY LTD OUTDOOR WORLD	not shown at their request Owner's Name & Address	PATIO'S	3	Location ALB	ROE PARADE	EMU POINT
300469	OUTDOOR WORLD	not shown at their request Owner's Name & Address	SHED	239	TOWN Lot 935 Location 288 Lot 9	SOUTH COAST HIGHWAY	GLEDHOW
300534	WA COUNTRY BUILDERS PTY LTD	not shown at their request Owner's Name & Address	TWO STOREY DWELLING	35	Location 2471 Lot 11	LA PEROUSE ROAD	GOODE BEACH
300460	MD PHILIP	not shown at their request Owner's Name & Address	DWELLING ADDITIONS &	54	Location 38/51 Lot 1	MOONLIGHT ROAD	KALGAN
300066	COLIN SANDERSON	not shown at their request COLIN SANDERSON	ALTERATIONS DWELLING GARAGE &	588	Location 1936 Lot 4	NANARUP ROAD	KALGAN
300585	OUTDOOR WORLD	Owner's Name & Address not shown at their request	VERANDAH PATIO	244	Location 21 Lot 14	NANARUP ROAD	KALGAN

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
300514	OUTDOOR WORLD	Owner's Name & Address <u>not shown at their request</u>	PATIO	1546	Location 401/A18	MILLBROOK ROAD	KING RIVER
300562	OWNER BUILDER	Owner's Name & Address	FARM SHED	154	Location 2308 Lot 14	GREATREX ROAD	KING RIVER
300559	K & A MCCrackAN	<u>not shown at their request</u> Owner's Name & Address	DWELLING TO BE COMPLETED POST LOCK UP STAGE	21	Location TAA 36 Lot 27	PEET RISE	KRONKUP
300422	LEIMAC BUILDING PTY LTD	<u>not shown at their request</u> Owner's Name & Address	DWELLING ADDITIONS	120	Location 43 Lot 49	MASON ROAD	LANGE
290999	OWNER BUILDER	<u>not shown at their request</u> MS D G PAYNE	PYLON SIGN	140-144	Location 391 Lot 37	CHESTER PASS ROAD	LANGE
300538	NEW HORIZON HOMES	Owner's Name & Address	SEWING ROOM EXT & NEW GARAGE & CARPORT EXTENSION TO GARAGE	94	Location 24 Lot 12	WILSON STREET	LITTLE GROVE
300560	OWNER BUILDER	<u>not shown at their request</u> Owner's Name & Address		5	Location 24 Lot 8	GROVE ST EAST	LITTLE GROVE
300526	OWNER BUILDER	<u>not shown at their request</u> PRINCESS ROYAL SAILING CLUB & CITY OF AL	DECK & RETAINING WALL	87	Location RES 1036 Lot 500	CHIPANA DRIVE	LITTLE GROVE
300581	OUTDOOR WORLD	Owner's Name & Address	PATIO	6	Location 24 Lot 10	GROVE ST EAST	LITTLE GROVE
300595	OWNER BUILDER	<u>not shown at their request</u> MR G D & MS B D PEARSON	SHED	6	Location 24 Lot 352	KING GEORGE STREET	LITTLE GROVE
300382	MEUZELAAR	PARKLANDS SCHOOL	ADDITIONS TO SCHOOL	32-36	Location PLANTL Lot 6702	DRUMMOND STREET	LOCKYER
300529	OUTDOOR WORLD	Owner's Name & Address	PATIO	9	Location 228 Lot 386	HOWSON STREET	LOCKYER
300558	KIM LOXTON	<u>not shown at their request</u> Owner's Name & Address	PATIO	13	Location 228 Lot 384	SINCLAIR STREET	LOCKYER

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
300389	RYDE BUILDING	Owner's Name & Address	DWELLING CARPORT		Location 28 Lot 26	MORILLA ROAD	LOWER KING
300352	COMPANY PTY LTD OWNER BUILDER	not shown at their request Owner's Name & Address	ALFRESCO CARPORT	42	Location 28 Lot	NAMBUCCA RISE	LOWER KING
300584	OUTDOOR WORLD	not shown at their request Owner's Name & Address	SHED	506 27	Location 28 Lot 49	KULA ROAD	LOWER KING
300498	WREN (WA) PTY LTD	not shown at their request Owner's Name & Address	NEW DWELLING		Location 401 Lot	LAITHWOOD CIRCUIT	MARBELUP
300458	WA COUNTRY BUILDERS	not shown at their request Owner's Name & Address	DWELLING CARPORT &	26 38	Location 2174 Lot	DONALD DRIVE	MCKAIL
300237	PTY LTD RH ESKETT	not shown at their request P D & J D GRAHAM	ALFRESCO DWELLING & VERANDAH	269 7	Location 399 Lot 171	WEBB STREET	MCKAIL
300450	ST JACK STEEL	Owner's Name & Address	SHED & RETAINING WALL	9	Location 386 Lot	SALISBURY ROAD	MCKAIL
300590	CONSTRUCTION OUTDOOR WORLD	not shown at their request Owner's Name & Address	CARPORT & SHED	30 4	Location 399 Lot 5	JUNCTION STREET	MCKAIL
300565	MATSON FABRICATION	not shown at their request MR DOUGLAS KEMP	PATIO	17A	Location 381 Lot 1	SHERWOOD DRIVE	MCKAIL
300587	MATSON FABRICATION	MR D KEMP	PATIO	17B	Location 381 Lot 2	SHERWOOD DRIVE	MCKAIL
300467	KENT CORPORATION PTY LTD	Owner's Name & Address	TWO PARK HOME	28	Location RES	FLINDERS PARADE	MIDDLETON
291179	LTD RICHARD PALMER	not shown at their request R PALMER	DUPLEXES DWELLING ADDITION	36320 22	Lot 1340 Location 240 Lot	RUFUS STREET	BEACH MILPARA
300530	KOSTERS STEEL	MR J & MRS A E DEMAN	PATIO	27 34	Location 240 Lot	COOGEE STREET	MILPARA
	CONSTRUCTION PTY LTD			50			

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
300567	KOSTERS STEEL	MR R J & S M KNIGHT	PATIO	28	Location 240 Lot	COOGEE STREET	MILPARA
300459	CONSTRUCTION PTY LTD TURPS STEEL FABRICATIONS	R B & C R GILPIN	ATTACHED SHED & PATIO	86	Location 368 Lot	RUFUS STREET	MILPARA
300508	OWNER BUILDER	Owner's Name & Address	ABOVE GROUND	22	Location PL44 Lot	BERESFORD STREET	MIRA MAR
300068	DANIELE NOMINEES PTY LTD	not shown at their request T AND O MANAGEMENT	SWIMMING POOL DEVELOPMENT SIGNS X 2	3 26-28	Location ALBANY SUB Lot 104	CAMPBELL ROAD	MIRA MAR
300452	AIKEN PTY LTD	Mr R W & Mrs J J JACKSON	DWELLING GARAGE & ALFRESCO	44	Location 45 Lot	WOLLASTON ROAD	MIRA MAR
300531	KOSTERS STEEL	MR R W & MRS J J JACKSON	DWELLING GARAGE & SHED	44	Location 45 Lot	WOLLASTON ROAD	MIRA MAR
300516	CONSTRUCTION PTY LTD WISHART HOMES PTY	Owner's Name & Address	TWO STOREY DWELLING	201 6	Location SL144	BURT STREET	MT CLARENCE
300528	LTD DOWNRITE DEMOLITION	not shown at their request WESFARMERS CSBP	DEMOLITION OF CANTEEN	198	Location 2 Lot 2	HANRAHAN ROAD	MT ELPHINSTONE
300387	STEVE MCKINVEN HOMES	LIMITED S J & Mrs R P MCKINVEN	BUILDING GROUPED DWELLING X 4 UNITS	241B	Location ASL 110 Lot 304	ALBANY HIGHWAY	MT MELVILLE
300535	OWNER BUILDER	MR J SCHREUDERS & MS R L	KITCHEN EXTENSION &	120	Location 2198	MAWSON ROAD	NAPIER
300468	WA COUNTRY BUILDERS	MARCHANT Owner's Name & Address	NEW STORE ROOM DWELLING CARPORT &		Location 229 Lot	KATOOMBA STREET	ORANA
300521	PTY LTD OWNER BUILDER	not shown at their request J & P FLEER	ALFRESCO SHED	9000 56	Location 355 Lot	CARBINE STREET	ORANA
300485	OWNER BUILDER	Mr R J & Mrs D E GOULD	GARAGE	86	Location 229 Lot	MINOR ROAD	ORANA
300556	OWNER BUILDER	T & MRS S E NOSTRINI	SHED	417-419	Location 231 Lot	ALBANY HIGHWAY	ORANA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
300555	WREN (WA) PTY LTD	Owner's Name & Address	DWELLING GARAGE &		Location 384 Lot	RICHARD STREET	ORANA
300486	OUTDOOR WORLD	not shown at their request Owner's Name & Address	RETAINING WALLS PATIO	191 72-152	Location	PRINCESS ROYAL DRIVE	PORT ALBANY
300551	DOWNRITE DEMOLITION	not shown at their request Owner's Name & Address	DEMOLITION OF		HARBOUR Lot 41 Location	BRUNSWICK ROAD	PORT ALBANY
300539	LINDA DEEGAN	not shown at their request MR W J & MRS L J A DEEGAN	WAREHOUSE TWO STOREY DWELLING		HARBOUR Lot 43 Location 49 Lot 305	ALBANY HIGHWAY	REDMOND
300515	OWNER BUILDER	MR S BARTLETT & MR C D &	SHED & CARPORT	123	Location 387 Lot	HOME ROAD	ROBINSON
300518	KOSTERS STEEL	MRS C A HAWKINS MR E J & MRS A P	CARPORT	18 326	Location 387 Lot	FRENCHMAN BAY ROAD	ROBINSON
300586	CONSTRUCTION PTY LTD OWNER BUILDER	CHAMPION MR G F LONG	COMPLETE UNFINISHED WORKS APPROVED UNDER BL 210803	51 380	Location 33 Lot	ROBINSON ROAD	ROBINSON
300482	CC GLIOSCA	ROMAN CATHOLIC BISHOP OF BUNBURY	TRADE TEACHING BUILDING & CLASSROOM	30	Location PL43 Lot	MARTIN ROAD	SPENCER PARK
300275	RYDE BUILDING	Owner's Name & Address	DWELLING	42	Location 42 Lot	MCWHAE DRIVE	SPENCER PARK
300336	COMPANY PTY LTD NEWMAN'S CONCRETE	not shown at their request L J HEWSON	RETAINING WALLS	666 4	Location 42 Lot 632	MCWHAE DRIVE	SPENCER PARK
300484	OWNER BUILDER	Owner's Name & Address	DECK	25	Location 42 Lot 7	MOKARE ROAD	SPENCER PARK
291107	OWNER BUILDER	not shown at their request Mr N F & Mrs R L BRITTON	CONVERT GARAGE TO HABITABLE ROOM & NEW CARPORT	23	Location 42 Lot 138	BELLINGHAM STREET	SPENCER PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
300348	SCOTT PARK HOMES GREAT SOUTHERN PTY LTD	Owner's Name & Address not shown at their request	DWELLING AND GARAGE	4	Location 42 Lot	MCWHAE DRIVE	SPENCER PARK
300496	RYDE BUILDING	Owner's Name & Address not shown at their request	DWELLING CARPORT &	57	Location 2480 Lot 632	SCRUB BIRD ROAD	TORNIRRUP
300509	COMPANY PTY LTD TECTONICS CONTRUCTIONS GROUP PTY LTD	Owner's Name & Address not shown at their request	ALFRESCO SHED	201 39	Location 392 Lot 5	MERCER ROAD	WALMSLEY
300497	RONALD WEIR	Owner's Name & Address not shown at their request	DWELLING ADDITIONS & CARPORT	314	Location 5498 Lot 2	CHESTER PASS ROAD	WALMSLEY
300506	OWNER BUILDER	CITY OF ALBANY	OFFICE VERANDAH & RAMP	39	Location 392 Lot 5	MERCER ROAD	WALMSLEY
300504	OWNER BUILDER	Owner's Name & Address	SHED WITH ABLUTIONS	39	Location 439 Lot	RIVERWOOD ROAD	WILLYUNG
300362	K & T CASTLEHOW	Owner's Name & Address not shown at their request	DWELLINGS ADDITIONS	735	Location 5127 234	CHESTER PASS ROAD	WILLYUNG
300477	BUILDERS RYDE BUILDING	Owner's Name & Address not shown at their request	DWELLING & VERANDAH	29	Location 439 Lot	RIVERWOOD ROAD	WILLYUNG
300502	COMPANY PTY LTD SCOTT PARK HOMES GREAT SOUTHERN PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE &	27	Location AT356 230	NOTLEY STREET	YAKAMIA
300505	RYDE BUILDING	Owner's Name & Address not shown at their request	ALFRESCO DWELLING GARAGE &	11	Location AT356 Lot 833	NOTLEY STREET	YAKAMIA
300274	COMPANY PTY LTD M & J WAUTERS INOMINEES PTY LTD	Owner's Name & Address not shown at their request	ALFRESCO MULTI-PURPOSE HALL	20	Location RES Lot 841	BETHEL WAY	YAKAMIA
300511	OUTDOOR WORLD	Owner's Name & Address THE BAPTIST UNION OF WA INCORPORATED	PATIO	47	Location AT221 44636 Lot 381	SYDNEY STREET	YAKAMIA
300492	T J BELL	Owner's Name & Address not shown at their request	RETAINING WALL	16	Location AT177 Lot 68	LESLIE STREET	YAKAMIA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
300475	GC EVANS	Owner's Name & Address	DWELLING GARAGE	12	Location 356 Lot	MEARS ROAD	YAKAMIA
300594	OWNER BUILDER	not shown at their request Owner's Name & Address	ALFRESCO SHED	29	.132 Location AT356	NOTLEY STREET	YAKAMIA
		not shown at their request			Lot 832		

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – June
Date : 1 July 2010

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of June 2010.
2. Within the period there was a total of thirty one (31) decisions made on active Planning Scheme Consents ;
 - Twenty six (26) Planning Scheme Consents approved under delegated authority;
 - Four (4) Planning Scheme Consents approved by Council;
 - One (1) Planning Scheme Consent withdrawn.



GS **Gayle Sargeant**
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for June 2010

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
105084	30/03/2010	Howard & Heaver Architects	Rowley Street	Albany	Single House - Additions	Delegate Approved	24/06/2010	Craig McMurtrie
105102	21/04/2010	J Delahunty	Serpentine Road	Albany	Holiday Accommodation	Delegate Approved	24/06/2010	Taylor Gunn
295380	14/12/2009	Kosters Steel Constructions	Franklin Court	Bayonet Head	Single House - Outbuilding (Overheight)	Delegate Approved	22/06/2010	Taylor Gunn
105080	26/03/2010	A Finlay	Frenchman Bay Road	Big Grove	Grouped Dwelling (1 plus existing)	Delegate Approved	17/06/2010	Jan van der Mescht
105073	18/03/2010	Wauters Enterprises Pty Ltd	Hercules Crescent	Centennial Park	Warehouse	Delegate Approved	1/06/2010	Taylor Gunn
105097	14/04/2010	L Wilkinson	Albany Highway	Centennial Park	Education Establishment	Delegate Approved	14/06/2010	Adrian Nicoll
295363	2/12/2009	Richard Szklarz Architects Pty Ltd	Hunter Street	Emu Point	Single Dwelling - design codes relaxation	Delegate Approved	24/06/2010	Tom Wenbourne
105040	11/02/2010	Larry Boston Design	Cull Road	Gledhow	Single House (Additions)	Withdrawn	18/06/2010	Tom Wenbourne
105138	2/06/2010	W O'Meara	Little Oxford Street	Gledhow	Single House (Outbuilding - Overheight)	Delegate Approved	25/06/2010	Taylor Gunn
105092	25/03/2010	City Of Albany	Chillinup Road	Gnowellen	Industry - Extractive (Gravel) - Front Setback Relaxation	Delegate Approved	16/06/2010	Taylor Gunn
105009	14/01/2010	WA Country Builders	La Perouse Road	Goode Beach	Single Dwelling	Delegate Approved	9/06/2010	Tom Wenbourne
295333	9/11/2009	K Wignall	Henty Road	Kalgan	Temporary conversion of portion of Shed to Residential Use	Approved	24/06/2010	Tom Wenbourne
105047	17/02/2010	C Pursey	Migo Place	Kronkup	Single House - Outbuilding	Delegate Approved	21/06/2010	Tom Wenbourne
105136	1/06/2010	Leimac Building Pty Ltd	Mason Road	Lange	Single House (Additions)	Delegate Approved	15/06/2010	Deb Delury

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
105075	23/03/2010	Public Ink - Albert Smith Signs Pty Ltd	Chester Pass Road	Lange	Pylon Sign (x1)	Delegate Approved	18/06/2010	Craig McMurtrie
105133	26/05/2010	Ayton Baesjou Planning	Adelaide Crescent	Middleton Beach	Single House - Additions and Change of Use (Holiday Accommodation x 2)	Delegate Approved	9/06/2010	Adrian Nicoll
105053	24/02/2010	F Flavel	Millbrook Road	Millbrook	Grouped Dwelling (x2) (additional dwelling to be located in south east of lot on Wilkinson Rd)	Delegate Approved	25/06/2010	Jan van der Mescht
295311	26/10/2009	J Shann	Stephen Street	Milpara	Unapproved structures and exceeds Outbuilding Policy	Approved	24/06/2010	Tom Wenbourne
105112	30/04/2010	G Forward	Hanson Street	Mira Mar	Grouped Dwellings x 2 (1 Existing)	Delegate Approved	10/06/2010	Tom Wenbourne
105041	12/02/2010	B Kidman	Champion Street	Mira Mar	Single House (side setback relaxation)	Delegate Approved	16/06/2010	Taylor Gunn
105058	26/02/2010	Concept Building Design & Drafting	Campbell Road	Mira Mar	Signs x 2	Delegate Approved	18/06/2010	Taylor Gunn
105131	25/05/2010	Ryde Building Company Pty Ltd	McLeod Street	Mira Mar	Single House - Design Code Relaxation - (overlooking boundary setback cut & fill in excess of 600mm)	Delegate Approved	29/06/2010	Taylor Gunn
105059	26/02/2010	Howard & Heaver Architects	Albany Highway	Mt Melville	Professional Office (Additions)	Delegate Approved	10/06/2010	Taylor Gunn
295250	3/09/2009	M Fitzgibbon	Yungup Road	Napier	Home Business (Steel Fabrication)	Delegate Approved	25/06/2010	Tom Wenbourne
105132	26/05/2010	R Lynn	Eden Road	Nullaki	Single House (Outbuilding)	Approved	24/06/2010	Tom Wenbourne
105078	23/03/2010	Concept Building Design & Drafting	Angove Road	Spencer Park	Grouped Dwelling (x2)	Delegate Approved	15/06/2010	Taylor Gunn
105109	28/04/2010	L Newman	McWhae Drive	Spencer Park	Single House - Design Rode Relaxation - Overlooking and Earthworks in excess 600mm - Retaining Walls	Delegate Approved	24/06/2010	Taylor Gunn

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
105135	27/05/2010	B Harvey	Riverwood Road	Willyung	Single House - Outbuilding (side setback relaxation)	Delegate Approved	17/06/2010	Taylor Gunn
105134	27/05/2010	K Castlehow	Chester Pass Road	Willyung	Single House - Additions	Delegate Approved	29/06/2010	Tom Wenbourne
105139	2/06/2010	Ryde Building Company Pty Ltd	Riverwood Road	Willyung	Single House (side setback relaxation)	Delegate Approved	29/06/2010	Taylor Gunn
295374	11/12/2009	C Hallett	Ulster Road	Yakamia	Home Business	Approved	15/06/2010	Tom Wenbourne

FILE: FIN029



DELEGATED AUTHORITY

Write-Offs

In accordance with the provisions of section 5.42 of the Local Government Act, the Chief Executive Officer sub-delegates to Pamela Wignall the power to exercise the following powers or duties:-

- (a) **To approve the writing off of penalty interest relating to rates payments to the value of \$476.29.**

Delegation Adopted: OCM 18.04.06 Item 12.2.3

Local Government Act, Section 3.58

Report Requirement: to Elected Members Report/Information Bulletin

In accordance with the above delegation I now wish to exercise this right by writing off the following small balances:

A100024	19 BOHEMIA ROAD YAKAMIA WA 6330	0.09
A100236	24 BOHEMIA ROAD YAKAMIA WA 6330	0.17
A100353	73 VANCOUVER STREET ALBANY WA 6330	0.12
A100385	75 VANCOUVER STREET ALBANY WA 6330	0.08
A100844	32 HOFRAD COURT YAKAMIA WA 6330	1.61
A100939	54 VANCOUVER STREET ALBANY WA 6330	0.89
A100993	13 HILLMAN STREET SPENCER PARK WA 6330	1.94
A101125	41 HOFRAD COURT YAKAMIA WA 6330	1.59
A101337	9 HOFRAD COURT YAKAMIA WA 6330	0.92
A101373	7 HOFRAD COURT YAKAMIA WA 6330	0.76
A10142	282 ROSEDALE ROAD BORNHOLM WA 6330	0.19
A101436	3 HOFRAD COURT YAKAMIA WA 6330	1.84
A101670	UNIT 24 46-48 VANCOUVER STREET ALBANY WA 6330	0.07
A102127	31 ANUAKA ROAD YAKAMIA WA 6330	0.67
A102488	90 HILLMAN STREET SPENCER PARK WA 6330	0.60
A102852	213 GREY STREET ALBANY WA 6330	0.24
A104216	62 ERINDALE COURT YAKAMIA WA 6330	1.27
A104509	5 VIEW STREET ALBANY WA 6330	1.67
A104806	44 BARNESBY DRIVE YAKAMIA WA 6330	0.85
A10516	15 BRASSEY STREET ELLEKER WA 6330	0.08
A105335	127 ANGOVE ROAD SPENCER PARK WA 6330	0.45
A105759	24 ANGOVE ROAD SPENCER PARK WA 6330	0.36
A106058	110 SOUTH COAST HIGHWAY ORANA WA 6330	0.07
A106062	10 CLIFF STREET ALBANY WA 6330	0.57

A106620	72 SOUTH COAST HIGHWAY ORANA WA 6330	0.33
A106832	13 MOKARE ROAD SPENCER PARK WA 6330	0.78
A107000	25 MOKARE ROAD SPENCER PARK WA 6330	0.40
A107028	41-47 COLLIE STREET ALBANY WA 6330	0.57
A107361	15 CANNING STREET ORANA WA 6330	0.89
A107442	8 BURVILLE STREET SPENCER PARK WA 6330	0.96
A107622	30 CANNING STREET ORANA WA 6330	0.41
A108250	55 PARADE STREET ALBANY WA 6330	0.68
A108331	51 MCKAIL STREET ORANA WA 6330	0.22
A108377	39 PARADE STREET ALBANY WA 6330	0.19
A108557	13 PARADE STREET ALBANY WA 6330	0.12
A108692	72-74 MCKAIL STREET ORANA WA 6330	0.19
A109185	14 LINDFIELD CRESCENT SPENCER PARK	0.09
A109266	20 LINDFIELD CRESCENT SPENCER PARK WA 6330	0.15
A109630	41 MELVILLE STREET ALBANY WA 6330	1.40
A109775	23 MELVILLE STREET ALBANY WA 6330	0.19
A109789	7 MINOR ROAD ORANA WA 6330	0.17
A110198	37 MINOR ROAD ORANA WA 6330	1.61
A110215	27 LINDFIELD CRESCENT SPENCER PARK WA 6330	0.57
A110639	452 PRINCESS ROYAL DRIVE MT MELVILLE WA 6330	0.17
A111352	5 TASSELL STREET SPENCER PARK WA 6330	0.07
A111708	13 NESBITT ROAD SPENCER PARK WA 6330	0.39
A111875	54 ROBINSON ROAD MT ELPHINSTONE WA 6330	1.57
A112057	86 KATOOMBA STREET ORANA WA 6330	0.53
A112089	59 ELPHINSTONE ROAD MT ELPHINSTONE WA 6330	0.54
A112124	19 REIDY DRIVE SPENCER PARK WA 6330	0.04
A112188	74 KATOOMBA STREET ORANA WA 6330	0.01
A112219	70 KATOOMBA STREET ORANA WA 6330	0.45
A112241	27 REIDY DRIVE SPENCER PARK WA 6330	0.65
A112273	27 WARE ROAD MT ELPHINSTONE WA 6330	0.15
A112629	34 KATOOMBA STREET ORANA WA 6330	1.71
A112732	83 CAMPBELL ROAD SPENCER PARK WA 6330	0.73
A112750	155 SERPENTINE ROAD ALBANY WA 6330	0.88
A112863	63 CAMPBELL ROAD SPENCER PARK WA 6330	0.72
A113112	203-205 SERPENTINE ROAD MT MELVILLE WA 6330	0.09
A113207	26 PARK ROAD SPENCER PARK WA 6330	0.17
A113289	13 CARBINE STREET ORANA WA 6330	1.38
A113473	27 CARBINE STREET ORANA WA 6330	1.78
A113504	337 SERPENTINE ROAD MT MELVILLE WA 6330	0.55
A113554	33 CARBINE STREET ORANA WA 6330	1.57
A113621	37 CARBINE STREET ORANA WA 6330	0.57
A114425	24 CARBINE STREET ORANA WA 6330	0.49
A114493	20 CARBINE STREET ORANA WA 6330	0.66
A114510	2 SHERRATT STREET MT MELVILLE WA 6330	1.20
A114803	7 FLEMINGTON STREET ORANA WA 6330	1.54
A115067	25 FLEMINGTON STREET ORANA WA 6330	0.60
A115512	36 FLEMINGTON STREET ORANA WA 6330	0.60
A115657	26 FLEMINGTON STREET ORANA WA 6330	0.10
A115990	3 ABERCORN STREET ORANA WA 6330	0.30
A116019	42 DRUMMOND STREET LOCKYER WA 6330	1.70
A116267	25 ABERCORN STREET ORANA WA 6330	1.37
A116320	29 ABERCORN STREET ORANA WA 6330	0.49
A116776	22 ABERCORN STREET ORANA WA 6330	0.44
A117485	15 PREISS STREET LOCKYER WA 6330	1.94

A117502	36 ULSTER ROAD SPENCER PARK WA 6330	1.93
A117601	4 LE GRANDE AVENUE ORANA WA 6330	0.03
A117651	31 PREISS STREET LOCKYER WA 6330	1.37
A117679	43 DISCOVERY DRIVE SPENCER PARK WA 6330	1.00
A117746	36 SIMS STREET LOCKYER WA 6330	0.06
A117926	24 SIMS STREET LOCKYER WA 6330	1.20
A118095	411 ALBANY HIGHWAY ORANA WA 6330	0.95
A118405	23 SIMS STREET LOCKYER WA 6330	0.85
A118851	34 ADMIRAL STREET LOCKYER WA 6330	0.27
A119079	30 PREMIER CIRCLE SPENCER PARK WA 6330	0.48
A120294	42 TOWNSEND STREET LOCKYER WA 6330	0.06
A120604	59 CHESTER PASS ROAD ORANA WA 6330	1.14
A121034	114-126 CUMING ROAD LOCKYER WA 6330	0.52
A121101	10 SUSAN COURT YAKAMIA WA 6330	0.24
A121737	UNIT 8 30-48 PIONEER ROAD CENTENNIAL PARK WA 6330	1.95
A121769	UNIT 9 30-48 PIONEER ROAD CENTENNIAL PARK WA 6330	1.43
A121872	11 SINCLAIR STREET LOCKYER WA 6330	0.72
A122036	17 LAKE SEPPINGS DRIVE MIDDLETON BEACH WA 6330	0.01
A122054	13 BROUGHTON STREET ORANA WA 6330	0.07
A122086	18 SINCLAIR STREET LOCKYER WA 6330	0.14
A122676	21 CLIFTON STREET LOCKYER WA 6330	0.06
A123529	26 TURNER STREET ORANA WA 6330	0.79
A123713	21 HEWETT RISE SPENCER PARK WA 6330	0.27
A124175	34 PREMIER CIRCLE SPENCER PARK WA 6330	0.32
A124599	41 PARKER STREET LOCKYER WA 6330	0.14
A124751	53 PARKER STREET LOCKYER WA 6330	0.20
A124909	65 PARKER STREET LOCKYER WA 6330	0.84
A124981	14 SIERRA CRESCENT ORANA WA 6330	0.10
A125050	20 SIERRA CRESCENT ORANA WA 6330	0.65
A125181	21 SALVADO ROAD ORANA WA 6330	0.34
A125325	38 SIERRA CRESCENT ORANA WA 6330	0.98
A125870	43 GRANADA CRESCENT ORANA WA 6330	0.03
A125915	74-76 SIERRA CRESCENT ORANA WA 6330	0.32
A126020	155 MIDDLETON ROAD MT CLARENCE WA 6330	1.12
A126296	15 SUSAN COURT YAKAMIA WA 6330	0.10
A12669	22 KARRAKATTA ROAD GOODE BEACH WA 6330	1.42
A126737	9A VALENCIA CLOSE ORANA WA 6330	0.07
A127450	41 DROME ROAD ORANA WA 6330	0.10
A127630	127 SOUTH COAST HIGHWAY LOCKYER WA 6330	0.07
A127761	UNIT 15 49-71 LION STREET CENTENNIAL PARK WA 6330	1.15
A128137	24 MCKEOWN AVENUE LOCKYER WA 6330	0.81
A128501	16 LORENZO WAY ORANA WA 6330	0.27
A128664	UNIT 48 30-48 PIONEER ROAD CENTENNIAL PARK WA 6330	1.24
A129094	9A SEVILLE WAY ORANA WA 6330	0.07
A129111	15A MELVILLE STREET ALBANY WA 6330	0.25
A129161	13 SEVILLE WAY ORANA WA 6330	0.01
A129260	17 SEVILLE WAY ORANA WA 6330	0.76
A129391	UNIT 7 290 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.15
A129472	18 ROBERT STREET MT CLARENCE WA 6330	0.16
A12984	10 RUNNYMEDE STREET GOODE BEACH WA 6330	0.98
A12998	7 LA PEROUSE ROAD GOODE BEACH WA 6330	1.36
A13003	52 KARRAKATTA ROAD GOODE BEACH WA 6330	0.21
A130142	77 MERMAID AVENUE EMU POINT WA 6330	0.08
A130368	224 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.39

A130372	222 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.39
A130548	210 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	1.83
A130665	46 MINOR ROAD ORANA WA 6330	0.03
A131801	UNIT 17 161 MIDDLETON ROAD MT CLARENCE WA 6330	0.14
A131928	UNIT 1 153 MIDDLETON ROAD MT CLARENCE WA 6330	1.42
A132001	15 MUDGE RETREAT SPENCER PARK WA 6330	1.02
A132457	115 MIDDLETON ROAD MIDDLETON BEACH WA 6330	0.11
A13265	46 KARRAKATTA ROAD GOODE BEACH WA 6330	1.47
A133625	26 ARDROSS CRESCENT COLLINGWOOD PARK WA 6330	0.71
A133837	2 FLINDERS PARADE MIDDLETON BEACH WA 6330	0.06
A133891	18 ADELAIDE CRESCENT MIDDLETON BEACH WA 6330	0.05
A13413	2 FYND STREET GOODE BEACH WA 6330	1.36
A134190	29 ARDROSS CRESCENT COLLINGWOOD PARK WA 6330	0.79
A134762	29 BERESFORD STREET MIRA MAR WA 6330	1.87
A135142	104 MIDDLETON ROAD MIDDLETON BEACH WA 6330	0.04
A135241	16 CORDOBA WAY ORANA WA 6330	1.03
A13530	23 ST GEORGE'S CRESCENT GOODE BEACH WA 6330	0.01
A135403	27 BEAUFORT ROAD YAKAMIA WA 6330	0.17
A135584	39-41 BEAUFORT ROAD YAKAMIA WA 6330	0.01
A13580	12 CALEDONIA CRESCENT GOODE BEACH WA 6330	0.01
A135994	13 PARK ROAD SPENCER PARK WA 6330	0.18
A136455	18 CLIFTON STREET LOCKYER WA 6330	1.06
A137065	10 FREDERICK STREET ALBANY WA 6330	0.94
A137295	1 HALL RISE YAKAMIA WA 6330	1.08
A137817	49 SUSAN COURT YAKAMIA WA 6330	0.21
A138251	370 SERPENTINE ROAD MT MELVILLE WA 6330	1.26
A13841	8 CALEDONIA CRESCENT GOODE BEACH WA 6330	1.05
A13887	2 ROSSITER ROAD GOODE BEACH WA 6330	1.25
A138873	20 VIVIAN CRESCENT LOCKYER WA 6330	0.23
A138986	61 BURGEOYNE ROAD PORT ALBANY WA 6330	0.09
A139055	10 DRUMMOND STREET LOCKYER WA 6330	0.17
A139221	10 LAMBERT STREET LOCKYER WA 6330	0.04
A139352	15 VIVIAN CRESCENT LOCKYER WA 6330	0.72
A139627	106-108 LOCKYER AVENUE CENTENNIAL PARK WA 6330	0.89
A140347	130 BURGEOYNE ROAD ALBANY WA 6330	0.09
A140559	UNIT 12 50-56 CAMPBELL ROAD MIRA MAR WA 6330	0.59
A140612	91-93 EARL STREET ALBANY WA 6330	0.64
A140919	22 BLUFF STREET MIRA MAR WA 6330	0.07
A140937	35 EARL STREET ALBANY WA 6330	1.47
A141484	28 BLUFF STREET MIRA MAR WA 6330	0.33
A141709	1 STEELS WAY SPENCER PARK WA 6330	0.67
A141763	15 CHAMPION STREET MIRA MAR WA 6330	0.03
A141844	8 LARKINS GROVE SPENCER PARK WA 6330	0.05
A142517	156 ULSTER ROAD SPENCER PARK WA 6330	0.01
A142652	170 ULSTER ROAD SPENCER PARK WA 6330	1.07
A142800	62-64 EARL STREET ALBANY WA 6330	0.04
A143474	80 SEYMOUR STREET MIRA MAR WA 6330	0.11
A143492	65 SEYMOUR STREET MIRA MAR WA 6330	0.17
A143820	73 SEYMOUR STREET MIRA MAR WA 6330	1.52
A144561	UNIT 6 5 BLUFF STREET MIRA MAR WA 6330	0.96
A144818	10 GREENSHIELDS STREET MIRA MAR WA 6330	0.01
A145234	21 TAYLOR STREET MIRA MAR WA 6330	0.41
A145333	15 TAYLOR STREET MIRA MAR WA 6330	0.51
A145838	303-305 EMU POINT DRIVE COLLINGWOOD PARK WA 6330	0.95

A145905	8 STEWART STREET MIRA MAR WA 6330	0.85
A146759	13 HOPE STREET COLLINGWOOD PARK WA 6330	0.47
A146781	11 HOPE STREET COLLINGWOOD PARK WA 6330	1.02
A147454	65 DREW STREET MIRA MAR WA 6330	0.14
A147503	11 STEWART STREET MIRA MAR WA 6330	1.97
A147571	9 STEWART STREET MIRA MAR WA 6330	0.86
A147620	64 DREW STREET SEPPINGS WA 6330	0.41
A147747	6 MCLEOD STREET MIRA MAR WA 6330	0.10
A14780	579 ALBANY HIGHWAY MCKAIL WA 6330	0.46
A148208	140-144 YORK STREET ALBANY WA 6330	1.59
A148424	15 DRUMMOND STREET LOCKYER WA 6330	0.01
A14857	4 HAKEA COURT COLLINGWOOD HEIGHTS WA 6330	0.27
A148866	4 SCOTT CLOSE LOCKYER WA 6330	0.25
A149511	4 ARDROSS CRESCENT COLLINGWOOD PARK WA 6330	0.60
A149575	86 ABERDEEN STREET ALBANY WA 6330	0.50
A149971	UNIT 2 11 WOLLASTON ROAD MIDDLETON BEACH WA 6330	0.37
A150033	UNIT 3 11 WOLLASTON ROAD MIDDLETON BEACH WA 6330	0.37
A150641	UNIT 4 68 FREDERICK STREET ALBANY WA 6330	1.57
A150849	UNIT 1 52 SPENCER STREET ALBANY WA 6330	0.04
A150902	UNIT 2 52 SPENCER STREET ALBANY WA 6330	0.04
A150966	UNIT 3 52 SPENCER STREET ALBANY WA 6330	0.04
A151427	5 DEACON CREST YAKAMIA WA 6330	0.18
A151544	6 JULIA LANE YAKAMIA WA 6330	0.93
A151986	88 SPENCER STREET ALBANY WA 6330	1.52
A152190	37 NELSON STREET MIRA MAR WA 6330	0.64
A152320	155 ULSTER ROAD YAKAMIA WA 6330	0.84
A152352	153 ULSTER ROAD YAKAMIA WA 6330	0.27
A152370	10 HUNTER STREET EMU POINT WA 6330	0.24
A152744	UNIT 1 134 BRUNSWICK ROAD ALBANY WA 6330	0.09
A152780	17 NELSON STREET MIRA MAR WA 6330	0.45
A152857	UNIT 1 37 MERMAID AVENUE EMU POINT WA 6330	0.50
A152861	UNIT 1 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.66
A152910	UNIT 3 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A152974	UNIT 5 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153007	UNIT 6 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153075	UNIT 8 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153106	UNIT 9 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153192	UNIT 12 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153223	UNIT 13 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153255	UNIT 14 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153403	UNIT 19 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153435	UNIT 20 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153467	UNIT 21 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153499	UNIT 22 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153552	UNIT 24 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153584	UNIT 25 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.40
A153615	UNIT 26 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.50
A153647	UNIT 27 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.50
A153679	UNIT 28 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.50
A153732	UNIT 30 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.73
A153764	UNIT 31 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.86
A153796	UNIT 32 212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	0.60
A154324	65 HILL STREET ALBANY WA 6330	0.51
A15435	262 ROBINSON ROAD ROBINSON WA 6330	0.55

A154423	48 NELSON STREET MIRA MAR WA 6330	0.35
A154469	3 JACKSON STREET EMU POINT WA 6330	0.01
A154617	39 HILL STREET ALBANY WA 6330	1.20
A155029	2-6 BIRSS STREET EMU POINT WA 6330	0.31
A155475	18 ANDERSON PLACE MIRA MAR WA 6330	0.01
A156021	5 BERESFORD STREET MIRA MAR WA 6330	1.47
A156233	34 MCLEOD STREET MIRA MAR WA 6330	0.12
A15629	31 QUEEN STREET LITTLE GROVE WA 6330 31	0.71
A156364	UNIT 2 7 FINLAY STREET ALBANY WA 6330	0.23
A156562	13 KEYSER ROAD SEPPINGS WA 6330	1.21
A15700	93 PRINCESS AVENUE TORNDIRUP WA 6330	0.01
A157302	13 TOMLINSON CRESCENT SPENCER PARK WA 6330	0.50
A157320	3 EARL LANE ALBANY WA 6330	1.06
A157451	4-6 MOUNT STREET PORT ALBANY WA 6330	0.59
A15778	154 BAY VIEW DRIVE LITTLE GROVE WA 6330	0.27
A158156	26 SHORTS PLACE MIRA MAR WA 6330	0.04
A158291	20 STIRLING TERRACE ALBANY WA 6330	0.54
A158782	17 SANFORD ROAD CENTENNIAL PARK WA 6330	0.26
A159081	35 SANFORD ROAD CENTENNIAL PARK WA 6330	0.13
A159487	13 BALSTON ROAD GLEDHOW WA 6330	0.47
A160521	LOT 13 ALBANY HIGHWAY WILLYUNG WA 6330	0.61
A161000	57 KAMPONG ROAD YAKAMIA WA 6330	0.01
A161262	812 REDMOND WEST ROAD REDMOND WEST WA 6327	0.81
A161753	81-89 PROUDLOVE PARADE ALBANY WA 6330	0.82
A161929	4B WITTENOOM STREET MIDDLETON BEACH WA 6330	0.62
A162183	59 BUTTS ROAD YAKAMIA WA 6330	0.27
A16225	75 GREEN ISLAND CRESCENT BAYONET HEAD WA 6330	0.95
A162953	198 LINK ROAD MARBELUP WA 6330	0.37
A163234	1 FREEMAN CLOSE BAYONET HEAD WA 6330	0.03
A163608	35 REGENT STREET GLEDHOW WA 6330	0.64
A164565	28B MCLEOD STREET MIRA MAR WA 6330	0.70
A165193	22 REGENT STREET GLEDHOW WA 6330	0.67
A165238	16 MERLIN ROAD COLLINGWOOD HEIGHTS WA 6330	1.14
A165472	16 TODD ROAD MCKAIL WA 6330	0.32
A165535	17 BRADY CORNER MCKAIL WA 6330	0.67
A165850	39 BARRY COURT COLLINGWOOD PARK WA 6330	0.52
A166159	1 CHAUNCY WAY SPENCER PARK WA 6330	0.13
A166555	57 BARRY COURT COLLINGWOOD PARK WA 6330	0.48
A166717	1 COPAL ROAD WILLYUNG WA 6330	0.72
A166870	12 FORSYTH GLADE KRONKUP WA 6330	0.14
A166983	115 BAY VIEW DRIVE LITTLE GROVE WA 6330	1.00
A167660	122 ELIZABETH STREET BAYONET HEAD WA 6330	0.58
A167755	21 MONCRIEFF ROAD MCKAIL WA 6330	0.01
A167917	67 MCGONNELL ROAD MCKAIL WA 6330	1.06
A168400	31 DELORAINIE DRIVE WARRENUP WA 6330	0.12
A16847	533 ALBANY HIGHWAY MCKAIL WA 6330	0.02
A168513	17 WELLINGTON STREET MT MELVILLE WA 6330	0.27
A168658	69 DROME ROAD MCKAIL WA 6330	0.55
A169137	176A LOWER KING ROAD BAYONET HEAD WA 6330	1.24
A16928	35 PEPPERMINT DRIVE WARRENUP WA 6330	0.80
A169402	UNIT 3 82 COLLIE STREET ALBANY WA 6330	0.78
A169452	23 INNES STREET ALBANY WA 6330	1.22
A169470	UNIT 2 18 MIDDLETON ROAD MIDDLETON BEACH WA 6330	0.36
A169501	UNIT 1 11B WELLINGTON STREET MT MELVILLE WA 6330	0.95

A16964	9 BORONIA AVENUE COLLINGWOOD HEIGHTS WA 6330	0.04
A169682	408 EDEN ROAD YOUNGS SIDING WA 6330	0.41
A169812	UNIT 2 102 HARDIE ROAD SPENCER PARK WA 6330	0.11
A170122	17 TODD ROAD MCKAIL WA 6330	0.01
A170550	828 GNOWELLEN ROAD WELLSTEAD WA 6328	0.63
A170564	4369 CHILLINUP ROAD KOJANEERUP SOUTH WA 6328	0.79
A170708	165 GREY STREET ALBANY WA 6330	0.05
A171025	21 ROBERT STREET MT CLARENCE WA 6330	0.01
A171390	LOT 3 REDMOND WEST ROAD REDMOND WEST WA 6327	0.06
A172059	62A STEAD ROAD CENTENNIAL PARK WA 6330	0.80
A172437	109 CHAUNCY WAY SPENCER PARK WA 6330	0.46
A172554	14 MCWHAE DRIVE SPENCER PARK WA 6330	0.68
A172649	76 DROME ROAD MCKAIL WA 6330	0.18
A172653	78 DROME ROAD MCKAIL WA 6330	0.10
A173097	17 NAMBUCCA RISE LOWER KING WA 6330	1.84
A173128	34B BUTTS ROAD YAKAMIA WA 6330	0.41
A173489	126 CHESTER PASS ROAD LANGE WA 6330	0.04
A175960	34A CLIFF STREET ALBANY WA 6330	0.08
A176124	94 ULSTER ROAD SPENCER PARK WA 6330	0.56
A176679	88 GREGORY DRIVE MCKAIL WA 6330	0.12
A176859	2 ASHKEY BOULEVARD YAKAMIA WA 6330	0.13
A177112	65 TARGET ROAD YAKAMIA WA 6330	0.30
A177324	40 RADIATA DRIVE MCKAIL WA 6330	0.47
A177617	29 RANDELL CRESCENT WARRENUP WA 6330	0.24
A177649	25 EARL STREET ALBANY WA 6330	0.27
A17768	4 REGENT STREET GLEDHOW WA 6330	0.16
A177914	UNIT 18 256 COSY CORNER ROAD KRONKUP WA 6330	0.08
A17835	71 FRANCIS STREET LOWER KING WA 6330	0.20
A178966	14 ALBATROSS DRIVE BAYONET HEAD WA 6330	0.87
A179120	26A BLUFF STREET MIRA MAR WA 6330	0.33
A179148	55 COPAL ROAD WILLYUNG WA 6330	0.42
A179413	32B BUTTS ROAD YAKAMIA WA 6330	0.39
A179427	32A BUTTS ROAD YAKAMIA WA 6330	0.12
A179841	8 CLINT TERRACE SPENCER PARK WA 6330	0.13
A180048	422 ALBANY HIGHWAY ORANA WA 6330	0.17
A180052	29 STEPHEN STREET MILPARA WA 6330	0.51
A180165	31 MCWHAE DRIVE SPENCER PARK WA 6330	0.17
A18053	585 ALBANY HIGHWAY MCKAIL WA 6330	1.52
A181220	122 BAYONET HEAD ROAD BAYONET HEAD WA 6330	1.82
A181298	20 ALEXANDER STREET CENTENNIAL PARK WA 6330	1.13
A181333	15 LANCE STREET MILPARA WA 6330	1.07
A181676	11 BOTTRELL CLOSE WARRENUP WA 6330	0.47
A181761	18 CLEAVE CLOSE MCKAIL WA 6330	1.27
A181824	9 CRISPE WAY MCKAIL WA 6330	0.43
A181987	UNIT 2 45 PREMIER CIRCLE SPENCER PARK WA 6330	0.74
A182038	UNIT 7 45 PREMIER CIRCLE SPENCER PARK WA 6330	1.37
A182042	UNIT 6 45 PREMIER CIRCLE SPENCER PARK WA 6330	1.95
A182501	38B LA PEROUSE ROAD GOODE BEACH WA 6330	0.67
A182565	25 OYSTER HEIGHTS BAYONET HEAD WA 6330	0.70
A18283	79 FEDERAL STREET MCKAIL WA 6330	0.02
A182844	35 GREENWOOD DRIVE WILLYUNG WA 6330	1.96
A182880	50 WILLYUNG ROAD WILLYUNG WA 6330	0.01
A183026	11 LUNAR RISE MCKAIL WA 6330	0.12
A183418	46 PARMELIA WAY MCKAIL WA 6330	1.13

A183981	26 LEONORA STREET YAKAMIA WA 6330	0.20
A184163	2B ANZAC ROAD MIRA MAR WA 6330	0.24
A184456	45 BAKER STREET NORTH LOWER KING WA 6330	0.23
A184492	15 MIRA MAR ROAD MIRA MAR WA 6330	1.36
A185020	14 PLUTO RISE MCKAIL WA 6330	0.94
A185052	20 PLUTO RISE MCKAIL WA 6330	1.09
A185543	23 SHORTS PLACE MIRA MAR WA 6330	1.03
A185791	25 LA PEROUSE COURT GOODE BEACH WA 6330	0.32
A18594	5 MIDDLE STREET GLEDHOW WA 6330	0.15
A185985	7 PONY CLUB ROAD WILLYUNG WA 6330	0.05
A186004	50 MORILLA ROAD LOWER KING WA 6330	0.69
A186270	5 WATERS ROAD BAYONET HEAD WA 6330	0.29
A186383	65 LANCASTER ROAD MCKAIL WA 6330	0.13
A186509	53 GREENWOOD DRIVE WILLYUNG WA 6330	0.44
A186527	41 KELTY VIEW WILLYUNG WA 6330	0.80
A187105	101 DELORAINE DRIVE WARRENUP WA 6330	0.13
A187565	124 ANGOVE ROAD SPENCER PARK WA 6330	0.75
A187795	82 LA PEROUSE ROAD GOODE BEACH WA 6330	1.63
A18788	16 EVANS ROAD BAYONET HEAD WA 6330	1.29
A187907	UNIT 2 19 FLINDERS PARADE MIDDLETON BEACH WA 6330	1.82
A187975	4 DANIELS CLOSE LOWER KING WA 6330	0.01
A188076	67 EDEN ROAD YOUNGS SIDING WA 6330	0.25
A188242	LOT 1 MITCHELL ROAD KRONKUP WA 6330	0.17
A188620	LOT 104 CHURCHLANE ROAD KALGAN WA 6330	1.28
A188896	3 ETHEREAL DRIVE MCKAIL WA 6330	1.55
A188931	11 ETHEREAL DRIVE MCKAIL WA 6330	0.47
A189032	4 AURORA RISE MCKAIL WA 6330	0.72
A189569	1145 PALMDALE ROAD PALMDALE WA 6328	0.25
A189686	2A WOODERSON VIEW SPENCER PARK WA 6330	0.45
A190126	86 ANGOVE ROAD SPENCER PARK WA 6330	0.20
A190671	140 ANGOVE ROAD SPENCER PARK WA 6330	1.32
A19069	12 STEPHEN STREET MILPARA WA 6330	1.43
A191097	19 MADDISON WAY BAYONET HEAD WA 6330	1.46
A191312	103 GREGORY DRIVE MCKAIL WA 6330	0.10
A19136	38 LANCASTER ROAD MCKAIL WA 6330	1.23
A191461	11 AGONIS GARDENS YAKAMIA WA 6330	0.06
A191510	1 AGONIS GARDENS YAKAMIA WA 6330	0.12
A191740	12 GRANDIS WAY YAKAMIA WA 6330	0.26
A191867	13 SCORPIO DRIVE MCKAIL WA 6330	1.89
A191952	31 SCORPIO DRIVE MCKAIL WA 6330	0.77
A192116	22 SCORPIO DRIVE MCKAIL WA 6330	0.57
A192152	14 SCORPIO DRIVE MCKAIL WA 6330	0.75
A192184	8 SCORPIO DRIVE MCKAIL WA 6330	1.92
A192233	23 ETHEREAL DRIVE MCKAIL WA 6330	0.61
A192328	37 WARRENUP PLACE WARRENUP WA 6330	0.13
A192364	49 WARRENUP PLACE WARRENUP WA 6330	1.37
A192431	11 MENEGOLA DRIVE WARRENUP WA 6330	0.75
A192481	12 MENEGOLA DRIVE WARRENUP WA 6330	0.12
A192558	326 BON ACCORD ROAD LOWER KING WA 6330	0.23
A192968	61B STEAD ROAD CENTENNIAL PARK WA 6330	1.18
A19370	2 CHARLES STREET MILPARA WA 6330	1.55
A194106	40 SCORPIO DRIVE MCKAIL WA 6330	0.24
A194110	4 METEOR LANE MCKAIL WA 6330	0.76
A19429	38 MANLEY CRESCENT COLLINGWOOD HEIGHTS WA 6330	0.47

A19433	44 BARRASS ROAD LITTLE GROVE WA 6330	0.04
A194534	111 LAKE SAIDE NORTH ROAD YOUNGS SIDING WA 6330	1.69
A194764	483 LOWER KING ROAD LOWER KING WA 6330	0.36
A194778	485 LOWER KING ROAD LOWER KING WA 6330	0.11
A194796	10 RAE ROAD LOWER KING WA 6330	0.49
A194908	27 MINNA STREET CENTENNIAL PARK WA 6330	1.63
A195766	44 WOLLASTON ROAD MIRA MAR WA 6330	0.32
A196083	26 HENLEY GROVE MIRA MAR WA 6330	0.63
A196196	19 HENLEY GROVE MIRA MAR WA 6330	0.13
A196227	15 FYND STREET GOODE BEACH WA 6330	0.04
A196524	UNIT 2 57 COCKBURN ROAD MIRA MAR WA 6330	0.10
A196786	3 NEMCIA CLOSE YAKAMIA WA 6330	0.81
A196885	LOT 102 RIVERSIDE ROAD KALGAN WA 6330	0.92
A196934	LOT 152 HENTY ROAD KALGAN WA 6330	0.70
A196998	74 CLYDESDALE ROAD MCKAIL WA 6330	0.36
A197021	80 CLYDESDALE ROAD MCKAIL WA 6330	0.12
A197314	3 STODDART CORNER MCKAIL WA 6330	0.75
A197382	4 STODDART CORNER MCKAIL WA 6330	0.10
A197459	18 STODDART CORNER MCKAIL WA 6330	1.67
A197477	22 STODDART CORNER MCKAIL WA 6330	0.37
A197530	65 ADELAIDE STREET MILPARA WA 6330	0.26
A197607	17 LEONORA STREET YAKAMIA WA 6330	0.67
A198370	52 PEGASUS BOULEVARD MCKAIL WA 6330	0.12
A198712	98B GREGORY DRIVE MCKAIL WA 6330	0.50
A198942	6 MIRA MAR ROAD MIRA MAR WA 6330	0.13
A199061	78 MINOR ROAD ORANA WA 6330	0.04
A199386	21 HILLVIEW RISE LOWER KING WA 6330	1.93
A199449	Lot 7 HILLVIEW RISE LOWER KING WA 6330	0.13
A199467	LOT 13 RIVERVALE CHASE LOWER KING WA 6330	0.02
A199601	2 DEBORAH COURT COLLINGWOOD HEIGHTS WA 6330	0.12
A199647	37B HILLMAN STREET SPENCER PARK WA 6330	1.32
A199732	11A MCGONNELL ROAD MCKAIL WA 6330	0.87
A199746	9B MCGONNELL ROAD MCKAIL WA 6330	0.15
A199750	9A MCGONNELL ROAD MCKAIL WA 6330	0.09
A199809	5 ORION AVENUE MCKAIL WA 6330	0.13
A199813	7 ORION AVENUE MCKAIL WA 6330	0.12
A200129	LOT 149 ROCK CLIFF CIRCLE NULLAKI WA 6330	1.04
A200250	9 HUME CORNER YAKAMIA WA 6330	0.13
A200705	18A LURLINE STREET ORANA WA 6330	0.14
A200755	56 MCKAIL STREET ORANA WA 6330	1.42
A200769	Unit 1 12 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200773	Unit 2 12 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200787	Unit 3 12 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200791	Unit 4 12 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200804	Unit 5 12 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200818	Unit 6 12 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200822	Unit 7 12 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200836	UNIT 6 8 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200840	UNIT 5 8 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200854	UNIT 4 8 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200868	UNIT 3 8 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200872	UNIT 2 8 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A200886	UNIT 1 8 BARNESBY DRIVE YAKAMIA WA 6330	0.40
A201022	56 PEGASUS BOULEVARD MCKAIL WA 6330	0.13

A201153	53 ORION AVENUE MCKAIL WA 6330	0.12
A20117	4 LOUND STREET BAYONET HEAD WA 6330	1.78
A201220	71 PEGASUS BOULEVARD MCKAIL WA 6330	0.71
A201284	65 PEGASUS BOULEVARD MCKAIL WA 6330	0.29
A202448	31 REDGUM TRAIL MARBELUP WA 6330	0.11
A20248	32 MCKENZIE DRIVE LOWER KING WA 6330	0.16
A20270	62 OLD ELLEKER ROAD GLEDHOW WA 6330	1.81
A203224	27 WATERS ROAD BAYONET HEAD WA 6330	1.25
A203242	23 WATERS ROAD BAYONET HEAD WA 6330	0.30
A204046	23 NORWOOD ROAD LOWER KING WA 6330	0.80
A204163	Lot 154 WALFORD ROAD KALGAN WA 6330	0.40
A20428	32 SILVER STREET MCKAIL WA 6330	0.94
A204280	BAY VIEW DRIVE LITTLE GROVE WA 6330	0.16
A204357	28 RICHARD STREET MILPARA WA 6330	0.97
A20446	644 LOWER KING ROAD LOWER KING WA 6330	0.01
A204505	320 BON ACCORD ROAD LOWER KING WA 6330	0.19
A204721	ROBERTS ROAD ROBINSON WA 6330	0.44
A204915	27 BARFLEUR PLACE MARBELUP WA 6330	1.48
A204951	LOT 42 BARFLEUR PLACE MARBELUP WA 6330	0.64
A204965	LOT 43 LAITHWOOD CIRCUIT MARBELUP WA 6330	0.14
A205638	23 RIVERWOOD ROAD WILLYUNG WA 6330	0.10
A205769	17 FOREST COURT KRONKUP WA 6330	0.19
A205967	UNIT 1 5 TARGET ROAD YAKAMIA WA 6330	0.11
A206036	19A COOGEE STREET MILPARA WA 6330	1.01
A206068	89B CULL ROAD GLEDHOW WA 6330	1.09
A206072	35 MONCRIEFF ROAD MCKAIL WA 6330	0.19
A206086	31 MONCRIEFF ROAD MCKAIL WA 6330	0.15
A206149	19 MANYAT PLACE KING RIVER WA 6330	0.09
A206383	162 SERPENTINE ROAD MT MELVILLE WA 6330	0.90
A206397	2 ELEANOR STREET MT MELVILLE WA 6330	1.10
A206531	UNIT 8 69 STEAD ROAD CENTENNIAL PARK WA 6330	1.22
A206757	UNIT 4 41 SHELLEY BEACH ROAD KRONKUP WA 6330	0.87
A206838	LOT 307 BUSHBY ROAD LOWER KING WA 6330	1.59
A20707	29 BORONIA AVENUE COLLINGWOOD HEIGHTS WA 6330	0.09
A207844	7 MERRIFIELD STREET MILPARA WA 6330	0.61
A207894	LOT 84 COPAL ROAD WILLYUNG WA 6330	0.12
A207907	LOT 85 COPAL ROAD WILLYUNG WA 6330	0.12
A208026	27 MEANANGER CRESCENT BAYONET HEAD WA 6330	0.10
A208030	29 MEANANGER CRESCENT BAYONET HEAD WA 6330	0.23
A208044	31 MEANANGER CRESCENT BAYONET HEAD WA 6330	0.10
A208210	UNIT 2 182-184 MIDDLETON ROAD MIRA MAR WA 6330	1.31
A208238	UNIT 7 182-184 MIDDLETON ROAD MIRA MAR WA 6330	0.66
A208242	UNIT 8 182-184 MIDDLETON ROAD MIRA MAR WA 6330	1.08
A208698	30 GERDES WAY MCKAIL WA 6330	0.31
A208729	24 GERDES WAY MCKAIL WA 6330	0.37
A208931	LOT 211 BON ACCORD ROAD KALGAN WA 6330	0.57
A209280	UNIT 1 234-238 STIRLING TERRACE ALBANY WA 6330	0.02
A209767	15A SHERRATT STREET MT MELVILLE WA 6330	0.03
A209933	60 LANCASTER ROAD MCKAIL WA 6330	1.33
A210126	1-3 GREENSHIELDS STREET MIRA MAR WA 6330	0.80
A210306	41 KATOOMBA STREET ORANA WA 6330	0.07
A210310	41A KATOOMBA STREET ORANA WA 6330	0.11
A210405	53 SCORPIO DRIVE MCKAIL WA 6330	0.01
A210879	4 BERLINER STREET BAYONET HEAD WA 6330	0.01

A21092	1A SINCLAIR STREET BAYONET HEAD WA 6330	0.06
A21105	130 BAY VIEW DRIVE LITTLE GROVE WA 6330	0.35
A211209	233 MASON ROAD LANGE WA 6330	0.91
A211308	21 ELARAY WAY LANGE WA 6330	0.21
A211457	LOT 52 BON ACCORD ROAD LOWER KING WA 6330	1.96
A214548	13 COMET CORNER MCKAIL WA 6330	0.40
A214570	1 STARLIGHT PLACE MCKAIL WA 6330	0.01
A214859	42 BROUGHTON STREET ORANA WA 6330	0.08
A214877	Lot 175 GLADVILLE ROAD MCKAIL WA 6330	0.59
A2149	427 MINDIJUP ROAD PALMDALE WA 6328	0.18
A215207	26 EARL STREET ALBANY WA 6330	0.11
A215293	LOT 6 LOWER DENMARK ROAD CUTHBERT WA 6330	1.02
A215504	304 TWO PEOPLES BAY ROAD KALGAN WA 6330	1.92
A215603	235C ALBANY HIGHWAY MT MELVILLE WA 6330	0.25
A216033	118 HOME ROAD ROBINSON WA 6330	0.08
A216164	10 NEPTUNE PASS MCKAIL WA 6330	0.34
A217297	749 LOWER DENMARK ROAD CUTHBERT WA 6330	0.85
A217314	LOT 305 ALBANY HIGHWAY REDMOND WA 6327	0.23
A217508	1-7 FLINDERS PARADE MIDDLETON BEACH WA 6330	0.01
A217643	13 NEPTUNE PASS MCKAIL WA 6330	0.27
A217855	23 LURLINE STREET ORANA WA 6330	0.50
A22175	5 WOLFE ROAD GLEDHOW WA 6330	0.53
A22260	116 SPRING STREET LITTLE GROVE WA 6330	0.17
A22783	255 SOUTH COAST HIGHWAY GLEDHOW WA 6330	0.41
A22959	7 CLIVE STREET BAYONET HEAD WA 6330	0.93
A23000	4 HELEN STREET GLEDHOW WA 6330	0.66
A23325	88 BAY VIEW DRIVE LITTLE GROVE WA 6330	0.22
A23375	11 LOCKHEED ROAD LANGE WA 6330	0.16
A23587	19 LANCE STREET MILPARA WA 6330	0.57
A24309	5 MCKENZIE DRIVE LOWER KING WA 6330	0.35
A24430	137 FRENCHMAN BAY ROAD ROBINSON WA 6330	1.32
A24444	43 BOND ROAD LANGE WA 6330	0.65
A24624	10 JUNCTION STREET MCKAIL WA 6330	0.18
A25383	59 FEDERAL STREET MCKAIL WA 6330	0.09
A25482	105 BAY VIEW DRIVE LITTLE GROVE WA 6330	0.02
A25725	47 ALLWOOD PARADE BAYONET HEAD WA 6330	0.35
A26565	30 RICHARD STREET MILPARA WA 6330	0.74
A26632	29 GROVE ST EAST LITTLE GROVE WA 6330	0.03
A26727	605 FRENCHMAN BAY ROAD LITTLE GROVE WA 6330	0.19
A26862	34 MARTIN ROAD LANGE WA 6330	0.01
A27143	624 LOWER KING ROAD LOWER KING WA 6330	0.12
A27288	41 WARRANGOO ROAD BAYONET HEAD WA 6330	0.62
A27436	41 PRIDEAUX ROAD LOWER KING WA 6330	0.08
A27472	72 FRANCIS STREET LOWER KING WA 6330	0.16
A27602	54 BORONIA AVENUE COLLINGWOOD HEIGHTS WA 6330	0.21
A27684	59 BORONIA AVENUE COLLINGWOOD HEIGHTS WA 6330	0.19
A27751	45 BORONIA AVENUE COLLINGWOOD HEIGHTS WA 6330	1.25
A27864	6 REGENT STREET GLEDHOW WA 6330	0.41
A27882	61 THE ESPLANADE LOWER KING WA 6330	0.43
A27927	589 ALBANY HIGHWAY MCKAIL WA 6330	1.04
A28109	177 COLLINGWOOD ROAD COLLINGWOOD HEIGHTS WA 6330	0.69
A28145	9 JUNCTION STREET MCKAIL WA 6330	0.15
A28195	13 JOHN STREET MILPARA WA 6330	0.04
A28901	65-69 WOOLLAHRA STREET MILPARA WA 6330	0.10

A29660	25 SLATER STREET LOWER KING WA 6330	1.84
A29755	514 LOWER KING ROAD LOWER KING WA 6330	0.25
A29840	82 GLEDHOW WEST ROAD ROBINSON WA 6330	0.61
A29890	141 THE ESPLANADE LOWER KING WA 6330	0.96
A30312	27 JOHN STREET MILPARA WA 6330	0.16
A31085	456 LOWER KING ROAD LOWER KING WA 6330	1.13
A3173	60 KILLARNEY ROAD KALGAN WA 6330	0.51
A32433	27 LANCASTER ROAD MCKAIL WA 6330	0.46
A32974	55 ALLWOOD PARADE BAYONET HEAD WA 6330	0.11
A33093	6 OAK COURT MCKAIL WA 6330	0.64
A33273	54 BAYONET HEAD ROAD BAYONET HEAD WA 6330	1.69
A33548	2 YOKANUP ROAD BAYONET HEAD WA 6330	0.16
A33566	4 MIDDLE STREET GLEDHOW WA 6330	0.70
A34310	60 MEANANGER CRESCENT BAYONET HEAD WA 6330	1.08
A34342	3 YATANA ROAD BAYONET HEAD WA 6330	0.21
A34441	222 LOWER KING ROAD BAYONET HEAD WA 6330	0.16
A34734	33 BANOOL CRESCENT BAYONET HEAD WA 6330	0.55
A34752	21 LANCASTER ROAD MCKAIL WA 6330	0.37
A34798	506 LOWER KING ROAD LOWER KING WA 6330	0.23
A35673	314 ULSTER ROAD COLLINGWOOD HEIGHTS WA 6330	1.17
A35902	23 BORONIA AVENUE COLLINGWOOD HEIGHTS WA 6330	0.02
A36148	10 WEBB STREET MCKAIL WA 6330	1.71
A36869	29 O'CONNELL STREET LITTLE GROVE WA 6330	1.68
A37235	4 BREAKSEA CRESCENT COLLINGWOOD HEIGHTS WA 6330	1.76
A37578	27 LITTLE OXFORD STREET GLEDHOW WA 6330	1.67
A37627	600 LOWER KING ROAD LOWER KING WA 6330	0.16
A38237	51 REGENT STREET GLEDHOW WA 6330	0.17
A38534	38 ALFRED STREET MCKAIL WA 6330	0.49
A38584	52 ALLWOOD PARADE BAYONET HEAD WA 6330	0.21
A38629	17 HARBOUR VIEW PARADE WARRENUP WA 6330	0.73
A38679	68 SAND PIT ROAD ROBINSON WA 6330	0.06
A38764	18 BORONIA AVENUE COLLINGWOOD HEIGHTS WA 6330	1.78
A38912	8 PURDIE ROAD BAYONET HEAD WA 6330	0.62
A39081	34 HAVOC ROAD MILPARA WA 6330	0.56
A39194	82 BAY VIEW DRIVE LITTLE GROVE WA 6330	1.56
A39239	478 LOWER KING ROAD LOWER KING WA 6330	1.38
A39487	21 GROVE STREET WEST LITTLE GROVE WA 6330	0.60
A39883	12 BRONTE STREET MILPARA WA 6330	0.13
A40503	216 LANCASTER ROAD MCKAIL WA 6330	0.28
A40670	260 LANCASTER ROAD MCKAIL WA 6330	1.77
A40977	25 GLEDHOW WEST ROAD ROBINSON WA 6330	1.27
A41028	70 BAYONET HEAD ROAD BAYONET HEAD WA 6330	0.72
A41082	86 BAYONET HEAD ROAD BAYONET HEAD WA 6330	0.03
A41866	30 MANLEY CRESCENT COLLINGWOOD HEIGHTS WA 6330	1.06
A4189	154 WAYCHINICUP ROAD MANYPEAKS WA 6328	0.77
A42313	7 ECLIPSE DRIVE COLLINGWOOD HEIGHTS WA 6330	0.09
A42412	19 RANGE COURT CRESCENT BAYONET HEAD WA 6330	0.01
A42444	667 FRENCHMAN BAY ROAD LITTLE GROVE WA 6330	1.41
A42737	112 BAY VIEW DRIVE LITTLE GROVE WA 6330	0.14
A42755	192 FRENCHMAN BAY ROAD ROBINSON WA 6330	0.43
A43117	35 OXFORD STREET GLEDHOW WA 6330	1.31
A43559	16 GOSS STREET LITTLE GROVE WA 6330	0.42
A43860	206 FRENCHMAN BAY ROAD ROBINSON WA 6330	1.81
A43969	81 HENRY STREET MILPARA WA 6330	1.24


A44565	75 BORONIA AVENUE COLLINGWOOD HEIGHTS WA 6330	0.09
A44876	121 SPRING STREET LITTLE GROVE WA 6330	0.60
A45472	64 DIAMOND STREET LITTLE GROVE WA 6330	0.38
A45620	16 LITTLE OXFORD STREET GLEDHOW WA 6330	0.18
A46131	8 CHIPANA DRIVE LITTLE GROVE WA 6330	0.12
A46145	181 BAY VIEW DRIVE LITTLE GROVE WA 6330	0.27
A46208	12 GROVE STREET WEST LITTLE GROVE WA 6330	1.33
A46258	147 COLLINGWOOD ROAD COLLINGWOOD HEIGHTS WA 6330	0.45
A46460	181 COLLINGWOOD ROAD COLLINGWOOD HEIGHTS WA 6330	1.66
A46703	530 LOWER KING ROAD LOWER KING WA 6330	1.21
A47363	212 OLD ELLEKER ROAD GLEDHOW WA 6330	0.59
A47589	29 SHERWOOD DRIVE MCKAIL WA 6330	1.33
A47705	166 O'CONNELL STREET LITTLE GROVE WA 6330	0.09
A47836	64 LITTLE OXFORD STREET GLEDHOW WA 6330	1.39
A48789	32 YATANA ROAD BAYONET HEAD WA 6330	1.73
A48842	4 LOWER KING ROAD COLLINGWOOD HEIGHTS WA 6330	0.57
A49010	107 RUFUS STREET MILPARA WA 6330	0.09
A49290	29 KURANNUP ROAD BAYONET HEAD WA 6330	0.01
A49583	9 WEBB STREET MCKAIL WA 6330	0.01
A49745	35 ECLIPSE DRIVE COLLINGWOOD HEIGHTS WA 6330	1.70
A49795	38 MCKENZIE DRIVE LOWER KING WA 6330	0.30
A4995	287 NORWOOD ROAD KING RIVER WA 6330	0.78
A50069	5 JASON ROAD BAYONET HEAD WA 6330	0.09
A50352	8 GREEN STREET MANYPEAKS WA 6328	0.06
A50528	31 KOONWARRA CLOSE LOWER KING WA 6330	0.14
A50564	12 OXFORD STREET GLEDHOW WA 6330	0.27
A50744	41 OLD MILLBROOK ROAD MILLBROOK WA 6330	0.20
A50924	14 NEWMAN ROAD MILLBROOK WA 6330	0.19
A5109	35 BONTORPE COURT MILLBROOK WA 6330	0.15
A51372	26 LEVARDIA ROAD KRONKUP WA 6330	0.46
A51390	14 LEVARDIA ROAD KRONKUP WA 6330	1.69
A51796	23 KEMPTON CLOSE MARBELUP WA 6330	0.10
A51994	27 THE VINTAGE WAY MILLBROOK WA 6330	1.97
A52423	15 GREEN STREET MANYPEAKS WA 6328	0.60
A52487	331 LOWER DENMARK ROAD ROBINSON WA 6330	1.41
A52716	226 BUSHBY ROAD LOWER KING WA 6330	0.40
A53768	41 DOUGLAS DRIVE MILLBROOK WA 6330	1.50
A53899	64 HUMPHREY ROAD BIG GROVE WA 6330	0.19
A53970	101 LIVINGSTONE ROAD YOUNGS SIDING WA 6330	0.07
A54508	137 LOWER DENMARK ROAD ROBINSON WA 6330	0.63
A54710	38 DALY ROAD BORNHOLM WA 6330	0.12
A54792	51 AWHINA COURT MILLBROOK WA 6330	0.25
A54904	13 BONTORPE COURT MILLBROOK WA 6330	0.22
A54936	105 HOME ROAD ROBINSON WA 6330	0.86
A55005	22 GREEN STREET MANYPEAKS WA 6328	0.33
A55118	63 WALFORD ROAD KALGAN WA 6330	1.07
A55695	72 NANARUP ROAD LOWER KING WA 6330	0.61
A55708	42 COOMBES ROAD KRONKUP WA 6330	0.73
A55807	11 GEORGE STREET GLEDHOW WA 6330	0.05
A55942	48 MERCER ROAD LANGE WA 6330	0.29
A5774	24 BARAMEDA ROAD LOWER KING WA 6330	0.21
A5775	28 BARAMEDA ROAD LOWER KING WA 6330	0.13
A5783	104 ELIZABETH STREET BAYONET HEAD WA 6330	0.17
A5795	151 BAY VIEW DRIVE LITTLE GROVE WA 6330	0.02

A5862	424 MOORIALUP ROAD NAPIER WA 6330	0.47
A5878	14 GEORGE STREET LITTLE GROVE WA 6330	0.70
A5943	34 AUSTIN ROAD GOODE BEACH WA 6330	0.45
A6035	23 LANCE STREET MILPARA WA 6330	0.10
A6051	48 RIVERSIDE ROAD KALGAN WA 6330	1.00
A6129	35256 ALBANY HIGHWAY DROME WA 6330	1.00
A6183	566 WILCOX ROAD REDMOND WA 6327	0.59
A6261	LOT 10 BAXTERI ROAD CHEYNES WA 6328	0.33
A62957	505 LOWER DENMARK ROAD ROBINSON WA 6330	1.31
A62961	470 ROBINSON ROAD ROBINSON WA 6330	1.16
A63076	1 HENRY STREET LITTLE GROVE WA 6330	0.26
A6359	119 KINJARLING ROAD WILLYUNG WA 6330	1.51
A63800	92 SAND PIT ROAD ROBINSON WA 6330	0.29
A6525	735 CHESTER PASS ROAD WILLYUNG WA 6330	1.16
A65444	4 MOIRS ROAD KALGAN WA 6330	1.09
A6589	957 CHESTER PASS ROAD KING RIVER WA 6330	0.47
A6656	27 PARKER BROOK ROAD DROME WA 6330	0.81
A6674	404 YUNGUP ROAD NAPIER WA 6330	1.80
A67092	109 HARVEY ROAD WARRENUP WA 6330	0.04
A67402	45 OXFORD STREET GLEDHOW WA 6330	1.30
A67452	235-239 ULSTER ROAD COLLINGWOOD HEIGHTS WA 6330	1.26
A67808	40 MELALEUCA LANE CUTHBERT WA 6330	0.63
A6791	261 ROBERTS ROAD TORNDIRRUP WA 6330	0.39
A68387	23 KITSON STREET GLEDHOW WA 6330	0.15
A68440	1 BRIGHTON STREET MILPARA WA 6330	0.40
A6868	78 LAKE SAIDE NORTH ROAD YOUNGS SIDING WA 6330	1.61
A68959	2 SEA VIEW BAYONET HEAD WA 6330	0.27
A68981	88 ALLWOOD PARADE BAYONET HEAD WA 6330	0.13
A69375	46 ANCHORAGE VISTA BAYONET HEAD WA 6330	0.24
A69555	990 KOJANEERUP SPRING ROAD KOJANEERUP SOUTH WA 6328	1.94
A69901	497 LOWER KING ROAD LOWER KING WA 6330	0.60
A70009	13 VISCOUNT HEIGHTS LOWER KING WA 6330	0.82
A70289	49 VISCOUNT HEIGHTS LOWER KING WA 6330	0.46
A70784	3 SEA VIEW BAYONET HEAD WA 6330	0.99
A71362	MARBELUP ROAD MARBELUP WA 6330	0.65
A71394	97 SAND PIT ROAD ROBINSON WA 6330	0.45
A72774	35068 ALBANY HIGHWAY REDMOND WA 6327	0.48
A72891	67 LA PEROUSE ROAD GOODE BEACH WA 6330	1.61
A74354	94 SANFORD ROAD CENTENNIAL PARK WA 6330	1.69
A74813	10 SANFORD ROAD CENTENNIAL PARK WA 6330	1.13
A7509	38 BURNS ROAD REDMOND WA 6327	0.31
A7577	1966 REDMOND WEST ROAD REDMOND WEST WA 6327	0.01
A75946	16 MUNSTER AVENUE MT CLARENCE WA 6330	1.13
A76835	9 LEONORA STREET YAKAMIA WA 6330	0.63
A76885	3 LEONORA STREET YAKAMIA WA 6330	0.11
A76984	24 TRIMMER ROAD SPENCER PARK WA 6330	0.04
A77071	18 TRIMMER ROAD SPENCER PARK WA 6330	0.32
A77300	2 TRIMMER ROAD SPENCER PARK WA 6330	0.45
A77382	34 LEONORA STREET YAKAMIA WA 6330	1.22
A78217	13 BAUDIN PLACE SPENCER PARK WA 6330	1.52
A78285	4 BORONIA STREET MT CLARENCE WA 6330	0.02
A78352	6 BORONIA STREET MT CLARENCE WA 6330	0.60
A79449	21 PREMIER CIRCLE SPENCER PARK WA 6330	1.38

A79520	83 PREMIER CIRCLE SPENCER PARK WA 6330	0.81
A79958	32 CHESTER PASS ROAD YAKAMIA WA 6330	0.16
A80317	66 CHESTER PASS ROAD YAKAMIA WA 6330	0.01
A80795	100-102 CHESTER PASS ROAD YAKAMIA WA 6330	0.83
A80989	9 WILLIAM STREET YAKAMIA WA 6330	0.89
A80993	175 HARE STREET MT CLARENCE WA 6330	0.01
A81161	21 WILLIAM STREET YAKAMIA WA 6330	1.97
A81472	41 WILLIAM STREET YAKAMIA WA 6330	0.57
A81779	UNIT 1 149 HARE STREET MT CLARENCE WA 6330	0.45
A81995	8 WILLIAM STREET YAKAMIA WA 6330	0.57
A82032	4 WILLIAM STREET YAKAMIA WA 6330	0.07
A82082	130 SERPENTINE ROAD ALBANY WA 6330	0.42
A82226	9 LESLIE STREET YAKAMIA WA 6330	0.33
A82587	168 SERPENTINE ROAD MT MELVILLE WA 6330	1.36
A82898	7 MINERVA STREET YAKAMIA WA 6330	1.43
A83070	216 SERPENTINE ROAD MT MELVILLE WA 6330	1.41
A83183	22 MINERVA STREET YAKAMIA WA 6330	0.50
A83426	UNIT 8 232 SERPENTINE ROAD MT MELVILLE WA 6330	1.81
A83610	36 GARDEN STREET MIDDLETON BEACH WA 6330	0.01
A83688	4 MILPARA WAY YAKAMIA WA 6330	0.85
A84054	31 KAMPONG ROAD YAKAMIA WA 6330	1.02
A84149	32 KAMPONG ROAD YAKAMIA WA 6330	0.09
A84220	308 SERPENTINE ROAD MT MELVILLE WA 6330	0.36
A84351	124 HARE STREET MT CLARENCE WA 6330	0.37
A84662	344 SERPENTINE ROAD MT MELVILLE WA 6330	0.19
A85416	26A GOLF LINKS ROAD MIDDLETON BEACH WA 6330	0.25
A86080	171 ALBANY HIGHWAY MT MELVILLE WA 6330	0.09
A86157	175 ALBANY HIGHWAY MT MELVILLE WA 6330	0.08
A86391	205 ALBANY HIGHWAY MT MELVILLE WA 6330	0.11
A86468	23 GOLF LINKS ROAD MIDDLETON BEACH WA 6330	0.51
A8650	189 RUTHERWOOD ROAD TORBAY WA 6330	0.29
A86828	13 GRAHAM STREET CENTENNIAL PARK WA 6330	1.62
A87181	8 MARINE TERRACE MIDDLETON BEACH WA 6330	0.40
A87212	71 WYLIE CRESCENT MIDDLETON BEACH WA 6330	0.01
A87307	44 BARKER ROAD CENTENNIAL PARK WA 6330	0.60
A87569	UNIT 4 12 MARINE TERRACE MIDDLETON BEACH WA 6330	1.65
A8759	48571 SOUTH COAST HIGHWAY MARBELUP WA 6330	0.50
A88214	41 MARINE TERRACE MIDDLETON BEACH WA 6330	0.50
A88412	5 ALICIA STREET MT MELVILLE WA 6330	1.72
A88890	7 CAMFIELD STREET MT MELVILLE WA 6330	0.41
A89022	64 STEAD ROAD CENTENNIAL PARK WA 6330	0.75
A89202	2B CAMFIELD STREET MT MELVILLE WA 6330	1.68
A89266	28 CROSSMAN STREET MT MELVILLE WA 6330	0.87
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A90675	4 JEFFRIES STREET MT MELVILLE WA 6330	0.01
A9076	377 DAWSON ROAD YOUNGS SIDING WA 6330	0.72
A90805	3 CHEVALIER STREET CENTENNIAL PARK WA 6330	0.50
A90873	90 WYLIE CRESCENT MIDDLETON BEACH WA 6330	0.01
A91186	31 HAY STREET MT CLARENCE WA 6330	0.94
A91578	3 JOHNSTON STREET MT MELVILLE WA 6330	0.11
A91730	15 JOHNSTON STREET MT MELVILLE WA 6330	0.26
A91857	6 DURMAN PLACE MT MELVILLE WA 6330	0.83
A92043	18 VICTORIA STREET MT MELVILLE WA 6330	1.95
A92336	250 SERPENTINE ROAD MT MELVILLE WA 6330	0.01

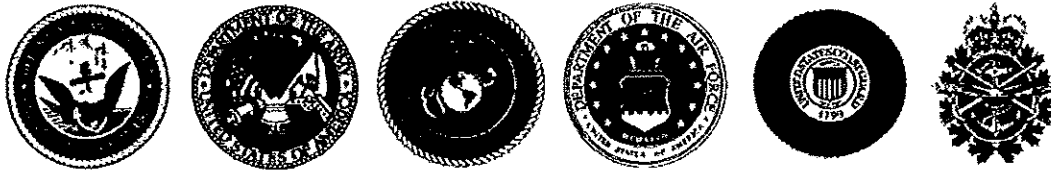
A92421	3 VICTORIA STREET MT MELVILLE WA 6330	0.01
A92520	11 VICTORIA STREET MT MELVILLE WA 6330	0.45
A92601	15 VICTORIA STREET MT MELVILLE WA 6330	1.02
A93487	6 ANGUS STREET MT MELVILLE WA 6330	0.36
A93590	36-38 VINE STREET CENTENNIAL PARK WA 6330	0.58
A95251	10-12 TASMAN STREET CENTENNIAL PARK WA 6330	0.45
A95297	8 MELROSE STREET MT MELVILLE WA 6330	1.48
A9549	LOT 1 EDEN ROAD NULLAKI WA 6330	0.06
A95738	8 SYMERS STREET MIRA MAR WA 6330	0.73
A96019	53 KNIGHT STREET MIRA MAR WA 6330	0.17
A9616	687 LOWER DENMARK ROAD CUTHBERT WA 6330	0.48
A96429	1A PARADE STREET ALBANY WA 6330	0.29
A97453	11 FESTING STREET ALBANY WA 6330	1.06
A97728	35 FESTING STREET ALBANY WA 6330	0.34
A97926	246-248 MIDDLETON ROAD MIRA MAR WA 6330	0.01
A98059	UNIT 3 254 MIDDLETON ROAD MIRA MAR WA 6330	1.99
A98158	65 FESTING STREET MT MELVILLE WA 6330	0.33
A98536	290 MIDDLETON ROAD CENTENNIAL PARK WA 6330	0.35
A98851	28 MARCONI ROAD YAKAMIA WA 6330	0.52
A98897	16 BAUDIN PLACE SPENCER PARK WA 6330	0.11
A99754	61-63 DUKE STREET ALBANY WA 6330	1.66
TOTAL		<u>476.29</u>

Signed



Pamela Wignall
Manager Finance

2nd July 2010



North American Veterans' Unit

President: LT Michael Munjak USN (ex-military)
Phone: 9330 7997 (H)
Mobile: 0405 236 266
Email: NAVU.Perth@gmail.com
Postal: 7 Hallam Close
BOORAGOON WA 6154

Senior Officer: CAPT Michael Donnelly USN (ret)
Mobile: 0430 795 858



7 June 2010

His Worship Milton Evans
The Mayor, City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No: ICR1014309
File: MAN103
Date: 10 JUN 2010
Officer: MAYOR1

Attach:

Dear Mayor Evans

**RE: USA MEMORIAL DAY
31st May 2010**

Thank you for representing the City of Albany at the United States of America Memorial Day ceremony held at the Flame of Remembrance in Kings Park on Monday 31st May. This 11th annual observance of this solemn event was made even more memorable with the dignity and honour of your wreath laying.

Memorial Day honours those who have paid the supreme sacrifice in American conflicts. The remembrance messages from President Barack Obama, Prime Minister Kevin Rudd and officers from our Unit were, I believe, all very appropriate to this occasion.

The cities and towns represented at the service (including seventeen Local Government wreath layers) were Perth, Albany, Armadale, Bassendean, Bayswater, Bunbury, Cambridge, Canning, Claremont, Cockburn, Fremantle, Gosnells, Joondalup, Mandurah, Melville, Nedlands, Rockingham, South Perth and Subiaco.

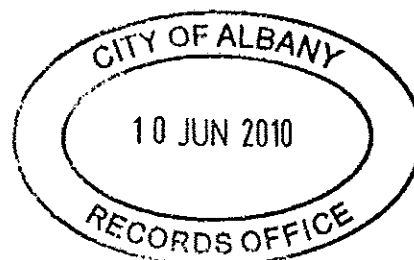
The laying of wreaths, by the various representative groups present, poignantly remembered the sacrifices made by deceased veterans on our behalf. Many veterans in attendance again expressed how pleased they were with the entire solemn ceremony. Also, adding lyrics to the brochure enabled more individuals to actively participate in singing the national anthems of both Australia and the United States of America at the close of this solemn ceremony.

Memorial Day is a national holiday in the United States and is celebrated on the last Monday in May each year. Although we will send out a formal invitation in early 2011, please accept this as an advance invitation to our 12th annual USA Memorial Day service - which will be held at the Flame of Remembrance on Monday, 30th May 2011.

Again, thank you for your contribution to fostering the solemn remembrance of those who, in giving "the last full measure of devotion", have enabled us to live in peace and freedom.

Yours sincerely

MICHAEL MUNJAK
President



ROYAL AUSTRALIAN NAVY

HMAS WALLER



POINT PERON RD, GARDEN ISLAND, ROCKINGHAM WA 6958



WALLER/OUT/026/2010

Mr Milton Evans
Mayor of the City of Albany
PO Box 484
Albany
WA 6331

Doc No: City of Albany Records
ICR1014257
File: REL122
Date: 10 JUN 2010
Officer: MAYOR1
Attach:

Dear Mayor Evans,

I would like to personally thank you for the wonderful support that you and the City of Albany provided to HMAS WALLER during its recent port visit to Albany. WALLER was made to feel most welcome by the people of Albany. The services held by the City of Albany over the ANZAC Day weekend stand as a tribute to the City of Albany's commitment to maintaining the legend of ANZAC.

WALLER looks forward to seeing more of the vibrant City of Albany during the upcoming visit to Albany 11-15 June 2010.

Your vision for 2014/15 is commendable and I have passed these details up through my Command chain.

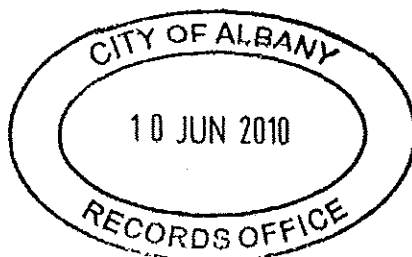
Regards

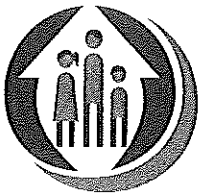
Michael D. Manfield
Commander, RAN
Commanding Officer

HMAS WALLER

Mob: 0409 541 360

02 June 2010





29 June 2010

Mr. Milton Evans
His Worship the Mayor
City of Albany
102 North Road
Yakamia
WA 6330.

Dear Mr. Mayor,

As you are aware the Great Southern Community Housing Association is currently providing over 170 properties in this area for affordable housing.

In addition to this we are currently constructing over \$10 Million worth of new housing stock in Albany, and already have approvals for more construction in the next financial year.

The Association is one of the most viable and effective community service organisations in Albany and is positioning itself, through equity in assets and operating profit, to directly purchase and construct assets in the municipality.

The current and future operations of the Association will be the major driving force in addressing the dire accommodation issues currently being experienced in the region.

If the recommendation of tonight's Council meeting, to remove our current rate exemption, is carried, the future effectiveness of our operations will be put in jeopardy.

The Association's status as a charitable institution allows it to claim an exemption under Section 6.26 of the Act, this exemption is claimed by similar organisations and allows it to increase the public housing stock.

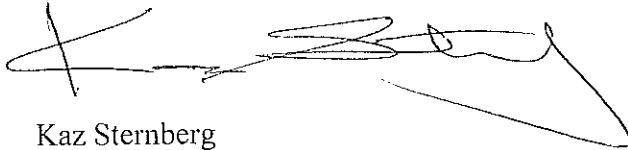
I bring the following points to your attention

- The Association has had no opportunity to address the City in this matter, and was not advised of the City's deliberations or that it was being considered at tonight's meeting,
- The Community Housing Industry is confident of its legal right to the exemption and will pursue legal representation to bring a case to the Appeals Tribunal,

- The provision of affordable housing in Albany will be seriously affected by this decision.

I request that this matter be deferred until the views of the Association can be heard.

I can be contacted on 9842-8697 during office hours or on mobile at 0438-049-272.

A handwritten signature in black ink, appearing to read 'Kaz Sternberg', with a large, sweeping flourish at the end.

Kaz Sternberg
CEO

Questions from Sarah Bowles

What is the future of our Town Hall?

The Town Hall's future is yet to be formally established by Council. The future use of the Town Hall will be subject to engagement with key stakeholders including the State Government.

Through the recent funding submission involving the CBD area a concept was endorsed by Council which included returning the Town Hall to a flat floor venue in order to safeguard the integrity of the buildings structure and meet conservation and heritage plans.

What level of community consultation will be incorporated into the decision making process of its future?

While extensive community consultation took place leading up to the funding submission further community engagement is required. This is unable to occur however until the State Government finalise a due diligence report on the Albany Entertainment Centre which includes linkages with the Town Hall.

What venue does the City of Albany support as a community based venue and what measures will the City of Albany adopt to support their community to access an appropriate and affordable venue?

It is anticipated that the new Albany Entertainment Centre and the existing Town Hall and Vancouver Arts Centre will serve to support community based organisations and programs. All venues will offer unique opportunities to a wide range of community groups by providing greater programming flexibility.

In respect to affordability, the City of Albany through the budget process, will consider levels of subsidisation for the operation of all venues. These include commercial hire agreements and community based hire agreements.

What management options have the City of Albany investigated to support the continued use of the Town Hall.

City of Albany staff have investigated a range of operational models and contingency measures to support the continued development of culture and the arts in Albany. This includes operations of the Albany Entertainment Centre, Town Hall and Vancouver Arts Centre, however until the State Government and the City of Albany have reached agreement on a management model for the Albany Entertainment Centre and all associated linkages, any progression in this area cannot be realised.

Is the AEC replacing the Town Hall?

No. The Town Hall is an iconic Albany building with significant heritage and social value to the Albany community. While its direct use is yet to be established by Council, it is likely that the two venues can co-exist to provide different cultural opportunities to the community.

MEETING NOTES NO.001 HELD 22/06/10

Date/Time : 22 June 2010
Venue : **Margaret Coates Board Room**
Present : Present: Mayor Milton Evans, JP
Deputy Mayor, Councillor Dennis Wellington
Councillors: Councillors Mervyn Leavesley, Jill Bostock, David Bostock, Don Duffy
Staff: Chief Executive Officer, Mr John Bonker, EDCCS, Mr Peter Madigan; EDDS, Mr Graeme Bride; EDWS Mr Kevin Ketterer; EMBG, Mr Stuart Jamieson, EMCS Mr David Schober
Visitors: WA Museum: Mr M Trail & Ms R Wilsher-Saa
Absent/Apologies: Councillors Joy Matla, Chris Holden, Roley Paver, Ray Hammond, Rob Sutton

Our Ref : MAN218/FN1013408
Subject : **Notes From Workshop No.001 Held 22/06/2010**

DETAILS:

1.1 Welcome Wall Project (EDCCS). Rachael Wilsher-Saa & Malcolm Trail from the WA Museum address the elected members on the design aspect of the proposal, heritage council considerations and lease required.

The meeting was advised that an item will be prepared for the July OCM and that there were no issues with the lease.

1.2 Economic Development (EDCCS). The administration sought guidance/discussion on the Economic Development Strategy adopted by Council on the 15/12/09, summary of key considerations:

- **Economic development.** Do we have a role in economic development?
- **Town Planning.** Council needs to determine do we want to:
 - Take a Slow Go approach? Does that approach support Tourism's objectives?
 - Be a Hub for white collar workers/ministry?
 - Support industrial? or
 - Have a mixture of all of the above.
- **Tourism GDP.** How much does Tourism contributed to Albany's GDP? (Councillor quoted 16%)
- **Albany Demographics.** What is the population growth of Albany?
- **Community Consultation.** Council needs to identify how the community would like to evolve
- **Staffing.** How many other local governments have an Economic Development Officer/Department?

2.3 Legal Advisers to the City (EDCCS). The HHG contract is due for renewal in the coming months. It is considered appropriate that Council determine if Council continue to engage one legal firm for contracted legal services, or move to a Panel of preferred suppliers. There was no dissent for the administration's preference to move to a panel of preferred legal services providers in the future.

The workshop was presented with a copy of a database detailing when HHG was engaged for legal advice since 16 July 2009. Copy of the HHG engagement data is attached.

Cull Road Development. When can we expect a report on Cull Rd to be presented to Council?
Response: July OCM.

1.4 Standing Orders (CEO). The CEO sought the views of the elected members to a proposal to review Council's current standing orders. The CEO outlined a number of areas where he felt they could be improved. These will be the subject of a report in due course. The meeting generally welcome the suggestion put forward and indicated support for a review of the Standing Orders.

2. Other Governance Issues (CEO). The CEO invited suggestions from the elected members on specific governance matters they believe should be addressed or given priority. The meeting was advised that it was intended that both the elected members and executive staff could nominate topics for discussion at workshops.

3. General Business. Executive staff updated the meeting on several administrative matters, being:

- **WANDRA Funding.** Reimbursement for flood damage is yet to be finalised and further negotiations are being conducted. Initial feedback indicated a commitment of \$80, 000 for reimbursements;
- **Payout of former CEO.** Funding source for payout of former CEO was queried;
- **Regional Road Group Capping.** Regional Road Group capping is scheduled to be increased from 30 to 35 percent;
- **Study Tour.** EDWS, Mr Ketterer advised he will be away for August as he secured a funded Study Tour from the Australian Institute of Engineers;
- **GSDC.** Regional representation on the GSDC board was queried; and
- **Outstanding Responses to Questions.** Meeting requested status of outstanding responses to Ms Sarah Bowles, Mr Neil Smithson and Councillor Jill Bostock.

ACTION REQUIRED:

- Memo to all Councillors detailing changes in organisational structure
- Reimbursement of Storm Damage funding
- Review of Standing Orders Local Law
- Outstanding responses to be finalised
- Source current demographic data (i.e. Population growth figures)



INFORMATION BULLETIN ADDENDUM

ORDINARY COUNCIL MEETING

Tuesday 20th July 2010

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