



ATTACHMENTS

Ordinary Meeting of Council

Tuesday 22 May 2018

6.00pm

City of Albany Council Chambers

ORDINARY COUNCIL MEETING
ATTACHMENTS – 22/05/2018

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City of Albany
MONTHLY FINANCIAL REPORT
For the Period Ended 31st March 2018

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City of Albany
Compilation Report
For the Period Ended 31st March 2018

Report Purpose

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

Overview

No matters of significance are noted.

Statement of Financial Activity by reporting nature or type

Is presented on page 3 and shows a surplus For the Period Ended 31st March 2018 of \$15,201,927.

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

Preparation

Prepared by: D Olde
Reviewed by: D Olde
Date prepared: 17/04/2018

REPORT ITEM CCS 049 REFERS

City of Albany
STATEMENT OF FINANCIAL ACTIVITY
 (Nature or Type)
 For the Period Ended 31st March 2018

| | Note | Original Annual Budget | Revised Annual Budget | YTD Budget (a) | YTD Actual (b) | Var. \$ (b)-(a) | Var. % (b)-(a)/(b) | |
|--|------|------------------------|-----------------------|---------------------|---------------------|------------------|--------------------|---|
| Operating Revenues | | | | | | | | |
| Rate Revenue | | 35,461,300 | 35,476,311 | 35,224,387 | 35,210,581 | (13,806) | (0.0%) | |
| Grants & Subsidies | | 3,184,285 | 3,556,290 | 2,361,743 | 2,297,609 | (64,134) | (2.8%) | |
| Contributions, Donations & Reimbursements | | 648,959 | 773,959 | 658,577 | 758,226 | 99,649 | 13.1% | |
| Profit on Asset Disposal | | 15,872 | 15,872 | 11,898 | 56,389 | 44,491 | 78.9% | |
| Fees and Charges | | 17,105,686 | 17,263,686 | 14,550,343 | 14,813,730 | 263,387 | 1.8% | ▲ |
| Interest Earnings | | 1,134,492 | 1,134,492 | 942,550 | 1,023,357 | 80,807 | 7.9% | |
| Other Revenue | | 364,522 | 364,522 | 257,321 | 189,076 | (68,245) | (36.1%) | |
| Total | | 57,915,116 | 58,585,132 | 54,006,819 | 54,348,969 | 342,150 | | |
| Operating Expense | | | | | | | | |
| Employee Costs | | (26,369,593) | (26,454,104) | (19,303,033) | (18,838,621) | 464,412 | 2.5% | ▼ |
| Materials and Contracts | | (17,285,414) | (18,168,193) | (12,236,228) | (12,160,737) | 75,491 | 0.6% | |
| Utilities Charges | | (1,850,099) | (2,000,099) | (1,372,777) | (1,284,216) | 88,561 | 6.9% | |
| Depreciation (Non-Current Assets) | | (16,910,453) | (17,455,431) | (13,091,589) | (13,402,861) | (311,272) | (2.3%) | ▲ |
| Interest Expenses | | (871,085) | (871,085) | (477,179) | (423,324) | 53,855 | 12.7% | |
| Insurance Expenses | | (708,302) | (708,302) | (674,131) | (664,888) | 9,243 | 1.4% | |
| Loss on Asset Disposal | | (608,999) | (1,689,448) | (1,537,010) | (1,587,895) | (50,885) | (3.2%) | |
| Other Expenditure | | (2,911,281) | (3,013,825) | (2,242,271) | (2,173,831) | 68,439 | 3.1% | |
| Less Allocated to Infrastructure | | 858,143 | 858,143 | 643,131 | 819,108 | 175,977 | 21.5% | ▲ |
| Total | | (66,657,083) | (69,502,344) | (50,291,087) | (49,717,266) | 573,821 | | |
| Contributions for the Development of Assets | | | | | | | | |
| Grants & Subsidies | | 8,164,879 | 11,120,582 | 5,012,369 | 4,982,480 | (29,889) | (0.6%) | |
| Contributions, Donations & Reimbursements | | 550,000 | 656,545 | 66,545 | 413,246 | 346,701 | 83.9% | ▲ |
| Net Operating Result | | (27,088) | 859,915 | 8,794,646 | 10,027,429 | 1,232,782 | | |
| Funding Balance Adjustment | | | | | | | | |
| Add Back Depreciation | | 16,910,453 | 17,455,431 | 13,091,589 | 13,402,861 | 311,272 | 2.3% | ▲ |
| Adjust (Profit)/Loss on Asset Disposal | | 593,127 | 1,673,576 | 1,525,112 | 1,531,506 | 6,394 | 0.4% | |
| Add back Carrying Value of Investment Land | | 0 | 82,000 | 82,000 | 82,000 | 0 | | |
| Funds Demanded From Operations | | 17,476,492 | 20,070,922 | 23,493,347 | 25,043,795 | 1,233,637 | | |
| Capital Revenues | | | | | | | | |
| Proceeds from Disposal of Assets | | 694,888 | 783,224 | 668,706 | 577,577 | (91,129) | (15.8%) | |
| Total | | 694,888 | 783,224 | 668,706 | 577,577 | (91,129) | | |
| Acquisition of Fixed Assets | | | | | | | | |
| Land and Buildings | 5 | (7,969,596) | (9,590,697) | (4,283,060) | (4,355,661) | (72,601) | (1.7%) | |
| Plant and Equipment | 5 | (3,468,782) | (3,486,582) | (1,500,631) | (1,492,343) | 8,288 | 0.6% | |
| Furniture and Equipment | 5 | (636,900) | (711,900) | (442,647) | (423,479) | 19,168 | 4.5% | |
| Infrastructure Assets - Roads | 5 | (5,676,799) | (5,993,349) | (1,781,976) | (1,810,549) | (28,573) | (1.6%) | |
| Infrastructure Assets - Other | 5 | (7,139,149) | (12,846,698) | (3,899,829) | (3,890,990) | 8,839 | 0.2% | |
| Total | | (24,891,226) | (32,629,226) | (11,908,143) | (11,973,022) | (64,879) | | |
| Financing/Borrowing | | | | | | | | |
| Debt Redemption | | (2,216,361) | (2,136,616) | (1,128,867) | (1,129,026) | (159) | (0.0%) | |
| Loan Drawn Down | | 2,120,000 | 3,920,000 | 0 | 0 | 0 | | |
| Self-Supporting Loan Principal | | 12,120 | 12,120 | 9,090 | 2,198 | (6,892) | (313.6%) | |
| Total | | (84,241) | 1,795,504 | (1,119,777) | (1,126,828) | (7,051) | | |
| Demand for Resources | | (6,804,087) | (9,979,577) | 11,134,133 | 12,521,522 | 1,070,578 | | |
| Restricted Funding Movements | | | | | | | | |
| Opening Funding Surplus(Deficit) | | 2,230,734 | 2,668,285 | 2,668,285 | 2,680,404 | 12,119 | 0.5% | |
| Restricted Cash Utilised - Loan | | 547,125 | 841,758 | 0 | 0 | 0 | | |
| Transfer to Reserves | | (11,901,803) | (12,036,684) | 0 | 0 | 0 | | |
| Transfer from Reserves | | 15,928,031 | 18,506,217 | 0 | 0 | 0 | | |
| Closing Funding Surplus(Deficit) | 2 | 0 | 0 | 13,802,418 | 15,201,927 | 1,082,697 | | |

City of Albany **REPORT ITEM CCS 049 REFERS**
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st March 2018

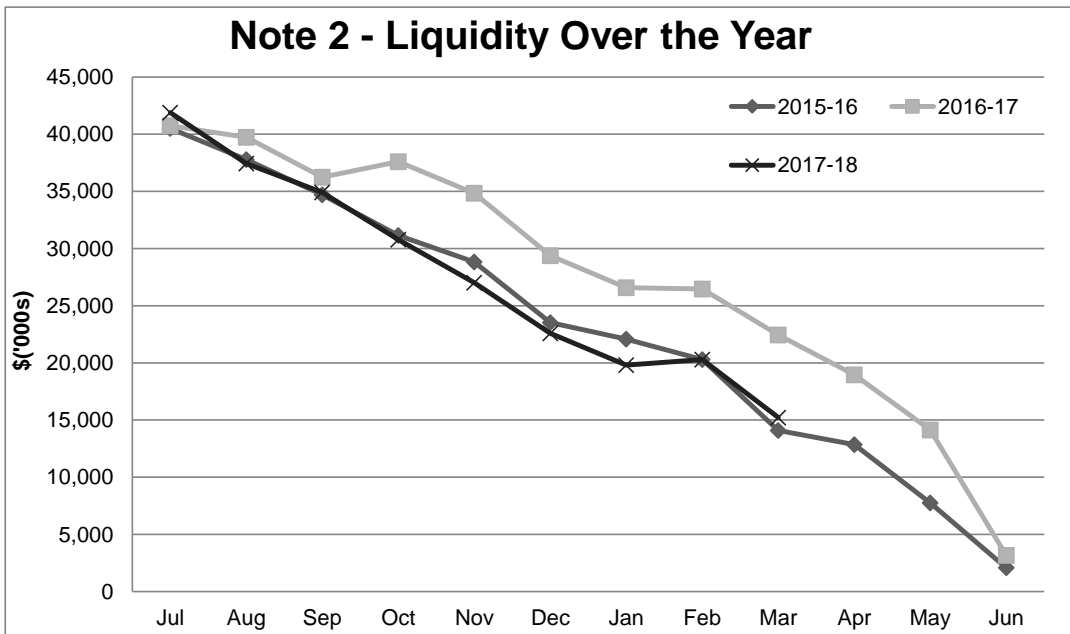
Note 1: EXPLANATION OF MATERIAL VARIANCES IN EXCESS OF \$100,000

| | Var. | Var. | Timing/ Permanent | Explanation of Variance |
|--|-----------|------|----------------------|---|
| | \$ | | | |
| 1.1 Operating Revenues | | | | |
| Rate Revenue | (13,806) | | | No material variance. |
| Grants & Subsidies | (64,134) | | | No material variance. |
| Contributions, Donations & Reimbursements | 99,649 | | | No material variance. |
| Profit on Asset Disposal | 44,491 | | | No material variance. |
| Fees and Charges | 263,387 | ▲ | Timing | A number of areas tracking well. Charter flight fees - airport - above budget YTD \$100 000, refuse/waste fees /scrap metal - approx. \$80,000 above budget. NAC retail sales continue to track above budget - \$72 000. Balance is a number of small variations across many areas. |
| Interest Earnings | 80,807 | | | No material variance. |
| Other Revenue | (68,245) | | | No material variance. |
| 1.2 Operating Expense | | | | |
| Employee Costs | 464,412 | ▼ | Timing | A number of these vacancies have been backfilled short term via labour hire appointments, and also the seasonal increase with some Infrastructure and Environment teams. Labour hire is captured in materials and contracts. If labour hire costs are added to other employee costs, variance is minimal and expected to be to budget. |
| Materials and Contracts | 75,491 | | | No material variance. Note: includes labour hire costs. |
| Utilities Charges | 88,561 | | | No material variance. |
| Depreciation (Non-Current Assets) | (311,272) | ▲ | Permanent | Variance due to two areas – roads and IT equipment. Roads will be subject to revaluation at year end, which will have an unknown impact on final year end depreciation. IT equipment has been depreciated at high rates due to short life cycle and frequent updates. A review of the rates used will be undertaken when producing the year end accounts. |
| Interest Expenses | 53,855 | | | No material variance. |
| Insurance Expenses | 9,243 | | | No material variance. |
| Loss on Asset Disposal | (50,885) | | | No material variance. |
| Other Expenditure | 68,439 | | | No material variance. |
| Less Allocated to Infrastructure | 175,977 | ▲ | Permanent | Internal resources utilised for the end of Stage 1 CPSP, and commencement of Stage 2. |
| 1.3 Contributions for the Development of Assets | | | | |
| Grants & Subsidies | (29,889) | | | |
| Contributions, Donations & Reimbursements | 346,701 | ▲ | Permanent | Un-budgeted capital contributions received for future works programs (\$125 000). Some different allocation of grants received compared to budgeted account. |
| 1.4 Funding Balance Adjustment | | | | |
| Add Back Depreciation | 311,272 | ▲ | Permanent | As per comments for depreciation above. |
| Adjust (Profit)/Loss on Asset Disposal | 6,394 | | | No material variance. |
| 1.5 Capital Revenues | | | | |
| Proceeds from Disposal of Assets | (91,129) | | | No material variance. |
| 1.6 Acquisition of Fixed Assets | | | | |
| Land and Buildings | (72,601) | | | No material variance. |
| Plant and Equipment | 8,288 | | | No material variance. |
| Furniture and Equipment | 19,168 | | | No material variance. |
| Infrastructure Assets - Roads | (28,573) | | | No material variance. |
| Infrastructure Assets - Other | 8,839 | | | No material variance. |
| 1.7 Financing/Borrowing | | | | |
| Debt Redemption | (159) | | | No material variance. |
| Loan Drawn Down | 0 | | | No material variance. |
| 1.8 Restricted Funding Movements | | | | |
| Opening Funding Surplus(Deficit) | 12,119 | | | No material variance. |
| Transfer to Reserves | 0 | | | No material variance. |
| Transfer from Reserves | 0 | | | No material variance. |

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st March 2018

Note 2: NET CURRENT FUNDING POSITION

| | | Positive=Surplus (Negative=Deficit) | | |
|----------------------------------|--------------------|-------------------------------------|-----------------------|--|
| | | 2017-18 | | |
| Note | This Period | Last Period | Same Period Last Year | |
| | \$ | \$ | \$ | |
| Current Assets | | | | |
| | 16,794,648 | 17,209,077 | 20,148,726 | |
| | 26,305,671 | 26,264,479 | 18,894,435 | |
| 4 | 2,539,490 | 5,487,137 | 1,935,851 | |
| | 858,595 | 4,891,271 | 4,296,676 | |
| | 205,605 | 205,605 | 205,605 | |
| | 332,211 | 331,758 | 358,292 | |
| | 23,004 | 23,004 | 51,479 | |
| | 158,000 | 158,000 | 229,609 | |
| | 12,120 | 12,120 | 0 | |
| | 746,707 | 770,738 | 640,804 | |
| | 47,976,051 | 55,353,188 | 46,761,477 | |
| Less: Current Liabilities | | | | |
| | (2,035,987) | (4,296,780) | (2,456,125) | |
| | (6,057) | (4,275) | 0 | |
| | (3,597) | (6,328) | (9,417) | |
| | (4,494,568) | (4,514,577) | (4,100,648) | |
| | (43,532) | (43,584) | (223,850) | |
| | (6,583,741) | (8,865,544) | (6,790,041) | |
| | 1,007,590 | 1,007,590 | 924,636 | |
| | (25,992,610) | (25,992,610) | (18,213,089) | |
| | (841,758) | (841,758) | 0 | |
| | (158,000) | (158,000) | (229,609) | |
| | (205,605) | (205,605) | (205,605) | |
| | 15,201,927 | 20,297,260 | 22,247,770 | |



Comments - Net Current Funding Position

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st March 2018

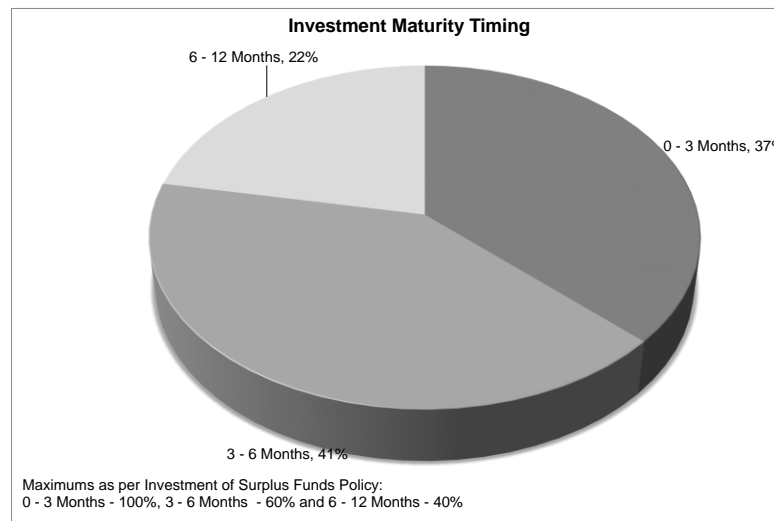
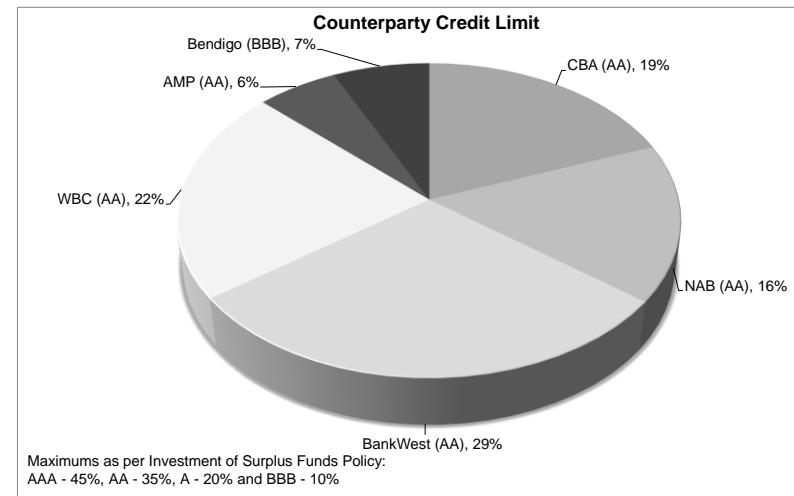
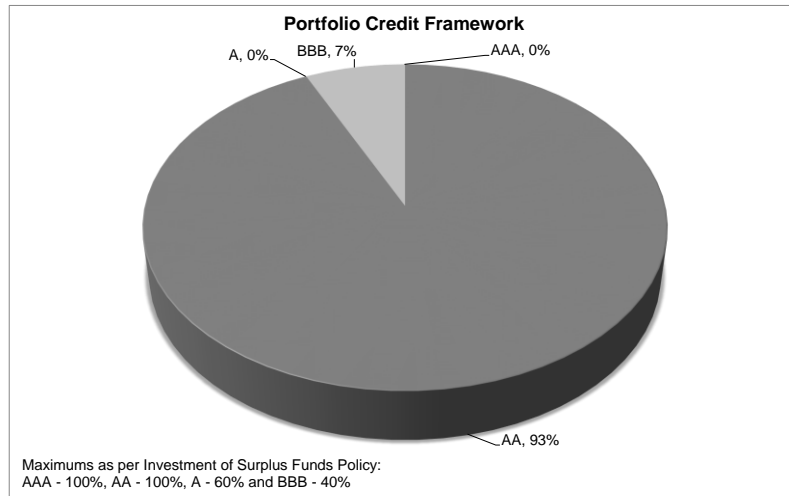
Note 3: CASH INVESTMENTS

| Deposit Ref | Institution | Rating | Deposit Date | Term (Days) | Invested Interest rates | Amount Invested | Expected Interest | Amount Invested (Days) | | | Comparative rate | | Budget v Actual | | | | | |
|--------------------------|-------------|--------|--------------|-------------|-------------------------|-----------------------------|-------------------|------------------------|-------------------|-------------------|---------------------------|---------------------------------|---------------------|---------------------|----------------|-------------------|--|--|
| | | | | | | | | 0 - 3 Months | 3 - 6 Months | 6 - 12 Months | Prior Month Interest Rate | Interest Rate at time of Report | Year to Date Budget | Year to Date Actual | Var.\$ | | | |
| General Municipal | | | | | | | | | | | | | | | | | | |
| 33822504 | CBA | AA | 12/01/2018 | 90 | 2.28% | 1,500,000 | 8,433 | 1,500,000 | | | 2.36% | 2.28% | | | | | | |
| 29924418 | Westpac | AA | 19/01/2018 | 90 | 2.46% | 1,500,000 | 9,099 | 1,500,000 | | | 2.46% | 2.46% | | | | | | |
| 4676524 | Bankwest | AA | 22/01/2018 | 90 | 2.50% | 2,000,000 | 12,329 | 2,000,000 | | | 2.48% | 2.50% | | | | | | |
| 10508717 | NAB | AA | 13/02/2018 | 90 | 2.44% | 2,500,000 | 15,041 | 2,500,000 | | | 2.47% | 2.44% | | | | | | |
| 4693820 | Bankwest | AA | 13/03/2018 | 92 | 2.45% | 3,000,000 | 18,526 | 3,000,000 | | | 2.45% | 2.45% | | | | | | |
| | | | | | | Subtotal | 10,500,000 | 63,427 | 10,500,000 | 0 | | | | 340,548 | 286,427 | (54,121) | | |
| Restricted | | | | | | | | | | | | | | | | | | |
| 4669737 | Bankwest | AA | 2/01/2018 | 91 | 2.50% | 2,000,000 | 12,466 | 2,000,000 | | | 2.50% | 2.50% | | | | | | |
| 2247478 | Bendigo | BBB | 20/10/2017 | 182 | 2.45% | 2,500,000 | 30,541 | 2,500,000 | | 2,500,000 | 2.45% | 2.45% | | | | | | |
| 29924418 | Westpac | AA | 16/10/2017 | 212 | 2.59% | 3,000,000 | 45,130 | 3,000,000 | | | 2.59% | 2.59% | | | | | | |
| 415677 | Westpac | AA | 9/11/2017 | 181 | 2.60% | 3,000,000 | 38,679 | 3,000,000 | | 3,000,000 | 2.60% | 2.60% | | | | | | |
| 030399 | AMP | AA | 24/01/2018 | 273 | 2.65% | 2,000,000 | 39,641 | 2,000,000 | | | 2.53% | 2.65% | | | | | | |
| 33822504 | CBA | AA | 28/02/2018 | 120 | 2.41% | 2,000,000 | 15,847 | 2,000,000 | | 2,000,000 | 2.31% | 2.41% | | | | | | |
| 4693068 | Bankwest | AA | 9/03/2018 | 122 | 2.50% | 3,000,000 | 25,068 | 3,000,000 | | 3,000,000 | 2.45% | 2.45% | | | | | | |
| 10517791 | NAB | AA | 15/03/2018 | 120 | 2.54% | 3,000,000 | 25,052 | 3,000,000 | | 3,000,000 | 2.45% | 2.54% | | | | | | |
| 33822504 | CBA | AA | 27/03/2018 | 120 | 2.53% | 3,000,000 | 24,953 | 3,000,000 | | 3,000,000 | 2.26% | 2.53% | | | | | | |
| | | | | | | Subtotal | 23,500,000 | 257,378 | 2,000,000 | 16,500,000 | 5,000,000 | | | 298,073 | 408,787 | 110,713.67 | | |
| | | | | | | Total Funds Invested | 34,000,000 | 320,805 | 12,500,000 | 16,500,000 | 5,000,000 | | | 638,621 | 695,214 | 56,592.67 | | |

Comments/Notes - Cash Investments

City of Albany
 Monthly Investment Report
 For the Period Ended 31st March 2018

Note 3A: GRAPHICAL REPRESENTATION - CASH INVESTMENTS



City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st March 2018

Note 4: RECEIVABLES

Receivables - Rates and Refuse

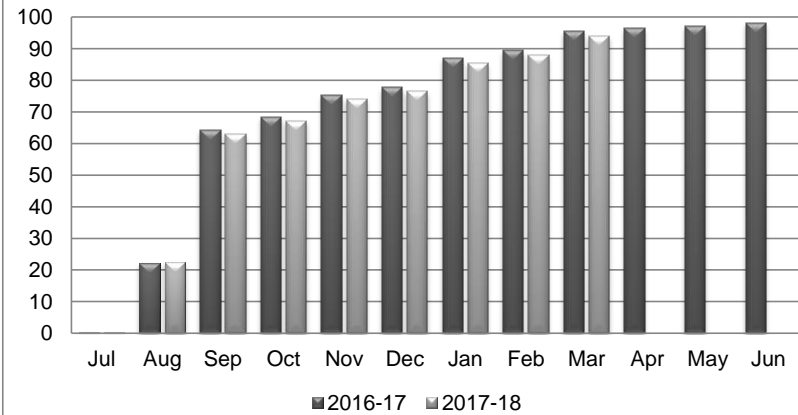
| | Current 2017-18 | Previous 2016-17 | Total |
|--|----------------------------|-----------------------------|---------------------|
| | \$ | \$ | \$ |
| Opening Arrears Previous Years | | 809,310 | 809,310 |
| Rates Levied this year | 35,210,581 | | 35,210,581 |
| Refuse Levied | 6,040,045 | | 6,040,045 |
| ESL Levied | 3,069,978 | | 3,069,978 |
| Other Charges Levied | 438,127 | | 438,127 |
| <u>Less</u> Collections to date | (42,561,027) | (467,524) | (43,028,551) |
| Equals Current Outstanding | 2,197,704 | 341,785 | 2,539,490 |
| Total Rates & Charges Collectable | | | 2,539,490 |
| % Collected | | | 94.43% |

Receivables - General

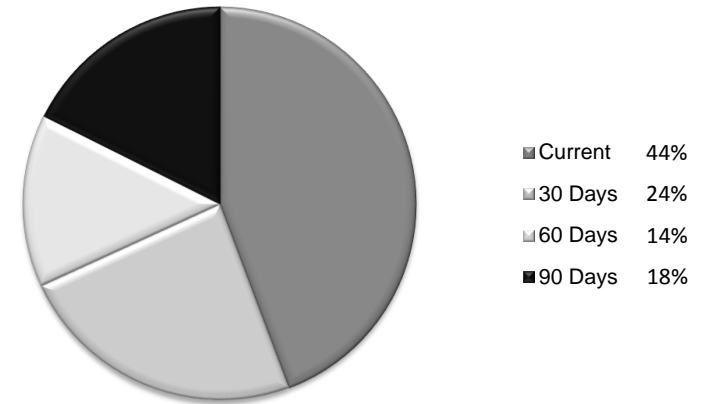
| | Current | 30 Days | 60 Days | 90 Days |
|--------------------------|----------------|----------------|----------------|----------------|
| | \$ | \$ | \$ | \$ |
| | 240,884 | 129,872 | 77,315 | 95,941 |
| Total Outstanding | | | | 544,012 |

Amounts shown above include GST (where applicable)

Note 4 - Rates & Refuse % Collected



Note 4 - Accounts Receivable (non-rates)



Comments/Notes - Receivables Rates and Refuse

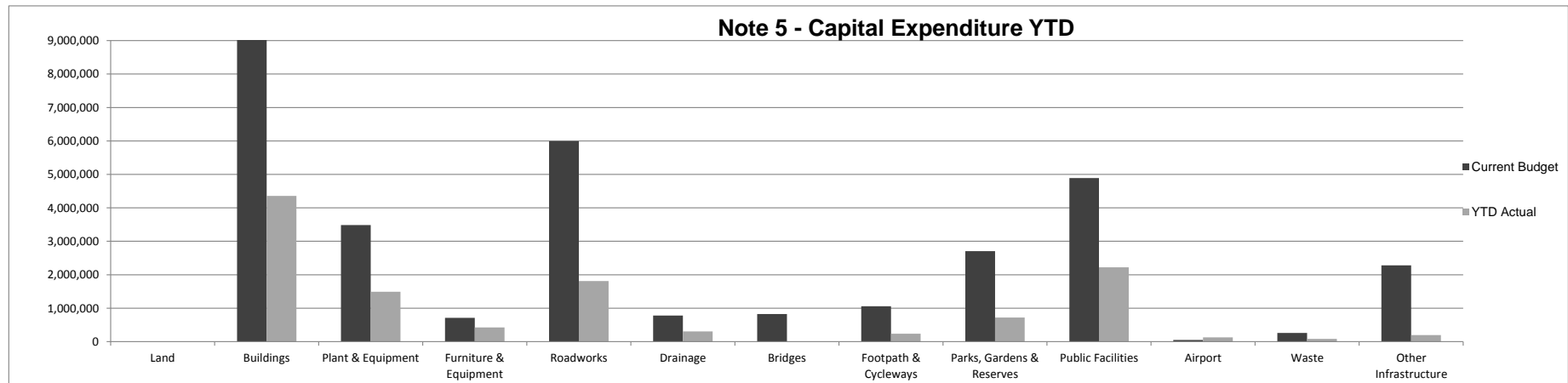
Comments/Notes - Receivables General

City of Albany
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31st March 2018

Note 5: CAPITAL ACQUISITIONS

| Contributions Information | | | | | Summary Acquisitions | Original Budget | Current Budget | YTD Budget | Actual | Variance |
|---------------------------|------------------|------------------|------------|-------------------|--|-------------------|-------------------|-------------------|-------------------|---------------|
| Grants | Reserves | Borrowing | Restricted | Total | | | | | | |
| \$ | \$ | \$ | | \$ | | \$ | | | \$ | \$ |
| 0 | 0 | 0 | 0 | 0 | Property, Plant & Equipment | 0 | 0 | 0 | 0 | 0 |
| 1,327,500 | 770,000 | 1,000,000 | 0 | 3,097,500 | Land | 0 | 0 | 0 | 0 | 0 |
| 50,000 | 0 | 0 | 0 | 50,000 | Buildings | 7,969,596 | 9,590,697 | 4,283,060 | 4,355,661 | 72,601 ▲ |
| 0 | 0 | 0 | 0 | 0 | Plant & Equipment | 3,468,782 | 3,486,582 | 1,500,631 | 1,492,343 | (8,288) ▼ |
| | | | | | Furniture & Equipment | 636,900 | 711,900 | 442,647 | 423,479 | (19,168) ▼ |
| | | | | | Infrastructure | | | | | |
| 1,500,000 | 200,000 | 0 | 0 | 1,700,000 | Roadworks | 5,676,799 | 5,993,349 | 1,781,976 | 1,810,549 | 28,573 ▲ |
| 0 | 0 | 0 | 0 | 0 | Drainage | 781,000 | 781,000 | 383,763 | 306,356 | (77,407) ▼ |
| 825,000 | 0 | 0 | 0 | 825,000 | Bridges | 824,734 | 824,734 | 0 | 0 | 0 |
| 20,000 | 0 | 0 | 0 | 20,000 | Footpath & Cycleways | 1,065,482 | 1,058,482 | 282,792 | 236,852 | (45,940) ▼ |
| 605,700 | 483,300 | 0 | 0 | 1,089,000 | Parks, Gardens & Reserves | 2,414,314 | 2,705,131 | 875,999 | 720,353 | (155,646) ▼ |
| 13,035,092 | 467,820 | 500,000 | 0 | 14,002,912 | Public Facilities | 1,362,092 | 4,889,843 | 1,996,133 | 2,221,765 | 225,632 ▲ |
| 0 | 0 | 0 | 0 | 0 | Airport | 50,000 | 50,000 | 50,000 | 127,720 | 77,720 ▲ |
| 0 | 273,286 | 0 | 0 | 273,286 | Waste | 273,286 | 257,877 | 96,142 | 80,361 | (15,781) ▼ |
| 0 | 0 | 0 | 0 | 0 | Other Infrastructure | 368,241 | 2,279,631 | 215,000 | 197,583 | (17,417) ▼ |
| 17,363,292 | 2,194,406 | 1,500,000 | 0 | 21,057,698 | Totals | 24,891,226 | 32,629,226 | 11,908,143 | 11,973,022 | 64,879 |

Comments - Capital Acquisitions



TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

TRUST PAYMENTS

Date

Description

Amount

22/03/2018 MOSS ENTERPRISES (WA) PTY LTD

Return - Defect Bond

\$ 28,049.65

Total

\$ 28,049.65

MASTERCARD TRANSACTIONS - MARCH 2018

Date

Payee

Description

Amount

19/03/2018 Regional Express

Return Flights - Various CEO Meetings In Perth

\$ 492.40

20/03/2018 Regional Express

Return Flights - Various CEO Meetings In Perth

\$ 202.36

20/03/2018 Virgin Airlines

Flights - Destination Marketing Organisation Interview

\$ 740.00

14/03/2018 Regional Express

Flights - Mayor - Hackathon With Western Power

\$ 447.44

27/02/2018 Quest Mounts Bay Road

Accommodation - D Theodore - Royal Australian Historical Society

\$ 600.00

2/03/2018 Regional Express

Flights - Senior Duty Manager Recruitment - ALAC

\$ 674.72

2/03/2018 Regional Express

Flights - Senior Duty Manager Recruitment - ALAC

\$ 641.00

27/02/2018 Swiftype.com

Monthly Website Fee - Albany Visitors Centre

\$ 318.98

28/02/2018 Crown Promenade

Accommodation - M Cole

\$ 551.49

8/03/2018 St Catherines

Accommodation Refund - T Dickson

-\$ 829.26

24/03/2018 Swiftype.com

Monthly Website Fee - Albany Visitors Centre - H Fell

\$ 323.83

12/03/2018 ESRI Australia

Training - ArcGIS II Course - Engineering Trainee

\$ 814.00

21/03/2018 Karrinyup Waters

Accommodation - IPWEA Conference - A McEwan

\$ 418.00

21/03/2018 Hougoumont Hotel

Accommodation - IPWEA Conference - R Taylor

\$ 259.00

19/03/2018 Eventbrite

Tickets To Emergence Creative Festival - A Cousins

\$ 568.50

SUNDRY < \$ 200.00

\$ 2,558.22

Total

\$ 8,780.68

PAYROLL 16/03/2018 - 15/04/2018

Date

Description

Amount

28/03/2018

COA Salaries

\$ 675,107.09

12/04/2018

COA Salaries

\$ 634,627.54

Total

\$ 1,309,734.63

REPORT ITEM CCS 050 REFERS

| Chq | Date | Name | Description | Amount |
|-------|------------|-------------------------------|--|---------------------|
| 31956 | 22/03/2018 | J BRIDGER | Insurance Reimbursement | \$ 39.00 |
| 31957 | 22/03/2018 | R COLEMAN | Refund | \$ 73.00 |
| 31958 | 22/03/2018 | A & G KINOC | Refund | \$ 132.04 |
| 31959 | 22/03/2018 | J RIEDYK & A HOTKER | Refund | \$ 214.50 |
| 31960 | 22/03/2018 | DEPARTMENT OF TRANSPORT | Vehicle Registration | \$ 393.20 |
| 31961 | 22/03/2018 | HOSTPLUS PTY LTD | Superannuation Contributions | \$ 95.39 |
| 31962 | 22/03/2018 | 3RD ALBANY SCOUT GROUP | Kid Sport Vouchers | \$ 615.00 |
| 31963 | 22/03/2018 | WATER CORPORATION | Water Consumption | \$ 5,219.95 |
| 31964 | 29/03/2018 | ALAN PILGRIM | Refund | \$ 270.45 |
| 31965 | 29/03/2018 | PIVOTEL SATELLITE PTY LIMITED | Satellite Phone Charges | \$ 248.00 |
| 31966 | 29/03/2018 | TELSTRA CORPORATION LIMITED | Telephone Charges | \$ 40,848.57 |
| 31967 | 29/03/2018 | WATER CORPORATION | Water Consumption | \$ 9,159.72 |
| 31968 | 05/04/2018 | DOWSETTS AUTOMOTIVE SERVICES | Licensing Inspection - Bomag Roller | \$ 97.20 |
| 31969 | 05/04/2018 | LAWTON GILLON LAWYERS | Professional Services - Emu Point Boat Harbour | \$ 1,540.00 |
| 31970 | 05/04/2018 | GIRL GUIDES WESTERN AUSTRALIA | Kid Sport Vouchers | \$ 300.00 |
| 31971 | 05/04/2018 | TOTALLY SPORTS AND SURF | Material Supply - Sports Timer | \$ 24.95 |
| 31972 | 05/04/2018 | WATER CORPORATION | Water Consumption | \$ 430.40 |
| 31973 | 10/04/2018 | WESTERN AUSTRALIA POLICE | Notification Of Road Closure - Convoy Campout | \$ 80.60 |
| 31974 | 10/04/2018 | PETTY CASH | Petty Cash | \$ 2,660.00 |
| 31975 | 12/04/2018 | GIRL GUIDES WESTERN AUSTRALIA | Kid Sport Vouchers | \$ 150.00 |
| 31976 | 12/04/2018 | TELSTRA CORPORATION LIMITED | Telephone Charges | \$ 687.93 |
| 31977 | 12/04/2018 | WATER CORPORATION | Water Consumption | \$ 16,100.55 |
| | | | Total | \$ 79,380.45 |

REPORT ITEM CCS 050 REFERS

| EFT | Date | Name | Description | Amount |
|-----------|------------|--|--|--------------|
| EFT124008 | 16/03/2018 | ABBOTTS LIQUID SALVAGE PTY LTD | Waste Services - Surfer's Beach | \$ 185.00 |
| EFT124009 | 16/03/2018 | ACCUWEIGH PTY LTD | Professional Services - Baker Junction Waste | \$ 1,064.80 |
| EFT124010 | 16/03/2018 | AD CONTRACTORS PTY LTD | Construction Services - C16012 | \$ 25,428.19 |
| EFT124011 | 16/03/2018 | ADVERTISER PRINT | Printing - Your City Brochures | \$ 700.00 |
| EFT124012 | 16/03/2018 | ALBANY TRUCK AND CAR HIRE | Truck Hire - Colour Dash | \$ 280.00 |
| EFT124013 | 16/03/2018 | ALBANY V-BELT AND RUBBER | Material Supply - Rubber Matting | \$ 103.40 |
| EFT124014 | 16/03/2018 | ALBANY REFRIGERATION | Air Conditioning Maintenance - C15021 | \$ 952.29 |
| EFT124015 | 16/03/2018 | ALBANY MOBILE WELDING | Repairs And Maintenance - Travelling Irrigator | \$ 220.00 |
| EFT124016 | 16/03/2018 | ALBANY OFFICE PRODUCTS DEPOT | Stationery Supplies - Various | \$ 600.95 |
| EFT124017 | 16/03/2018 | ALBANY PSYCHOLOGICAL SERVICES | Professional Services - EAP | \$ 1,694.00 |
| EFT124018 | 16/03/2018 | ALBANY PONY CLUB | Kid Sport Vouchers | \$ 600.00 |
| EFT124019 | 16/03/2018 | ALBANY MILK DISTRIBUTORS | Milk Deliveries | \$ 292.80 |
| EFT124020 | 16/03/2018 | ALBANY AIRPORT SERVICES PTY LTD | Professional Services - Racewars | \$ 1,085.00 |
| EFT124021 | 16/03/2018 | ALBANY IRRIGATION & DRILLING | Irrigation Supplies - Various | \$ 306.20 |
| EFT124022 | 16/03/2018 | ALBANY RECORDS MANAGEMENT | Archive Storing | \$ 549.45 |
| EFT124023 | 16/03/2018 | ALBANY DOMESTIC SERVICES | Cleaning Services - Animal Waste | \$ 175.00 |
| EFT124024 | 16/03/2018 | ATCO GAS AUSTRALIA PTY LTD | Repairs And Maintenance - Damaged GAS Pipes | \$ 1,380.61 |
| EFT124025 | 16/03/2018 | ALL EVENTS HIRE AND PRODUCTION | Professional Services - Focus Lighting | \$ 66.00 |
| EFT124026 | 16/03/2018 | ALLSTAR EVENT CATERING | Catering - Colour Dash | \$ 220.00 |
| EFT124027 | 16/03/2018 | ANDIMAPS | Advertising - 2018-19 Street Guide | \$ 1,854.00 |
| EFT124028 | 16/03/2018 | ANDREW HALSALL PHOTOGRAPHY | Merchandise Order - Forts Store | \$ 90.00 |
| EFT124029 | 16/03/2018 | PAPERBARK MERCHANTS | Material Supply - Literature | \$ 502.40 |
| EFT124030 | 16/03/2018 | ARCHIVAL SURVIVAL PTY LTD | Material Supply - Apollo Rolls | \$ 172.70 |
| EFT124031 | 16/03/2018 | ATC WORK SMART | Casual Staff/Apprentice Fees | \$ 23,846.34 |
| EFT124032 | 16/03/2018 | AUSTRALIA POST | Postage Fees - March 2018 | \$ 5,023.15 |
| EFT124033 | 16/03/2018 | BADGEMATE | Staff Uniforms | \$ 315.21 |
| EFT124034 | 16/03/2018 | AE BALL AND COMPANY | Vehicle Repairs And Maintenance - Light Assembly | \$ 83.60 |
| EFT124035 | 16/03/2018 | BARKERS TRENCHING SERVICES | Trenching Services - Cable Location | \$ 352.00 |
| EFT124036 | 16/03/2018 | BATTERY WORLD | Material Supply - Batteries | \$ 99.00 |
| EFT124037 | 16/03/2018 | BENNETTS BATTERIES | Material Supply - Gear Oil | \$ 585.20 |
| EFT124038 | 16/03/2018 | ADVANCED TRAFFIC MANAGEMENT WA PTY LTD | Traffic Control Services - C17014 | \$ 18,784.17 |
| EFT124039 | 16/03/2018 | BERTOLA HIRE ALBANY PTY LTD | Equipment Hire - CPSP | \$ 1,445.40 |
| EFT124040 | 16/03/2018 | BMT WESTERN AUSTRALIAN PTY LTD | AWAC Deployment - Emu Point/Middleton Beach | \$ 13,215.11 |
| EFT124041 | 16/03/2018 | ALBANY BOBCAT SERVICES | Equipment Hire - C16012 | \$ 3,623.13 |
| EFT124042 | 16/03/2018 | BOC GASES AUSTRALIA LIMITED | Container Service Rental | \$ 119.77 |
| EFT124043 | 16/03/2018 | BOOKEASY AUSTRALIA PTY LTD | Booking Fees - February 2018 | \$ 1,905.21 |
| EFT124044 | 16/03/2018 | BUFF N POLISH | Cleaning Services - Verdi Street Vehicles | \$ 800.00 |
| EFT124045 | 16/03/2018 | BUNNINGS GROUP LIMITED | Gift Vouchers - Employee Recognitions | \$ 704.89 |
| EFT124046 | 16/03/2018 | CABCHARGE AUSTRALIA LIMITED | Taxi Charges | \$ 776.21 |
| EFT124047 | 16/03/2018 | CALIBRE CARE | Equipment Hire - Shower Chair | \$ 55.00 |
| EFT124048 | 16/03/2018 | CALTEX AUSTRALIA PETROLEUM PTY LTD | Fuel Purchases | \$ 7,504.25 |
| EFT124049 | 16/03/2018 | CALTEX AUSTRALIA PETROLEUM PTY LTD | Fuel Purchases | \$ 10,478.75 |
| EFT124050 | 16/03/2018 | CAMTRANS ALBANY PTY LTD | Transportation Services - CPSP And Colour Dash | \$ 478.50 |
| EFT124051 | 16/03/2018 | J & S CASTLEHOW ELECTRICAL SERVICES | Electrical Services - C16006 | \$ 49,641.11 |
| EFT124052 | 16/03/2018 | CENTIGRADE SERVICES PTY LTD | ALAC Maintenance Services - Q16009 | \$ 652.09 |
| EFT124053 | 16/03/2018 | CLEANAWAY PTY LIMITED | Rubbish Removal P14021 | \$ 5,525.85 |
| EFT124054 | 16/03/2018 | COLES SUPERMARKETS AUSTRALIA PTY LTD | Groceries - Various | \$ 84.90 |
| EFT124055 | 16/03/2018 | HOLCIM (AUSTRALIA) PTY LTD | Concrete Supplies - C16010 | \$ 612.48 |
| EFT124056 | 16/03/2018 | DATA #3 LIMITED | Subscriptions - Desktop License | \$ 245.09 |
| EFT124057 | 16/03/2018 | 35 DEGREES SOUTH | Survey Services - C16016 | \$ 1,100.00 |
| EFT124058 | 16/03/2018 | CGS QUALITY CLEANING | Cleaning Services - C14036 | \$ 1,170.30 |

REPORT ITEM CCS 050 REFERS

| | | | |
|-----------|---|--|--------------|
| EFT124059 | 16/03/2018 DELTA COMPUTERS APPLECROSS | Equipment Hire - Claremont Showgrounds | \$ 385.00 |
| EFT124060 | 16/03/2018 G & M DETERGENTS & HYGIENE SERVICES ALBANY | Cleaning Products - Q16024 | \$ 3,422.80 |
| EFT124061 | 16/03/2018 SANDRA DIXON | Professional Services - EAP | \$ 150.00 |
| EFT124062 | 16/03/2018 THE DRUG DETECTION AGENCY | Professional Services - EAP | \$ 1,930.50 |
| EFT124063 | 16/03/2018 DYLAN'S ON THE TERRACE | Catering - Queen's Baton Relay | \$ 779.00 |
| EFT124064 | 16/03/2018 EARLY BIRD LANDSCAPING | Lawn Supplies - Alfred Street Reconstruction | \$ 36,366.00 |
| EFT124065 | 16/03/2018 ELLEKER GENERAL STORE | Meal And Fuel Supplies - Elleker Fire | \$ 4,775.05 |
| EFT124066 | 16/03/2018 ELLENBY TREE FARM PTY LTD | Material Supply - Q17011 | \$ 2,200.00 |
| EFT124067 | 16/03/2018 E-STRALIAN PTY LTD | Weekly E-Bike Lease | \$ 182.18 |
| EFT124068 | 16/03/2018 EYERITE SIGNS | Signage - Ellen Cove | \$ 209.00 |
| EFT124069 | 16/03/2018 FLYING HARVEST | Refreshments - Civic Functions | \$ 600.00 |
| EFT124070 | 16/03/2018 NORTH ALBANY FOOTBALL & SPORTING CLUB INC | Venue Hire - Colour Dash | \$ 200.00 |
| EFT124071 | 22/03/2018 ABA SECURITY | CCTV Security System Installation - Daycare | \$ 12,100.00 |
| EFT124072 | 22/03/2018 ADAPTOR PTY LTD | Website Development - Your City Mobile App | \$ 2,420.00 |
| EFT124073 | 22/03/2018 AD CONTRACTORS PTY LTD | Construction Services - C16012 | \$ 87,703.89 |
| EFT124074 | 22/03/2018 D ADELINE | Staff Reimbursement | \$ 137.50 |
| EFT124075 | 22/03/2018 ADVERTISER PRINT | Printing - Brochures For Anzac Centre | \$ 1,978.00 |
| EFT124076 | 22/03/2018 AHA! CONSULTING PTY LTD | Stakeholder Engagement Workshop | \$ 4,103.00 |
| EFT124077 | 22/03/2018 ALBANY TRUCK AND CAR HIRE | Truck Hire - Library Relocation | \$ 360.00 |
| EFT124078 | 22/03/2018 ALBANY V-BELT AND RUBBER | Material Supply - Various | \$ 2,411.66 |
| EFT124079 | 22/03/2018 ALBANY MOTORCYCLES | Repairs And Maintenance - Yamaha Quad | \$ 60.00 |
| EFT124080 | 22/03/2018 ALBANY CHAMBER OF COMMERCE AND INDUSTRY | Sponsorship - 2018 Women's Leadership Forum | \$ 3,000.00 |
| EFT124081 | 22/03/2018 ALBANY SCREEN PRINTERS | Material Supply - T-Shirts For Queen's Baton Relay | \$ 2,077.00 |
| EFT124082 | 22/03/2018 ALBANY MOBILE WELDING | Professional Services - CPSP | \$ 484.00 |
| EFT124083 | 22/03/2018 ALBANY SKIPS AND WASTE SERVICES PTY LTD | Skip Bin Hire | \$ 465.00 |
| EFT124084 | 22/03/2018 ALBANY OFFICE PRODUCTS DEPOT | Stationery Supplies - Various | \$ 185.77 |
| EFT124085 | 22/03/2018 ALBANY ABORIGINAL CORPORATION | Venue Hire | \$ 250.00 |
| EFT124086 | 22/03/2018 ALBANY ATHLETICS GROUP INCORPORATED | Kid Sport Vouchers | \$ 1,570.00 |
| EFT124087 | 22/03/2018 ALBANY LASERSCAPE | School Holiday Programme - January 2018 | \$ 1,040.00 |
| EFT124088 | 22/03/2018 ALBANY CENTRAL CABINETS PTY LTD | Merchandise Order - Visitor Centre | \$ 462.00 |
| EFT124089 | 22/03/2018 ALBANY QUALITY LAWNMOWING | Lawn Mowing Services - Lotteries House | \$ 110.00 |
| EFT124090 | 22/03/2018 ALBANY RECORDS MANAGEMENT | Archive Storage - March 2018 | \$ 462.00 |
| EFT124091 | 22/03/2018 ALBANY DOMESTIC SERVICES | Delivery of Animal Hygiene Services | \$ 175.00 |
| EFT124092 | 22/03/2018 ALBANY BALLROOM DANCE STUDIO | Professional Services - Active Albany | \$ 480.00 |
| EFT124093 | 22/03/2018 ALBANY HEALING TOUCH CHAPTER | Refund | \$ 240.00 |
| EFT124094 | 22/03/2018 ALD FUEL INJECTION SERVICES | Material Supply - Turbo | \$ 1,386.00 |
| EFT124095 | 22/03/2018 CICERO MANAGEMENT PTY LTD | Staff Accommodation | \$ 660.00 |
| EFT124096 | 22/03/2018 PAPERBARK MERCHANTS | Material Supply - Literature | \$ 776.35 |
| EFT124097 | 22/03/2018 APPRENTICE & TRAINEESHIP COMPANY | Casual Staff/Apprentice Fees | \$ 1,112.65 |
| EFT124098 | 22/03/2018 BRIONY NICOLE ARNOLD | Professional Services - Vancouver Street Festival | \$ 2,500.00 |
| EFT124099 | 22/03/2018 ATC WORK SMART | Casual Staff/Apprentice Fees | \$ 55,086.85 |
| EFT124100 | 22/03/2018 BAREFOOT CLOTHING MANUFACTURERS | Uniform Supplies - Visitor Centre | \$ 1,754.00 |
| EFT124101 | 22/03/2018 BARRETT'S MINI EARTHMOVING & CHIPPING | Vegetation Maintenance - C17022 | \$ 680.00 |
| EFT124102 | 22/03/2018 BENNETT'S BATTERIES | Material Supply - Batteries | \$ 862.40 |
| EFT124103 | 22/03/2018 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD | Traffic Control Services - C17014 | \$ 11,094.34 |
| EFT124104 | 22/03/2018 BEST OFFICE SYSTEMS | Material Supply - Scanner | \$ 2,089.00 |
| EFT124105 | 22/03/2018 ALBANY BITUMEN SPRAYING | Asphalt Services - Middleton Road And Various | \$ 8,376.50 |
| EFT124106 | 22/03/2018 J. BLACKWOOD & SON PTY LTD | Material Supply - Concrete Products | \$ 1,008.17 |
| EFT124107 | 22/03/2018 ALBANY BOBCAT SERVICES | Equipment Hire - C16012 | \$ 1,542.75 |
| EFT124108 | 22/03/2018 KS BOND | Refund | \$ 24.00 |
| EFT124109 | 22/03/2018 AIR BP | AV Gas Purchases | \$ 172.04 |
| EFT124110 | 22/03/2018 BREMER BAY COMMUNITY RESOURCE CENTRE | Advertising - Holiday Guide | \$ 1,200.00 |

REPORT ITEM CCS 050 REFERS

| | | | |
|-----------|---|--|---------------|
| EFT124111 | 22/03/2018 BUNNINGS GROUP LIMITED | Material Supply - Star Pickets And Caps | \$ 1,139.07 |
| EFT124112 | 22/03/2018 C&C MACHINERY CENTRE | Material Supply - Various | \$ 6,342.31 |
| EFT124113 | 22/03/2018 CALTEX AUSTRALIA PETROLEUM PTY LTD | Litres Diesel Fuel | \$ 11,063.19 |
| EFT124114 | 22/03/2018 CAMPBELL CONTRACTORS | Concrete Services - C16026 | \$ 10,139.00 |
| EFT124115 | 22/03/2018 CANVALE PTY LTD | Furniture And Equipment - Library | \$ 2,233.28 |
| EFT124116 | 22/03/2018 JANET CARTER | Professional Services - Eat The City Project | \$ 1,500.00 |
| EFT124117 | 22/03/2018 J & S CASTLEHOW ELECTRICAL SERVICES | Electrical Services - C15026 | \$ 12,862.48 |
| EFT124118 | 22/03/2018 ROBERT CASTIGLIONE | Professional Services - VAC Promo Film | \$ 1,000.00 |
| EFT124119 | 22/03/2018 CENTIGRADE SERVICES PTY LTD | ALAC Maintenance Services - Q16009 | \$ 2,352.26 |
| EFT124120 | 22/03/2018 CIVICA PTY LTD | Library Management System - P15017 | \$ 2,263.27 |
| EFT124121 | 22/03/2018 CLEANAWAY PTY LIMITED | Rubbish Removal P14021 | \$ 217,492.62 |
| EFT124122 | 22/03/2018 COATES HIRE OPERATIONS PTY LIMITED | Equipment Hire - Colour Dash And Queen's Baton Relay | \$ 3,228.68 |
| EFT124123 | 22/03/2018 COHERA-TECH PTY LTD | Material Supply - 3D Counter Unit | \$ 5,254.00 |
| EFT124124 | 22/03/2018 COLES SUPERMARKETS AUSTRALIA PTY LTD | Gift Cards - Neighbour Day | \$ 392.22 |
| EFT124125 | 22/03/2018 COURIER AUSTRALIA | Freight Charges | \$ 480.41 |
| EFT124126 | 22/03/2018 ALBANY SIGNS | Signage - Amazing South Coast | \$ 610.50 |
| EFT124127 | 22/03/2018 DOWNER EDI WORKS PTY LTD | Material Supply - Cold Mix | \$ 678.70 |
| EFT124128 | 22/03/2018 HOLCIM (AUSTRALIA) PTY LTD | Concrete Supplies - C16010 | \$ 5,142.49 |
| EFT124129 | 22/03/2018 AL CURNOW HYDRAULICS | Material Supply - Various | \$ 209.74 |
| EFT124130 | 22/03/2018 CGS QUALITY CLEANING | Cleaning Services - C14036 | \$ 45,454.00 |
| EFT124131 | 22/03/2018 DENMARK PONY CLUB | Kid Sport Vouchers | \$ 150.00 |
| EFT124132 | 22/03/2018 LANDGATE | Land Enquiries/Title Searches | \$ 2,144.26 |
| EFT124133 | 22/03/2018 DEPARTMENT OF TRANSPORT | Vehicle Search Fees | \$ 200.50 |
| EFT124134 | 22/03/2018 G & M DETERGENTS & HYGIENE SERVICES ALBANY | Sanitary Services - Q16024 | \$ 1,395.86 |
| EFT124135 | 22/03/2018 DI'S LUNCH BAR | Catering - Presenting With Confidence Course | \$ 385.00 |
| EFT124136 | 22/03/2018 DYLAN'S ON THE TERRACE | Catering - AHP Volunteers Meeting | \$ 229.60 |
| EFT124137 | 22/03/2018 ENVISION WARE PTY LTD | Software Upgrade - Library | \$ 6,930.00 |
| EFT124138 | 22/03/2018 EXECUTIVE MEDIA PTY LTD | Advertising - Caravanning Australia | \$ 950.00 |
| EFT124139 | 22/03/2018 ALBANY FENCING COMPANY | Equipment Hire - Queen's Baton Relay | \$ 1,947.00 |
| EFT124140 | 22/03/2018 THE FIXUPPERY | Window Cleaning Services - Q16023 | \$ 664.00 |
| EFT124141 | 22/03/2018 T FLETT | Staff Reimbursement | \$ 218.74 |
| EFT124142 | 22/03/2018 FLEET FITNESS | Repairs And Maintenance - Equipment Service | \$ 231.39 |
| EFT124143 | 22/03/2018 FLIPZONE | Kid Sport Vouchers | \$ 1,050.00 |
| EFT124144 | 22/03/2018 GLOBAL INTEGRATED SOLUTIONS LIMITED | Ezicom Fees - Airport | \$ 198.00 |
| EFT124145 | 22/03/2018 GOLDEN WEST NETWORK PTY LTD | Advertising - National Anzac Centre | \$ 347.60 |
| EFT124146 | 22/03/2018 GORDON WALMSLEY PTY LTD | Asphalt Services - C15007 | \$ 5,670.00 |
| EFT124147 | 22/03/2018 GRACE REMOVALS GROUP | Removalist Fees - Albany Tourism And Information Hub | \$ 1,995.40 |
| EFT124148 | 22/03/2018 GRANDE FOOD SERVICE PTY LTD | Catering Supplies | \$ 77.88 |
| EFT124149 | 22/03/2018 SOUTH REGIONAL TAFE | Staff Training - Restricted Asbestos | \$ 175.00 |
| EFT124150 | 22/03/2018 GREEN SKILLS INCORPORATED | Professional Services - C16009 | \$ 4,298.82 |
| EFT124151 | 22/03/2018 GREAT SOUTHERN PERSONNEL INC | Casual Staff/Apprentice Fees | \$ 224.00 |
| EFT124152 | 22/03/2018 GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES | Equipment Hire - C16012 | \$ 3,366.00 |
| EFT124153 | 22/03/2018 GREAT SOUTHERN SUPPLIES | Staff Uniforms | \$ 974.20 |
| EFT124154 | 22/03/2018 GREAT SOUTHERN NETBALL REGION INC | Refund | \$ 299.50 |
| EFT124155 | 22/03/2018 GT BEARING AND ENGINEERING SUPPLIES | Material Supply - Sling | \$ 66.00 |
| EFT124156 | 22/03/2018 A HAEBICH | Staff Reimbursement | \$ 625.60 |
| EFT124157 | 22/03/2018 HARVEY NORMAN ALBANY | Material Supply - iPhone | \$ 680.00 |
| EFT124158 | 22/03/2018 HAVOC BUILDERS PTY LTD | Building Services - C17028 | \$ 1,347.50 |
| EFT124159 | 22/03/2018 HEADSETERA | Material Supply - Power Bank | \$ 93.50 |
| EFT124160 | 22/03/2018 YOGASUN STUDIO | Art Classes - VAC | \$ 240.00 |
| EFT124161 | 22/03/2018 HESPERIAN PRESS | Merchandise Order - Forts Store | \$ 364.40 |
| EFT124162 | 22/03/2018 HIGHWAY WRECKERS | Abandoned Vehicle Removal | \$ 88.00 |

REPORT ITEM CCS 050 REFERS

| | | | |
|-----------|---|--|---------------|
| EFT124163 | 22/03/2018 HOBBS SMITH AND HOLMES PTY LTD | Professional Services - Lake Weerlara | \$ 1,650.00 |
| EFT124164 | 22/03/2018 THE HONEY SHOP | Merchandise Order - Visitor Centre | \$ 237.00 |
| EFT124165 | 22/03/2018 K HOUDERRANI | Staff Reimbursement | \$ 59.30 |
| EFT124166 | 22/03/2018 AFGRI EQUIPMENT AUSTRALIA PTY LTD | Material Supply - Spindle | \$ 372.75 |
| EFT124167 | 22/03/2018 HHG LEGAL GROUP | Legal Services - C16011 | \$ 1,339.80 |
| EFT124168 | 22/03/2018 TERESA MARY HUGHES | Professional Services - Active Albany | \$ 168.00 |
| EFT124169 | 22/03/2018 STATEWIDE RACKING & STORAGE SOLUTIONS | Storage Supplies - Visitor Centre | \$ 5,430.95 |
| EFT124170 | 22/03/2018 INTANDEM | Merchandise Order - Forts Store | \$ 3,125.00 |
| EFT124171 | 22/03/2018 IPAR REHABILITATION PTY LTD | Professional Services - Worker's Compensation | \$ 503.52 |
| EFT124172 | 22/03/2018 ISENTIA PTY LTD | Media Subscriptions | \$ 1,572.45 |
| EFT124173 | 22/03/2018 ITOMIC WEB SPECIALISTS | Professional Services - Albany Tourism And Information Hub | \$ 12,100.00 |
| EFT124174 | 22/03/2018 JAMES WALMSLEY DESIGN | Design Services - Songwriting Session | \$ 350.00 |
| EFT124175 | 22/03/2018 JJ'S HIAB SERVICES & JJ'S GREAT SOUTHERN | Freight Charges | \$ 704.00 |
| EFT124176 | 22/03/2018 JS ROADSIDE PRODUCTS PTY LTD | Material Supply - Steel Flex Posts | \$ 1,630.75 |
| EFT124177 | 22/03/2018 KALGAN ORGANICS | Merchandise Order - Visitor Centre | \$ 84.00 |
| EFT124178 | 22/03/2018 KLB SYSTEMS | Material Supply - Lenovo ThinkPad | \$ 4,042.50 |
| EFT124179 | 22/03/2018 LADELLE PTY LTD | Merchandise Order - Forts Store | \$ 3,487.58 |
| EFT124180 | 22/03/2018 ALBANY WORLD OF CARS | Material Supply - Lens Lamp | \$ 28.56 |
| EFT124181 | 22/03/2018 LATRO LAWYERS | Legal Services - C16011 | \$ 1,079.65 |
| EFT124182 | 22/03/2018 LIBBY SHEPPARD DESIGN | Merchandise Order - Visitor Centre | \$ 450.34 |
| EFT124183 | 22/03/2018 LITTLE BIRDS PRESERVES | Merchandise Order - Visitor Centre | \$ 380.00 |
| EFT124184 | 22/03/2018 H LONCAR | Staff Reimbursement | \$ 195.48 |
| EFT124185 | 22/03/2018 LUNAR PAINITNG SERVICES | Painting Services - Women's Rest Centre | \$ 17,237.00 |
| EFT124186 | 22/03/2018 BUCHER MUNICIPAL PTY LTD | Material Supply - Poly Main Brooms | \$ 2,154.90 |
| EFT124187 | 22/03/2018 RL & KJ MACKENZIE | Merchandise Order - Visitor Centre | \$ 87.60 |
| EFT124188 | 22/03/2018 DOMONIQUE ELLA MADAFFERI | Professional Services - Active Albany | \$ 160.00 |
| EFT124189 | 22/03/2018 S MAJIDI | Staff Reimbursement | \$ 12.80 |
| EFT124190 | 22/03/2018 MANYPEAKS STORE | Fuel Supplies - Emergency Services | \$ 191.62 |
| EFT124191 | 22/03/2018 MCKAILS GENERAL STORE | Catering - Intro To Structural Fire Fighting | \$ 275.50 |
| EFT124192 | 22/03/2018 MERRIFIELD REAL ESTATE | Storage Unit Rental | \$ 400.00 |
| EFT124193 | 22/03/2018 MERCHANDISING LIBRARIES PTY LTD | Furniture And Equipment - Library Fitout | \$ 21,017.61 |
| EFT124194 | 22/03/2018 METROOF ALBANY | Material Supply - TEX Screws | \$ 25.80 |
| EFT124195 | 22/03/2018 MICROCHIPS AUSTRALIA | Material Supply - Microchip Reader | \$ 437.30 |
| EFT124196 | 22/03/2018 AIRPORT SECURITY PTY LTD | Material Supply - Security Card | \$ 660.00 |
| EFT124197 | 22/03/2018 ROBERT MINITER | Professional Services - Queen's Baton Relay | \$ 400.00 |
| EFT124198 | 22/03/2018 NURRUNGA COMMUNICATIONS | Vehicle Repairs And Maintenance - Two Way Radio's | \$ 2,351.05 |
| EFT124199 | 22/03/2018 NARRIKUP NETBALL CLUB | Kid Sport Vouchers | \$ 1,050.00 |
| EFT124200 | 22/03/2018 NEVILLES HARDWARE & BUILDING SUPPLIES | Material Supply - Sash Cords And Weights | \$ 383.60 |
| EFT124201 | 22/03/2018 PN & ER NEWMAN QUALITY CONCRETE PRODUCTS | Concrete Supplies - C15009 | \$ 1,650.00 |
| EFT124202 | 22/03/2018 ALBANY NEWS DELIVERY | Newspaper Deliveries | \$ 129.90 |
| EFT124203 | 22/03/2018 NLC PTY LTD | Novated Lease And Associated Costs | \$ 1,351.30 |
| EFT124204 | 22/03/2018 OCS SERVICES PTY LTD | Cleaning Services - C15015 | \$ 7,406.21 |
| EFT124205 | 22/03/2018 OFFICEWORKS SUPERSTORES PTY LTD | Material Supply - Various | \$ 156.50 |
| EFT124206 | 22/03/2018 OPTIMUM MEDIA DECISIONS WA | Amazing South Coast Advertising | \$ 132,914.12 |
| EFT124207 | 22/03/2018 PALMER CIVIL CONSTRUCTION | Equipment Hire - C16012 | \$ 1,105.65 |
| EFT124208 | 22/03/2018 SYMANTHA KATHRYN PARR | Creative Services - Penelope And Marlin | \$ 300.00 |
| EFT124209 | 22/03/2018 BRAYDEN JOHN PARKER | Lawn Mowing Services - Daycare Centre | \$ 120.00 |
| EFT124210 | 22/03/2018 PC MACHINERY PTY LTD | Material Supply - Grommet | \$ 64.24 |
| EFT124211 | 22/03/2018 THE PERTH MINT SHOP | Merchandise Order - Forts Store | \$ 1,206.41 |
| EFT124212 | 22/03/2018 PERTH SAFETY PRODUCTS PTY LTD | Signage - Various | \$ 594.00 |
| EFT124213 | 22/03/2018 PETER GRAHAM AND COMPANY LTD | Material Supply - Wool Pack | \$ 13.77 |
| EFT124214 | 22/03/2018 PHILLIP BEST PLUMBING PTY LTD | Plumbing Services - ALAC | \$ 401.50 |

REPORT ITEM CCS 050 REFERS

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| EFT124215 | 22/03/2018 | 4 STEEL SUPPLIES | Material Supply - SHS Gal Tube | \$ | 393.25 |
| EFT124216 | 22/03/2018 | ALBANY PLUMBING AND GAS | Plumbing Services - C17020 | \$ | 2,017.84 |
| EFT124217 | 22/03/2018 | @THE POOLSIDE | Catering - ALAC Smart Clubs Meeting | \$ | 187.50 |
| EFT124218 | 22/03/2018 | SA POTTER | Refund | \$ | 50.00 |
| EFT124219 | 22/03/2018 | PRE-EMPTIVE STRIKE PTY LTD | Design Services - ALAC Netball Poster | \$ | 242.00 |
| EFT124220 | 22/03/2018 | PRINTSYNC BUSINESS SOLUTIONS | Photocopier Charges - Lotteries House | \$ | 10.13 |
| EFT124221 | 22/03/2018 | PROTECTOR FIRE SERVICES | Staff Training - Fire Warden | \$ | 1,100.00 |
| EFT124222 | 22/03/2018 | QUICK SHOT COFFEE | Staff Refreshments - Library | \$ | 50.00 |
| EFT124223 | 22/03/2018 | RADIANT BEING | Employee Wellness Program | \$ | 627.00 |
| EFT124224 | 22/03/2018 | RAINBOW COAST NEIGHBOURHOOD CENTRE | Worm Farming Workshop | \$ | 440.00 |
| EFT124225 | 22/03/2018 | REEVES ON CAMPBELL | Catering - Spydus Training | \$ | 35.00 |
| EFT124226 | 22/03/2018 | REECE PTY LTD | Plumbing Materials - PVC | \$ | 253.66 |
| EFT124227 | 22/03/2018 | RENOUF FITNESS EQUIPMENT | Material Supply - Gym Equipment | \$ | 352.65 |
| EFT124228 | 22/03/2018 | REPLICA MEDALS & RIBBONS PTY LTD | Merchandise Order - Forts Store | \$ | 2,504.56 |
| EFT124229 | 22/03/2018 | REXEL AUSTRALIA | Material Supply - Conduit | \$ | 68.25 |
| EFT124230 | 22/03/2018 | R-GROUP INTERNATIONAL | IT Equipment - Servers | \$ | 55,018.65 |
| EFT124231 | 22/03/2018 | SOUTH COAST COUNSELLING SERVICES | Professional Services - EAP | \$ | 250.00 |
| EFT124232 | 22/03/2018 | THE ROYAL LIFE SAVING SOCIETY WA INC | Call Centre Charges - February 2018 | \$ | 416.87 |
| EFT124233 | 22/03/2018 | SCHOLASTIC AUSTRALIA PTY LTD | Merchandise Order - Forts Store | \$ | 323.81 |
| EFT124234 | 22/03/2018 | SEEK LIMITED | Advertising - Job Vacancies | \$ | 302.50 |
| EFT124235 | 22/03/2018 | DM SHANKS | Refund | \$ | 10.75 |
| EFT124236 | 22/03/2018 | G & L SHEETMETAL | Kitchen Benchtop - Civic Kitchen Upgrades | \$ | 847.55 |
| EFT124237 | 22/03/2018 | SKILL HIRE WA PTY LTD | Casual Staff/Apprentice Fees | \$ | 8,803.40 |
| EFT124238 | 22/03/2018 | SKIPPER TRANSPORT PARTS | Material Supply - Beacons And Various | \$ | 578.34 |
| EFT124239 | 22/03/2018 | SOIL SOLUTIONS PTY LTD | Bulk Green Waste Passes | \$ | 25,285.06 |
| EFT124240 | 22/03/2018 | SOUTHERN TOOL AND FASTENER CO | Tools/Hardware Supplies - Various | \$ | 649.31 |
| EFT124241 | 22/03/2018 | SOUTHCOAST SECURITY SERVICE | Security Services - C15016 | \$ | 708.14 |
| EFT124242 | 22/03/2018 | SOUTHERN EDGE ARTS INC | Kid Sport Vouchers | \$ | 165.00 |
| EFT124243 | 22/03/2018 | SOUTH COAST CRANE HIRE | Transportation Services - Sea Container | \$ | 605.00 |
| EFT124244 | 22/03/2018 | STEWART AND HEATON CLOTHING PTY LTD | Material Supply - Emergency Services | \$ | 556.51 |
| EFT124245 | 22/03/2018 | STIRLING PRINT | Printing - Community Directory Business Cards | \$ | 130.00 |
| EFT124246 | 22/03/2018 | SUGGS TIMBER MACHINING | Material Supply - Timber | \$ | 368.50 |
| EFT124247 | 22/03/2018 | SUNNY INDUSTRIAL BRUSHWARE | Material Supply - Digga Broom | \$ | 819.50 |
| EFT124248 | 22/03/2018 | SUPERCHEAP AUTOS | Material Supply - Seat Covers | \$ | 179.99 |
| EFT124249 | 22/03/2018 | SURF LIFE SAVING WESTERN AUSTRALIA | 2018 Lifeguard Contract | \$ | 742.21 |
| EFT124250 | 22/03/2018 | SYNERGY | Electricity Supplies - Street Lighting And Other | \$ | 60,966.85 |
| EFT124251 | 22/03/2018 | T & C SUPPLIES | Tools/Hardware Supplies - Various | \$ | 784.29 |
| EFT124252 | 22/03/2018 | TEX ONSITE PTY LTD | Truck Repairs And Maintenance - Low Voltage | \$ | 1,365.20 |
| EFT124253 | 22/03/2018 | THE 12 VOLT WORLD | Material Supply - LED | \$ | 185.00 |
| EFT124254 | 22/03/2018 | TRUCKLINE | Material Supply - Filter Kit | \$ | 124.48 |
| EFT124255 | 22/03/2018 | K TUGWELL | Refund | \$ | 94.90 |
| EFT124256 | 22/03/2018 | ALBANY TYREPOWER | Vehicle Repairs And Maintenance - Plant Tyre's | \$ | 74.00 |
| EFT124257 | 22/03/2018 | VANGUARD PRESS | Printing Services - Brochure Display Great Southern Alliance | \$ | 6,231.58 |
| EFT124258 | 22/03/2018 | MATTHEW REUBEN JAMES WARD | Professional Services - Vancouver Street Festival | \$ | 4,000.00 |
| EFT124259 | 22/03/2018 | VICTOR WEBB | Equipment Hire - Colour Dash | \$ | 2,005.00 |
| EFT124260 | 22/03/2018 | ALBANY & GREAT SOUTHERN WEEKENDER | Advertising - Clean Up Australia And AGM Of Electors | \$ | 305.36 |
| EFT124261 | 22/03/2018 | ARH (BBW) PTY LTD | Material Supply - Methylated Spirits | \$ | 4.20 |
| EFT124262 | 22/03/2018 | WESTERN AUSTRALIAN GENEALOGICAL SOCIETY INCORPORATED | Subscriptions - Associated Member 2018 | \$ | 100.00 |
| EFT124263 | 22/03/2018 | WESTSHRED DOCUMENT DISPOSAL | Document Disposal | \$ | 500.50 |
| EFT124264 | 22/03/2018 | WOOD AND GRIEVE ENGINEERS | Professional Services - CPSP And ALAC Sewer Upgrade | \$ | 9,724.00 |
| EFT124265 | 22/03/2018 | WREN OIL | Waste Services | \$ | 16.50 |
| EFT124266 | 22/03/2018 | L YATES | Staff Reimbursement | \$ | 241.52 |

REPORT ITEM CCS 050 REFERS

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|-----------|---|--|---------------|
| EFT124267 | 22/03/2018 ZENITH LAUNDRY | Laundry Services/Hire | \$ 70.62 |
| EFT124269 | 29/03/2018 ACCESS UNLIMITED INTERNATIONAL PTY LTD | Material Supply - 10 Metre Retracting Lanyard | \$ 2,799.72 |
| EFT124270 | 29/03/2018 ACORN TREES AND STUMPS | Clearing Services - Mutton Bird Car Park | \$ 5,347.10 |
| EFT124271 | 29/03/2018 ACTIV FOUNDATION INC | Material Supply - Rags | \$ 40.00 |
| EFT124272 | 29/03/2018 AD CONTRACTORS PTY LTD | Equipment Hire - C16012 | \$ 11,893.75 |
| EFT124273 | 29/03/2018 ALBANY HYDRAULICS | Repairs And Maintenance - Oil Leak On Hooklift Truck | \$ 628.21 |
| EFT124274 | 29/03/2018 ALBANY INDUSTRIAL SERVICES PTY LTD | Equipment Hire - C17015 | \$ 38,519.23 |
| EFT124275 | 29/03/2018 ALBANY FARM TREE NURSERY | Plant Supplies - Tourism And Information Hub | \$ 204.16 |
| EFT124276 | 29/03/2018 ALBANY SWEEP CLEAN | Sweeping Services - C15014 | \$ 2,532.00 |
| EFT124277 | 29/03/2018 ALBANY COMMUNITY HOSPICE | Payroll Deductions | \$ 64.00 |
| EFT124278 | 29/03/2018 ALBANY REFRIGERATION | Air Conditioning Maintenance - C15021 | \$ 4,249.95 |
| EFT124279 | 29/03/2018 ALBANY OFFICE PRODUCTS DEPOT | Stationery Supplies - Various | \$ 758.21 |
| EFT124280 | 29/03/2018 ALBANY PLASTERBOARD COMPANY | Equipment Hire - Telehandler | \$ 495.00 |
| EFT124281 | 29/03/2018 ALBANY COMMUNITY FOUNDATION | Payroll Deductions | \$ 10.00 |
| EFT124282 | 29/03/2018 ALBANY DOMESTIC SERVICES | Delivery of Animal Hygiene Services | \$ 175.00 |
| EFT124283 | 29/03/2018 ALINTA | Gas Charges | \$ 770.00 |
| EFT124284 | 29/03/2018 ALL EVENTS HIRE AND PRODUCTION | Equipment Hire - Town Hall Cinema | \$ 1,434.00 |
| EFT124285 | 29/03/2018 APPRENTICE & TRAINEESHIP COMPANY | Casual Staff/Apprentice Fees | \$ 1,063.56 |
| EFT124286 | 29/03/2018 ATC WORK SMART | Casual Staff/Apprentice Fees | \$ 612.93 |
| EFT124287 | 29/03/2018 AUSTRALIAN TAXATION OFFICE | Payroll Deductions | \$ 409,626.29 |
| EFT124288 | 29/03/2018 AUSTRALIAN SERVICES UNION WA BRANCH | Payroll Deductions | \$ 3,546.15 |
| EFT124289 | 29/03/2018 BADGEMATE | Staff Uniform's - Name Badges | \$ 52.91 |
| EFT124290 | 29/03/2018 TG BAINES | Refund | \$ 388.89 |
| EFT124291 | 29/03/2018 G BALLAST & K BALLAST | Vehicle Repairs And Maintenance - Power Inlet's | \$ 525.14 |
| EFT124292 | 29/03/2018 BAREFOOT CLOTHING MANUFACTURERS | Staff Uniform's - National Anzac Centre | \$ 716.70 |
| EFT124293 | 29/03/2018 BARRETT'S MINI EARTHMOVING & CHIPPING | Vegetation Maintenance - C17022 | \$ 14,520.00 |
| EFT124294 | 29/03/2018 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD | Traffic Control Services - C17014 | \$ 20,364.07 |
| EFT124295 | 29/03/2018 BEST OFFICE SYSTEMS | Photocopier Charges | \$ 396.00 |
| EFT124296 | 29/03/2018 BEVANS (WA) PTY LTD | Catering Supplies - Ice | \$ 46.20 |
| EFT124297 | 29/03/2018 ALBANY BITUMEN SPRAYING | Asphalt Services - Middleton Road | \$ 1,435.50 |
| EFT124298 | 29/03/2018 J. BLACKWOOD & SON PTY LTD | Material Supply - Paint | \$ 490.50 |
| EFT124299 | 29/03/2018 ALBANY BOBCAT SERVICES | Mulching Services - C16012 | \$ 3,179.01 |
| EFT124300 | 29/03/2018 BOBS BIKES | Material Supply - Bike Week | \$ 100.00 |
| EFT124301 | 29/03/2018 BUFF N POLISH | Vehicle Detailing | \$ 280.00 |
| EFT124302 | 29/03/2018 BUNNINGS GROUP LIMITED | Material Supply - Various | \$ 552.64 |
| EFT124303 | 29/03/2018 CALTEX AUSTRALIA PETROLEUM PTY LTD | Litres Diesel Fuel | \$ 11,065.64 |
| EFT124304 | 29/03/2018 CAMLYN SPRINGS | Water Container Refills | \$ 1,456.00 |
| EFT124305 | 29/03/2018 J & S CASTLEHOW ELECTRICAL SERVICES | Electrical Services - C16006 And C15026 | \$ 13,706.61 |
| EFT124306 | 29/03/2018 CHILD SUPPORT AGENCY | Payroll Deductions | \$ 1,258.36 |
| EFT124307 | 29/03/2018 SUE CODEE | Merchandise Order - Forts Store | \$ 1,303.25 |
| EFT124308 | 29/03/2018 COLES SUPERMARKETS AUSTRALIA PTY LTD | Groceries - Various | \$ 105.80 |
| EFT124309 | 29/03/2018 ALBANY SIGNS | Signage - Bayonet Head Lookout | \$ 792.00 |
| EFT124310 | 29/03/2018 CREATIVE PLAYING | Merchandise Order - Forts Store | \$ 1,156.35 |
| EFT124311 | 29/03/2018 HOLCIM (AUSTRALIA) PTY LTD | Concrete Supplies - C16010 | \$ 4,118.40 |
| EFT124312 | 29/03/2018 AL CURNOW HYDRAULICS | Material Supply - Block And Adaptor | \$ 136.35 |
| EFT124313 | 29/03/2018 D & K ENGINEERING | Repairs And Maintenance - Bomag Compactor | \$ 451.00 |
| EFT124314 | 29/03/2018 DE LAGE LANDEN PTY LIMITED | Monthly Rental - IT | \$ 6,319.50 |
| EFT124315 | 29/03/2018 DEPARTMENT OF PLANNING, LANDS AND HERITAGE | Licence - Public Bridal Trial | \$ 550.00 |
| EFT124316 | 29/03/2018 DESIGNER DIRT PTY LTD | Merchandise Order - Forts Store | \$ 300.00 |
| EFT124317 | 29/03/2018 SANDRA DIXON | Professional Services - EAP | \$ 150.00 |
| EFT124318 | 29/03/2018 EMMA DOUGHTY | Councillor Allowances And Sitting Fee - March 2018 | \$ 2,909.47 |
| EFT124319 | 29/03/2018 DYLAN'S ON THE TERRACE | Catering - City Of Busselton Visit | \$ 2,957.00 |

REPORT ITEM CCS 050 REFERS

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|-----------|------------|---|--|----|-----------|
| EFT124320 | 29/03/2018 | EASIFLEET MANAGEMENT | Payroll Deductions | \$ | 13,332.06 |
| EFT124321 | 29/03/2018 | EDEN GATE ESTATE | Merchandise Order - Visitor Centre | \$ | 207.00 |
| EFT124322 | 29/03/2018 | ENVIRO PIPES PTY LTD | Material Supply - Drainage Pipes | \$ | 4,601.52 |
| EFT124323 | 29/03/2018 | E-STRALIAN PTY LTD | Weekly E-Bike Lease | \$ | 182.18 |
| EFT124324 | 29/03/2018 | EXECUTIVE MEDIA PTY LTD | Advertising - Albany Heritage Park | \$ | 2,194.50 |
| EFT124325 | 29/03/2018 | EYERITE SIGNS | Signage - Various Locations | \$ | 921.80 |
| EFT124326 | 29/03/2018 | ALBANY FENCING COMPANY | Fencing Supplies - Racewars Modifications | \$ | 922.35 |
| EFT124327 | 29/03/2018 | FLEET COMMERCIAL GYMNASIUMS PTY LTD | ALAC New Gym Equipment | \$ | 17,732.00 |
| EFT124328 | 29/03/2018 | FORPARK AUSTRALIA | Furniture And Equipment - Daycare | \$ | 1,804.00 |
| EFT124329 | 29/03/2018 | FRANKS LOADER SERVICES | Construction Services - C16012 | \$ | 1,267.84 |
| EFT124330 | 29/03/2018 | JAMES GENTLE | Professional Services - Queen's Baton Relay | \$ | 1,250.00 |
| EFT124331 | 29/03/2018 | PHILLIP GEOFFREY GIBBINGS | Professional Services - Colour Dash | \$ | 110.52 |
| EFT124332 | 29/03/2018 | SANDRA GILFILLAN | Fauna/Flora Survey Services | \$ | 960.00 |
| EFT124333 | 29/03/2018 | ALISON GOODE | Councillor Allowances And Sitting Fee - March 2018 | \$ | 2,909.47 |
| EFT124334 | 29/03/2018 | GORDON WALMSLEY PTY LTD | Asphalt Services - C15007 | \$ | 36,699.75 |
| EFT124335 | 29/03/2018 | FIONA JANE GOULDTHORP | Photography Services - Sports Person Of The Year Award | \$ | 500.00 |
| EFT124336 | 29/03/2018 | GRACE REMOVALS GROUP | Freight Charges - Albany Art Prize Artworks | \$ | 2,766.50 |
| EFT124337 | 29/03/2018 | P GRAF | Staff Reimbursement | \$ | 64.95 |
| EFT124338 | 29/03/2018 | GREAT SOUTHERN AVIATION | Professional Services - Racewars | \$ | 1,067.00 |
| EFT124339 | 29/03/2018 | SOUTHERN SHARPENING SERVICES | Fire Equipment Supplies - Tourism And Information Hub | \$ | 2,402.70 |
| EFT124340 | 29/03/2018 | GREAT SOUTHERN SUPPLIES | Bulk Consumable Supplies - Public Facilities | \$ | 7,409.91 |
| EFT124341 | 29/03/2018 | APPLIED INDUSTRIAL TECHNOLOGIES | Material Supply - Stud | \$ | 4.80 |
| EFT124342 | 29/03/2018 | GREAT SOUTHERN TURF | Material Supply - Turf | \$ | 660.00 |
| EFT124343 | 29/03/2018 | GREENMAN TRADING COMPANY | Vegetation Maintenance - C17022 | \$ | 2,112.00 |
| EFT124344 | 29/03/2018 | RAY HAMMOND | Councillor Allowances And Sitting Fee - March 2018 | \$ | 2,909.47 |
| EFT124345 | 29/03/2018 | HARPER ENTERTAINMENT DISTRIBUTION SERVICE | Merchandise Order - Forts Store | \$ | 787.46 |
| EFT124346 | 29/03/2018 | HBF HEALTH LIMITED | Professional Services - Health Week | \$ | 2,788.50 |
| EFT124347 | 29/03/2018 | YOGASUN STUDIO | Art Classes - VAC | \$ | 240.00 |
| EFT124348 | 29/03/2018 | HELLOWORLD SERVICES PTY LTD | Marketing - Albany Heritage Park | \$ | 1,900.00 |
| EFT124349 | 29/03/2018 | HIGHWAY WRECKERS | Abandoned Vehicle Removal | \$ | 88.00 |
| EFT124350 | 29/03/2018 | HOBBS PAINTING AND DECORATING | Painting Services - Q17037 | \$ | 3,333.00 |
| EFT124351 | 29/03/2018 | BILL HOLLINGWORTH | Councillor Allowances And Sitting Fee - March 2018 | \$ | 2,909.47 |
| EFT124352 | 29/03/2018 | HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD | Professional Services - C16005 | \$ | 3,735.65 |
| EFT124353 | 29/03/2018 | H AND H ARCHITECTS | Architectural Services - Tourism And Information Hub | \$ | 7,054.76 |
| EFT124354 | 29/03/2018 | HHG LEGAL GROUP | Legal Services - C16011 | \$ | 8,680.78 |
| EFT124355 | 29/03/2018 | INSTANT WEIGHING | Repairs And Maintenance - Loader Scales | \$ | 2,530.00 |
| EFT124356 | 29/03/2018 | JACK THE CHIPPER | Mulching Services - C17022 | \$ | 635.25 |
| EFT124357 | 29/03/2018 | JAMES WALMSLEY DESIGN | Design Services - WAFL Match Poster | \$ | 550.00 |
| EFT124358 | 29/03/2018 | JOHN KINNEAR AND ASSOCIATES | Survey Services - C16016 | \$ | 12,550.45 |
| EFT124359 | 29/03/2018 | KEN STONE MOTOR TRIMMERS | Vehicle Repairs And Maintenance - Seat | \$ | 204.20 |
| EFT124360 | 29/03/2018 | KESTON TECHNOLOGIES PTY LTD | Professional Services - Chillinup Road | \$ | 11,212.85 |
| EFT124361 | 29/03/2018 | KLB SYSTEMS | Touch Monitor - Albany Tourism And Information Hub | \$ | 2,568.50 |
| EFT124362 | 29/03/2018 | ALBANY WORLD OF CARS | Material Supply - Fuel Cap | \$ | 99.04 |
| EFT124363 | 29/03/2018 | LATRO LAWYERS | Legal Services - C16011 | \$ | 233.20 |
| EFT124364 | 29/03/2018 | ALLY LAWRENCE | Professional Services - EAP | \$ | 200.00 |
| EFT124365 | 29/03/2018 | RL & KJ MACKENZIE | Merchandise Order - Visitor Centre | \$ | 1,113.00 |
| EFT124366 | 29/03/2018 | ALBANY CITY MOTORS | Employee Contract Vehicle Purchase | \$ | 35,512.99 |
| EFT124367 | 29/03/2018 | DAMIAN MARTIN | Speaker At Albany Sportsperson Of The Year Awards | \$ | 3,136.05 |
| EFT124368 | 29/03/2018 | A MASON | Staff Reimbursement | \$ | 531.01 |
| EFT124369 | 29/03/2018 | MCLEODS | Legal Services - Scheme Amendments | \$ | 5,511.68 |
| EFT124370 | 29/03/2018 | TRUDY ANNE MEHRER | Merchandise Order - Visitor Centre | \$ | 45.00 |
| EFT124371 | 29/03/2018 | MHW INTEGRATION PTY LTD | Professional Services - Anzac Centre Support | \$ | 6,875.00 |

REPORT ITEM CCS 050 REFERS

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|-----------|---|--|--------------|
| EFT124372 | 29/03/2018 DIANA MILLER | Merchandise Order - Forts Store | \$ 255.00 |
| EFT124373 | 29/03/2018 ANTHONY MOIR | Councillor Allowances And Sitting Fee - March 2018 | \$ 2,909.47 |
| EFT124374 | 29/03/2018 NURRUNGA COMMUNICATIONS | Vehicle Repairs And Maintenance - Two Way Radio's | \$ 1,590.30 |
| EFT124375 | 29/03/2018 N & S ELECTRONICS | Repairs And Maintenance - Scoreboard Controllers | \$ 527.00 |
| EFT124376 | 29/03/2018 PN & ER NEWMAN QUALITY CONCRETE PRODUCTS | Concrete Supplies - C15009 | \$ 15,626.60 |
| EFT124377 | 29/03/2018 NEW SOUTH BOOKS | Merchandise Order - Forts Store | \$ 503.46 |
| EFT124378 | 29/03/2018 P NIELSEN | Staff Reimbursement | \$ 250.00 |
| EFT124379 | 29/03/2018 OCS SERVICES PTY LTD | Cleaning Services - C15015 | \$ 14,181.15 |
| EFT124380 | 29/03/2018 OFFICEWORKS SUPERSTORES PTY LTD | Material Supply - Keyboard And Laminating | \$ 427.30 |
| EFT124381 | 29/03/2018 ORANA CINEMAS ALBANY PTY LTD | Vouchers - Youth Engagement | \$ 250.00 |
| EFT124382 | 29/03/2018 PERTH SAFETY PRODUCTS PTY LTD | Signage - Various | \$ 3,737.80 |
| EFT124383 | 29/03/2018 PFD FOOD SERVICES PTY LTD | Office Supplies - Depot | \$ 525.45 |
| EFT124384 | 29/03/2018 FULTON HOGAN INDUSTRIES | Construction Services - P17021 | \$ 64,030.82 |
| EFT124385 | 29/03/2018 4 STEEL SUPPLIES | Material Supply - Pipe | \$ 1,761.26 |
| EFT124386 | 29/03/2018 PLASTICS PLUS | Material Supply - Container | \$ 3.30 |
| EFT124387 | 29/03/2018 PLANT SUPPLY COMPANY | Plant Supplies - North Road Median Strip | \$ 1,713.80 |
| EFT124388 | 29/03/2018 ALBANY PLUMBING AND GAS | Plumbing Services - C17020 | \$ 3,899.77 |
| EFT124389 | 29/03/2018 PPCA | Music Licences - ALAC | \$ 784.07 |
| EFT124390 | 29/03/2018 PRE-EMPTIVE STRIKE PTY LTD | Design Services - Active Albany Programme | \$ 181.50 |
| EFT124391 | 29/03/2018 PROTECTOR FIRE SERVICES | Staff Training - Fire Warden | \$ 1,210.00 |
| EFT124392 | 29/03/2018 PUBLIC LIBRARIES AUSTRALIA LTD | PLA Econnect Subscription | \$ 257.40 |
| EFT124393 | 29/03/2018 R-COM INTERNATIONAL PTY LTD | IT Services - SIP And Web App Service | \$ 170.50 |
| EFT124394 | 29/03/2018 REEVES ON CAMPBELL | Catering - Youth Strategy | \$ 245.00 |
| EFT124395 | 29/03/2018 REECE PTY LTD | Material Supply - Brass Fittings | \$ 34.79 |
| EFT124396 | 29/03/2018 WR PAVING | Professional Services - C16026 | \$ 15,040.00 |
| EFT124397 | 29/03/2018 R-GROUP INTERNATIONAL | Material Supply - Adaptor And Extension | \$ 503.42 |
| EFT124398 | 29/03/2018 KT RIDGWAY | Refund | \$ 1,294.92 |
| EFT124399 | 29/03/2018 ROYALS FOOTBALL CLUB | Kid Sport Vouchers | \$ 330.00 |
| EFT124400 | 29/03/2018 ROYALE PATISSERIE | Catering - Volunteer Training For Albany Art Prize | \$ 213.75 |
| EFT124401 | 29/03/2018 RSPCA | Community Quick Response Grant | \$ 1,100.00 |
| EFT124402 | 29/03/2018 SEEK LIMITED | Advertising - Job Vacancies | \$ 605.00 |
| EFT124403 | 29/03/2018 JOHN SHANHUN | Councillor Allowances And Sitting Fee - March 2018 | \$ 2,909.47 |
| EFT124404 | 29/03/2018 GRAEME MITCHELL SIMPSON | Welcome To Country - Queen's Baton Relay | \$ 300.00 |
| EFT124405 | 29/03/2018 SKILL HIRE WA PTY LTD | Casual Staff/Apprentice Fees | \$ 863.58 |
| EFT124406 | 29/03/2018 TRACY SLEEMAN | Councillor Allowances And Sitting Fee - March 2018 | \$ 2,909.47 |
| EFT124407 | 29/03/2018 SMITHS ALUMINIUM AND 4WD CENTRE | Material Supply - Aluminium | \$ 35.00 |
| EFT124408 | 29/03/2018 SANDIE SMITH | Councillor Allowances And Sitting Fee - March 2018 | \$ 2,909.47 |
| EFT124409 | 29/03/2018 SOIL SOLUTIONS PTY LTD | Material Supply - Aggregate | \$ 5,907.00 |
| EFT124410 | 29/03/2018 SOLOMONS FLOORING | Flooring Supply And Installation - Hanrahan Landfill | \$ 6,270.00 |
| EFT124411 | 29/03/2018 SOUTHERN TOOL AND FASTENER CO | Minor Asset Purchase - Stihl Quickcut | \$ 1,589.10 |
| EFT124412 | 29/03/2018 SOUTHCOAST SECURITY SERVICE | Security Services - C15016 | \$ 163.42 |
| EFT124413 | 29/03/2018 SOUTH COAST ENVIRONMENTAL | Professional Services - Q17012 | \$ 2,640.00 |
| EFT124414 | 29/03/2018 STAR SALES AND SERVICE | Material Supply - Spray Wand | \$ 49.00 |
| EFT124415 | 29/03/2018 STATEWIDE BEARINGS | Material Supply - Bearings | \$ 60.70 |
| EFT124416 | 29/03/2018 REBECCA STEPHENS | Councillor Allowances And Sitting Fee - March 2018 | \$ 2,909.47 |
| EFT124417 | 29/03/2018 STIRLING PRINT | Printing Services - Queen's Baton Relay And Bush Watch Brochures | \$ 1,250.00 |
| EFT124418 | 29/03/2018 ST JOHN AMBULANCE WESTERN AUSTRALIA LTD | Staff Training - First Aid | \$ 199.00 |
| EFT124419 | 29/03/2018 GREGORY BRIAN STOCKS | Deputy Mayoral Allowances And Sitting Fee - March 2018 | \$ 4,760.83 |
| EFT124420 | 29/03/2018 ALBANY LOCK SERVICE | Key Upgrade - C14003 | \$ 728.40 |
| EFT124421 | 29/03/2018 ALBANY IGA | Catering - Youth Friendly Meeting | \$ 133.91 |
| EFT124422 | 29/03/2018 ROBERT SUTTON | Councillor Allowances And Sitting Fee - March 2018 | \$ 2,909.47 |
| EFT124423 | 29/03/2018 SYNERGY | Electricity Supplies - Various | \$ 41,755.15 |

REPORT ITEM CCS 050 REFERS

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| EFT124424 | 29/03/2018 T & C SUPPLIES | Tools/Hardware Supplies - Various | \$ 1,507.91 |
| EFT124425 | 29/03/2018 PAUL TERRY | Councillor Allowances And Sitting Fee - March 2018 | \$ 2,909.47 |
| EFT124426 | 29/03/2018 CAROLYN FRANCIS TRAPNELL | Merchandise Order - Forts Store | \$ 240.00 |
| EFT124427 | 29/03/2018 TRUCKLINE | Material Supply - Airbags | \$ 329.98 |
| EFT124428 | 29/03/2018 ALBANY TYREPOWER | Vehicle Repairs And Maintenance - Truck Tyre's | \$ 858.50 |
| EFT124429 | 29/03/2018 UNITED EQUIPMENT PTY LTD | Material Supply - Log Book | \$ 290.38 |
| EFT124430 | 29/03/2018 UNITED BOOK DISTRIBUTORS | Merchandise Order - Forts Store | \$ 4,737.45 |
| EFT124431 | 29/03/2018 VIBE OYSTER HARBOUR PTY LTD | Refund | \$ 6,819.49 |
| EFT124432 | 29/03/2018 WAFFLES GALORE | Catering - City Of Busselton Visit | \$ 517.50 |
| EFT124433 | 29/03/2018 WA NATURALLY PUBLICATIONS | Merchandise Order - Visitor Centre | \$ 351.00 |
| EFT124434 | 29/03/2018 ALBANY & GREAT SOUTHERN WEEKENDER | Advertising - Rachel Cooke Lecture And Vancouver Arts Centre | \$ 727.55 |
| EFT124435 | 29/03/2018 DENNIS WELLINGTON | Mayoral Allowances And Sitting Fee - March 2018 | \$ 11,621.69 |
| EFT124436 | 29/03/2018 WESTRAC EQUIPMENT PTY LTD | Material Supply - Filters | \$ 115.04 |
| EFT124437 | 29/03/2018 WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION | Staff Training - Presenting With Confidence | \$ 6,550.00 |
| EFT124438 | 29/03/2018 WEST CAPE HOWE WINES | Refreshments - Civic Functions | \$ 451.20 |
| EFT124439 | 29/03/2018 WILD EYED PRESS PTY LTD | Merchandise Order - Visitor Centre | \$ 656.35 |
| EFT124440 | 29/03/2018 WINDRIFT CANDLES AND PRODUCTS | Merchandise Order - Visitor Centre | \$ 684.00 |
| EFT124441 | 29/03/2018 WREN OIL | Waste Disposal | \$ 16.50 |
| EFT124442 | 29/03/2018 ZENITH LAUNDRY | Laundry Services/Hire | \$ 54.41 |
| EFT124443 | 05/04/2018 AAA PRESSURE CLEANING | Cleaning Services - Albany Heritage Park | \$ 110.00 |
| EFT124444 | 05/04/2018 AD CONTRACTORS PTY LTD | Equipment Hire - C16012 | \$ 9,833.45 |
| EFT124445 | 05/04/2018 AKUBRA HATS PTY LTD | Merchandise Order - Forts Store | \$ 108.90 |
| EFT124446 | 05/04/2018 ALBANY HYDRAULICS | Material Supply - Cap And Plugs | \$ 44.48 |
| EFT124447 | 05/04/2018 ALBANY INDUSTRIAL SERVICES PTY LTD | Equipment Hire - C16012 | \$ 7,166.50 |
| EFT124448 | 05/04/2018 ALBANY SWEEP CLEAN | Sweeping Services - C15014 | \$ 412.00 |
| EFT124449 | 05/04/2018 ALBANY INDOOR PLANT HIRE AND SALES | Indoor Plant Hire - March 2018 | \$ 1,323.52 |
| EFT124450 | 05/04/2018 ALBANY SPEEDWAY CLUB INC | Regional Event Sponsorship - World Sprint Cars | \$ 10,000.00 |
| EFT124451 | 05/04/2018 ALBANY OFFICE PRODUCTS DEPOT | Stationery Supplies - Various | \$ 1,439.00 |
| EFT124452 | 05/04/2018 ALBANY MILK DISTRIBUTORS | Milk Deliveries | \$ 292.80 |
| EFT124453 | 05/04/2018 ALBANY RECORDS MANAGEMENT | Archive Storage | \$ 221.10 |
| EFT124454 | 05/04/2018 ALBANY MOUNTAIN BIKE CLUB INC | Regional Event Sponsorship - Southern MTB | \$ 20,000.00 |
| EFT124455 | 05/04/2018 ALBANY DOMESTIC SERVICES | Animal Hygiene Services 5/03/2018 | \$ 175.00 |
| EFT124456 | 05/04/2018 ALINTA | Gas Charges | \$ 197.65 |
| EFT124457 | 05/04/2018 ALL EVENTS HIRE AND PRODUCTION | Equipment Hire - Focus | \$ 66.00 |
| EFT124458 | 05/04/2018 ALLIANCE DISTRIBUTION SERVICES | Merchandise Order - Forts Store | \$ 554.09 |
| EFT124459 | 05/04/2018 PAPERBARK MERCHANTS | Material Supply - Literature | \$ 612.05 |
| EFT124460 | 05/04/2018 APPRENTICE & TRAINEESHIP COMPANY | Casual Staff/Apprentice Fees | \$ 687.23 |
| EFT124461 | 05/04/2018 BRIONY NICOLE ARNOLD | Consultation Services - Mokare Sites | \$ 990.00 |
| EFT124462 | 05/04/2018 ATC WORK SMART | Casual Staff/Apprentice Fees | \$ 3,863.47 |
| EFT124463 | 05/04/2018 AUSTRALIAN WETLANDS CONSULTING PTY LTD | Consultation Services - Wetland's Workshop | \$ 13,356.75 |
| EFT124464 | 05/04/2018 BADGEMATE | Uniforms - Name Badges | \$ 338.53 |
| EFT124465 | 05/04/2018 BAREFOOT CLOTHING MANUFACTURERS | Staff Uniforms | \$ 117.85 |
| EFT124466 | 05/04/2018 BARKERS TRENCHING SERVICES | Professional Services - CPSP | \$ 720.00 |
| EFT124467 | 05/04/2018 BATTERY WORLD | Material Supply - Charger | \$ 280.00 |
| EFT124468 | 05/04/2018 CARL ROY BECK | Professional Services - Active Albany | \$ 160.00 |
| EFT124469 | 05/04/2018 BENARA NURSERIES | Plant Supplies - North Road Median Strip | \$ 918.50 |
| EFT124470 | 05/04/2018 BENNETTS BATTERIES | Material Supply - Oil | \$ 277.20 |
| EFT124471 | 05/04/2018 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD | Traffic Control Services - C17014 | \$ 22,716.96 |
| EFT124472 | 05/04/2018 BERTOLA HIRE ALBANY PTY LTD | Equipment Hire - Queen's Baton Relay | \$ 721.00 |
| EFT124473 | 05/04/2018 J. BLACKWOOD & SON PTY LTD | Material Supply - Rapid Set Concrete | \$ 432.96 |
| EFT124474 | 05/04/2018 ALBANY BOBCAT SERVICES | Equipment Hire - C16012 | \$ 841.50 |
| EFT124475 | 05/04/2018 AIR BP | AV Gas Purchases | \$ 210.16 |

REPORT ITEM CCS 050 REFERS

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| EFT124476 | 05/04/2018 BUNNINGS GROUP LIMITED | Material Supply - Corrugated Sheets | \$ 1,381.24 |
| EFT124477 | 05/04/2018 BURGTEC AUSTRALASIA PTY LTD | Furniture And Equipment - Library Fitout | \$ 42,803.20 |
| EFT124478 | 05/04/2018 BUSY BLUE BUS | Bus Hire - City Of Busselton Visit | \$ 418.00 |
| EFT124479 | 05/04/2018 CALDWELL LAND SURVEYS PTY LTD | Survey Services - C16016 | \$ 1,100.00 |
| EFT124480 | 05/04/2018 CALTEX AUSTRALIA PETROLEUM PTY LTD | Litres Diesel Fuel | \$ 14,750.09 |
| EFT124481 | 05/04/2018 J & S CASTLEHOW ELECTRICAL SERVICES | Electrical Services - C15026 | \$ 6,061.66 |
| EFT124482 | 05/04/2018 CENTIGRADE SERVICES PTY LTD | ALAC Maintenance Services - Q16009 | \$ 5,078.01 |
| EFT124483 | 05/04/2018 CLARKS NEWSAGENCY & MAP CENTRE | Stationery Supplies - Visitor Comment Books | \$ 300.00 |
| EFT124484 | 05/04/2018 COASTLINE GARAGE DOORS AND GATES | Repairs And Maintenance - Baggage Handler | \$ 1,385.49 |
| EFT124485 | 05/04/2018 COATES HIRE OPERATIONS PTY LIMITED | Equipment Hire - Bush Fire Brigade | \$ 626.92 |
| EFT124486 | 05/04/2018 COFFEE TO GO | Catering - Bike Week Activity | \$ 140.00 |
| EFT124487 | 05/04/2018 COLES SUPERMARKETS AUSTRALIA PTY LTD | Groceries - Various | \$ 487.55 |
| EFT124488 | 05/04/2018 COURIER AUSTRALIA | Freight Charges | \$ 48.23 |
| EFT124489 | 05/04/2018 LESTER COYNE | Professional Services - Welcome To Country | \$ 250.00 |
| EFT124490 | 05/04/2018 HOLCIM (AUSTRALIA) PTY LTD | Concrete Supplies - C16010 | \$ 559.68 |
| EFT124491 | 05/04/2018 AL CURNOW HYDRAULICS | Material Supply - Block And Adaptor | \$ 328.53 |
| EFT124492 | 05/04/2018 D & K ENGINEERING | Repairs And Maintenance - Excavator Bucket | \$ 957.00 |
| EFT124493 | 05/04/2018 AVERIL DEAN | Professional Services - Vancouver Street Festival | \$ 500.00 |
| EFT124494 | 05/04/2018 G & M DETERGENTS & HYGIENE SERVICES ALBANY | Sanitary Services - Q16024 | \$ 638.40 |
| EFT124495 | 05/04/2018 T DEW | Staff Reimbursement | \$ 109.98 |
| EFT124496 | 05/04/2018 DIGGER'S VIEW PTY LTD | Merchandise Order - Forts Store | \$ 600.00 |
| EFT124497 | 05/04/2018 DISMANTLE | Sponsorship - Bike Rescue Pilot Program | \$ 1,000.00 |
| EFT124498 | 05/04/2018 DYLAN'S ON THE TERRACE | Catering - Council Meetings | \$ 1,098.00 |
| EFT124499 | 05/04/2018 ECOTECH PTY LTD | Professional Services - Emu Point Anemometer | \$ 110.00 |
| EFT124500 | 05/04/2018 ELIXIR HONEY PTY LTD | Merchandise Order - Forts Store | \$ 166.68 |
| EFT124501 | 05/04/2018 ELLEKER VOLUNTEER BUSHFIRE BRIGADE | Material Supplies - Fire Shed Maintenance | \$ 721.65 |
| EFT124502 | 05/04/2018 EMU POINT CAFE | Catering - Story Ride | \$ 111.20 |
| EFT124503 | 05/04/2018 EVERTRANS | Repairs And Maintenance - Metal Spreader | \$ 275.00 |
| EFT124504 | 05/04/2018 EXISLE PUBLISHING | Merchandise Order - Forts Store | \$ 1,114.30 |
| EFT124505 | 05/04/2018 EYERITE SIGNS | Signage - Roads | \$ 193.60 |
| EFT124506 | 05/04/2018 F E TECHNOLOGIES PTY LTD | Material Supply - Clear Tags | \$ 1,221.00 |
| EFT124507 | 05/04/2018 JEFFREY ALLAN GIBB | Merchandise Order - Forts Store | \$ 1,546.50 |
| EFT124508 | 05/04/2018 SOUTH REGIONAL TAFE | Staff Training - Restricted Asbestos | \$ 525.00 |
| EFT124509 | 05/04/2018 SOUTHERN SHARPENING SERVICES | Professional Services - Knife Sharpening | \$ 43.00 |
| EFT124510 | 05/04/2018 GREAT SOUTHERN SUPPLIES | Uniform Supplies And Consumables | \$ 668.60 |
| EFT124511 | 05/04/2018 GREAT SOUTHERN TROPHIES AND ENGRAVING | Material Supply - Sports Person Of The Year Award | \$ 381.00 |
| EFT124512 | 05/04/2018 GREEN MAN MEDIA PRODUCTIONS | Professional Services - Tourism And Information Hub Update | \$ 748.00 |
| EFT124513 | 05/04/2018 HIGHWAY WRECKERS | Abandoned Vehicle Removal | \$ 110.00 |
| EFT124514 | 05/04/2018 AFGRI EQUIPMENT AUSTRALIA PTY LTD | Material Supply - Window Pane And Isolator | \$ 1,133.03 |
| EFT124515 | 05/04/2018 HUDSON SEWAGE SERVICES | Waste Services - Anzac Centre | \$ 264.00 |
| EFT124516 | 05/04/2018 JASON SIGNMAKERS | Signage - Rural Number Plates | \$ 1,966.80 |
| EFT124517 | 05/04/2018 JJ'S HIAB SERVICES & JJ'S GREAT SOUTHERN | Professional Services - Q16037 | \$ 1,042.50 |
| EFT124518 | 05/04/2018 JOHN KINNEAR AND ASSOCIATES | Survey Services - C16016 | \$ 14,083.12 |
| EFT124519 | 05/04/2018 KESTON TECHNOLOGIES PTY LTD | Professional Services - Chillinup Road | \$ 5,677.65 |
| EFT124520 | 05/04/2018 LATRO LAWYERS | Legal Services - C16011 | \$ 6,715.73 |
| EFT124521 | 05/04/2018 S LEES | Staff Reimbursement | \$ 79.37 |
| EFT124522 | 05/04/2018 H LONCAR | Staff Reimbursement | \$ 26.80 |
| EFT124523 | 05/04/2018 LUCAS COPPER DESIGN | Merchandise Order - Forts Store | \$ 540.00 |
| EFT124524 | 05/04/2018 M AND B SALES PTY LTD | Tools/Hardware Supplies - Various | \$ 651.27 |
| EFT124525 | 05/04/2018 SYLVIL MAESALU | Refund | \$ 98.91 |
| EFT124526 | 05/04/2018 ALBANY CITY MOTORS | Material Supply - Filters | \$ 476.28 |
| EFT124527 | 05/04/2018 MCB CONSTRUCTION PTY LTD | Repairs And Maintenance - Torbay Fire Shed | \$ 785.00 |

REPORT ITEM CCS 050 REFERS

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|-----------|--|---|---------------|
| EFT124528 | 05/04/2018 MCLEODS | Legal Services - SAT Review | \$ 8,174.54 |
| EFT124529 | 05/04/2018 METROOF ALBANY | Material Supply - Tin | \$ 344.17 |
| EFT124530 | 05/04/2018 MYLES MITCHELL | Entertainment - VAC Program | \$ 200.00 |
| EFT124531 | 05/04/2018 MOUNT ROMANCE AUSTRALIA PTY LTD | Sandalwood products | \$ 528.30 |
| EFT124532 | 05/04/2018 NARRIKUP NETBALL CLUB | Kid Sport Vouchers | \$ 1,044.00 |
| EFT124533 | 05/04/2018 KRIS NELSON | Entertainment - VAC Program | \$ 150.00 |
| EFT124534 | 05/04/2018 ALBANY NEWS DELIVERY | Newspaper Deliveries | \$ 261.35 |
| EFT124535 | 05/04/2018 NLC PTY LTD | Novated Lease And Associated Costs | \$ 1,351.30 |
| EFT124536 | 05/04/2018 NORTH METROPOLITAN TAFE | Staff Training - Library And Information Services | \$ 2,196.00 |
| EFT124537 | 05/04/2018 OCS SERVICES PTY LTD | Cleaning Services - C15015 | \$ 49,585.51 |
| EFT124538 | 05/04/2018 OFFICEWORKS SUPERSTORES PTY LTD | Material Supply - Cables | \$ 167.25 |
| EFT124539 | 05/04/2018 D OLDE | Staff Reimbursement | \$ 521.44 |
| EFT124540 | 05/04/2018 IXOM | Material Supply - Chlorine | \$ 314.78 |
| EFT124541 | 05/04/2018 ORIGIN ENERGY | LP GAS | \$ 19,774.65 |
| EFT124542 | 05/04/2018 OTIS ELEVATOR COMPANY PTY LTD | Lift Maintenance - Town Hall | \$ 250.04 |
| EFT124543 | 05/04/2018 J PASSMORE | Staff Reimbursement | \$ 117.00 |
| EFT124544 | 05/04/2018 AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LIMITED | Events Licence | \$ 169.58 |
| EFT124545 | 05/04/2018 PERTH SAFETY PRODUCTS PTY LTD | Signage - Various | \$ 871.20 |
| EFT124546 | 05/04/2018 FULTON HOGAN INDUSTRIES | Road Sealing - P17021 | \$ 237,165.78 |
| EFT124547 | 05/04/2018 @THE POOLSIDE | Catering - Ride And Swim Day | \$ 180.00 |
| EFT124548 | 05/04/2018 TANIA PORTER | Merchandise Order - Visitor Centre | \$ 625.00 |
| EFT124549 | 05/04/2018 REECE PTY LTD | Plumbing Materials - Various | \$ 347.60 |
| EFT124550 | 05/04/2018 RESINATE DESIGNS | Merchandise Order - Forts Store | \$ 488.40 |
| EFT124551 | 05/04/2018 REXEL AUSTRALIA | Material Supply - Conduit | \$ 23.92 |
| EFT124552 | 05/04/2018 R-GROUP INTERNATIONAL | Professional Services - Senior Network Engineer | \$ 16,903.35 |
| EFT124553 | 05/04/2018 BASKETBALL RINGLEADER | Repairs And Maintenance - Lange Park | \$ 1,364.00 |
| EFT124554 | 05/04/2018 SOUTH COAST COUNSELLING SERVICES | Professional Services - EAP | \$ 500.00 |
| EFT124555 | 05/04/2018 ROYALS FOOTBALL CLUB | Kid Sport Vouchers | \$ 110.00 |
| EFT124556 | 05/04/2018 ROYALS SAINTS NETBALL CLUB | Kid Sport Vouchers | \$ 950.00 |
| EFT124557 | 05/04/2018 UNITED TOOLS ALBANY | Tools/Hardware Supplies - Various | \$ 559.00 |
| EFT124558 | 05/04/2018 SHILLER IMAGES | Merchandise Order - Visitor Centre | \$ 703.09 |
| EFT124559 | 05/04/2018 SHIRE OF EAST PILBARA | Compliance Certificate - CPSP | \$ 150.00 |
| EFT124560 | 05/04/2018 SKILL HIRE WA PTY LTD | Casual Staff/Apprentice Fees | \$ 2,903.85 |
| EFT124561 | 05/04/2018 SOIL SOLUTIONS PTY LTD | Material Supply - Top Soil | \$ 306.40 |
| EFT124562 | 05/04/2018 SOUTH COAST CRANE HIRE | Crane Hire - CPSP | \$ 1,237.50 |
| EFT124563 | 05/04/2018 SOUTHERN MODEL SUPPLIES | Merchandise Order - Forts Store | \$ 831.22 |
| EFT124564 | 05/04/2018 STAR SALES AND SERVICE | Minor Asset Purchase - Brushcutter | \$ 1,204.00 |
| EFT124565 | 05/04/2018 STATEWIDE BEARINGS | Material Supply - Axle And Bearing's | \$ 423.43 |
| EFT124566 | 05/04/2018 ST CLARE FAMILY & OCCUPATIONAL PRACTICE | Professional Services - Health Week | \$ 3,603.60 |
| EFT124567 | 05/04/2018 STEWART AND HEATON CLOTHING PTY LTD | Material Supply - Emergency Services | \$ 384.03 |
| EFT124568 | 05/04/2018 ALBANY LOCK SERVICE | Key Upgrade - C14003 | \$ 1,758.90 |
| EFT124569 | 05/04/2018 SYNERGY | Electricity Supplies | \$ 1,040.15 |
| EFT124570 | 05/04/2018 T & C SUPPLIES | Tools/Hardware Supplies - Various | \$ 622.26 |
| EFT124571 | 05/04/2018 THINKWATER ALBANY | Pump Repairs And Maintenance - Hanrahan Tip | \$ 132.00 |
| EFT124572 | 05/04/2018 TRAILBLAZERS | Gas Refill - Various | \$ 45.90 |
| EFT124573 | 05/04/2018 MOORE STEPHENS PTY LTD | Audit Services - P16012 | \$ 6,600.00 |
| EFT124574 | 05/04/2018 PETER USHER | Entertainment - Albany Art Prize | \$ 300.00 |
| EFT124575 | 05/04/2018 ALBANY VETERINARY HOSPITAL PTY LTD | Vet Services | \$ 80.00 |
| EFT124576 | 05/04/2018 VOEGELER CREATIONS | Merchandise Order - Visitor Centre | \$ 249.00 |
| EFT124577 | 05/04/2018 J WANT | Staff Reimbursement | \$ 192.20 |
| EFT124578 | 05/04/2018 ALBANY & GREAT SOUTHERN WEEKENDER | Advertising - Community Information Page | \$ 947.10 |
| EFT124579 | 05/04/2018 WESTRAC EQUIPMENT PTY LTD | Freight Charge | \$ 6.80 |

REPORT ITEM CCS 050 REFERS

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| EFT124580 | 05/04/2018 | LANDMARK LIMITED | Material Supply - Pesticide | \$ | 1,232.00 |
| EFT124581 | 05/04/2018 | WESTERN POWER CORPORATION | Feasibility Study - CBD Cycle Link | \$ | 3,200.01 |
| EFT124582 | 05/04/2018 | WESTERN AUSTRALIAN MUSEUM | Catering - Bike Week | \$ | 220.00 |
| EFT124583 | 05/04/2018 | WHITE AND WONG CATERING | Catering - Colour Dash | \$ | 233.00 |
| EFT124584 | 05/04/2018 | WILDWOOD BUILDING COMPANY PTY LTD | Construction Services - UWA | \$ | 23,638.40 |
| EFT124585 | 05/04/2018 | MJ WITTEN | Refund | \$ | 517.40 |
| EFT124586 | 05/04/2018 | WREN OIL | Waste Disposal | \$ | 16.50 |
| EFT124587 | 05/04/2018 | ZENITH LAUNDRY | Laundry Services/Hire | \$ | 100.50 |
| EFT124588 | 06/04/2018 | WESTERN AUSTRALIAN TREASURY CORPORATION | Loan No 35 | \$ | 124,627.20 |
| EFT124589 | 06/04/2018 | TRICOAST CIVIL | Progress Certificate - C17025 | \$ | 327,324.21 |
| EFT124590 | 09/04/2018 | NISBETS CATERING EQUIPMENT | Material Supply - Library Fitout | \$ | 4,648.16 |
| EFT124591 | 12/04/2018 | ACORN TREES AND STUMPS | Clearing Services - Airport | \$ | 990.00 |
| EFT124592 | 12/04/2018 | AD CONTRACTORS PTY LTD | Equipment Hire - C16012 | \$ | 13,049.30 |
| EFT124593 | 12/04/2018 | ADVERTISER PRINT | Merchandise Order - Forts Store | \$ | 1,161.00 |
| EFT124594 | 12/04/2018 | AIRPORT LIGHTING SPECIALISTS PTY LTD | Material Supply - DC Diverter | \$ | 368.50 |
| EFT124595 | 12/04/2018 | ALBANY HYDRAULICS | Material Supply - Hoses | \$ | 264.88 |
| EFT124596 | 12/04/2018 | ALBANY INDUSTRIAL SERVICES PTY LTD | Equipment Hire - C16012 | \$ | 6,545.00 |
| EFT124597 | 12/04/2018 | OPTEON | Valuation Services - York Street | \$ | 1,045.00 |
| EFT124598 | 12/04/2018 | ALBANY CITY LAWNS | Lawn Mowing Services - Lancaster Park | \$ | 638.00 |
| EFT124599 | 12/04/2018 | ALBANY FARM TREE NURSERY | Plant Supplies - Tourism And Information Hub | \$ | 308.66 |
| EFT124600 | 12/04/2018 | ALBANY TV SERVICES | Heavy Duty Articulated Bracket & Installation | \$ | 504.00 |
| EFT124601 | 12/04/2018 | ALBANY V-BELT AND RUBBER | Material Supply - Rubber | \$ | 52.80 |
| EFT124602 | 12/04/2018 | ALBANY RETRAVISION | Equipment - Tourism And Information Hub | \$ | 638.00 |
| EFT124603 | 12/04/2018 | ALBANY POWDER COATERS | Professional Services - Library Fitout | \$ | 440.00 |
| EFT124604 | 12/04/2018 | ALBANY RSL SUB BRANCH | Anzac Day Grant | \$ | 10,000.00 |
| EFT124605 | 12/04/2018 | ALBANY OFFICE PRODUCTS DEPOT | Stationery Supplies - Various | \$ | 433.40 |
| EFT124606 | 12/04/2018 | ALBANY PSYCHOLOGICAL SERVICES | Professional Services - EAP | \$ | 726.00 |
| EFT124607 | 12/04/2018 | ALBANY CENTRAL CABINETS PTY LTD | Cabinet Repairs And Maintenance - Tourism And Information Hub | \$ | 462.00 |
| EFT124608 | 12/04/2018 | ALBANY MILK DISTRIBUTORS | Milk Deliveries | \$ | 331.38 |
| EFT124609 | 12/04/2018 | ALBANY RECORDS MANAGEMENT | Archive Storage | \$ | 462.00 |
| EFT124610 | 12/04/2018 | ALBANY DOMESTIC SERVICES | Delivery of Animal Hygiene Services | \$ | 175.00 |
| EFT124611 | 12/04/2018 | ALINTA | Gas Charges | \$ | 27.00 |
| EFT124612 | 12/04/2018 | ATCO GAS AUSTRALIA | Repairs And Maintenance - Damaged GAS Pipes | \$ | 752.33 |
| EFT124613 | 12/04/2018 | ALL EVENTS HIRE AND PRODUCTION | Equipment Hire - Albany Art Prize | \$ | 1,430.00 |
| EFT124614 | 12/04/2018 | APPLIED INTEGRITY SOLUTIONS | Professional Services - Workplace Investigations | \$ | 6,445.36 |
| EFT124615 | 12/04/2018 | ARDESS NURSERY | Plant Supplies - Various | \$ | 366.55 |
| EFT124616 | 12/04/2018 | 505 ARMY CADET UNIT | Kid Sport Vouchers | \$ | 38.50 |
| EFT124617 | 12/04/2018 | ASTRO SYNTHETIC SURFACES PTY LTD | Supply Astro Turf Top Cricket Pitch Covers | \$ | 31,612.90 |
| EFT124618 | 12/04/2018 | ATC WORK SMART | Casual Staff/Apprentice Fees | \$ | 4,400.36 |
| EFT124619 | 12/04/2018 | AURORA ENVIRONMENTAL ALBANY | Consultancy Services - C17031 | \$ | 9,348.90 |
| EFT124620 | 12/04/2018 | AUSTRALIA POST | Postage Fees - March 2018 | \$ | 3,404.61 |
| EFT124621 | 12/04/2018 | AUSTRALIAN SKATEBOARDING COMMUNITY INITIATIVE PTY LTD | Delivery of skateboarding workshop | \$ | 1,956.46 |
| EFT124622 | 12/04/2018 | BARRETT'S MINI EARTHMOVING & CHIPPING | Vegetation Maintenance - C17022 | \$ | 280.00 |
| EFT124623 | 12/04/2018 | BARKERS TRENCHING SERVICES | Professional Services - CPSP | \$ | 1,320.00 |
| EFT124624 | 12/04/2018 | R BATTEN | Staff Reimbursement | \$ | 820.73 |
| EFT124625 | 12/04/2018 | H BECK | Staff Reimbursement | \$ | 250.50 |
| EFT124626 | 12/04/2018 | BENARA NURSERIES | Plant Supplies - Q17011 | \$ | 2,634.17 |
| EFT124627 | 12/04/2018 | BENNETT'S BATTERIES | Material Supply - Oil | \$ | 890.56 |
| EFT124628 | 12/04/2018 | ADVANCED TRAFFIC MANAGEMENT WA PTY LTD | Traffic Control Services - C17014 | \$ | 19,396.46 |
| EFT124629 | 12/04/2018 | BMT WESTERN AUSTRALIAN PTY LTD | Environmental Plan And Instrument Hire - Emu Point/Middleton Beach | \$ | 14,268.74 |
| EFT124630 | 12/04/2018 | BOOEASY AUSTRALIA PTY LTD | Booking Fees - March 2018 | \$ | 2,332.80 |
| EFT124631 | 12/04/2018 | BRANDNET PTY LTD T/AS MILITARY SHOP | Merchandise Order - Forts Store | \$ | 115.50 |

REPORT ITEM CCS 050 REFERS

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|-----------|---|---|---------------|
| EFT124632 | 12/04/2018 BRIDGESTONE AUSTRALIA LTD | Vehicle Repairs And Maintenance - Truck Tyre's | \$ 2,168.14 |
| EFT124633 | 12/04/2018 ALICIA BRITTON | Professional Services - Active Albany | \$ 80.00 |
| EFT124634 | 12/04/2018 BROCKS | Material Supply - Blinds | \$ 933.00 |
| EFT124635 | 12/04/2018 CONSTRUCTION TRAINING FUND | CTF Levy | \$ 10,735.65 |
| EFT124636 | 12/04/2018 BUILDERS REGISTRATION BOARD | BSL Levy | \$ 12,648.05 |
| EFT124637 | 12/04/2018 BUNNINGS GROUP LIMITED | Material Supply - Various | \$ 542.08 |
| EFT124638 | 12/04/2018 BURGTEC AUSTRALASIA PTY LTD | Furniture And Equipment - Library Fitout | \$ 2,369.40 |
| EFT124639 | 12/04/2018 DYLAN BURROW | Refund | \$ 54.65 |
| EFT124640 | 12/04/2018 KIM BUTTFIELD | Professional Services - Grant Workshop | \$ 1,650.00 |
| EFT124641 | 12/04/2018 CABCHARGE AUSTRALIA LIMITED | Taxi Charges | \$ 563.76 |
| EFT124642 | 12/04/2018 CALIBRE CARE | Material Supply - Hand Grip Reacher | \$ 237.60 |
| EFT124643 | 12/04/2018 CAMERON CARAVANS | Material Supply - Aerial Assembly | \$ 193.00 |
| EFT124644 | 12/04/2018 DONNA CAMERON DESIGN | Marketing - Albany Art Prize | \$ 7,723.30 |
| EFT124645 | 12/04/2018 J & S CASTLEHOW ELECTRICAL SERVICES | Electrical Services - C15026 | \$ 3,863.50 |
| EFT124646 | 12/04/2018 AINSLIE CASTLE | Kid Sport Vouchers | \$ 560.00 |
| EFT124647 | 12/04/2018 CENTIGRADE SERVICES PTY LTD | Replacement Of Air Compressors - ALAC | \$ 55,452.65 |
| EFT124648 | 12/04/2018 CENTENNIAL STADIUM INC | Electricity Charges - Centennial Stadium | \$ 286.86 |
| EFT124649 | 12/04/2018 COATES HIRE OPERATIONS PTY LIMITED | Equipment Hire - Public Silo Trail | \$ 1,048.74 |
| EFT124650 | 12/04/2018 COLES SUPERMARKETS AUSTRALIA PTY LTD | Groceries - Various | \$ 438.10 |
| EFT124651 | 12/04/2018 E COLLIN | Community Leadership Grant 2017/18 | \$ 550.00 |
| EFT124652 | 12/04/2018 COURIER AUSTRALIA | Freight Charges | \$ 1,787.23 |
| EFT124653 | 12/04/2018 ALBANY SIGNS | Signage Removal - Old Commonwealth Bank | \$ 3,019.50 |
| EFT124654 | 12/04/2018 CREATIVE LANDSCAPES | Playground Equipment Installation - Milpara Park | \$ 12,505.00 |
| EFT124655 | 12/04/2018 CROSSVIEW ENTERPRISES PTY LTD | Construction Services - Q17045 | \$ 172,282.47 |
| EFT124656 | 12/04/2018 DOWNER EDI WORKS PTY LTD | Material Supply - Hot-Mix | \$ 1,221.90 |
| EFT124657 | 12/04/2018 HOLCIM (AUSTRALIA) PTY LTD | Concrete Supplies - C16010 | \$ 3,949.00 |
| EFT124658 | 12/04/2018 METATECH INTERNET PTY LTD | Website Hosting | \$ 909.90 |
| EFT124659 | 12/04/2018 DE JONGE MECHANICAL PTY LTD | Vehicle Repairs And Maintenance - Logbook Service | \$ 2,779.52 |
| EFT124660 | 12/04/2018 CGS QUALITY CLEANING | Cleaning Services - C14036 | \$ 93.78 |
| EFT124661 | 12/04/2018 LANDGATE | Title Searches | \$ 755.65 |
| EFT124662 | 12/04/2018 DISTINCTLY TOURISM MANAGEMENT | Trade Engagement Plan - Amazing South Coast | \$ 20,625.00 |
| EFT124663 | 12/04/2018 JOHN DOWSON | Merchandise Order - Forts Store | \$ 1,497.10 |
| EFT124664 | 12/04/2018 DYLANSON ON THE TERRACE | Catering - Albany Art Prize Opening | \$ 2,400.00 |
| EFT124665 | 12/04/2018 ECLECTIC EVENTS | Professional Services - Sportsperson Of The Year Awards | \$ 530.00 |
| EFT124666 | 12/04/2018 ENVIRO PIPES PTY LTD | Material Supply - Corrugated Pipe | \$ 12,760.88 |
| EFT124667 | 12/04/2018 E-STRALIAN PTY LTD | Weekly E-Bike Lease | \$ 182.18 |
| EFT124668 | 12/04/2018 EYERITE SIGNS | Signage - Anzac | \$ 5,567.10 |
| EFT124669 | 12/04/2018 F E TECHNOLOGIES PTY LTD | All items as per Proposed final product list 15/11/2017 | \$ 34,210.00 |
| EFT124670 | 12/04/2018 THE FIXUPPERY | Window Cleaning Services - Q16023 | \$ 940.00 |
| EFT124671 | 12/04/2018 FORM | Public Silo Trail - Instalment One | \$ 11,000.00 |
| EFT124672 | 12/04/2018 FOXTEL MANAGEMENT PTY LTD | Business Package Subscription | \$ 1,240.68 |
| EFT124673 | 12/04/2018 GALLERY 500 | Art Supplies - VAC Workshop | \$ 61.00 |
| EFT124674 | 12/04/2018 GLASS SUPPLIERS | Window Glazing - ALAC | \$ 1,148.20 |
| EFT124675 | 12/04/2018 LUSH GARDEN GALLERY | Plant Supplies - Tourism And Information Hub | \$ 211.00 |
| EFT124676 | 12/04/2018 GLOBAL MARINE ENCLOSURES PTY LTD | Maintenance of Ellen Cove Swimming Enclosure | \$ 4,138.20 |
| EFT124677 | 12/04/2018 ALISON GOODE | Councillor Reimbursement | \$ 920.00 |
| EFT124678 | 12/04/2018 GORDON WALMSLEY PTY LTD | Asphalt Services - C15007 | \$ 5,713.50 |
| EFT124679 | 12/04/2018 SOUTH REGIONAL TAFE | Staff Training - Chemical Course | \$ 9,408.60 |
| EFT124680 | 12/04/2018 GREAT SOUTHERN PEST & WEED CONTROL | Pest Control Services Q17027 | \$ 115.00 |
| EFT124681 | 12/04/2018 GREAT SOUTHERN SUPPLIES | Bulk Consumable Supplies - Public Facilities | \$ 1,507.75 |
| EFT124682 | 12/04/2018 GREAT SOUTHERN TURF | Material Supply - Turf | \$ 198.00 |
| EFT124683 | 12/04/2018 GREEN MAN MEDIA PRODUCTIONS | Media - Sportsperson Of The Year Award | \$ 3,080.00 |

REPORT ITEM CCS 050 REFERS

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|-----------|---|---|---------------|
| EFT124684 | 12/04/2018 SMITH CONSTRUCTIONS WA | Construction Services - C17023 | \$ 136,513.78 |
| EFT124685 | 12/04/2018 HART SPORT | Merchandise Order - Sports Store | \$ 300.70 |
| EFT124686 | 12/04/2018 JL HARRAP | Refund | \$ 2,214.79 |
| EFT124687 | 12/04/2018 HAVOC BUILDERS PTY LTD | Repairs And Maintenance - Mouchemore Cottage | \$ 9,794.03 |
| EFT124688 | 12/04/2018 YOGASUN STUDIO | Art Classes - VAC | \$ 240.00 |
| EFT124689 | 12/04/2018 HELEN MUNT | Heritage Advisory Services | \$ 2,909.60 |
| EFT124690 | 12/04/2018 HIGHWAY WRECKERS | Abandoned Vehicle Removal | \$ 440.00 |
| EFT124691 | 12/04/2018 HOBBS PAINTING AND DECORATING | Painting Services - Q17037 | \$ 3,514.50 |
| EFT124692 | 12/04/2018 HHG LEGAL GROUP | Legal Services - C16011 | \$ 2,956.80 |
| EFT124693 | 12/04/2018 ICKY FINKS WAREHOUSE SALES | Material Supply - Flowers | \$ 28.70 |
| EFT124694 | 12/04/2018 IMPULSE CYCLES | Prizes for bike week | \$ 100.00 |
| EFT124695 | 12/04/2018 I GEIDANS | Staff Reimbursement | \$ 142.55 |
| EFT124696 | 12/04/2018 JAMES WALMSLEY DESIGN | Design Services - WAFL | \$ 310.00 |
| EFT124697 | 12/04/2018 JJ'S HIAB SERVICES & JJ'S GREAT SOUTHERN | Professional Services - Q16037 | \$ 2,288.00 |
| EFT124698 | 12/04/2018 JOHN KINNEAR AND ASSOCIATES | Survey Services - C16016 | \$ 6,146.25 |
| EFT124699 | 12/04/2018 JO JOES DIAL A PIZZA AND KEBAB | Catering - Staff Farewell | \$ 192.00 |
| EFT124700 | 12/04/2018 JUST SEW EMBROIDERY | Uniform Supplies - Embroidery | \$ 75.68 |
| EFT124701 | 12/04/2018 JUST A CALL DELIVERIES | Internal Mail Deliveries | \$ 1,465.45 |
| EFT124702 | 12/04/2018 KING RIVER VOLUNTEER BUSH FIRE BRIGADE | Material Supplies - Fire Shed Maintenance | \$ 211.70 |
| EFT124703 | 12/04/2018 KING RIVER RECREATIONAL CLUB INC | Refund | \$ 450.56 |
| EFT124704 | 12/04/2018 KINJ ART ABORIGINAL ART & CRAFT | Professional Services - Youth Workshops | \$ 500.00 |
| EFT124705 | 12/04/2018 LA FREEGARD | Equipment Hire - C17022 | \$ 500.00 |
| EFT124706 | 12/04/2018 LATRO LAWYERS | Legal Services - C16011 | \$ 6,195.09 |
| EFT124707 | 12/04/2018 LITTLE BIRDS PRESERVES | Professional Services - Sustainable Living Fair | \$ 30.00 |
| EFT124708 | 12/04/2018 LUSH FLORAL DESIGNS | Floral Arrangement - Sportsperson Of The Year Award | \$ 280.00 |
| EFT124709 | 12/04/2018 M AND B SALES PTY LTD | Material Supply - Timber | \$ 38.61 |
| EFT124710 | 12/04/2018 ALBANY CITY MOTORS | Vehicle Repairs And Maintenance - Airbag Faulty | \$ 58.85 |
| EFT124711 | 12/04/2018 MANDALAY TECHNOLOGIES PTY LTD | Professional Services - System Upgrade | \$ 3,731.08 |
| EFT124712 | 12/04/2018 MARKETFORCE LIMITED | Advertising - Various | \$ 582.35 |
| EFT124713 | 12/04/2018 MCB CONSTRUCTION PTY LTD | Repairs And Maintenance - Bornholm Fire Shed | \$ 2,167.27 |
| EFT124714 | 12/04/2018 MCKAILS GENERAL STORE | Catering Supplies - Albany Art Prize | \$ 555.77 |
| EFT124715 | 12/04/2018 DANIEL MIJAT | Entertainment - Sportsperson Of The Year Award | \$ 110.00 |
| EFT124716 | 12/04/2018 JASON WAYDE MINITER | Professional Services - Vancouver Street Festival | \$ 1,000.00 |
| EFT124717 | 12/04/2018 MOUNT BARKER OLIVE OIL | Merchandise Order - Visitor Centre | \$ 220.00 |
| EFT124718 | 12/04/2018 MULE CREATIVE | Design Services - Amazing South Coast | \$ 4,493.49 |
| EFT124719 | 12/04/2018 MJ MURRAY | Refund | \$ 41.69 |
| EFT124720 | 12/04/2018 PR AND ER NEWMAN'S QUALITY CONCRETE PRODUCTS | Concrete Supplies - C15009 | \$ 197.45 |
| EFT124721 | 12/04/2018 ALBANY NEWS DELIVERY | Newspaper Deliveries | \$ 364.90 |
| EFT124722 | 12/04/2018 OCS SERVICES PTY LTD | Cleaning Services - C15015 | \$ 3,359.18 |
| EFT124723 | 12/04/2018 OFFICEWORKS SUPERSTORES PTY LTD | Material Supply - iPhones | \$ 3,496.24 |
| EFT124724 | 12/04/2018 ORANA CINEMAS ALBANY PTY LTD | Gift Vouchers - Youth Initiatives | \$ 125.00 |
| EFT124725 | 12/04/2018 ORIGIN ENERGY | Gas Usage | \$ 7,348.95 |
| EFT124726 | 12/04/2018 OYSTER HARBOUR STORE | Catering - Staff Farewell | \$ 104.00 |
| EFT124727 | 12/04/2018 A PAGE | Staff Reimbursement | \$ 25.90 |
| EFT124728 | 12/04/2018 PALMER EARTHMOVING | Construction Services - C16021 | \$ 203,450.19 |
| EFT124729 | 12/04/2018 PASSMORE CYCLES | Material Supply - Bike Week | \$ 100.00 |
| EFT124730 | 12/04/2018 PELICANS HOLIDAY VILLAGE | Staff Accommodation | \$ 525.00 |
| EFT124731 | 12/04/2018 PENROSE PROFESSIONAL LAWNCARE | Lawn Mowing Services - VAC | \$ 264.00 |
| EFT124732 | 12/04/2018 PERTH THEATRE TRUST | Catering And Room Hire - Wetlands Design | \$ 1,316.74 |
| EFT124733 | 12/04/2018 PERTH SAFETY PRODUCTS PTY LTD | Directional Signage | \$ 5,841.00 |
| EFT124734 | 12/04/2018 PHILLIP BEST PLUMBING PTY LTD | Plumbing Services - ALAC | \$ 7,079.82 |
| EFT124735 | 12/04/2018 AMANDA NICOLE PLOWMAN | Refund | \$ 54.65 |

REPORT ITEM CCS 050 REFERS

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|-----------|------------|--|---|----|------------|
| EFT124736 | 12/04/2018 | ALBANY PLUMBING AND GAS | Plumbing Services - C17020 | \$ | 5,962.07 |
| EFT124737 | 12/04/2018 | PRINTSYNC BUSINESS SOLUTIONS | Photocopier Charges - Lotteries House | \$ | 12.34 |
| EFT124738 | 12/04/2018 | PROJECT3 PTY LTD | Anzac Albany 2018 - Milestone Three | \$ | 25,850.00 |
| EFT124739 | 12/04/2018 | QUALITY PUBLISHING AUSTRALIA | Merchandise Order - Visitor Centre | \$ | 359.41 |
| EFT124740 | 12/04/2018 | QUICK SHOT COFFEE | Refreshments - Library | \$ | 70.00 |
| EFT124741 | 12/04/2018 | RACHAEL CLAIRE COLMER | Professional Services - Vancouver Street Festival | \$ | 800.00 |
| EFT124742 | 12/04/2018 | PSCP INVESTMENTS PTY LTD | Professional Services - Book Repairs | \$ | 148.50 |
| EFT124743 | 12/04/2018 | RECONNECT HEALTH AND WELLBEING | Professional Services - EAP | \$ | 330.00 |
| EFT124744 | 12/04/2018 | REECE PTY LTD | Irrigation Supplies - Stormwater Pipe | \$ | 572.88 |
| EFT124745 | 12/04/2018 | A & C DESIGNS | Merchandise Order - Visitor Centre | \$ | 585.00 |
| EFT124746 | 12/04/2018 | ROYALS SAINTS NETBALL CLUB | Kid Sport Vouchers | \$ | 900.00 |
| EFT124747 | 12/04/2018 | RYDE BUILDING COMPANY PTY LTD | Refund | \$ | 471.60 |
| EFT124748 | 12/04/2018 | SBA PRECIOUS METALS PTY LTD | Merchandise Order - Forts Store | \$ | 663.74 |
| EFT124749 | 12/04/2018 | ALBANY SCAFFOLD HIRE | Scaffold Hire - Women's Rest Centre Repairs | \$ | 9,466.19 |
| EFT124750 | 12/04/2018 | SECUREPAY PTY LTD | Web Payments Security - Transaction Fee | \$ | 44.62 |
| EFT124751 | 12/04/2018 | SEEK LIMITED | Advertising - Job Vacancies | \$ | 302.50 |
| EFT124752 | 12/04/2018 | SETON AUSTRALIA PTY LTD | Wall Mount Barrier 4.6m chrome | \$ | 284.90 |
| EFT124753 | 12/04/2018 | GRAEME MITCHELL SIMPSON | Welcome To Country - Sportsperson Of The Year Award | \$ | 500.00 |
| EFT124754 | 12/04/2018 | SKILL HIRE WA PTY LTD | Casual Staff/Apprentice Fees | \$ | 9,587.43 |
| EFT124755 | 12/04/2018 | SKIPPER TRANSPORT PARTS | Material Supply - Out Of Order Tags | \$ | 170.68 |
| EFT124756 | 12/04/2018 | ANITA MARGARET SLACK | Refund | \$ | 123.30 |
| EFT124757 | 12/04/2018 | SMITHS ALUMINIUM AND 4WD CENTRE | Vehicle Repairs And Maintenance - Front Suspension | \$ | 2,135.00 |
| EFT124758 | 12/04/2018 | S LEFROY | Staff Reimbursement | \$ | 25.00 |
| EFT124759 | 12/04/2018 | SOIL SOLUTIONS PTY LTD | Material Supply - Aggregate | \$ | 6,138.50 |
| EFT124760 | 12/04/2018 | ANNE SORENSON | Professional Services - FAR Festival | \$ | 156.25 |
| EFT124761 | 12/04/2018 | SOUTHERN TOOL AND FASTENER CO | Plant Repairs And Maintenance - Service | \$ | 35.00 |
| EFT124762 | 12/04/2018 | SOUTHERN DISTRICTS JUNIOR FOOTBALL ASSOCIATION | Kid Sport Vouchers | \$ | 390.00 |
| EFT124763 | 12/04/2018 | SOUTHCOAST SECURITY SERVICE | Security Services - C15016 | \$ | 177.10 |
| EFT124764 | 12/04/2018 | SPOTLIGHT | Material Supplies - Active Albany Program | \$ | 102.58 |
| EFT124765 | 12/04/2018 | STATEWIDE BUILDING CERTIFICATION WA | Building Certifications - Various | \$ | 2,315.00 |
| EFT124766 | 12/04/2018 | STEWART AND HEATON CLOTHING PTY LTD | Material Supply - Emergency Services | \$ | 312.57 |
| EFT124767 | 12/04/2018 | STIRLING PRINT | Advertising - Youth Fest | \$ | 54.50 |
| EFT124768 | 12/04/2018 | ALBANY LOCK SERVICE | Key Upgrade - C14003 | \$ | 621.05 |
| EFT124769 | 12/04/2018 | ALBANY IGA | Groceries - Various | \$ | 60.38 |
| EFT124770 | 12/04/2018 | SYNERGY | Electricity Supplies - Street Lighting And Other | \$ | 70,427.50 |
| EFT124771 | 12/04/2018 | T & C SUPPLIES | Material Supply - Spill Kit And Various | \$ | 1,729.31 |
| EFT124772 | 12/04/2018 | R TAYLOR | Staff Reimbursement | \$ | 79.45 |
| EFT124773 | 12/04/2018 | TECTONICS CONSTRUCTION GROUP PTY LTD | Construction Services - C17001 And Q17055 | \$ | 231,702.18 |
| EFT124774 | 12/04/2018 | TECHNOGYM AUSTRALIA PTY LTD | ALAC New Gym Equipment - Q17044 | \$ | 117,178.60 |
| EFT124775 | 12/04/2018 | NAKED BEAN COFFEE ROASTERS | Staff Amenity Supplies | \$ | 165.00 |
| EFT124776 | 12/04/2018 | D THEODORE | Staff Reimbursement | \$ | 168.82 |
| EFT124777 | 12/04/2018 | THE TOFFEE FACTORY | Merchandise Order - Forts Store | \$ | 72.31 |
| EFT124778 | 12/04/2018 | ALBANY TYREPOWER | Vehicle Repairs And Maintenance - Tyre's | \$ | 220.00 |
| EFT124779 | 12/04/2018 | UBWH AUSTRALIA | Material Supply - Radio's | \$ | 4,301.48 |
| EFT124780 | 12/04/2018 | THE VINTAGE SPORTS CAR CLUB OF WA | Albany Classics Reserve | \$ | 30,781.00 |
| EFT124781 | 12/04/2018 | VINOFOOD PTY LTD | Chutneys & Sauces | \$ | 330.00 |
| EFT124782 | 12/04/2018 | VOLLEYBALL WESTERN AUSTRALIA | Staff Training - Coaching Course | \$ | 88.00 |
| EFT124783 | 12/04/2018 | WAFFLES GALORE | Catering - SMS Meeting | \$ | 180.00 |
| EFT124784 | 12/04/2018 | WA NATURALLY PUBLICATIONS | Material Supply - Bush Books | \$ | 491.55 |
| EFT124785 | 12/04/2018 | WARREN BENNETT HOMES | Building Services - Shed At Hanrahan Waste | \$ | 41,333.60 |
| EFT124786 | 12/04/2018 | ALBANY & GREAT SOUTHERN WEEKENDER | Advertising - Local Structure Plan | \$ | 375.76 |
| EFT124787 | 12/04/2018 | WESTRAC EQUIPMENT PTY LTD | Material Supply - Cover And Seal | \$ | 19.99 |

REPORT ITEM CCS 050 REFERS

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|------------|------------|--|--|----|-----------|
| EFT124788 | 12/04/2018 | LANDMARK LIMITED | Material Supply - Post Lifter And Driver | \$ | 187.00 |
| EFT124789 | 12/04/2018 | WEST AUSTRALIAN NEWSPAPERS LIMITED | Advertising - March 2018 | \$ | 4,658.89 |
| EFT124790 | 12/04/2018 | WOOLWORTHS GROUP LIMITED | Groceries - Daycare Centre | \$ | 2,023.82 |
| EFT124791 | 12/04/2018 | WREN OIL | Waste Services - Filter Drums | \$ | 742.50 |
| EFT124792 | 12/04/2018 | YOUNGS SIDING GENERAL STORE | Fuel Supplies - Emergency Services | \$ | 572.78 |
| EFT124793 | 12/04/2018 | ZENITH LAUNDRY | Laundry Services/Hire | \$ | 126.07 |
| DD25938.1 | 27/03/2018 | WA SUPER | Payroll Deductions | \$ | 76,143.10 |
| DD25938.2 | 27/03/2018 | ASGARD | Payroll Deductions | \$ | 1,415.71 |
| DD25938.3 | 27/03/2018 | COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER | Superannuation Contributions | \$ | 977.13 |
| DD25938.4 | 27/03/2018 | AUSTRALIAN SUPER | Payroll Deductions | \$ | 9,902.00 |
| DD25938.5 | 27/03/2018 | COLONIAL FIRST STATE WHOLESALE PERSONAL SUPER | Superannuation Contributions | \$ | 428.81 |
| DD25938.6 | 27/03/2018 | BT SUPER FOR LIFE | Superannuation Contributions | \$ | 152.47 |
| DD25938.7 | 27/03/2018 | DESMO SUPERANNUATION FUND | Superannuation Contributions | \$ | 532.55 |
| DD25938.8 | 27/03/2018 | CBUS | Superannuation Contributions | \$ | 489.82 |
| DD25938.9 | 27/03/2018 | AMP SUPERANNUATION SAVINGS | Payroll Deductions | \$ | 1,768.11 |
| DD25938.10 | 27/03/2018 | HOSTPLUS PTY LTD | Superannuation Contributions | \$ | 1,805.49 |
| DD25938.11 | 27/03/2018 | BT SUPER FOR LIFE | Superannuation Contributions | \$ | 628.71 |
| DD25938.12 | 27/03/2018 | QSUPER | Superannuation Contributions | \$ | 659.89 |
| DD25938.13 | 27/03/2018 | HESTA SUPER FUND | Superannuation Contributions | \$ | 1,429.36 |
| DD25938.14 | 27/03/2018 | REST SUPERANNUATION | Payroll Deductions | \$ | 1,862.23 |
| DD25938.15 | 27/03/2018 | TAL SUPERANNUATION LIMITED | Superannuation Contributions | \$ | 224.77 |
| DD25938.16 | 27/03/2018 | WEALTH PERSONAL SUPER AND PERSONAL PENSION | Superannuation Contributions | \$ | 75.89 |
| DD25938.17 | 27/03/2018 | WEALTH PERSONAL SUPER AND PERSONAL PENSION | Superannuation Contributions | \$ | 47.93 |
| DD25938.18 | 27/03/2018 | BT SUPER FOR LIFE | Superannuation Contributions | \$ | 316.37 |
| DD25938.19 | 27/03/2018 | NATIONAL MUTUAL RETIREMENT FUND | Superannuation Contributions | \$ | 126.47 |
| DD25938.20 | 27/03/2018 | PRIME SUPER | Superannuation Contributions | \$ | 944.53 |
| DD25938.21 | 27/03/2018 | MLC MASTERKEY BUSINESS SUPER | Superannuation Contributions | \$ | 941.35 |
| DD25938.22 | 27/03/2018 | OAK TREE SUPERANNUATION FUND | Superannuation Contributions | \$ | 223.84 |
| DD25938.23 | 27/03/2018 | BT SUPER FOR LIFE | Superannuation Contributions | \$ | 180.57 |
| DD25938.24 | 27/03/2018 | FIRST SUPER | Superannuation Contributions | \$ | 196.55 |
| DD25938.25 | 27/03/2018 | CARE SUPER PTY LTD | Superannuation Contributions | \$ | 395.36 |
| DD25938.26 | 27/03/2018 | FIRST STATE SUPER | Superannuation Contributions | \$ | 598.13 |
| DD25938.27 | 27/03/2018 | SPECTRUM SUPER | Superannuation Contributions | \$ | 353.01 |
| DD25938.28 | 27/03/2018 | SUPERWRAP PERSONAL SUPER PLAN | Superannuation Contributions | \$ | 265.52 |
| DD25938.29 | 27/03/2018 | WEALTH PERSONAL SUPERANNUATION AND PENSION FUND | Payroll Deductions | \$ | 1,352.47 |
| DD25938.30 | 27/03/2018 | NORTH PERSONAL SUPERANNUATION & PENSION FUND | Superannuation Contributions | \$ | 208.58 |
| DD25938.31 | 27/03/2018 | AJW SUPERANNUATION FUND | Superannuation Contributions | \$ | 262.56 |
| DD25938.32 | 27/03/2018 | AUSTRALIAN CATHOLIC SUPERANNUATION AND RETIREMENT FUND | Superannuation Contributions | \$ | 188.51 |
| DD25938.33 | 27/03/2018 | SUNSUPER SUPERANNUATION | Superannuation Contributions | \$ | 639.11 |
| DD25938.34 | 27/03/2018 | MTAA SUPERANNUATION FUND | Superannuation Contributions | \$ | 242.49 |
| DD25938.35 | 27/03/2018 | IOOF EMPLOYEE SUPER | Superannuation Contributions | \$ | 319.00 |
| DD25938.36 | 27/03/2018 | RUSSELL SUPERSOLUTION MASTER TRUST | Superannuation Contributions | \$ | 202.04 |
| DD25938.37 | 27/03/2018 | ASGARD | Superannuation Contributions | \$ | 88.53 |
| DD25938.38 | 27/03/2018 | ONEPATH MASTERFUND | Superannuation Contributions | \$ | 228.00 |
| DD25938.39 | 27/03/2018 | MLC MASTERKEY SUPERANNUATION | Superannuation Contributions | \$ | 637.70 |
| DD25938.40 | 27/03/2018 | THE UNIVERSAL SUPER SCHEME | Superannuation Contributions | \$ | 200.56 |
| DD25938.41 | 27/03/2018 | AMP SUPERANNUATION SAVINGS | Superannuation Contributions | \$ | 79.33 |
| DD25938.42 | 27/03/2018 | TTCSL ATF CRUELTY FREE SUPER | Superannuation Contributions | \$ | 77.51 |
| DD25938.43 | 27/03/2018 | MACAULAY SUPER FUND | Superannuation Contributions | \$ | 222.93 |
| DD25938.44 | 27/03/2018 | ANZ SMART CHOICE SUPER | Superannuation Contributions | \$ | 83.11 |
| DD25938.45 | 27/03/2018 | FUTURE SUPER | Superannuation Contributions | \$ | 167.90 |
| DD25938.46 | 27/03/2018 | COLONIAL SUPER RETIREMENT FUND | Superannuation Contributions | \$ | 185.89 |

REPORT ITEM CCS 050 REFERS

| | | | | |
|------------|---|------------------------------|----|-----------|
| DD25938.47 | 27/03/2018 AUSTRALIAN ETHICAL SUPERANNUATION FUND | Superannuation Contributions | \$ | 227.04 |
| DD25938.48 | 27/03/2018 BT SUPER | Superannuation Contributions | \$ | 217.27 |
| DD25938.49 | 27/03/2018 BT SUPER FOR LIFE | Superannuation Contributions | \$ | 220.50 |
| DD25938.50 | 27/03/2018 MACQUARIE SUPER CONSOLIDATOR | Superannuation Contributions | \$ | 226.51 |
| DD25938.51 | 27/03/2018 BT SUPER FOR LIFE | Superannuation Contributions | \$ | 293.36 |
| DD25938.52 | 27/03/2018 IOOF INVESTMENT MANAGEMENT LTD | Superannuation Contributions | \$ | 230.33 |
| DD25938.53 | 27/03/2018 NORTH | Superannuation Contributions | \$ | 58.41 |
| DD25938.54 | 27/03/2018 COLONIAL FIRST STATE WHOLESALE SUPER FUND | Superannuation Contributions | \$ | 209.34 |
| DD25938.55 | 27/03/2018 BT SUPER FOR LIFE | Superannuation Contributions | \$ | 128.49 |
| DD25938.56 | 27/03/2018 AMP SUPERANNUATION SAVINGS TRUST | Superannuation Contributions | \$ | 77.72 |
| DD25938.57 | 27/03/2018 IOOF GLOBAL ONE | Superannuation Contributions | \$ | 173.77 |
| DD25938.58 | 27/03/2018 MASON SUPERANNUATION FUND | Superannuation Contributions | \$ | 220.50 |
| DD25938.59 | 27/03/2018 ONEPATH LIFE LIMITED | Superannuation Contributions | \$ | 197.83 |
| DD25938.60 | 27/03/2018 MEDIA SUPER | Superannuation Contributions | \$ | 120.64 |
| DD25938.61 | 27/03/2018 AMP SUPERANNUATION SAVINGS | Superannuation Contributions | \$ | 647.75 |
| DD25938.62 | 27/03/2018 WEALTH PERSONAL SUPER AND PERSONAL PENSION FUND | Superannuation Contributions | \$ | 279.30 |
| DD25938.63 | 27/03/2018 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER | Superannuation Contributions | \$ | 637.50 |
| DD25938.64 | 27/03/2018 WEALTH PERSONAL SUPER AND PERSONAL PENSION | Payroll Deductions | \$ | 224.85 |
| DD25978.1 | 10/04/2018 WA SUPER | Payroll Deductions | \$ | 73,741.07 |
| DD25978.2 | 10/04/2018 ASGARD | Payroll Deductions | \$ | 1,480.25 |
| DD25978.3 | 10/04/2018 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER | Superannuation Contributions | \$ | 949.37 |
| DD25978.4 | 10/04/2018 AUSTRALIAN SUPER | Payroll Deductions | \$ | 9,995.65 |
| DD25978.5 | 10/04/2018 HOSTPLUS PTY LTD | Superannuation Contributions | \$ | 1,741.79 |
| DD25978.6 | 10/04/2018 COLONIAL FIRST STATE WHOLESALE PERSONAL SUPER | Superannuation Contributions | \$ | 414.68 |
| DD25978.7 | 10/04/2018 BT SUPER FOR LIFE | Superannuation Contributions | \$ | 152.47 |
| DD25978.8 | 10/04/2018 DESMO SUPERANNUATION FUND | Superannuation Contributions | \$ | 571.60 |
| DD25978.9 | 10/04/2018 CBUS | Superannuation Contributions | \$ | 466.49 |
| DD25978.10 | 10/04/2018 AMP SUPERANNUATION SAVINGS | Payroll Deductions | \$ | 1,717.52 |
| DD25978.11 | 10/04/2018 BT SUPER FOR LIFE | Superannuation Contributions | \$ | 628.71 |
| DD25978.12 | 10/04/2018 QSUPER | Superannuation Contributions | \$ | 659.89 |
| DD25978.13 | 10/04/2018 HESTA SUPER FUND | Superannuation Contributions | \$ | 1,390.43 |
| DD25978.14 | 10/04/2018 REST SUPERANNUATION | Payroll Deductions | \$ | 1,822.21 |
| DD25978.15 | 10/04/2018 TAL SUPERANNUATION LIMITED | Superannuation Contributions | \$ | 224.76 |
| DD25978.16 | 10/04/2018 WEALTH PERSONAL SUPER AND PERSONAL PENSION | Superannuation Contributions | \$ | 43.56 |
| DD25978.17 | 10/04/2018 WEALTH PERSONAL SUPER AND PERSONAL PENSION | Superannuation Contributions | \$ | 27.51 |
| DD25978.18 | 10/04/2018 BT SUPER FOR LIFE | Superannuation Contributions | \$ | 316.37 |
| DD25978.19 | 10/04/2018 NATIONAL MUTUAL RETIREMENT FUND | Superannuation Contributions | \$ | 126.47 |
| DD25978.20 | 10/04/2018 PRIME SUPER | Superannuation Contributions | \$ | 943.54 |
| DD25978.21 | 10/04/2018 MLC MASTERKEY BUSINESS SUPER | Superannuation Contributions | \$ | 941.35 |
| DD25978.22 | 10/04/2018 OAK TREE SUPERANNUATION FUND | Superannuation Contributions | \$ | 223.84 |
| DD25978.23 | 10/04/2018 BT SUPER FOR LIFE | Superannuation Contributions | \$ | 169.33 |
| DD25978.24 | 10/04/2018 FIRST SUPER | Superannuation Contributions | \$ | 196.55 |
| DD25978.25 | 10/04/2018 CARE SUPER PTY LTD | Superannuation Contributions | \$ | 395.83 |
| DD25978.26 | 10/04/2018 FIRST STATE SUPER | Superannuation Contributions | \$ | 548.52 |
| DD25978.27 | 10/04/2018 SPECTRUM SUPER | Superannuation Contributions | \$ | 353.01 |
| DD25978.28 | 10/04/2018 SUPERWRAP PERSONAL SUPER PLAN | Superannuation Contributions | \$ | 263.86 |
| DD25978.29 | 10/04/2018 WEALTH PERSONAL SUPERANNUATION AND PENSION FUND | Payroll Deductions | \$ | 1,352.02 |
| DD25978.30 | 10/04/2018 NORTH PERSONAL SUPERANNUATION & PENSION FUND | Superannuation Contributions | \$ | 208.58 |
| DD25978.31 | 10/04/2018 AJW SUPERANNUATION FUND | Superannuation Contributions | \$ | 262.56 |
| DD25978.32 | 10/04/2018 AUSTRALIAN CATHOLIC SUPERANNUATION AND RETIREMENT FUND | Superannuation Contributions | \$ | 269.12 |
| DD25978.33 | 10/04/2018 SUNSUPER SUPERANNUATION | Superannuation Contributions | \$ | 752.43 |
| DD25978.34 | 10/04/2018 MTA SUPERANNUATION FUND | Superannuation Contributions | \$ | 242.49 |

EXECUTED DOCUMENT AND COMMON SEAL RECORD

| Document Number | Description | Date Sent / Received |
|-----------------|---|----------------------|
| EDR1878995 | ITEM: N/A RE: BUILDING PERMIT APPLICATION FOR LOT 3 BAXTERI ROAD CHEYNES BEACH LEASE LR3119 FOR INSTALLING SEA CONTAINER PARTIES: GRAEME CASTLEHOW SIGNED BY: CEO ANDREW SHARPE (1 COPY) | 19/03/2018 |
| EDR1878997 | ITEM: N/A RE: ENDORSEMENT OF LOCAL DEVELOPMENT PLAN FOR STUDENT HOUSING APPLICATION LOT 500 AND LOT 501 SERPENTINE ROAD PARTIES: N/A SIGNED BY: CEO ANDREW SHARPE (2 COPIES) | 19/03/2018 |
| EDR1879442 | COPY OF EXECUTED DOCUMENT ITEM: N/A RE: FUNDING APPLICATION FOR HEAVY VEHICLE SAFETY AND PRODUCTIVITY PROGRAM (HVSP) - FEDERAL AND STATE GOVERNMENT GRANTS PARTIES: DEPARTMENT OF INFRASTRUCTURE AND REGIONAL DEVELOPMENT SIGNED BY THE CEO A SHARPE 1 COPY | 28/03/2018 |
| EDR1879549 | COPY OF EXECUTED DOCUMENT ITEM> N/A RE: SIGN APPLICATION FOR INSTALLATION OF THE MIDDLETON BEACH ARTWORK ENTRY STATEMENT IN EYRE PARK PARTIES: N/A SIGNED BY THE CEO A SHARPE 1 COPY | 29/03/2018 |
| EDR1879565 | COPY OF EXECUTED DOCUMENT ITEM: N/A RE: LOCAL GOVERNMENT GRANT SCHEME 2018/19 APPLICATION FOR BUSHFIRE BRIGADES AND ALBANY SES UNITS PARTIES: DFES SIGNED BY THE CEO A SHARPE 1 COPY | 29/03/2018 |

REPORT ITEM CCS 051 REFERS

| Document Number | Description | Date Sent / Received |
|-----------------|---|----------------------|
| EDR1879575 | COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR LOTTERYWEST COMMUNITY SPACES FOR LOTTERIES HOUSE AUDIO VISUAL EQUIPMENT FOR CONFERENCE ROOM INCLUDING BLACK OUT BLINDS PARTIES: LOTTERYWEST SIGNED BY THE CEO A SHARPE 1 COPY | 29/03/2018 |
| EDR1879576 | COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR FUNDING FOR COASTAL ADAPTATION AND PROTECTION GRANTS 2018/2019. PARTIES: DEPARTMENT OF TRANSPORT SIGNED BY THE CEO A SHARPE 1 COPY | 29/03/2018 |
| EDR1879630 | COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR DEMOLITION PERMIT OF KIOSK AND TOILET BLOCK AT LOT 32 NORTH ROAD PARTIES: N/A SIGNED BY THE CEO A SHARPE 1 COPY | 04/04/2018 |
| EDR1879636 | COPY OF EXECUTED DOCUMENT ITEM: N/A RE; NOTICE OF DECLARATION OF A DANGEROUS DOG IN ACCORDANCE WITH SECTION 33F OF THE DOG ACT 1976 PARTIES: DK O'CONNELL SIGNED BY THE CEO 2 COPIES | 04/04/2018 |
| EDR1879638 | COPY OF EXECUTED DOCUMENT ITEM: N/A RE: BUILDING PERMIT APPLICATION FOR INTERNAL REFURBISHMENT OF EXISTING OFFICES AT 39 MERCER ROAD PARTIES: N/A SIGNED BY THE CEO 1 COPY | 04/04/2018 |

REPORT ITEM CCS 051 REFERS

| Document Number | Description | Date Sent / Received |
|-----------------|--|----------------------|
| EDR1879710 | COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR DEVELOPMENT APPROVAL FOR LEASED PROPERTY - LOT 1469 - UPGRADE / STRENGTHEN EXISTING TELECOMMUNICATION TOWER PARTIES: OPTUS SIGNED BY THE CEO A SHARPE 1 COPY | 05/04/2018 |
| EDR1879712 | COPY OF EXECUTED DOCUMENT ITEM: N/A RE: CONTRACT C17025 MIDDLETON ROAD UPGRADE PROGRESS CERTIFICATE 2 PARTIES: TRICOT CIVIL SIGNED BY THE CEO A SHARPE 1 COPY | 05/04/2018 |
| EDR1879856 | COPY OF EXECUTED DOCUMENT ITEM: N/A RE: BUILDING PERMIT BA1 APPLICATION FOR STAGE 2 OF THE TIP SHOP FIT OUT AT 37-27 MAXWELL ROAD, MT MELVILLE PARTIES: N/A SIGNED BY THE CEO A SHARPE 1 COPY | 09/04/2018 |
| EDR1880056 | COPY OF EXECUTED DOCUMENT ITEM: N/A RE: DEVELOPMENT AND CERTIFIED BUILDING APPLICATIONS AT LOT 52 MERCER ROAD - EXTENSION TO EXISTING STORAGE SHED PARTIES: N/A SIGNED BT THE CEO A SHARPE 1 COPY | 13/04/2018 |
| NCSR1879002 | ITEM: RE: LOCAL PLANNING SCHEME AMENDMENT NO 4 - LOT 104 ROCKY CROSSING ROAD WILLYUNG. MODIFICATIONS TO DOCUMENT AS PER DEPARTMENT OF PLANNING LANDS AND HERITAGE REQUEST PARTIES: GREAT SOUTHERN SANDS SIGNED BY: CEO ANDREW SHARPE AND MAYOR DENNIS WELLINGTON (2 COPIES) | 19/03/2018 |

REPORT ITEM CCS 051 REFERS

| Document Number | Description | Date Sent / Received |
|-----------------|--|----------------------|
| NCSR1879155 | ITEM: N/A RE: COMMUNITY DEED OF LEASE AND LICENCE UNDER DELEGATED AUTHORITY NO 2016:019 PARTIES: ALBANY ALL BREEDS DOG CLUB INCORPORATED SIGNED BY: CEO ANDREW SHARPE AND MAYOR DENNIS WELLINGTON (2 COPIES) | 21/03/2018 |
| NCSR1879156 | ITEM: N/A RE: FACTOR EFFECTING ENJOYMENT OF LAND - NOISE TRANSPORT ISSUE SUBDIVISION WAPC153261 PARTIES: NIGEL RYDE HOMES PTY LTD SIGNED: CEO ANDREW SHARPE MAYOR DENNIS WELLINGTON (1 COPY) | 21/03/2018 |
| NCSR1879351 | ITEM: RE: COMMERCIAL TENANCY - OVER A PORTION FO THE ALBANY REGIONAL AIRPORT TERMINAL PARTIES: ANNA KEKESI T/A WAFFLES GALORE SIGNED BY: CEO ANDREW SHARPE AND MAYOR DENNIS WELLINGTON (3 COPIES) | 26/03/2018 |
| NCSR1879578 | COPY OF COMMON SEAL ITEM: N/A RE: COMMUNITY DEED LEASE RENTAL 21 YEARS COMMENCING 1 FEBRUARY 2017 BETWEEN CITY OF ALBANY AND KING RIVER RECREATION CLUB - LOT 7698 AND 7461 PARTIES: KING RIVER RECREATION CLUB SIGNED BY THE CEO A SHARPE AND MAYOR D WELLINGTON 2 COPIES | 29/03/2018 |
| NCSR1879667 | COPY OF COMMON SEAL ITEM: N/A RE: EXTENSION OF SEABED LEASE AT EMU POINT MARINA FOR THE BOAT LIFTER WITH THE EMU POINT BOAT PENS AREA ADDED FOR A RENEWED TERM EXPIRING 31 MAY 2044 | 04/04/2018 |

REPORT ITEM CCS 051 REFERS

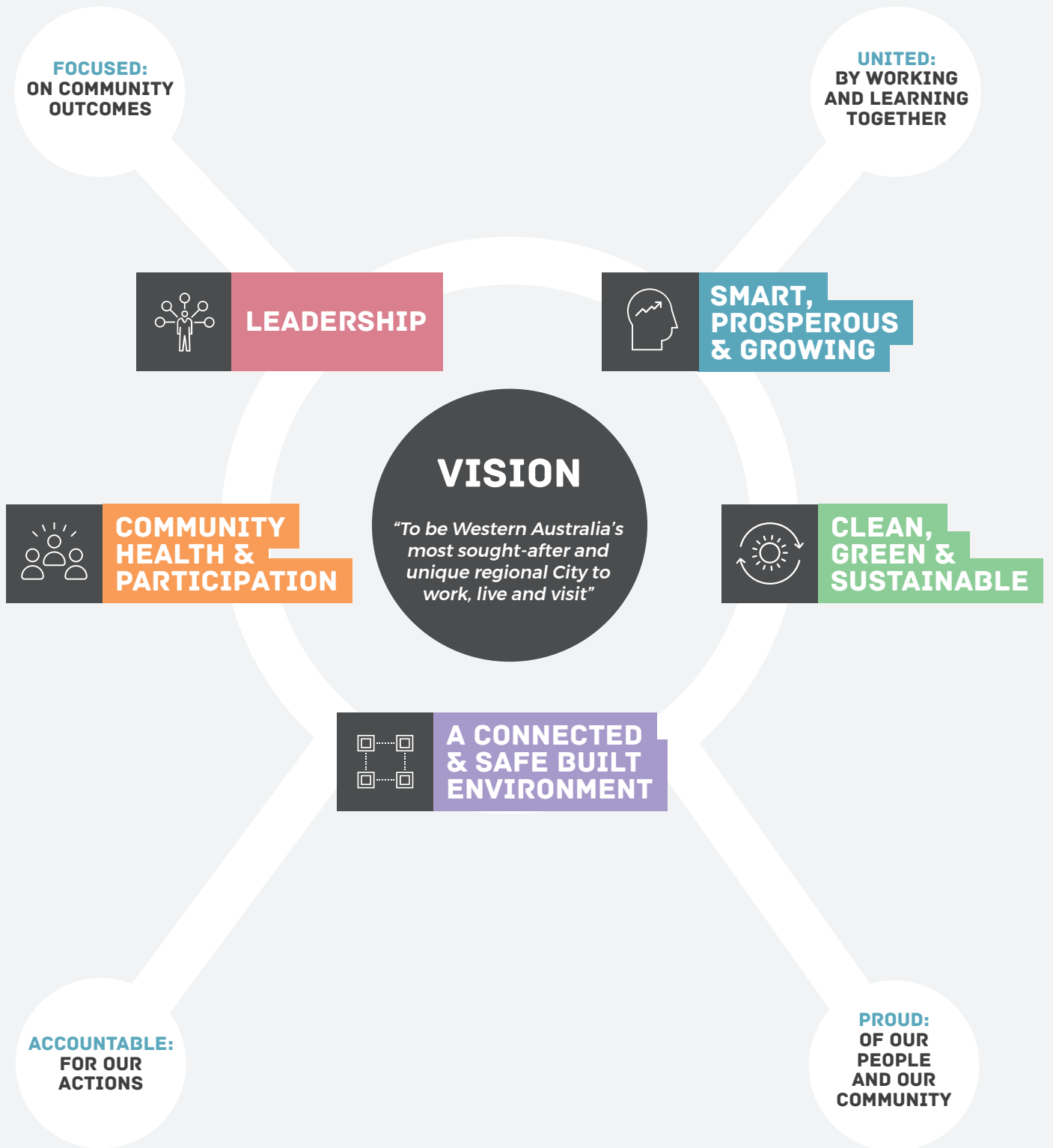
| Document Number | Description | Date Sent / Received |
|--------------------|--|----------------------|
| | <p>PARTIES: DEPARTMENT OF TRANSPORT SIGNED BY THE CEO A SHARPE AND MAYOR D WELLINGTON 2 COPIES</p> | |
| <p>NCSR1879883</p> | <p>COPY OF COMMON SEAL ITEM: N/A RE: NOTIFICATION OF STORM WATER REQUIREMENTS FOR SUBDIVISION APPROVAL WAPC 154360 AT LOT 95 LEONORA STREET PARTIES: WG & JR HANSON SIGNED BY THE CEO A SHARPE AND MAYOR D WELLINGTON 1 COPY</p> | <p>10/04/2018</p> |
| <p>NCSR1879885</p> | <p>COPY OF COMMON SEAL ITEM: N/A RE: BUSHFIRE FLAME ZONE RATING AND SUBSEQUENT REQUIREMENTS ON SUBDIVISION APPROVAL WAPC 154229 PARTIES: GEORGE VASILIU SIGNED BY THE CEO A SHARPE AND MAYOR D WELLINGTON 3 COPIES</p> | <p>10/04/2018</p> |



CITY UPDATE

MARCH QUARTER 2017-2018

OUR VISION & VALUES

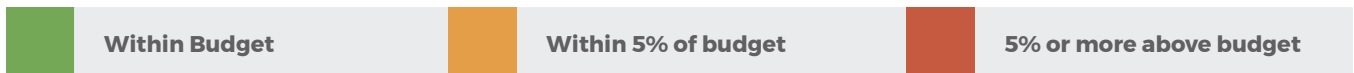


PERFORMANCE SNAPSHOT

| Service Delivery (from the Business Unit Plans) | Q1 | Q2 | Q3 | Q4 |
|--|-----------|-----------|-----------|-----------|
| Total Number of Deliverables | 352 | 352 | 352 | |
| Number Complete | 36 | 61 | 68 | |
| Number On Track | 266 | 239 | 236 | |
| Number Monitor | 42 | 42 | 39 | |
| Number Intervene | 8 | 10 | 9 | |

| Finance (Net Operating Costs v Budget) | Q1 | Q2 | Q3 | Q4 |
|---|---------------|-----------|-----------|-----------|
| Office of CEO | Within Budget | | | |
| Community Services | Within Budget | | | |
| Corporate Services | Within Budget | | | |
| Development Services | Within Budget | | | |
| Infrastructure & Environment | Within Budget | | | |

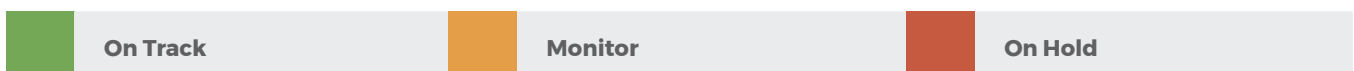
STATUS LEGEND



| People (HR Metrics) | Q1 | Q2 | Q3 | Q4 |
|--|-----------|-----------|-----------|-----------|
| Number of new Recruits | 17 | 2 | 20 | |
| Number of Lost time injuries (LTI's) | 4 | 0 | 1 | |
| Organisational Establishment (Number of FTE's) | 285 | 268 | 265 | |
| Staff Turnover % (for the quarter) | 3.93% | 3.68% | 4.29% | |

| Assets (Delivery Against Schedules) | Q1 | Q2 | Q3 | Q4 |
|--|-----------|-----------|-----------|-----------|
| Strategic projects | On Track | | | |
| Capital works program | On Track | | | |
| Preventive maintenance programs | On Track | | | |

STATUS LEGEND







CEO KEY PERFORMANCE INDICATORS

| Regional Focus | Status | Progress |
|---|--------|---|
| <p>Regional Alliance</p> <p>Promote the Alliance, growth planning and tourism development</p> <p>Explore and promote resource sharing arrangements</p> | | <p>The Amazing South Coast Tourism Development Strategy adopted by participants. The Amazing South Coast Destination Marketing Strategy recently launched into the Perth market.</p> <p>The IPN Great Southern Peer Support Program and Lower Great Southern Economic Alliance are examples of regional co-operation. A proposal for regional environmental health services develop and to be presented to Council in April 2018. Ongoing discussions at officer level on IT, regional waste etc.</p> |
| <p>Economic Growth Plan</p> <p>Lead the City's contribution to develop a regional economic development strategy in consultation with the Alliance</p> | | <p>Awaiting direction and funding from the state government. Discussed at Alliance March meeting recommending that initial scoping work should commence.</p> |
| <p>Tourism</p> <p>Implement the Destination Marketing Strategy and Tourism Development Strategy as part of the Alliance</p> <p>Provide Council and the Alliance with guidance and recommendations on the proposal to form a Local Tourism Organisation (LTO)</p> <p>Ensure a smooth transition to the new Visitor Servicing Centre and explore a new operating model going forward</p> | | <p>Strategies developed with implementation on track.</p> <p>Recommendations for the model LTO/DMO were presented to Alliance and Council in February. Current organisation holding meetings to determine timelines for DMO.</p> <p>Construction completed and new Visitor Centre opened to the public on Friday 30 March 2018 and officially opened on 20 April 2018.</p> |
| Projects | Status | Progress |
| <p>External Funding</p> <p>Continue to lobby and advocate with State Government to ensure that the \$120m of election commitments (attached) are delivered to the community</p> <p>Keep Council and the community informed and seek external funding to advance the Trails Concept Plan</p> | | <p>The City is progressing discussions with the local member and any visiting Ministers on election commitments.</p> <p>Currently with EPBC for environmental assessment prior to progressing of funding applications.</p> |
| <p>Albany Heritage Precinct Upgrade</p> <p>Work with the National ANZAC Centre Advisory Group to develop and present a Albany Heritage Park Masterplan for consideration and adoption</p> | | <p>Masterplan development underway with Project Control Group and Community Advisory Groups established to assist with progression of draft plan, for presentation to the NAC Advisory Group in due course. Field of Light project involves significant external funding. Further funding opportunities will be identified based on Masterplan.</p> |
| <p>Centennial Park Upgrade</p> <p>Progress the Centennial Park development project and advocate for the release of Stage 2 funding (\$6.9M) plus the Environmental Wetlands/Water Catchment project</p> | | <p>Works have advanced on the Junior node with parking 60% complete. Demolition on redundant Junior Football facilities complete. Lighting installation commenced. Architect appointed for new facilities.</p> |
| <p>Town Hall and Alison Hartman Gardens Enhancement</p> <p>Oversee community and Council engagement on the concept design and during project delivery</p> | | <p>Project on hold while funds are leveraged for the BBRF grant. Lotterywest grant officers updated on current status. Consumer Advisory Group (CAG) convened and meeting. Tour of the Town Hall organised and attended by CAG members. COA Art Collection being moved to Town Hall in May for permanent housing. Internal lift being refurbished.</p> |

REPORT ITEM CCS 053 REFERS

| Governance | Status | Progress |
|---|--------|---|
| <p>Community Strategic Plan</p> <p>Ensure adoption by September 2017 and provide ongoing reporting to Council on the agreed outcomes</p> | | IPR suite adopted in September 2017 and aligned with corporate scorecard. |
| Align the CEO Key Results Areas to the key themes and deliverables within the Community Strategic Plan | | Meetings with elected members in March and April 2018 to progress to discuss approach to 2018/19 KPIs. |
| <p>Albany Local Planning Strategy (ALPS)</p> <p>Finalise strategy and present to Council</p> | | Awaiting WAPC endorsement. |
| <p>Committee Structure</p> <p>Work with Council to review the effectiveness of the Committee structure and processes</p> | | Report prepared and to be considered by Council in May 2018. |
| <p>Elected Member Development</p> <p>Continue to develop and implement a program involving ongoing training and development sessions including</p> <ul style="list-style-type: none"> October 2017 election induction program Working with the Alliance to deliver joint training Establishment of an Elected Member Focus Group for feedback on elected member development | | <ul style="list-style-type: none"> Program evolving with input from Elected Member Focus Group with engagement workshop organised held in Feb 2018 Joint events organised as appropriate Focus group established and meeting regularly |
| Organisational | Status | Progress |
| <p>Containment of Recurrent Funding</p> <p>Continue to explore alternative funding mechanisms that benefit the City's current operating budget Use the business planning framework to review the overall cost of service delivery</p> | | Service delivery reviews scheduled as part of the 2018/19 business planning/budget build process. |
| Present to Council on the Organisational Structure and recruitment for vacant ED role | | Organisational restructure finalised with ED Community services appointed. |
| <p>Communication Strategy</p> <p>Develop a Council strategy to improve communication with residents and businesses</p> | | Draft project plan being drafted. Briefing to Council occurred 17 April 2018. |
| <p>Corporate Scorecard</p> <p>Review and update Business Plans annually for all service delivery teams</p> | | Business plans adopted as part of the Corporate Business Plan and subject to annual review. |
| Align Business Plans with Intergrated Planning framework & Annual budget | | Adopted business plans align with the integrated planning framework. |
| Incorporate the Corporate Scorecard into Council reporting framework | | Corporate Scorecard presented to Council quarterly. Improved format introduced in December quarter. |
| <p>Organisational Development Program</p> <p>Continue to implement organisation development and the development of leaders</p> | | Leadership (AIM) and Supervisor (LGIS) training delivered in October 2017. |
| <p>Customer Service</p> <p>Implement and monitor a Customer Service Charter and program that is informed by internal and external stakeholder feedback</p> | | Working Group established and have met. Key questions to staff being circulated and survey to ascertain level of customer service focus. |

STATUS LEGEND

| | | | | | | | |
|---|-----------------|---|-----------------|---|----------------|---|----------------|
|  | Complete |  | On Track |  | Monitor |  | On Hold |
|---|-----------------|---|-----------------|---|----------------|---|----------------|

STRATEGIC PROJECTS OVERVIEW

PURPOSE: Delivering cross-directorate projects aligned with the strategic plan and key priorities.

| Project Details | Status | Progress |
|---|--------|---|
| Albany Tourism & Information Hub Reporting Directorate: Infrastructure & Environment | | Project officially opened on the 20th April 2018. Budget review in progress. |
| Albany Public Library Enhancement Reporting Directorate: Community Services | | Library Enhancement completed in March 2018. Budget review in progress. |
| ANZAC 2018 Reporting Directorate: Corporate Services | | Anzac PCG established and meeting to ensure all components of the Anzac celebrations in 2018 were well planned and executed. 101 campers recruited for Convoy Campout. The Gunfire breakfast and memorial services were very well attended. Field of Light installation preparation is underway for October 2018 - April 2019. The 28 April 2018 WAFL game arrangements are complete. |
| Tourism Development Strategy Reporting Directorate: Corporate Services | | Amazing South Coast marketing campaign was rolled out to Perth market in January 2018. Report on recommended Destination Marketing Organisation, partly funded by the Alliance. Recommendations endorsed by the Alliance and Council in February 2018. |
| Albany Heritage Park Master Plan Reporting Directorate: Corporate Services | | Master plan draft in progress, with a community advisory group established, to be presented to the National ANZAC Centre Advisory Group and Council in near future. |
| Middleton Beach Foreshore Management Plan Reporting Directorate: Development Services | | Community Engagement underway. |
| Town Hall Enhancement Reporting Directorate: Infrastructure & Environment | | Project Control Group and Community Advisory groups established to assist in development of project. Design brief due for release mid year following announcement of BBRF application. |
| Alison Hartman Gardens Enhancement Reporting Directorate: Infrastructure & Environment | | Community engagement undertaken to progress project development to design phase. Currently on track with planning and design underway. |
| Coastal Hazard Risk Management & Adaptation Plan - CHRMAP Reporting Directorate: Infrastructure & Environment | | Commenced in February 2018. Currently conducting a survey to determine the coastal values of the community. |
| Middleton Beach Artificial Surf Reef Reporting Directorate: Infrastructure & Environment | | Currently completing additional modelling work in order to submit an application to the EPA for approvals. |
| Emu Point Boat Pens Reporting Directorate: Infrastructure & Environment | | Council has awarded contract for works and is coordinating the temporary relocation of existing pen holders. |

REPORT ITEM CCS 053 REFERS

| Project Details | Status | Progress |
|--|--------|---|
| CPSP Stage 2 Eastern AFL Junior Node Reporting Directorate: Infrastructure & Environment | | Civil Works on Junior node have commenced, design architect awarded April, building works to be tendered June/July 2018. |
| CPSP Stage 2 Central Reporting Directorate: Infrastructure & Environment | | Currently in design development. Implementation in Summer 2019. |
| CPSP Stage 2 Western Reporting Directorate: Infrastructure & Environment | | Implementation of works starting October 2018 and continuing throughout 2019, including extension of promenade, civil works and landscape. |
| Albany Waste Facility Reporting Directorate: Infrastructure & Environment | | Waste Management Working Group (WMWG) has been established and consultants have commenced the site selection study. First WMWG meeting 7 May 2018 and forecast completion date of site study June 2018. |
| Range Road Reporting Directorate: Infrastructure & Environment | | Land acquisition activities are ongoing and progressing. |
| Albany Motor Sports Park 2020-21 Reporting Directorate: Infrastructure & Environment | | State Govt. progressing a state-wide motorsport strategy expected in the second half of the year. City has been working with Motoplex Group to commence site feasibility works ASAP. |
| Chillinup Rd - Heavy Vehicle Upgrade Reporting Directorate: Infrastructure & Environment | | Funding application made to Federal Government and State Initiatives. Project value approx. \$7.0million. Awaiting outcome. |

STATUS LEGEND

| | | | | | | | |
|--|-----------------|--|-----------------|--|----------------|--|----------------|
| | Complete | | On Track | | Monitor | | On Hold |
|--|-----------------|--|-----------------|--|----------------|--|----------------|

April 2018





Security costs put ‘critical services’ at risk

EXCLUSIVE

ANNABEL HEPWORTH

Western Australia’s Department of Transport has warned that extending particular airport screening rules could see some “critical” air services abandoned.

The WA Department of Transport has also told the Senate inquiry into air services to rural, regional and remote areas that potential changes from a federal review of airport security screening “may have an adverse impact on airfares in regional WA”.

The department says that if current arrangements requiring screening passengers on airliners weighing more than 20 tonnes were extended to all regional public air services, “there is a significant likelihood critical air services in WA would be discontinued”. “This would include air services to Laverton, Leonora, Meekatharra, Mount Magnet, Wiluna, Halls Creek, Kalumburu and Monkey Mia. Most of these routes carry significantly less than 5000 passengers per year,” the submission says. “If this were to occur there

would be a major impact on these towns and this would not be an acceptable outcome.”

Then Infrastructure and Transport Minister Darren Chester ordered the Inspector of Transport Security to conduct the review last year. The department says that if security requirements

are tightened, “the cost of implementation and ongoing operation needs to be considered by the commonwealth, including what financial assistance is made available to affected regional airports”.

The Australian Airports Association said that if new screening requirements are needed at regional airports, “it needs to be understood this cannot be accommodated without significant financial assistance”.

The association says “significant” cost imposes “in the worst case, may result in cessation of air services linking regional centres, impacting regional economic development”.

The Senate’s Rural and Regional Affairs and Transport Committee, chaired by Liberal National Party senator Barry O’Sullivan, is inquiring into regional airfares.



Government of **Western Australia**
Department of **Transport**

Submission

by the

Western Australia Department of Transport

to the

**Senate Inquiry into the operation, regulation and
funding of air route service delivery to rural,
regional and remote communities**

January 2018

1. Strategic Overview of Aviation in Western Australia

In 2015, the Western Australian Government adopted a State Aviation Strategy. The vision for the State Aviation Strategy was for Western Australia to have a world-class aviation network and infrastructure that supports and promotes the State's economic and social development. Further, the State Aviation Strategy indicated that this vision will be attained through the pursuit and achievement of the following objectives for the strategy:

- To support the economic and social development of Western Australia through the provision of safe, affordable, efficient and effective aviation services and infrastructure.
- To provide a sound framework for policy setting and future planning and investment in Western Australian international and domestic air services and airport infrastructure.

The State Aviation Strategy identified that the aviation industry in Western Australia is critical to the economic and social development of the State. Consistent with the Strategy, the Western Australian Department of Transport (DoT) recognises that aviation provides transport for both communities and businesses and plays a key role in connecting remote and rural areas in WA. DoT also recognises that regional regular public transport (RPT) air services, a key aspect of which includes affordable airfares, are central both to the community's lifestyle and wellbeing as well as regional development.

Regional aviation in WA is highly complex. WA is the only state in Australia where the dominant demand for air services on regional RPT air routes is business passengers (including the resources industry) compared to other parts of Australia which have a substantial amount of tourism and leisure travellers. Air services in WA are largely underpinned by the mining industry. Supply and demand in regional aviation in WA is particularly affected by the volatility of the resources and energy sectors.

Due to the high operational costs of regional aviation there has been an ongoing decline in regional aviation operators across Australia. The number of regional airports being served by public airlines fell from 278 in 1984 to 171 in 2012. Additionally, there has been a significant decline in public air operators from 53 in 1984 to 21 in 2015. This decline in regional aviation has placed significant cost pressures on WA and regional local governments to subsidise air routes and airport infrastructure to ensure public air services are maintained.

2. Social and Economic Impact of Airfares

Air services that provide access to Perth are of significant importance for people residing in regional WA. The WA Government's key objective for intrastate aviation is to ensure that RPT air services on regional routes are safe, affordable, efficient and effective.

High airfares can have an adverse impact on regional centres, from tourism, business, and social perspectives. If airfares are not attractive they are likely to deter people living in the regions. Affordability of air services is also vital for residents in remote towns who need to travel to Perth for medical or emergency reasons and for whom driving vast distances is not an option. Furthermore, high airfares can limit the extent to which people in Perth fly to regional towns on business and holidays and therefore detract from both economic development and tourism in the regions. This in turn impacts on residents and small businesses in the regional towns.

3. Current Regulatory System of Aviation in Western Australia

Currently the State, through DoT, regulates RPT air routes which are deemed marginal due to low passenger demand and which cannot sustain airline competition. Most RPT air routes in WA, even those that are marginal and have been regulated over many years, have been operating successfully without government subsidies. Of all regulated routes in WA, the Perth-Learmonth route has the highest demand with 81,000 passengers per annum.

As at January 2018, there are 7 regulated and 12 unregulated routes in WA. There is very little airline competition in WA, whereby only 7 routes are operated by 2 airlines. Table 1 outlines the current mix of regulated and unregulated RPT air routes in WA.

Table 1 – Overview of Regulated and Unregulated RPT Air Routes in WA

| Unregulated RPT Air Routes | Regulated RPT Air Routes |
|---|---------------------------------------|
| 1. Perth-Broome | 1. Perth-Albany |
| 2. Perth-Geraldton | 2. Perth-Esperance |
| 3. Perth-Kalgoorlie | 3. Perth-Monkey Mia-Carnarvon |
| 4. Perth-Karratha | 4. Perth-Learmonth (Exmouth) |
| 5. Perth-Kununurra | 5. Perth-Leonora-Laverton |
| 6. Perth-Newman | 6. Perth-Mt Magnet-Meekatharra-Wiluna |
| 7. Perth-Onslow | 7. Kununurra-Halls Creek (subsidised) |
| 8. Perth-Paraburdoo | |
| 9. Perth-Port Hedland | |
| 10. Perth-Ravensthorpe | |
| 11. Broome-Fitzroy Crossing-Halls Creek | |
| 12. Kununurra-Kalumburu | |

DoT regulates the operation of RPT air services in WA by way of issuing an aircraft licence under the *Transport Co-ordination Act 1966*. DoT is also the responsible State Government agency for managing deeds of agreements between the State (the Licensor) and airlines (the Licensee) for the provision of regulated marginal monopoly RPT air services.

In addition to the licensing regime, the State's Premier's Circular 2016/04 - Chartering of Aircraft on Regional Regular Public Transport Air Routes requires State Government departments and other public sector agencies to use RPT air services (where available) when travelling to regional and remote communities throughout WA. Greater use of RPT air services by departments and agencies will assist in increasing the level of demand on marginal routes, contributing to service viability and continued social and economic wellbeing.

4. Parliamentary Inquiry into Regional Airfares in Western Australia

As part of its election platform, the WA Government committed to conduct a Parliamentary Inquiry into airfares on regional regular public transport (RPT) air routes in WA. The inquiry was undertaken by the Economic and Industry Standing Committee (EISC). The inquiry's final report titled *Perceptions and Realities of Regional Airfare Prices in Western Australia* was tabled by the Committee on 30 November 2017. The State Government's response to the recommendations is due to the Legislative Assembly by 28 February 2018.

The inquiry's final report identified 48 findings and 13 recommendations. The report can be downloaded on the WA Parliament's website at:
[www.parliament.wa.gov.au/parliament/commit.nsf/\(Evidence+Lookup+by+Com+ID\)/78DD9B9C2483008A482581E60028FF31?opendocument](http://www.parliament.wa.gov.au/parliament/commit.nsf/(Evidence+Lookup+by+Com+ID)/78DD9B9C2483008A482581E60028FF31?opendocument).

DoT provided a written submission to EISC and verbal evidence at two public hearings in August and November 2017. For more information on aviation in WA, DoT encourages the Senate Committee to review DoT's submission and transcripts of the public hearings which can be downloaded at:
[www.parliament.wa.gov.au/Parliament/commit.nsf/\(EvidenceOnly\)/56EB8419DC1AD17A4825814000116283?opendocument](http://www.parliament.wa.gov.au/Parliament/commit.nsf/(EvidenceOnly)/56EB8419DC1AD17A4825814000116283?opendocument).

The EISC held 41 public hearings and received 122 written submissions, representing the largest number of submissions and hearings of any inquiry completed by the Legislative Assembly Committee Office. The unprecedented response to the inquiry demonstrates that high airfares are a vital issue for Western Australians and particularly for those living, working and touring in the regions. The inquiry found substantial concerns within the community about the cost of airfares but that there were significant differences in viewpoints, particularly regarding regulated and unregulated air services. The report acknowledges that the current regulation of certain air routes in WA has produced good outcomes but has also highlighted the concerns and deep level of public unhappiness over regional airfares on the unregulated air routes in WA, which contributes to the high cost of airfares.

5. Airport Charges and Security Fees

The determination of airport fees and charges is a matter for individual airport owners who need to balance the role of the airport as a generator of economic activity and a community service asset with the prudent financial management of an airport as an infrastructure business asset. Generally, DoT encourages airport operators to, where possible, implement a single fee per passenger to ensure greater transparency about the airport fees and charges that are imposed on passengers.

There is a general view by airlines that taxes and fees charged by regional airports in WA are significantly higher than those in other states and territories, which contributes to the high cost of airfares.

DoT is currently developing a Strategic Airport Asset and Financial Management Framework for regional public airports that seek funding through the State's Regional Airports Development Scheme (a State Government grant program providing support to such airports to alleviate cost pressure and improve WA regional air access and safety). The framework will aim to develop a standardised template for asset management at regional public airports including the determination of fees and charges required to maintain and replace assets. DoT will engage with relevant regional public airports, airlines and other stakeholders over the next 12 months to ensure the framework produces a valuable tool for airport owners. This project will ensure a transparent basis is established for the determination of fees and charges imposed on passengers at regional airports, and is being conducted in consultation with the Australian Airports Association.

A number of submissions to the State's Parliamentary Inquiry linked the high cost of regional airfares with the cost of airport fees and charges in WA. Airport security costs are significant on many regional air routes due to low passenger numbers and high fixed screening costs that result in a relatively high per capita security charge.

Due to the marginal nature of many airports additional airport security charges cannot be absorbed by either airlines or airports and have to be passed on as higher airfares.

DoT recently became aware that the Commonwealth Government has undertaken a review into security at Australian airports, whereby any security legislation changes arising from the review are likely to be announced in early 2018. DoT recognises that the safety and security of Australian citizens are important however this needs to be balanced with the ongoing sustainability of WA's regional communities and air transport to those communities. Any legislation changes by the Commonwealth on security screening may have an adverse impact on airfares in regional WA.

DoT notes that the consultation process of this project has not engaged with users of the aviation system (the passengers), nor has it engaged with state governments as representatives of the community in WA. Engagement only with airlines and airports is clearly insufficient. The Commonwealth has not communicated any proposed changes to regional aviation security requirements. As a result, the possible impact on regional air services cannot be assessed.

To ensure a robust policy position the Commonwealth Government should determine what security changes it proposes and then consult with the community regarding the benefits and costs associated with any change to aviation security arrangements. If the current security arrangements that are applied to planes operating RPT services that are 20 tonnes and above are applied to all regional public air services then there is a significant likelihood that a number of critical air services in WA would be discontinued. This would include air services to Laverton, Leonora, Meekatharra, Mount Magnet, Wiluna, Halls Creek, Kalumburu and Monkey Mia. Most of these routes carry significantly less than 5,000 passengers per year. If this were to occur there would be a major impact on these towns and this would not be an acceptable outcome to these communities.

For routes that have greater passenger demand the impact is likely to be substantial in terms of the cost to the passenger. For example, in 2012 the Shire of Esperance was required to spend approximately \$3 million to redesign its passenger terminal, and purchase aircraft passenger and luggage security screening equipment to comply with the Commonwealth's airport security legislation. A cost of \$40 per passenger flight between Esperance and Perth was included in airfares to recover the ongoing operational and maintenance costs for airport security equipment. This is the equivalent of an increase of over 30 per cent on the lowest Esperance airfare that is currently offered in the market place.

It is imperative that a balanced approach is taken in amending aviation security legislation, which should be considered in the context of security in other modes of transport. There are, for example, no security requirements to enter peak hour public transport trains on which an equivalent or greater number of people travel on than even the largest of planes. The rationale for higher levels of security in one mode of transport compared to another needs to be established, and justified. A holistic cost benefit assessment would assist the Commonwealth to make an informed decision in respect of

the impact of additional security measures and should be undertaken prior to any decision to tighten aviation security. If security requirements are increased, the cost of implementation and ongoing operation needs to be considered by the Commonwealth including what financial assistance is made available to affected regional airports.

6. Resident airfares

Airfares are a multifaceted and complex issue. The perception of high or affordable airfares on RPT routes in WA must be assessed both in terms of the needs and aspirations of the community and business, while also considering the commercial realities of the sustainability of the aviation and resources industries.

Discounted resident airfares and community airfares exist on some of the regulated air routes in WA. On some regulated routes, discounts for local residents range from 16 per cent to 24 per cent off the fully flexible airfare. On other regulated routes discounted fares are offered as part of partnership agreements between the airline and the relevant airports. In November 2017 Qantas announced the provision of resident airfares (10-30 per cent discounts for local residents) on a trial basis for 12 months to six unregulated regional routes.

7. Commonwealth Government support for air services and regional aviation infrastructure

The Commonwealth Government provides targeted support for aerodrome infrastructure through the Remote Airstrip Upgrade (RAU) Program and for air services to remote areas where they are not commercially viable through the Remote Air Services Subsidy (RASS) Scheme.

The RAU program improves the safety of remote air transport and the access of residents to essential goods and services, including urgent medical care.

The RASS scheme subsidises air transport services for the carriage of passengers and goods such as educational materials, medicines, fresh foods and other urgent supplies to communities in remote and isolated areas of Australia. Due to the distances involved and with road access to many communities often cut for several months during the wet season, a regular air service offers the only reliable means of transport.

The WA Department of Transport strongly support both the RAU Program and the RASS scheme.

8. Recommendations

Going forward, collaboration will be a key aspect in identifying opportunities for improvements in regional aviation. Greater transparency of airline and airport costs will assist to build a shared understanding of how airfares are determined. This in turn will build the foundation for identifying potentially innovative solutions for expansion of aviation demand and lower airfares where possible. A more holistic and collaborative approach by airlines, airport operators, Commonwealth, State and Local Government organisations and relevant tourism, mining and other stakeholders is more likely to identify opportunities that can address current issues and concerns in a positive, constructive, proactive and innovative manner and alleviate some of the challenges in the aviation industry.

DoT recommends that the Senate Committee:

1. Review and consider DoT's submission and evidence to the State's Parliamentary Inquiry into airfares on regional RPT air routes as well as the final report produced by EISC in order to ensure a greater awareness of the airfare and aviation-related concerns, challenges and opportunities specific for WA, particularly in relation to high airfares;
2. Encourage the Commonwealth Government to engage with the WA Government in relation to the likely impact of any changes to regional airport security such that the cost and benefits of any changes are well understood before any decisions are made; and
3. Support the continuation of and the necessary funding for the Remote Airstrip Upgrade Program and Remote Air Services Subsidy Scheme.

DRAFT REPORT

Results of Noongar Community Consultation Regarding Recreational Use at Lake Mullocullup (Warriup Swamp)

Report prepared for:

City of Albany

by:

Dr Myles B. Mitchell

February 2018

EXECUTIVE SUMMARY

In January 2018, Myles Mitchell coordinated a community consultation with members of the Albany Noongar community regarding recreational use of Lake Mullocullup. This project was commissioned by City of Albany based on the following Council Resolution:

At the Ordinary Council Meeting in August 2017 Council supported a recommendation to support the gazettal of Lake Mullocullopp for the purpose of allowing the operation of speed boats, specifically for water skiing subject to consultation with the local Noongar community to adequately address any concerns and/or to identify the lake's cultural significance and importance to Noongar people.

The objectives of this project were:

1. To gain an understanding of the values of the lake to Noongar people and identify threats and impacts associated with the use of speed boats.
2. Discuss solutions and provide recommendations in how the threats/impacts could be mitigated.
3. Provide a short report summarising the consultation process, who was consulted, key themes and recommendations.

Key Findings of Community Consultation

1. Everybody consulted during this project agrees that Lake Mullocullup and the surrounding area is deeply significant to Noongar people. There is a wide range of cultural, social, ecological, emotional, historical and traditional values associated the place which are discussed in more detail elsewhere in this report. The lake continues to be regularly used by Noongar people for cultural and spiritual activities, collection of bush foods and medicines, and for inter-generational teaching/learning
2. Everybody agrees that there is value in publically acknowledging the strong cultural values associated with the lake in the form of public signage at the lake. Everyone also agrees that it is important to ensure that the cultural values associated with the lake are well understood within City of Albany planning processes.
3. Everybody agrees that there are very important ecological values associated with the lake and that maintaining and protecting those values is of utmost importance.
4. Everybody agrees that currently there is insufficient information about the ecological impacts of water skiing to make an informed decision on ecological grounds.
5. Nobody objects to the lake being used by the public for passive (non-motorised) recreation such as swimming, canoeing, fishing, bird-watching etc.
6. Of the 22 people who provided input into this project; 13 people (59%) are opposed to the lake being used for water skiing.
7. Of the 22 people who provided input into this project; 8 people (36%) are not opposed to the lake being used for water skiing.
8. Of the 22 people who provided input into this project; 1 person (5%) is undecided about the issue of water skiing on Lake Mullocullup.

Recommendations About Lake Mullocullup

1. **It is recommended** that the City of Albany seek more detailed scientific data relating to ecological and environmental effects of motorboats at Lake Mullocullup before deciding whether or not to gazette the lake for water skiing. This could include impacts on birds, and effects on their breeding and nesting.
2. **It is recommended** that City of Albany work with the Noongar community to develop and install interpretive signage that highlights and celebrates the cultural and ecological values around the lake reserve and encourage conservation and respect among all user groups.
3. **It is recommended** that City of Albany assess the results of the heritage information submission form (HISF) lodged with Department of Planning, Land and Heritage and then seek advice about the City’s obligations under the Aboriginal Heritage Act with regards to water skiing on the lake.
4. **It is recommended** that City of Albany notify the Wagyl Kaip Working Party via South West Aboriginal Land and Sea Council (SWALSC) of the matter.

Additional Recommendations about Processes for Noongar Engagement and Managing Cultural Heritage

1. **It is recommended** that City of Albany consider how the objectives and strategies articulated in the *City of Albany Aboriginal Accord*, can be applied in similar circumstances in future. This recommendation applies to Council and Staff.

See especially:

Section 5.2 Consultative Mechanisms and Liaison

- Formation of an Advisory Committee to oversee the implementation of the Accord and to advise Council on Aboriginal issues.
- Formalise procedures for consultation with local Aboriginal people and community organisations on relevant issues.
- Formalise protocols for the involvement of local Aboriginal people in the management and care of land that comes under the control of the City of Albany. (I.E. On land that has significance to Aboriginal people and where Native Title has been extinguished)

Section 5.4 Environment

- The involvement of Aboriginal people in the development and implementation of reserve management plans and in parks and gardens development planning.

Section 5.5 Local History and Site Conservation

- Identification, recognition and protection of sites that have cultural and historical significance to Aboriginal people.

2. **It is recommended** that the City of Albany actively acknowledge in their planning processes that ALL waterways and especially freshwater sources have cultural significance to Noongar people. Therefore a pro-active (rather than reactive) process of consultation and engagement with Noongar people should be enacted for all decisions affecting waterways in the City of Albany.
3. **It is recommended** that the City of Albany review the February 2017 correspondence from Peter Nettleton (Senior Legal Officer – SWALSC) and clarify the City’s processes around assessing Aboriginal heritage matters within its planning processes.
4. **It is recommended** that the City of Albany consider developing its own inventory and mapping system for places of Aboriginal significance within its jurisdiction to assist with effective planning in future. This would need to be undertaken in partnership with the Noongar community. The Department of Aboriginal Affairs Heritage Register does not provide a comprehensive inventory of places of cultural significance in the City.

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1. INTRODUCTION

In January 2018, Myles Mitchell coordinated a community consultation with members of the Albany Noongar community regarding recreational use of Lake Mullocullup. This project was commissioned by City of Albany based on the following Council Resolution:

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Lake Mullocullup has been used for recreational water skiing for a number of years. The lake is not gazetted for this purpose and prior to the above resolution, the City undertook community consultation and sought feedback on environmental factors regarding the use of the lake for water skiing. During the consultation period, members of the Noongar community raised concerns about water skiing on the lake.

The objectives of this project were:

4. To gain an understanding of the values of the lake to Noongar people and identify threats and impacts associated with the use of speed boats
5. Discuss solutions and provide recommendations in how the threats/impacts could be mitigated.
6. Provide a short report summarising the consultation process, who was consulted, key themes and recommendations.



2. LIST OF PEOPLE CONSULTED

The following people took part in this consultation:

| | | |
|-----------------|-----------------------|-----------------|
| Eugene Eades | Treasy Woods | Glen Colbung |
| Carol Peterson | Cheryle James Wallace | Eliza Woods |
| Robbie Minitier | Ezzard Flowers | Glenda Williams |
| Vernice Gillies | Wendy Williams | Aden Eades |
| Lynette Knapp | Mark Colbung | Kelvin Flugge |
| Lester Coyne | Steven Woods | Joey Williams |
| Olivia Roberts | Shandell Cummings | |
| Oscar Colbung | Lorna Knapp | |

Invitations were delivered in person to the following people:

| | | |
|------------------|------------------|--------------------------|
| Hazel Brown | Lester Coyne | Olivia Roberts |
| Averil Dean | Stan & Gerry Loo | Graeme Minitier |
| Aden Eades | Alwyn Coyne | Sandra Woods |
| Treasy Woods | Eugene Eades | Glenda Williams |
| Bertram Williams | Eliza Woods | Ezzard Flowers |
| Carol Pettersen | Lynette Knapp | Kelvin & Elizabeth Penny |

Invitations to participate in this project were emailed to the following people:

| | | |
|----------------|-----------------|-------------------|
| Dallas Coyne | Oscar Colbung | Thomas Dimer |
| Harley Coyne | Rebecca Khan | Shandell Cummings |
| Kelvin Flugge | Robbie Minitier | Lindsay Dean |
| Lissant Bolton | Olivia Roberts | Shona Coyne |
| Leonie Cook | Shirley Hanson | Margaret Jones |
| Kim Scott | Diane Gray | Ezzard Flowers |
| Larry Blight | Dianne Williams | Stuart Roberts |
| Lester Coyne | Graeme Simpson | |

People outside the Albany Noongar community consulted about legal matters and due process:

Peter Nettleton (Senior Legal Officer – South West Aboriginal Land and Sea Council)
 Jeremy Elliot (Director South West Settlement – Department of Planning, Land and Heritage)

3. SUMMARY OF CONSULTATIONS

Consultations took place in a range of different formats including group discussions, attendance at formal meetings, one-on-one discussions, phone discussions, and written correspondence via email.

The basic format was the same for each consultation, as follows:

Firstly, I would provide a short background about the project, as it had been communicated to me in the project brief provided by City of Albany. As part of this I made it clear that my role is to be an independent facilitator and that my position was neutral. I would make it clear that everyone within the Noongar community had the opportunity to freely offer their opinion on the matter, and I would endeavour to accurately reflect that opinion within the final report. I answered all questions to the best of my knowledge to ensure people were able to make informed decisions.

I then asked people about what values they associate with the lake? Followed by what impacts they see arising from water skiing? I asked people if they agree with the lake being used for water skiing or not, and if not, why not? I also asked people if there were ways to mitigate the impacts of skiing by imposing rules or restrictions about how and when skiing takes place on the lake.

I took care to be receptive and respectful to all perspectives and not to offer any negative judgement on anyone's opinion.

Lester Coyne– phone conversation 4/1/17

Lester said that he is not aware of any specific negative impacts resulting from water skiing at Lake Mullocullup and therefore he does not oppose the activity. He said that to his knowledge the ecology of the lake is in good health which is pleasing and every effort should be made to maintain the condition of the lake. He said that if it became apparent that there were negative ecological impacts resulting from skiing, then he would oppose skiing on the lake.

Ezzard Flowers – Phone Conversation 10/1/17

“All we want to do is protect and preserve that environment for cultural sustainability.” – Ezzard Flowers

Ezzard stated that for him the issue is about a holistic vision of the impacts on the whole ecology. “Its not just about black fellas kicking up”. He is concerned about effects on the birds mating season, impacts to vegetation (aquatic and terrestrial) and on water quality (impacts of pollutants in the water).

He also raised the issue of people's safety and wanting to ensure that controls were put in place for safety.

Ezzard raised the issue of the totemic landscape, a system in which every Aboriginal person has the responsibility to care for their totems to ensure the health of the entire ecosystem. He is concerned that water skiing will have impacts on some totems (especially birds) at the lake.

In summary, Ezzard called for greater integration and understanding between various parties including City of Albany, the Noongar community, South Coast NRM, Bush Heritage, Gondwana Link and other interested parties in caring for the lake and the broader landscape of which it is a part. He suggested Noongar monitoring of the lake.

Carol Petterson and Eugene Eades – In person meeting in Denmark 5/6/18

The primary purpose of this discussion was to plan for the Noongar community meeting scheduled for the following week. Eugene and Carol provided their advice to me about how best to organise the workshop, including transport, catering, invitations and facilitation. As part of this meeting, we drafted an invitation letter (see appendix) for Noongar community members. Carol and Eugene assisted me in compiling a list of people to send the invitation to and they both hand-delivered the invitations to community members around Albany. I paid \$200 each to Carol and Eugene as remuneration for their time and petrol used in delivering the invitations. It was made explicit that the payment was for their assistance in delivering the invitations, not as a consultation payment.

We also spoke about Warriup and some of the values and impacts associated with the lake and impacts associated with waterskiing.

“Our issue is protecting the spiritual significance of the lake. That’s our concern. When you look at spiritual significance, we are still holding on to that little bit we’ve still got in situations like this.” – Carol Petterson

Carol made the connection between ecology and spirituality stating that when the animals and environment are impacted upon, there are direct impacts for Noongar spirituality and culture.

Eugene and Carol pointed out the special significance attributed to freshwater lakes in Noongar culture. Highlighting Lake Sepping, Lake Vancouver and Lake Mullocullup as key freshwater lakes within the City of Albany.

“The Waugal created Warriup as part of his travels. It links all the waterways. Through the underground water too.” -Eugene Eades

Eugene spoke about the early settler times and the strong connections that were forged between Noongar people and the early pioneering families – Hassells, Moirs, Dunns, and later the Wellsteads. The settlers used to water their sheep at all the freshwater sources and Noongar shepherds helped guide them to the water sources. Warriup was an important part of this story and many Noongar people used to work and live at Warriup, adjacent to the lake.

Warriup was also an important part of seasonal movement corridors before and after European settlement as a key freshwater resource. Eugene Eades recalls his mother with about 8 other women used to ride horses from Nightwell (near Borden) to Warriup and Cape Riche.

Olivia Roberts- Email correspondence 11/1/18

“This place was very important to my family due to cultural connection. My family would object to the use of the place for water skiing, sadly far too many areas of importance to Aboriginal people have been destroyed around this region.” – Olivia Roberts

Community Meeting – 14/1/18

The meeting was initially scheduled for the 13th January but was rescheduled because I had to attend a funeral of a close friend on that day. As a result some of the people who had been planning to attend were not able to be there in the end. There were some further last minute cancellations resulting from the hospitalisation of an Elder in Albany that morning, and some community members who had been planning on attending the meeting were taken up supporting her and the family.

Community members who attended the meeting were Eugene Eades, Carol Petterson, Lynette Knapp, Lorna Knapp, Shandell Cummings and Steven Woods. City of Albany staff that attended were Rani Param, Matthew Thomson, and Susan Kay.

The first part of the day was community members only. We met at the Warriup Homestead, hosted by Jane and Peter Jeffries and had constructive discussions. A brief summary of the main points is provided here.

“Far as I am concerned, leave it pristine. There is plenty of room for skiing in town.”
Steven Woods

“Our Great Grandfather (Mooyerie) used to live in that hut and grow all his veges for the Hassells.” – Lynette Knapp

Carol Petterson discussed her concerns about the use of language by City of Albany staff referring to the ‘boat ramp’ on the lake. The access point to the lake is officially for fire vehicles to fill their water tanks.

Concerns were raised about the impacts of grasses from the lake bed which have been observed by local landholders washing up on the lake shore after boats have been in the lake.

“I’m just so sick of fighting all the time, fighting for our beliefs.” – Carol Peterson

“This is a place of tranquillity and connection.” – Carol Peterson

“We need this landscape to teach our children about the spirituality, about the protocols and the language. Its about creating that sense of belonging for our children.” – Carol Peterson

“We are not claiming it for ourselves, we want to share it for passive recreation, research and study. – Carol Peterson

“All freshwater lakes are sacred. If you messed around with water as a Noongar, you got dealt with, and that still applies.” – Eugene Eades

“Where there is water, there is life and there is people. Its been that way through the ages.” – Eugene Eades

“Its on a storyline, it interconnects with other lakes, the Stirlings, Nightwell, Waychinicup, Mt Many Peaks.” – Eugene Eades

“We need to keep this as a legacy for our children.” – Eugene Eades

“We are still the caretakers and we want to care for these places in partnership.”

“My DNA is here because my mother was born here”. – Carol Peterson

“If this place is damaged, we can never bring it back, spiritually.” – Carol Peterson

Carol discussed the processes that the City of Albany have followed in this matter. She feels that due process has not been followed with regard to the Aboriginal Heritage Act, the Noongar Standard Heritage Agreement and the City of Albany Aboriginal Accord.

We are tired of coming from behind all the time because of the flawed processes of the City of Albany.” – Carol Petterson

It was emphasised by the group that the lake is part of inter-regional connections through the movement cycles of people along the coastline and from the coast to the inland.

Meeting with City of Albany Representatives (Susan Kay, Rani Param, Matthew Thomson)

We met as a group by the edge of the lake for a constructive conversation which began with opening statements by Eugene and Carol as senior man and woman in the group. After this Matthew Thomson provided an overview of the situation from the City of Albany point of view. A few key points from the overview were:

- Earliest record of skiing circa 1980
- Lately things have been out of control with rubbish, mess associate with lack of toilets, the use of jet skis etc.
- City of Albany cannot stop it
- Water skiing is jurisdiction of Department of Transport, not City of Albany
- Only control is a local by-law to prevent motor boats, which gives City power to issue fines
- Objections to the local law preventing skiing were put forward by local water skiing enthusiasts, prompting the recent council decision
- Council resolution to gazette lake for skiing subject to conditions; environmental monitoring, Noongar consultation, monitoring of skier numbers
- Matthew acknowledged that the City of Albany did not do well with the initial engagement with Noongar people over this matter
- The gazzetal process allows for rules and restrictions to be put in place. Matthew asks if there are certain restrictions/controls which could allow for skiing to be acceptable or not?

Shandell Cummings raised the matter of how this lake fits into a broader landscape and that it has regional importance as an environmental and cultural landmark.

“The whole of Australia is an Aboriginal site.” – Lynette Knapp

“We would camp minimum 100m from waterways out of respect and to protect them.” – Lynette Knapp

“This is religious to us. If we did a pee on a church or something, we would be put in jail.” – Lynette Knapp

“Its like a university for us.” – Eugene Eades

“You’ve really got to take into account our culture because it means everything to us. We live by it. – Eugene Eades

“We worry about the environmental impacts on the ducks, birds, turtles, frogs.” – Eugene Eades

“Its humiliating to us to come from behind. It’s a legal process that needs to be followed. There needs to be a mechanism in the City of Albany to trigger the Aboriginal Heritage Act.” – Carol Peterson

Steven Woods raised a number of concerns about further impacts:

- Increasing numbers
- More clearing of vegetation to accommodate greater numbers (bush gradually getting pushed back by human impacts)
- Fire risks
- Safety risks
- Liability
- Resources within City of Albany to monitor and police the situation

It was agreed that Matthew would report back to the Noongar community about the recommendation that he puts forward to council.

Following the meeting with City of Albany representatives we reconvened as a group and compiled a final list of values, impacts and recommendations as follows:

Values

- Women’s place associated with birthing and other sacred activities
- Part of Songlines/ Storylines
- A rich and healthy ecosystem
- Totemic landscape
- Freshwater
- Corroborees
- Meeting place
- Historical connections – droving, shearing, shepherding, practicing culture whilst integrating into farming economy, settler/Noongar relationships

- Bush foods and medicine – Shandell Cummings regularly collects bush foods and medicine as do other Noongar people
- Place where the Waugal rested when he came down from the hills

Impacts

- Motorboats are a high impact invasive activity
- Water pollution
- Impacts on seasonal nesting of birds (these are not dictated by the calendar but by seasonal changes)
- Noise pollution
- Clash of activities – Noongar people can't practice cultural and spiritual activities while speed boats in operation. This can lead to conflict between user groups
- Lack of toilet facilities means people pollute the bush and lake
- Lake is a living mythical creature, that is being hurt by motorboats

Recommendations

- No motorized vehicles
- Encourage passive recreational use, research and conservation
- Vehicle access to the lake restricted to fire trucks
- City of Albany implement an alert system for matters that trigger the Aboriginal Heritage Act
- Look at opportunities to seek grant funding for pro-active, collaborative project to enhance cultural and environmental values. Eg. State NRM grant.

Carol Petterson- Email correspondence 14/1/18

“Lake Mullocullup is of such importance to families today from the Great Southern Region, that they still hold the site on utmost reverence, so much so that they continue to visit to pay respect and to pass on stories to younger generations.”

Vernice Gillies- Email correspondence 15/1/18

“In relation to the lake, I think having it gazetted will help to protect it, after all it has been used as a water skiing lake for quite some time now. That should enable to CoA to be able to monitor and manage the lake better.”

Colbung Family Representatives 15/1/18

I met with Oscar Colbung, Mark Colbung and Wendy Williams (nee Colbung) in Albany to discuss the matter. I had subsequent phone conversations with Mark Colbung and Glen Colbung and email correspondence with Mark Colbung. All members of the Colbung family were in agreement with putting forward the following statement.

“As Traditional Owners from this area, we recommend:”

- No objections to skiing on Lake Mullocullup.
- Provisions are put in place to ensure the area is protected including:

- Rubbish bins
- Toilets
- Regular ranger patrols
- Installation of signage at the lake acknowledging Noongar connections
- Warriup is a part of seasonal movement trails

The Colbung family also requested that historical documents demonstrating their ancestral connection to the Albany area be included as appendices to this report.

South Coast NRM Aboriginal Reference Group Meeting – 31/1/18

Noongar community representatives present at the meeting were Treasy Woods, Robbie Minter, Ezzard Flowers, Carol Petterson, Cheryle James-Wallace.

Treasy Woods highlighted that for her, skiing on the lake poses an issue because of the cultural sites at the lake and what she sees as the invasive impacts of motor boats including noise, pollution, disruption of birds and other animals. She mentioned that many Noongars were born around the lake which makes it a very special place. Treasy also talked about an important cultural site called “Warluk”, known colloquially as “Tooth Rock”. Treasy spoke of how many families, including her family (Williams) worked for the Hassell family and therefore lived close to the lake. Treasy said ration orders were distributed at Warriup at certain times so many Noongars used to come there as part of their subsistence which combined rations, farmwork and bush tucker.

Robbie Minter said he had not heard about the issue of skiing on the lake but had recently felt a strange ‘pull’ to come to Lake Mullocullup and had travelled from his home in Gnowangerup to go fishing there just last weekend. He believes this feeling that drew him there was auspicious and now he understands that it is related to the issue of skiing. Robbie does not think that skiing should be allowed on the lake.

The group raised the issue of freshwater in the lake which makes it not only an important ecosystem, but also an important camping place for Noongar people in the past.

The group all agreed that they are not opposed to passive recreation and encourage everybody to come and enjoy the lake. However, they are opposed to motorized watercraft because of fumes, petrol, oil (pollution), stirring up sediments and impacting on nesting birds. This in turn affects the totemic system and has negative implications for cultural values.

Cheryle James-Wallace talked about important cultural values associated with women’s business and birthing. The details are not for public knowledge or to be discussed with men, so no details were discussed in this context, or with me (as a male anthropologist) at all. Cheryle felt insulted that this project needs to be mediated by an anthropologist at all. She feels that their views on the matter had not been taken seriously and questioned why an independent ‘adjudicator’ needed to be involved. She feels there has been a lack of respect shown by the City of Albany to Noongar concerns on this issue.

Carol Petterson talked about what a frightening experience it was to address council about the matter and found it humiliating to have the veracity of her statements questioned, while other non-Aboriginal people putting forward concerns on the same issue were not questioned.

Carol raised the issue of City of Albany staff referring to a ‘boat ramp’ instead of the fire truck refilling ramp.

There is concern among the group about the effects of pollution on frogs, turtles and birds.

Cheryle James-Wallace says she has found this a very traumatic experience because of the way the City of Albany has approached the process. She stated that it should have been dealt with as a cultural site and therefore due process should have been followed with an activity notice submitted to SWALSC and a subsequent heritage survey taken place.

Carol Petterson raised the issue of the UN Charter on the Rights of Indigenous People which stipulates people’s rights to partake in religious and cultural activities unimpeded. For her, motorboats impact her ability to practice her culture and religion.

Treasy Woods reiterated this point saying that Noongar people can’t practice their culture with noisy motor boats going round the lake.

Ezzard discussed his concerns about lake ecology (discussed earlier in this report, see above).

“Aboriginal input is vital to the ecology.” – Ezzard Flowers

Ezzard discussed the negative ecological impacts of speed boats and Noongar people being shut out of management at other lakes in the region such as Lake Dumbleyung, Lake Towerinning and Lake Ewlyamartup. He cites a lack of birdlife and severe ecological impacts at those lakes as a reason to look after this lake better.

Ezzard believes proper flora and fauna surveys should be undertaken at Lake Mullocullup before any further decisions are made about the gazettal. He would like to see issues of threatened species and habitat loss addressed within planning for the lake with detailed and strategic environmental planning undertaken. He believes initiating a monitoring plan with key stakeholders (including SWALSC, Dept. Aboriginal Affairs, South Coast NRM, City of Albany) is important.

Eliza Woods – phone conversation 5/2/18

Eliza was unable to attend the community meeting due to a health matter so I discussed with her over the phone.

Eliza emphasized the range of cultural values associated with the lake having been used as a camping place for Noongar people during traditional times and throughout the historical era. As a freshwater place it is significant for Noongar culture.

She stated that her grandfather Chris Penny used to shepherd sheep from Jerramungup to Cape Riche and that Warriup was an important part of that journey. It was an important landmark because of shade, shelter and water.

“Warriup is a sacred place, a special place.” – Eliza Woods

Eliza says she does not have enough information to make a statement about waterskiing but she believes that some public acknowledgement of the significance to Noongar people would be valuable as part of efforts to get users to respect the place as much as possible.

Glenda Williams – phone conversation 5/2/18

Glenda spoke of her values associated with the lake which begin with an old photo she has of her mother (or grandmother?) Lilly Birchell Williams standing at Warriup next to a pear tree. She says this is an important place for her family (Williams family) who have a long connection with the place.

Glenda says the ecology of the place is very significant and is concerned about the impacts of motor boats.

Glenda does not support the gazzetal of the lake for waterskiing.

Aden Eades – phone conversation 5/2/18

Aden is strongly opposed to waterskiing on the lake because he wants to preserve this pristine location and ecosystem.

“There are plenty of other places for water skiing.” – Aden Eades

“Noongars are caretakers. We don’t see it (land) as money. The richness of it is for future generations.” – Aden Eades

Warriup was an important part of coastal shepherding runs. The Noongar used to shepherd the sheep along the coast to avoid the poison bush which could be found inland.

Aden says it is important for his family because his grandfather Chris Penny and grandmother Agnes Woods used to spend a lot of time there while they were working for the Hassells (Chris was a shepherd for the Hassell family). Aden says one of Chris and Agnes’s children was born at Warriup. He can’t remember whether it was his uncle Cyril Penny or his aunt Marie Penny.

Kelvin Flugge – phone conversation 5/2/18

Kelvin Flugge says that while there are very significant cultural values associated with Warriup, he does not have concerns about waterskiing. He emphasizes a “constructive management approach” which has dual signage to emphasise the Noongar cultural values and promote respect and understanding and encourage all users to care for the place.

Lets promote it (Lake Mullocullup) as a cultural asset, promote the cultural values and promote understanding.: - Kelly Flugge

Joey Williams – phone conversation 5/2/18

Joey believes that protecting cultural assets such as Warriup is very important but he does not have specific concerns about waterskiing on the lake. He agrees with the idea to develop signage emphasizing “sharing and respect” for the place and for Noongar culture.

4. KEY FINDINGS OF COMMUNITY CONSULTATION

1. Everybody consulted during this project agrees that Lake Mullocullup and the surrounding area is deeply significant to Noongar people. There is a wide range of cultural, social, ecological, emotional, historical and traditional values associated the place which are discussed in more detail elsewhere in this report. The lake continues to be regularly used by Noongar people for cultural and spiritual activities, collection of bush foods and medicines, and for inter-generational teaching/learning
2. Everybody agrees that there is value in publically acknowledging the strong cultural values associated with the lake in the form of public signage at the lake. Everyone also agrees that it is important to ensure that the cultural values associated with the lake are well understood within City of Albany planning processes.
3. Everybody agrees that there are very important ecological values associated with the lake and that maintaining and protecting those values is of utmost importance.
4. Everybody agrees that currently there is insufficient information about the ecological impacts of water skiing to make an informed decision on ecological grounds.
5. Nobody objects to the lake being used by the public for passive (non-motorised) recreation such as swimming, canoeing, fishing, bird-watching etc.
6. Of the 22 people who provided input into this project; 13 people (59%) are opposed to the lake being used for water skiing.
7. Of the 22 people who provided input into this project; 8 people (36%) are not opposed to the lake being used for water skiing.
8. Of the 22 people who provided input into this project; 1 person (5%) is undecided about the issue of water skiing on Lake Mullocullup.

5. VALUES, IMPACTS AND SOLUTIONS

| VALUES | IMPACTS | SOLUTIONS/MANAGEMENT ACTIONS |
|--|---|---|
| Women’s place associated with birthing and other sacred activities | | Consider ways to highlight and celebrate Noongar cultural values and connections to the place (eg. Interpretive signage, public events, flag the area as culturally sensitive within CoA planning processes). |
| Part of Songlines/ Storylines | Lake is a living mythical creature, that is being hurt by motorboats | Consider ways to highlight and celebrate Noongar cultural values and connections to the place (eg. Interpretive signage, public events, flag the area as culturally sensitive within CoA planning processes). |
| A rich and healthy ecosystem | Water pollution from boats. Lack of toilet facilities and bins has potential for people to pollute the bush and lake. Impacts on seasonal nesting of birds (these are not | Look at opportunities to seek grant funding for pro-active, collaborative project to enhance cultural and environmental values. Eg. State NRM Grant. Encourage conservation values in public signage and public education. |

| | | |
|---|---|--|
| | dictated by the calendar but by seasonal changes). Lack of detailed knowledge about environmental/ecological impacts from motorboats. | Encourage passive recreational use, research and conservation. Consider undertaking detailed ecological studies about the ecosystem and impacts of motorboats before approving gazettal. |
| Totemic landscape | Lake is a living mythical creature, that is being hurt by motorboats. Potential impacts on seasonal nesting of birds (these are not dictated by the calendar but by seasonal changes). Lack of detailed knowledge about environmental/ecological impacts from motorboats. | Consider ways to highlight and celebrate Noongar cultural values and connections to the place (eg. Interpretive signage, public events, flag the area as culturally sensitive within CoA planning processes). |
| Freshwater | Water pollution. Lack of detailed knowledge about environmental/ecological impacts from motorboats. | Look at opportunities to seek grant funding for pro-active, collaborative project to enhance cultural and environmental values. Eg. State NRM Grant. Encourage conservation values in public signage and public education. Consider undertaking detailed hydrological/water quality studies about impacts of motorboats before approving gazettal. |
| Corroborees | | Consider ways to highlight and celebrate Noongar cultural values and connections to the place (eg. Interpretive signage, public events, flag the area as culturally sensitive within CoA planning processes). |
| Meeting place | | Consider ways to highlight and celebrate Noongar cultural values and connections to the place (eg. Interpretive signage, public events, flag the area as culturally sensitive within CoA planning processes). |
| Historical connections: droving, shearing, shepherding, practicing culture whilst integrating into farming economy, settler/Noongar relationships | | Consider ways to highlight and celebrate Noongar cultural values and connections to the place (eg. Interpretive signage, public events, flag the area as culturally sensitive within CoA planning processes). |
| Bush foods and medicine (still regularly collected at | Water pollution/Impacts to vegetation/Impacts to animal | Consider ways to highlight and celebrate Noongar cultural values and connections to the place (eg. |

| | | |
|--|--|---|
| Lake Mullocullup by Noongar people) | activity, especially bird nesting. Lack of detailed knowledge about environmental/ecological impacts from motorboats. | Interpretive signage, public events, flag the area as culturally sensitive within CoA planning processes). Look at opportunities to seek grant funding for pro-active, collaborative project to enhance cultural and environmental values. Eg. State NRM Grant. Encourage conservation values in public signage and public education. |
| Place where the Waugal rested when he came down from the hills | Water pollution/Impacts to vegetation/Impacts to animal activity, especially bird nesting. Ecology and Noongar spirituality are inter-twined. | Consider ways to highlight and celebrate Noongar cultural values and connections to the place (eg. Interpretive signage, public events, flag the area as culturally sensitive within CoA planning processes). |
| Practicing culture/spirituality, including inter-generational knowledge exchange | Noise pollution. Clash of activities – Noongar people can't practice cultural and spiritual activities while speed boats in operation. This can lead to conflict between user groups | Consider ways to highlight and celebrate Noongar cultural values and connections to the place (eg. Interpretive signage, public events, flag the area as culturally sensitive within CoA planning processes). Encourage passive recreational use, research and conservation |

6. LEGAL REQUIREMENTS, DUE PROCESS AND BEST PRACTICE

Members of the Noongar community have stated they believe an activity notice should have been submitted to SWALSC in regard to the matter of gazetting Lake Mullocullup for water skiing. I agree that submitting an activity notice (or similar) would constitute a best practice approach. However, it is not a legal requirement currently. Negotiations between SWALSC and WALGA are ongoing.

I sought further clarification on the matter from Jeremy Elliot – Director of Southwest Settlement/Aboriginal Heritage at Department of Planning, Land and Heritage; and Peter Nettleton – Senior Legal Officer at South West Aboriginal Land and Sea Council. A written response from Jeremy Elliot is printed verbatim below. Peter Nettleton made the following statement in regards to Jeremy Elliot’s response:

“I do concur generally with Jeremy Elliott’s views, however I have not had the occasion to obtain instructions on the matter from the Wagyl Kaip & Southern Noongar Working Party”.
– Peter Nettleton (SWALSC)

Jeremy Elliot – email correspondence 16/2/18

- The City of Albany is not legally bound to enter into a Noongar Standard Heritage Agreement (NSHA).

- Whilst Local Governments are not parties to the SWS Agreements, and therefore not bound to follow the NSHA, a consistent approach to heritage across the SWS area is encouraged. SWALSC and WALGA are working together to develop a suitable Local Government-specific Noongar Heritage Agreement template (LG NHA) that will tailor the NSHA to align with Local Government Regulations and policies (including in relation to procurement).
- In the interim, Local Governments are encouraged to follow the key heritage elements of the NSHA as per the attached document [see below];
- As a result of a search of the Aboriginal Heritage Inquiry System (AHIS) DPLH have identified that Lake Mullocullup is not a Registered Site, Lodged Place or Stored Data/Not a Site.
- DPLH understand that the City of Albany will lodge a HIS form for Lake Mullocullup. This will then need to be assessed by the ACMC to determine if Lake Mullocullup meets the requirements of s5 of the AHA and if it would become a Registered site. In doing so DPLH will consult with SWALSC and the Wagyl Kaip Working Party.
- Once the heritage values of Lake Mullocullup are assessed DPLH can provide further advice about what activities may constitute a breach of the Aboriginal Heritage Act 1972.
- To maintain good relationships with the local Noongar community we recommend that the city of Albany raise the issue with the Wagyl Kaip Working party through SWALSC and seek their views.

Noongar Standard Heritage Agreement - Information for Local Government

The following text is taken verbatim from the Department of Planning, Land and Heritage document of the above title:

A key element of the South West Native Title Settlement (SWS) is the Noongar Standard Heritage Agreement (NSHA), which provides a uniform and efficient approach to Aboriginal heritage surveys in the SWS area. The NSHA sets out a clear process for Noongar community engagement, and provides all parties with a clear, timetabled framework about their various obligations in compliance with the Aboriginal Heritage Act 1972.

Under the SWS all State Government Departments, and certain Government agencies and instrumentalities, are required to enter into a NSHA with SWALSC when conducting Aboriginal Heritage Surveys in the six Agreement areas comprising the SWS unless they have an existing heritage agreement. Government proponents must enter into the NSHA with SWALSC on behalf of the relevant SWS Agreement group, or once established, the relevant Noongar Regional Corporation (potentially in the second half of 2018).

Whilst Local Governments are not parties to the SWS Agreements, and therefore not bound to follow the NSHA, a consistent approach to heritage across the SWS area is encouraged. SWALSC and WALGA are working together to develop a suitable Local Government-specific Noongar Heritage Agreement template (LG NHA) that will tailor the NSHA to align with Local Government Regulations and policies (including in relation to procurement).

In the interim, Local Governments are encouraged to follow the key heritage elements of the NSHA which are as follows:

- Undertaking early engagement with SWALSC (acting on behalf of the SWS Agreement Groups) regarding proposed Activities that may impact Aboriginal sites (NSHA clause 7);
- Assessment of risks of proposed works damaging or altering an Aboriginal heritage site by using the Due Diligence Guidelines (NSHA clause 7.2) <http://www.daa.wa.gov.au/globalassets/pdf-files/ddg>
- Issuing notices for works that may potentially damage or alter Aboriginal heritage sites in a format similar to the 'Activity Notices' within the NSHA (NSHA clause 8, Schedule 4, and using the Template Activity Notice).
- If a heritage survey is to be completed, seeking the names of suitable Aboriginal survey participants from SWALSC (NSHA clause 9)
- Following the NSHA heritage survey processes (NSHA clause 9 and 10)
- Following the NSHA timelines (NSHA clauses 8 to 12)
- Adhering to the NSHA heritage survey costs schedule (Schedule 5)
- Following the NSHA heritage survey reporting requirements (NSHA clause 12 and Schedule 6)
- Providing the heritage survey reports and Heritage Information Submission forms to the Department of Planning, Lands and Heritage (Clause 12.5)

Copies of the NSHA including the Schedules, can be found

<https://www.dpc.wa.gov.au/lantu/south-west-native-title-settlement/Noongar-Standard-Heritage-Agreement/Pages/default.aspx>

Further information about the Settlement, including the six Settlement Agreements (or Indigenous Land Use Agreements - ILUAs) can be found on the website of the Department of Premier and Cabinet <https://www.dpc.wa.gov.au/lantu>

7. CONSIDERATION OF THE CITY OF ALBANY ABORIGINAL ACCORD RELEVANT TO THIS MATTER

What became apparent in this consultation, is that the root of the discord between some members of the Noongar community and the City of Albany, is the lack of Noongar involvement early in the decision-making process on this issue. Whatever the final decision, some Noongar community members who are passionate about this place, feel that they had to agitate for their position to be heard, rather than being engaged in a constructive dialogue from an early stage. The result of this was feelings of humiliation and anger, which led to a less constructive conversation during the later stages. It should be noted that not all Noongar community members shared these concerns. None the less, consideration for improved processes in future is provided here.

The *City of Albany Aboriginal Accord* lays out a very effective groundwork for a constructive process based on clearly articulated Objectives and Strategies. Of particular relevance is section 5.2 – Consultative Mechanisms and Liaison which promotes the strategy of formal

procedures and protocols for the involvement of Aboriginal people on “relevant issues” and “in the management and care of land that comes under the control of City of Albany”. Decisions affecting the management of waterways are always ‘relevant issues’ of utmost importance for Noongar people. The Accord also lays out the objective of an Aboriginal Advisory Committee. Would the Advisory Committee have been an effective mechanism for discussing similar issues in future?

Sections 4.4 and 5.4 of the Accord lay out objectives and strategies for Aboriginal involvement in environmental planning. This is directly relevant to the current matter, which has environmental implications for the management of the lake ecosystem. Noongar people have a customary responsibility to care for their land and water. In order for these responsibilities to be upheld, Noongar people require a ‘seat at the table’ in decisions affecting their country. While acknowledging that it is difficult for this to always be the case, a prudent approach would be for the City of Albany to ensure Noongar involvement in decisions that affect waterways in particular, and other distinctive landscape features such as hills, granite outcrops and areas of remnant bushland.

Sections 4.5 and 5.5 articulate objectives and strategies for the “identification, recognition and protection of sites that have cultural and historical significance to Aboriginal people”. In this instance it appears not to have been known by City of Albany personnel that Lake Mullocullup was a site of cultural and historical significance to Aboriginal people. The place was not registered with the Department of Aboriginal Affairs, just as many places of significance are not. The Aboriginal heritage register is not a reliable inventory of all places of significance within the City of Albany. Perhaps the City of Albany would consider developing its own inventory of Aboriginal heritage sites in the City? As a general rule, waterways should always be considered places of cultural significance to Noongar people.

In summary, this process of consultation has demonstrated that the City of Albany could benefit from upholding the objectives and strategies of the *City of Albany Aboriginal Accord* more effectively in the future by engaging the Noongar community early in the decision-making process for matters affecting waterways, and other prominent landscape features. Contacting the Wagyl Kaip working party (via SWALSC) in writing in the first instance to seek their views is an appropriate way to begin the process of engagement.

8. RECOMMENDATIONS ABOUT LAKE MULLOCULLUP

5. **It is recommended** that the City of Albany seek more detailed scientific data relating to ecological and environmental effects of motorboats at Lake Mullocullup before deciding whether or not to gazette the lake for water skiing. This could include impacts on birds, and effects on their breeding and nesting.
6. **It is recommended** that City of Albany work with the Noongar community to develop and install interpretive signage that highlights and celebrates the cultural and ecological values around the lake reserve and encourage conservation and respect among all user groups.
7. **It is recommended** that City of Albany assess the results of the heritage information submission form (HISF) lodged with Department of Planning, Land and Heritage and then seek advice about the City’s obligations under the Aboriginal Heritage Act with regards to water skiing on the lake.
8. **It is recommended** that City of Albany notify the Wagyl Kaip Working Party via South West Aboriginal Land and Sea Council (SWALSC) of the matter.

9. ADDITIONAL RECOMMENDATIONS ABOUT PROCESSES FOR NOONGAR ENGAGEMENT AND MANAGING CULTURAL HERITAGE

5. **It is recommended** that City of Albany consider how the objectives and strategies articulated in the *City of Albany Aboriginal Accord*, can be applied more effectively in similar circumstances in future. This recommendation applies to Council and Staff.

See especially:

Section 5.2 Consultative Mechanisms and Liaison

- Formation of an Advisory Committee to oversee the implementation of the Accord and to advise Council on Aboriginal issues.
- Formalise procedures for consultation with local Aboriginal people and community organisations on relevant issues.
- Formalise protocols for the involvement of local Aboriginal people in the management and care of land that comes under the control of the City of Albany. (I.E. On land that has significance to Aboriginal people and where Native Title has been extinguished)

Section 5.4 Environment

- The involvement of Aboriginal people in the development and implementation of reserve management plans and in parks and gardens development planning.

Section 5.5 Local History and Site Conservation

- Identification, recognition and protection of sites that have cultural and historical significance to Aboriginal people.

6. **It is recommended** that the City of Albany actively acknowledge in their planning processes that ALL waterways and especially freshwater sources have cultural significance to Noongar people. Therefore a pro-active (rather than reactive) process of consultation and engagement with Noongar people should be enacted for all decisions affecting waterways in the City of Albany.
7. **It is recommended** that the City of Albany review the February 2017 correspondence from Peter Nettleton (Senior Legal Officer – SWALSC) and clarify the City’s processes around assessing Aboriginal heritage matters within its planning processes.
8. **It is recommended** that the City of Albany consider developing its own inventory and mapping system for places of Aboriginal significance within its jurisdiction to assist with effective planning in future. This would need to be undertaken in partnership with the Noongar community. The Department of Aboriginal Affairs Heritage Register does not provide a comprehensive inventory of places of cultural significance in the City.

APPENDIX A –CAROL PETTERSON GENEALOGY

Carol Pettersen

Genealogy and connection to Warriup

Carol (nee Gray) - born Gnowangerup Mission 1941

Daughter of:

Colin and Kathleen Gray (nee Knapp)

Kathleen Gray - born 1921 at Warriup Springs- (Lake Mulloculop)

Daughter of:

Johnny and Lily Knapp (nee Bevan)

Johnny Knapp born 1876

Son of:

Jacbam (aka Polly or Nailcan) born 1830.

Jacbam daughter of:

Melgan and Barnagain (Meneng peoples)

Further details of family tree is available.

Lily Knapp (nee Bevan born 1887

Daughter of Moses Bevan (aka Moonjeree/Mudjeree) and ‘Maggie’

Moses Bevan (aka Moonjeree/Mudjeree) is therefore my Great Grandfather and there is documentation of his time at Warriup.

Although he worked there for many years, he eventually had a stone hut built for him in which he lived out his life.

During his latter years and ailing in health, The Hassell family cared for him until his death

That stone hut has been repaired and kept in good condition by the Hassell’s and present Owners, such is their respect for my Great Grandfather Moonjeree/Mudjeree

Note

See mention of Knapp Family traditional connection to Warriup in Hassell’s notes and pers cons.

Further Notes:

Warriup and immediate surrounds, especially the waterways (feeding) into Mulloculop are viewed and held in reverence as birthing places for our Women...There are two particular huge granite boulders that are seen as a woman in a birthing position in the immediate area which give credence to this view

Carol Pettersen

APPENDIX B – EVIDENCE OF COLBUNG FAMILY TRADITIONAL CONNECTIONS

- that Copron and his sons were amongst the group of Aborigines who may be speared by Wills people. The group threatened included the males belonging to the immediate families of Nakina and Tulcatwali and includes Tringole, Mokare and Tiparti and his sons (13 Feb).
- COROPAN** M
1829 Name recorded by Isaac Scott Nind (1831) . May be Copran.
 - COURTINGAIT** F
1829 A name recorded by Isaac Scott Nind (1831) .
 - COWEROLE** M
1829 Name recorded by Isaac Scott Nind (1831) .
 - CURRAWAY** F
1830 Dr Uredale's spouse and a tribal healer. She is first observed at the settlement in the company of her child and Coolbun's wife (her daughter-in-law) (Barker, 1 Mar). The following month she returned with Waiter, Dr Uredale, Coolbun, his wife and her two children, 14 Apr). The following month she was one of a group of women attracted to the settlement by the arrival of Wallongoli's family. (23 Apr). Nothing further was recorded of Curraway until October 1830 when Barker was informed of her death of influenza (25 Oct). Mokare explained that women were not always buried but Curraway because of her status would be an exception (7 Nov). Curraway's husband, Dr Uredale, died a few weeks later (5 Dec).
 - DALBEAN** M
1839 A Monegal-ung man recorded by George Grey.
 - DALWIN** M
1829 Recorded by Isaac Scott Nind (1831) and is most likely Talwin.
 - DOM-ER** M
1839 A Toondarup male recorded by George Grey.
 - DOR-O-NUR-RU** M
1839 A Noyan-nook male recorded by George Grey.
 - DYLU-BUR-U** F
1839 A Nyotung-ur (or Nyotuch) female recorded by George Grey.
 - Dr UREDALE** M
-1821 When Captain Phillip Parker King visited the Sound in 1821 he recorded the name of U-der-ra and as he was recorded in the company of Coolbun it is likely that U-der-ra and Uredale are the same person.
1830 Barker always prefixed his name with the title 'Doctor', and acknowledged this man's status as a tribal healer. He was the father of Coolbun and husband to Curraway. The first mention of him appears on the early pages of Barker's journal when he was the only Aboriginal visitor to Barker's camp (Barker, 20 Jan). He came into Barker's

camp 'very wet and miserable', and told Barker that Mokare's brother had died from over-eating. This was a reference to Yallepole who died in 1829 (27 Jan). In February he was brought into camp to have his foot treated by Dr Davis and 'he seemed to be aware of the need for cleanliness of his wound' (28 Feb). The next day he came into camp for his biscuit and then went a short distance from the settlement where, 'it seems' his wife and child were with Coolbun's wife (1 Mar). Dr Uredale was at Taragon's side when Barker and Mokare approached. Taragon had just died. Dr Uredale lay down by his side with his left hand over the body in an endearing manner and the right under his head'. Nakina and Tulcatwali sat opposite him, and the group began to mourn, some crying, wailing and some showing more violent grief (see Taragon for more details) (8 Mar). Early one morning a week after Taragon's death, Dr Uredale came into Barker's camp with Taton, Waiter, Coolbun and Talwin saying he was going to Bald Head. He was given food and a tomahawk (13 Mar). Two weeks later he returned with Talwin, Nakina and Coolbun after their stay to the west. They had not been to Bald Head (29 Mar). In April he came in with Copron for rice (1 Apr), and remained at the settlement with Waiter after the other Aborigines had appeared with their spears and at 5.30 p.m. had gone out to 'reconnoitre'. Some were sent to the north of Mt Clarence as lookouts (2 Apr). The following week he was in the camp with Nakina, Pattyvert, Waiter and one other. They had been near Woolyongup for a few days and reported that the custom of spearing was in full activity following the death of Taragon (8 Apr). He went with Nakina around the bay for salmon and then proceeded towards Bald Head with the others except Nakina who went back to camp (9 Apr). Next day Dr Uredale warned Mokare that the Wills people were nearby and were looking for Mokare and Nakina to spear them (10 Apr). Dr Uredale, his wife Curraway and their two children came to camp looking for food. They were with Coolbun, his wife Neernanja, their two children, and Waiter (14 Apr). Dr Uredale was an Aboriginal doctor or wizard and had special powers that enabled him to travel through the air. He reported to Barker that because Coolbun had speared Wallangoli, Dr Uredale would be speared if Coolbun was not killed (15 Apr). He came to Barker with his wife asking for food (22 Apr). Early next morning he was in camp with Coolbun and several others. Later that day the alarm was given that Mokare and his excursions (5 May). It was reported to Barker that for some reason Dr Uredale was in a bad mood. He scolded Talwin over sharing kangaroo and threatened to spear Mokare, Nakina and 'everyone'. Talmundi then speared Dr Uredale in the leg. Barker notes that this satisfied the others who left Uredale by himself (23 Apr). A week later he came into camp with several other Aborigines. He may be going to the Porongrupers for Talmundi (11 May). The next entry is two months later when Uredale came into camp with Coolbun who was accompanied by 'his wife and children'. She was slightly sick and they asked Dr. Davis for help for the child, a boy about four months old (11 Jul). The next week he was at Woolyong with a party of Aborigines (13 Jul) and gave two spears to Talmundi (14 Jul). Six days later he came into camp with Nyaren and was given

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- 1831 This had at Bald Head, now had certain restrictions placed on it that only Coolbun could lift. Barker was told that they passed the males in the family but not to females (13 Jan). Local Aborigines would not pass over the head at the head of the bay because of Dr Uredale's death (18 Jan).
- DR HEROLD'S TITTLE GRU** F
1830 Dr Uredale stated food given him by Barker for his little girl he has in the bush (Barker, 25 Oct).
- DMR** M
1836 referred to in a letter by Sir Richard Spencer, the Government Resident to 'My Dear Mr. Dorr', 26 December 1836. Your servant Dorr married a black sister, her sister has never been heard of, they were wrecked on the coast 200 miles east of this.

best and asked to preclude tomorrow. The first word of the doctor as usual was 'myself/anybody' (29 Jul). True to his word he came to the bushes and told he was 'wading' for tea and biscuit (21 Jul). He will appear to remain quiet from the others (23 Jul). A week later Barker noted him because of his 'grumpy' ways (27 Jul). There was apparently a strong relationship with Mokare whom he visited two or three times after even when he was unwell (31 Jul). In October there are indications of some sickness amongst the group. Mokare visited Uredale (18 Oct) and there days later told Barker that Uredale was very ill at Mt Meeble. Talwin was there when Mokare arrived to say the night (19 Oct). During the last week of October, Uredale visited Barker and told him his wife's death. When Barker gave him food he ate very little, saying that he could for the little girl he has in the bush. He looked ill and miserably (25 Oct). He was in camp on Monday 27 October but very ill. The next day he stayed at the settlement for most of the day and seemed anxious to obtain some food. Later he took most of his food out to the little girl (28 Oct). Early in November Dr Uredale came into camp before breakfast and 'yelled' before the fire, saying out his tons to introduce his art on Mokare. Barker took the opportunity to give an inventory of his possessions, the spear, warrara, knife, umahawk and kangaroo skin cloak. When a man dies, his belongings were buried with him or 'destroyed' (4 Nov). Dr Uredale appeared in camp towards the end of November but he was obviously unwell. He sat by the fire until 3 or 4 p.m. without saying a word. Barker gave him some lime which was received with great contentment. He had a large blister on his chest which was made by pulling fire on that part, perhaps as an attempt to cure the sickness (26 Nov). On 5 December he died beside a pond where he had been camped. Mokare was present and described the death to Dr Davis who thought Dr Uredale had died from an infection of the lungs. His infant daughter was taken by Coolbun his full brother. Talwin was also to stay with him. Talwin and Nakina would go a long way into the bush when they heard the news. Talwin was said to be Dr Uredale's son (5 Dec) yet Mokare indicated that Coolbun was his as the only man in the family (12 Dec) and that the land owned by Dr Uredale was passed on to Coolbun.

- DUMN** M
1831 Came into King George Sound settlement (Barker, 18 Jan).
- DMWT** M
1830 Came in from King River with Waiter (Barker, 26 Jul).
- DEANAREE** see **WUNAWAR**
- ERINGOOL** M
1829 Recorded by Isaac Scott Nind as one of the four men the garrison identified as significant persons. The others were Nakina, Grent and Wani (1831).
- FOOZEREA** M
1821 Recorded by Phillip Parker King (King 1827:147).
- GALUPPERT, GALUPPERT, GALUPPERT, GALUPPERT** M
1831 When Charles Brown (Talwin) was seriously ill, Colbe wanted to keep him at the settlement for treatment. He met a good deal of opposition from Coolbun and the others but was supported by Gullipert and Talwin (Colbe 1938).
- 1833 Accompanied Mergal (Mergal) to Perth in a unique public relations exercise to advise the Swan River Aborigines how they should behave with Europeans. The settlement at King George Sound had been comparatively peaceful and Acting Governor Brown, concerned at the increasing conflict in the Perth district, believed that such a visit might be useful. The visitors arrived about the 15th and were met at Perth by Dr Colbe, the former Government Resident at Albany. Colbe took the two men to Mergal's Lake where the Perth leader, Yallegarra was camped. The other of the Perth Governor of 19 January, 1833 noted a certain amount of difference in their responses to each other. There were also discernible differences in their habits but they were able to communicate. Galupert was embraced by one of the older women and he and Mergal, another important man, exchanged steel clubs. The other commented: 'The arrival of these natives will lead in every probability to the ultimate establishment of an amicable intercourse with the original possessors of the country... a result most sincerely to be desired.'

The following week, Ensign Robert Dale and George Stryke accompanied the NSS men to Mergal's Lake again, this time to meet Yegan and about ten men with no women present. The other of the Perth Governor, 26 January, noted that all were armed. Dale's report of the meeting would indicate that Yegan's welcome was cordial, with a contribution for the visitors. Spears and knives were exchanged and Yegan and Gullipert camped at spear throwing with Yegan winning by hitting a walking stick placed in the ground at about thirty metres. The meeting with Yegan lasted about four hours and seemed to end on a cordial note. The cordons presented by the Perth Aborigines was briefly described by George F. Moore, who regarded the visit a great success. Their visit has been of great service, for many reasons subsequently came into Perth and Fremantle and diminished their desire to be on friendly terms, and to refrain from offering injury to us or our cattle.

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- King George Aborigines went to Cojinnup because of the assemblage of doctors there, one of them being Capara (Barker, 27 Oct).
- CAPTAIN** see **MANYAT**
- CARRAWUNG** M
1830 The young wife of an old man present at the fires of Tringole and some others. She was suffering from 'catarrh' which had made her lose her 'good looks'. She was amusing herself by nursing a young puppy which appeared to be in good condition (Barker, 11 Dec).
- CARRAWUNG'S HUSBAND** M
1830 An old man mentioned by Barker as having a young wife Carrawung. He was happy as usual when Barker met him with a group of Aborigines, including Tringole (Barker, 11 Dec).
- CHARLIE BROWN** see **TATON** M
1831 This is the nickname Collie gave to a young boy who spent a great deal of time in the homes of the settlers, his Nyungar name is not recorded. Collie is concerned for the health of the lad as a number of the King George Sound Aborigines had succumbed to influenza including Mokare and Talwin. Collie chided Koolburn (Coolbun) for wanting to take the boy away from the comfort of a settler's house and into the bush. With the support of Taton and Gallipert he persuaded Coolbun to leave the boy (Collie, 1834).
- CHILLOC** M
1830 Yandert's brother who fought with him against Yunghitte and others. Chilloc received high praise from Talimundi for dodging all the spears (Barker, 13 Jul).
- CHOCKOBERT** F
1829 A name recorded by Isaac Scott Nind (1831).
- COLUP** M
1839 A Toondarup male recorded by George Grey.
- CONDILYAN** M
1830 The eldest of Mokare's sister's two children who came into camp with Nulloch. She is described as a 'fine little girl', 'sociable but wild looking'. She is engaged to a man a long way off (Barker, 10 May).
- COOLBUN** M
1821 His name was first recorded by Captain Phillip Parker King during his visit to the Sound in December 1821 (King, 1827:146).
1829 Isaac Scott Nind the doctor at King George Sound recorded the name of Coolbun which is most likely Coolbun (Nind, 1830).
1830 He has a daughter Tlachabert about seven years old who is engaged to a man about 25 or 26. He was mentioned in the story of Yallepole's death as one of the group of Aboriginal men who gathered around the crown prisoners' camp and threw a spear at Captain Wakefield (Barker, 8 Jan., 1830). Coolbun accompanied Barker and the doctor

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(European) out of camp to visit the ailing Taragon. Coolbun carried a pot of rice from the garrison. About three quarters of a mile from Taragon they met Nakina who threw himself to the ground. All the Aborigines followed his example and began to cry, 'most of them held their noses between their forefinger and thumb'. Back at the settlement, after Taragon's death, Coolbun reached for his spears to avenge Taragon's death, but was quietly dissuaded by the others and relinquished his spears (8 Mar). Three days later he speared a man (12 Mar).
The following morning he came to Barker's hut with Dr Uredale, Talwin, Taton and Waiter. Coolbun had speared a sleeping Wills man named Wallangoli. (This later proved untrue). Barker showed his dislike for Coolbun's action and refused him entry to his room and denied him food. When the others had left for Bald Head, Coolbun stayed at King George Sound. He was afterwards seen coming in with Talwin, Waiter and Dr Uredale (13 Mar). Coolbun was on lookout all day at the sand hills watching for Wills men ready to signal the others if he saw them (11 Apr). He came into camp with his wife (Neernanja) and two children, and his father and his wife and two children, also Waiter, all looking for food. Coolbun begged for biscuit but when Barker mentioned the name of Wallangoli he asked no more (14 Apr). It was said to Barker that Coolbun or his father, Dr Uredale would be killed for spearing Wallangoli (15 Apr).
On the morning of 23 April, Coolbun came into camp with Dr Uredale and several others. Later that day, in reaction to the alarm being sounded, they all rushed off with spears at the ready. A large group of women gathered with fish, to exchange news. Coolbun's wife, Neernanja was amongst them. (23 Apr.). The Wills men arrived at the settlement and Coolbun was recognized as a member of the group who speared Wallangoli (also Nakina, Tulicatwali, Tringole and several others) (24 Apr). Barker was concerned for Coolbun's safety, and despite his opposition to Coolbun's act, he gave him permission to sleep at the settlement. He went out with several local Aborigines and returned with Talwin and Paityert. They were to inform Walpert of the Wills intention to spear him (27 Apr). Coolbun, it is said, may become a tribal doctor by drinking of fresh water in the air (5 May). In May, Coolbun and a large group of Aborigines approached Barker seeking military assistance to fight the Wills men who had arrived in the area. Barker refused on the grounds that Coolbun and Tulicatwali had been responsible for the fighting by spearing Wallangoli. When Mokare explained Barker's reasons for his refusal Coolbun said he had accidentally injured Wallangoli, 'his spear had slipped' (11 May). Coolbun speared a kangaroo (19 May). Two months later he came into camp with his wife and children and Dr Uredale. A sick female child was brought to Dr Davis of the garrison (11 Jul). Coolbun's family came into camp having slept nearby. Barker commented on the interest shown in Coolbun's four month old son who was always carried by the father or mother (12 Jul). The next day they set out after breakfast to travel a long distance. Before leaving, his wife Neernanja, and daughter Tlachabert, had breakfast with Barker (13 Jul). They were absent from King George Sound for a month, returning on 12 August accompanied by Matalapin. Mokare and Pomancan arrived and joined Barker around the fire (12 Aug). In November, Barker was told that

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Coolbun was to give a peace offering of spears, skins and knives to Wallangoli's cousin Paityartite as reparation for the attack earlier that year. Tulicatwali would also give gifts for his part in the murder. The gifts would be given through the services of a man at Mt Gardener (22 Nov). Two weeks later, the peace offering was still being discussed (5 Dec).
Later that day Dr Uredale's death was announced with the news that Coolbun had taken Dr Uredale's infant daughter (his full brother Taton was also to stop with him) implying that Coolbun and Taton were the sons of Dr Uredale (5 Dec). After his father's funeral, Coolbun was to travel to the north and take with him, Talwin's sister and Taton (7 Dec). Five days later, Mokare and others came into the settlement and said that Coolbun had stayed behind with Nulloch at Woolyong. Mokare said that Coolbun was not involved in the recent argument with the Wills men because he was the only man left in the family after Dr Uredale's death (12 Dec). After some days of mourning Coolbun arrived late at night. He asked Barker for food saying he was the only son left after Dr Uredale's death. The ship *The Nimrod* had arrived and a number of Aborigines went on board (20 Dec). The local Aborigines realised that the soldiers would trade food for the green ring-necked parrot they called towans, so Coolbun and Talwin arrived with several young birds (23 Dec).
1831 Coolbun was to prepare spear offerings with Tulicatwali for the Wills men (2 Jan). After Dr Uredale's death, the land at Bald Head became Coolbun's responsibility. Nakina and several others had to wait for permission to burn off the land for wallaby, if they did not burn but only forage they did not need permission.
Barker commented: 'The females never possess land being considered a kind of moveable bride by marriage they part from their native place'. He noted that it was not the custom to give land to son-in-laws. If a man died without a male heir the land became the neighbour's property. Some ground was given to sons as soon as they were born but they did not have 'possession' until they were of a certain age (13 Jan).
Coolbun arrived in camp today with his wife and children who seem very unwell'. He was sent for by the Aborigines who were waiting for him to give permission to fire Bald Head to hunt wallaby. (18 Jan). The next day he went across to Bald Head with Nakina and eighteen others in the long boat. They sent a white man back in the boat to collect 'fire' and then fired the land collecting an abundance of wallaby. Nakina and Coolbun returned that evening leaving the others, except Mokare who is at Naringup. Most wallaby had been killed with the *tulaba* (stick) (19 Jan).
Coolbun was in camp when he noticed that Mokare was *quipple* (stealing), by burning for wallaby on Coolbun's land but the owner seemed unperturbed (21 Jan). The next day he reluctantly joined a large group of Aborigines going across to Bald Head by boat to hunt wallaby. Barker noted that Coolbun changed his mind about going when he saw that the group were going to hunt with or without his permission. Talwin was obliged to stay if Coolbun stayed behind. Seeing the others move into the boats, Coolbun also moved slowly toward the boat (22 Jan).
Coolbun is exempted from the Wills people spearing because he is left

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alone but Mokare, Tulicatwali, Tringole and Nakina are not exempt (31 Jan). He was to be put through 'the ordeal of the spear' by the Wills people. He and Tulicatwali would stand the ordeal from daylight until noon of one day and would give peace offerings of spears, skins etc' and the two parties would 'shake hands' and be friends (17 Feb).
1831 Alexander Collie, the Government Resident at the Sound after the departure of the 39th Regiment, acknowledged Koolburn as a tribal doctor and the uncle of the deceased Mokare (PG, 1834). He is described by Collie as an old man whom Collie takes to task for encouraging Talwin to follow the traditional practice and abandon the settlement after the death of Mokare. Collie felt that this had contributed to Talwin's death.
COOLBUN'S WIFE see **NEERNANJA**
COOLBUN'S BABY F
1830 Wife, daughter and son came into camp today. The baby, a boy about four months, appears to be the centre of attention, always being carried by either Coolbun or his wife. The boy is ill. He is suffering from more than a cold as was thought yesterday. Barker comments that the boy seems to have been 'born a bit strange' (Barker, 12 Jul).
1821 **COOL-YA-RONG** M
Recorded by Phillip Parker King (King, 1827:147).
COOMBINE F
1830 A woman who came into camp very early in the morning. She and her husband (un-named) interrupted Barker while he was shaving in his room. Barker remarks on their curiosity and allowed them to stay until he was dressed. They were amazed by his dressing ritual (Barker, 7 Dec).
COOMBINE'S HUSBAND (un-named) M
1830 Came into camp with Coombine. The pair watched Barker shave and dress which, according to Barker, caused much excitement (Barker, 7 Dec).
COPRON M
1830 First recorded visit to the settlement was 1 April 1830 when he arrived with Dr Uredale and was given an issue of rice (Barker, 1 Apr). He was with Talimundi and some other Aborigines when they threw spears at Wannear and Paityert (15 Apr). Two weeks later he was back in the settlement with his young son Ayenner (30 Apr). In July he was at Woolyong with Dr Uredale and a number of other Aborigines. Mokare told Barker that Copron was in danger of being killed, the reason was not given. It was in some way connected to Yandert who was involved in an elaborate plan connected with a spear fight. When the plan was heard by Mokare's aunt, Yunghitte's wife, she told Copron who was a relative of Yandert. Copron went 'singing through the bush' that Yandert was in danger. Copron thus forewarned, held off the attack, receiving only two spear wounds in the leg. Talimundi had acted as a peacemaker to prevent Copron being speared (13 Jul).
1831 The feud was not forgotten and seven months later Barker was told

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Ardess-Walmsley Local Structure Plan



Prepared by Edge Planning & Property for Ardess 1607 Pty Ltd and Ten Year Developments Pty Ltd

www.edgeplanning.com.au

January 2018

City of Albany Local Structure Plan No. 10

ENDORSEMENT PAGE

This Structure Plan is prepared under the provisions of the *City of Albany Local Planning Scheme No. 1*.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

..... Date

Signed for and on behalf of the Western Australian Planning Commission:

.....

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

..... Witness

..... Date

..... Date of Expiry

| TABLE OF AMENDMENTS TO LOCAL STRUCTURE PLAN | | | |
|---|--------------------------|----------------|-----------------------|
| Amendment No. | Summary of the Amendment | Amendment type | Date Approved by WAPC |
| | | | |
| | | | |
| | | | |
| | | | |

| PRE-LODGEMENT CONSULTATION | | |
|--|-----------------------------------|----------------------------------|
| Agency | Consultation | Method of consultation |
| City of Albany | March - December 2017 | Meetings, emails and phone calls |
| Main Roads Western Australia | June, September and November 2017 | Meetings, emails and phone calls |
| Department of Education | June and November 2017 | Emails and phone calls |
| Department of Water and Environmental Regulation | June and November 2017 | Emails and phone calls |
| Department of Planning, Lands and Heritage | June, July and December 2017 | Meetings, emails and phone calls |

EXECUTIVE SUMMARY

The *Ardess-Walmsley Local Structure Plan* has been prepared to facilitate new urban development, to guide subdivision and development within the Structure Plan area (to be called the 'site'), to coordinate with surrounding development and to support an amendment to the *City of Albany Local Planning Scheme No. 1*. The amendment proposes to facilitate the permissibility of the transport depot use in the Ardess Industrial Estate (Industrial Area IA1).

The site consists of the established Ardess Industrial Estate (Lot 10 Chester Pass Road, Walmsley) and Lot 521 Mercer Road, Walmsley. The site is strategically significant to Albany given its location, size, identification in the *Albany Local Planning Strategy* as Future Urban, opportunities to create jobs, provide housing and connect roads and infrastructure to other development areas.

The Structure Plan proposes:

- significant residential development, an expanded light industrial area (employment land), a primary school and public open space (POS);
- substantial new residential lots, a range of densities, lot sizes and housing;
- retaining valuable native vegetation in the east-west bush corridor as POS along with two additional large areas of POS;
- improved vehicle, pedestrian and cycling connections and permeability through extending the surrounding road and pathway network including the extension of Range Road;
- safe and convenient access for pedestrians, cyclists and motorists; and
- coordinating with existing and proposed development.

The Structure Plan recognises the importance of the key environmental and landscape attributes of the area, and incorporates these in an urban form that will create environmentally responsive urban development.

| Item | Data | Structure Plan reference (section number) |
|--|--------------------------|---|
| Total area covered by the Structure Plan | 178.3348 hectares | Part Two, section 1.2.2 |
| Area of each land use: ¹ | | |
| Residential | 94.24 hectares | Part Two, section 3.3 |
| Light Industry | 58.4648 hectares | Part Two, section 3.7 |
| Public open space | 21.63 hectares | Part Two, section 3.2 |
| Primary school | 4 hectares | Part Two, section 3.6 |
| Estimated lot yield | | |
| Residential | 1320 | Part Two, section 3.3 |
| Light Industry | 30 lots | Part Two, section 3.7 |
| Total | 1350 lots | |
| Estimated number of dwellings | 1320 dwellings | Part Two, section 3.3 |
| Estimated residential density | 14 dwellings per hectare | Part Two, section 3.3 |
| Estimated population ² | 3300 | Part Two, section 3.3 |
| Number of primary schools | 1 | Part Two, section 3.6 |
| Number of high schools | 0 | Part Two, section 3.6 |

Notes: (1) Roads not included in above area calculations. (2) Assumes 2.5 persons per dwelling.

This Structure Plan comprises two parts. Part One is the implementation section, while Part Two is the explanatory section with associated technical appendices.

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ARDESS-WALMSLEY LOCAL STRUCTURE PLAN

PART ONE - IMPLEMENTATION

1. Structure Plan area

This Structure Plan shall apply to Lot 10 Chester Pass Road, Walmsley and Lot 521 Mercer Road, Walmsley being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan map (Plan 1).

2. Structure Plan content

This Structure Plan comprises:

- a) Part 1 - Implementation section - This section contains the Structure Plan map and statutory planning provisions and requirements.
- b) Part 2 – Non-statutory (explanatory) section - This section to be used as a reference guide to interpret and justify the implementation of Part One.
- c) Appendices – Technical reports and supporting plans and maps.

3. Interpretation and Scheme relationship

Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the *City of Albany Local Planning Scheme No. 1* (the Scheme) including any amendments gazetted thereto.

The Scheme prevails over the Structure Plan in the case of any inconsistency.

4. Operation

The date the Structure Plan comes into effect is the date the Structure Plan is approved by the Western Australia Planning Commission (WAPC).

5. Land use and subdivision requirements

The Structure Plan map (Plan 1) outlines land use, zones and reserves applicable within the Structure Plan area.

5.1 Land Use Permissibility

Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme.

The land uses, zones and reserves designated under the Structure Plan map (Plan 1) are to plan for the co-ordination of future subdivision and development of the Structure Plan area.

The Structure Plan shall be given due regard by the local government when assessing development applications. Once incorporated into the Scheme, the use and development controls of the Structure Plan will have force and effect.

The Structure Plan map (Plan 1) provides designations guiding the preferred locations for future land uses and future key infrastructure including roads. The designations are indicative and will be refined through detailed investigations and design at the time of rezoning, subdivision and/or development as appropriate.

Land within the Structure Plan area that is zoned 'General Agriculture' requires rezoning to 'Future Urban' via an amendment to the Scheme.

It is expected that the expanded light industrial area will be rezoned to 'Light Industry' while the land east of Range Road will be rezoned to 'Future Urban'.

5.2 Residential

Plan 1 identifies residential density codes for the Structure Plan area.

A range of R-Codes will apply to residential areas shown on the Structure Plan. This will provide flexibility, allowing the final R Code to be applied closer to the time when the land will be subdivided.

On average, the Structure Plan area could accommodate approximately 14 dwellings per hectare. There are opportunities to create additional lots subject to market demand.

5.3 Light industry

The main access to the Ardess Industrial Estate is via a single entry road onto Chester Pass Road. Secondary access is permitted between the estate and Terry Road for as-of-right vehicles.

5.4 Public open space

A minimum of 10 per cent public open space (POS) will be provided in residential areas in accordance with WAPC policy. POS is to be provided generally in accordance with Plan 1. The POS will provide a range of opportunities suitable for sporting activities, nature space, playgrounds and other facilities.

There may also be opportunities for joint community/school recreational use of the primary school oval.

5.5 Subdivision

Subdivision of the land shall generally be in accordance with the Structure Plan (Plan 1), approved by the WAPC with any minor variations approved by the WAPC.

The minimum lot size is 1 hectare in the area classified and then zoned as 'Light Industry'.

For land zoned 'General Agriculture', other than the creation of super lots, further subdivision will not be supported prior to rezoning to the 'Future Urban' zone.

5.6 Conditions of subdivision approval

At the time of subdivision the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following:

- a) Urban Water Management Plan.
- b) Bushfire Management Plan.
- c) A Local Development Plan to address matters in section 6.2.
- d) Revegetation/landscaping plan.
- e) Preventing direct vehicular access between lots and Range Road/Terry Road.

- f) All residential lots being connected to the reticulated sewerage system.
- g) Notification on titles advising that reticulated sewerage is not provided to light industrial lots and setting out that uses need to be 'dry industries'.

6. Development requirements

6.1 General

Development will be controlled by the Scheme and will be guided by the Structure Plan (Plan 1), the *Residential Design Codes* (for residential development), any approved Local Development Plan and any relevant Local Planning Policies.

The proposed predominant land use within the Structure Plan area will be residential development. It is also proposed to further develop and expand the Ardess Industrial Estate as a key employment area.

6.2 Residential development

The orientation and design of buildings should be sympathetic to existing landform.

6.3 Light industrial development

Development in the area classified as 'Light Industry' will be serviced with on-site wastewater disposal. Existing and proposed industries will be 'dry-type' light industrial uses. Development is required to have low wastewater generation and low volume of process water for disposal. Development shall comply with the *State Government Sewerage Policy*.

On-site waste water disposal shall utilise alternative treatment effluent disposal systems unless the applicant can provide advice to the local government that soil conditions are conducive to the operation of septic tanks and leach drains and will not result in unacceptable loss of nutrients to surrounding waterways, or create a risk to public health.

The local government will require stormwater disposal measures to be implemented to ensure that maximum

retention and infiltration occurs on site through the use of individual soakwells, retention basins or other measures as deemed necessary. Oil and grease traps are to be provided within each building site to the satisfaction of the local government to ensure that nutrient export off the site is kept to a minimum.

The landowner shall retain and manage the landscaping strip adjoining the Chester Pass Road boundary of the site.

Industrial uses are required to meet industrial buffer standards (including as relevant risk, noise, dust, emissions and other potential nuisances) and to not create detrimental impact on surrounding land uses.

Development that incorporates restricted access vehicles will be advised that there is no guarantee that restricted access vehicles will be permitted to use Chester Pass Road between Menang Drive and the main roundabout (intersection with Albany Highway, North Road and Hanrahan Road) following the Albany Ring Road being completely constructed and operational to the Port of Albany. Associated development approvals may also contain conditions or advice relating to future limitations of access for restricted access vehicles.

6.4 Local Development Plans

Local Development Plans will be required to support applications for subdivision and development relating to the following:

- a) Residential development adjoining Range Road to address access, car

parking, built form, possible mixed uses and landscaping.

- b) Lots located between Terry Road and the bush corridor to address access, built form, bushfire management and landscaping.
- c) Lots adjoining Mercer Road, if there is no service road, to address access, built form and landscaping.
- d) Where residential lot sizes are 260m² or less.

7. Other requirements

7.1 Developer contributions

The local government will have due regard to a Contribution Plan prepared for the site and area.

7.2 Staging

The Ardess Industrial Estate is long established industrial estate. It is initially proposed to expand the industrial area eastwards to the extension of Range Road.

The Structure Plan proposes a substantial residential area east of Range Road. It is likely that the development will be staged over the next couple of decades. The staging will be flexible and should adapt to competing development fronts and the varying attractivity and cost of subdividing other development.

Lot 521 is zoned 'General Agriculture'. Accordingly, it will need to be rezoned prior to residential subdivision and development proceeding.



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| | | |
|----------------|-----------------------|--------------|
| D | ADD EMERGENCY A. WAY. | 171118 |
| C | MINOR MODIFICATIONS | 171023 |
| B | MINOR MODIFICATIONS | 171022 |
| A | LOCAL STRUCTURE PLAN | 171012 |
| REV | DESCRIPTION | YYMMDD |
| DRAWING NUMBER | REV | SCALE 1:7500 |
| EP 170520 06 | D | SHEET A3 |

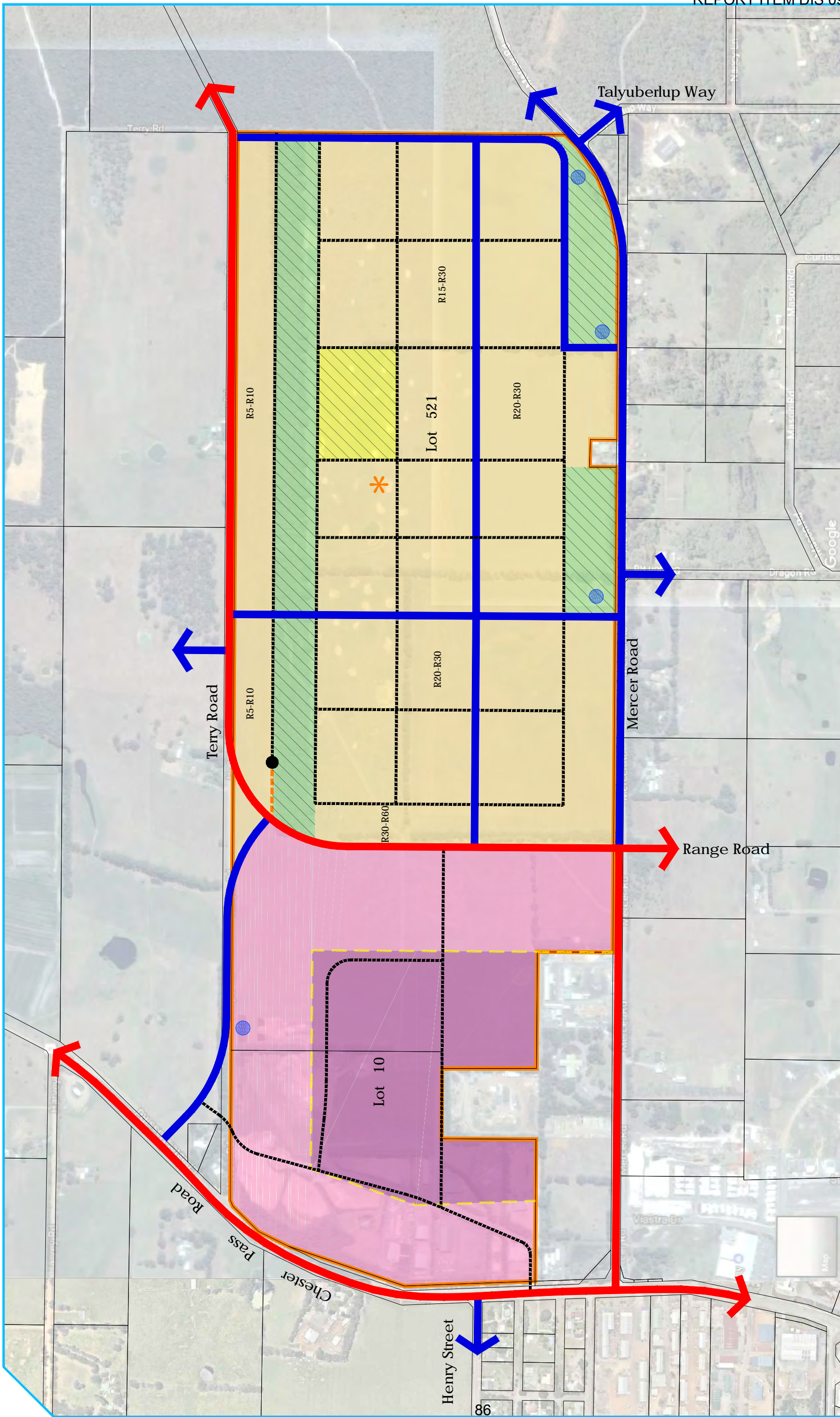


- Light Industry Precinct A
- Light Industry Precinct B
- Community Purpose Site
- 200m Buffer to Sensitive Uses
- Emergency Access Way

- Parks and Recreation
- Public Use - School
- Residential
- Drainage

- LEGEND**
- Local Structure Plan Boundary
 - Integrator Arterial Road
 - Neighbourhood Connector Road
 - Local Road

LOCAL STRUCTURE PLAN
Lot 10 Chester Pass Road and
Lot 521 Mercer Road
Walmsley



PART TWO - EXPLANATORY SECTION

1. PLANNING BACKGROUND

1.1 Introduction and purpose

The purpose of the Structure Plan is to:

- create new urban development which is characterised by its setting, range of views and conservation of environmental/landscape character;
- provide a statutory land use plan for the area;
- provide a comprehensive framework for land use to facilitate future subdivision and development;
- facilitate an urban form that provides for housing, light industry, other uses and infrastructure that is responsive to the character of the site and locality;
- provide additional industrial lots and employment opportunities;
- provide for fully serviced residential development, ranging from low to higher density development;
- provide a range of public parkland catering for recreation, and nature activities by the local community;
- provide an integrated water management system that minimises risk to public health and enhances the quality of water flowing to Oyster Harbour; and
- protect, enhance and manage the environmental values of the site including native vegetation and fauna.

In order to proceed to the subdivision and development of the land, it is necessary to prepare a Local Structure Plan in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The Structure Plan, provided in Plan 1, shows how the site can be broadly subdivided and developed. The Structure Plan seeks to provide for the orderly and proper planning of the site in terms of land use, servicing and design.

The Structure Plan allocates land uses which are complementary to the surrounding area and within the site. More

detailed planning and investigations will occur at the scheme amendment, subdivision and development application stages.

The Structure Plan proposes an extension of the established Ardess Industrial Estate, a significant residential development with a range of residential densities, a primary school and three POS areas.

The proposed light industrial area will require on-site effluent disposal, while the residential area will be developed once reticulated sewerage has been established in the area.

The site is strategically significant to Albany given:

- the *Albany Local Planning Strategy* identifies Lot 10 as 'Industry' and Lot 521 as 'Future Urban', while it is understood the draft *Albany Local Planning Strategy* will show an expanded light industrial area along with a future urban area for the site;
- it is located 5km from the Albany central area, near an activity centre, employment areas and other facilities;
- it is surrounded by existing or planned urban development;
- it is critically important in providing connections to planned urban development and the extension of Range Road;
- it is a large land parcel unlike most land in the adjacent *Yakamia-Lange Structure Plan* area;
- it is an ideal site for residential and employment uses; and
- it is well connected to the State, regional and district road network.

1.2 Land description

1.2.1 Location

The Structure Plan area is located approximately 5 kilometres north of the Albany central area in the locality of Walmsley (see Appendix 1). The site is generally bordered by Chester Pass Road, Terry Road, Reserve 27179 and Mercer Road (Appendix 2). It is well located with

respect to the State and regional road network, providing easy and convenient vehicular access between the site and Albany and other parts of the Great Southern.

The site adjoins and is near various uses as outlined on the Context Plan including a transport depot, City depot and dog pound, industry, commercial, rural and other urban uses (Appendix 3). To the east of Lot 521 is Reserve 27179 which contains remnant vegetation.

From a spatial and geographical perspective, the site provides a logical location for urban development including residential and employment uses.

1.2.2 Area and land use

The site is 178.3348 hectares in area. Lot 10 Chester Pass Road is 25.7335 hectares in area and Lot 521 is 152.6013 hectares in area. This compares with the smaller and more fragmented land ownership to the south of Mercer Road and within the Yakamia-Lange Structure Plan area.

The site consists of multiple land uses. Lot 10 Chester Pass Road comprises the Ardess Industrial Estate and cleared land used to

keep current and old farm machinery and sand/gravel piles. The industrial area comprises of sheds, office buildings, car parks, an internal road network and cleared areas for future development. Businesses within the industrial area include Albany Freight Lines, Designer Dirt (landscaping supplies) and Ardess Nursery.

The Ardess Industrial Estate is subject to various leases.

Lot 521 Mercer Road encompasses the majority of the site and comprises predominantly cleared rural land used for grazing cattle. There are no dwellings on Lot 521 Mercer Road. There are two small to medium sized sheds (one used to store hay and farm machinery and the other an old shearing shed), a set of cattle yards and a strip of remnant vegetation in the northern part of Lot 521.

A variety of land uses surround the Structure Plan area (refer to Appendix 3).

1.2.3 Legal description and ownership

Copies of the Certificate of Titles are provided in Appendix 4. The Structure Plan consists of two lots which are summarised in Table 1:

| Table 1 – Legal Description | | | | | |
|------------------------------------|----------------|--------|-------|------------|-------------------------------|
| Lot | Deposited Plan | Volume | Folio | Area | Ownership |
| Lot 10 Chester Pass Road, Walmsley | 99325 | 2192 | 1 | 25.7335ha | Ardess 1607 Pty Ltd |
| Lot 521 Mercer Road, Walmsley | 76829 | 2822 | 563 | 152.6013ha | Ten Year Developments Pty Ltd |

1.3 Planning framework

1.3.1 Zoning and reservations

The City of Albany Local Planning Scheme No. 1 (LPS1) zones Lot 10 Mercer Road as 'Light Industry' with the land identified as Industrial Area 'IA1'. Site specific controls are set out in Schedule 11 – Industry Area for Area No. IA1. Lot 521 Mercer Road is zoned 'General Agriculture'. The current zoning is shown in Appendix 5, while provisions relating to the Ardess Industrial Estate are outlined in Appendix 6.

1.3.2 Regional and sub-regional structure plan

There are no regional or sub-regional structure plans that apply to the Local Structure Plan area.

1.3.3 Planning strategies

Strategic planning for the area identifies the site in providing housing, employment and facilities to support the district and support employment growth.

The *Albany Local Planning Strategy (ALPS)* sets the vision and long term land use planning direction for the City of Albany. The Strategic Plan: Urban, shown in Appendix 7, classifies the site as 'Industry' and 'Future Urban'.

The site is given a 'Priority 3' designation which is described in ALPS as follows:

'Priority 3 areas are logical extensions of the Priority 2 areas locations and/or existing urban areas and include parts of McKail, Gledhow, Warrenup, Walmsley and Big Grove. Priority 3 areas are expected to be rezoned with local structure planning undertaken in the near future. These areas are capable of producing lots within the medium term.'

ALPS sets a number of strategic objectives, principles and actions which include:

- To provide for a range of easily accessible community services and facilities.
- Facilitate a diversity of housing to align with the future population and social needs.
- Facilitate opportunities for local employment and economic growth by providing appropriate locations for establishing and growing business.
- To maintain an adequate supply and range of serviced industrial land in appropriate locations.
- To maintain the sustainable use of existing industrial sites.
- To integrate transport and land use planning in the City.

Page 155 of ALPS in part states 'The ALPS also supports the ongoing development of the existing Milpara and Terry (Hooper) Road Estates' (Ardess Industrial Estate).

The Structure Plan is consistent with the strategic direction set by ALPS.

1.3.4 State and regional strategies and policies

The Structure Plan is consistent with the State and regional planning framework including:

- *State Planning Strategy 2050* – this has a vision of sustained growth and prosperity. Page 20 states 'The vision of sustained growth and prosperity envisages a future where Western Australians enjoy high standards of living, improved public health and an excellent quality of life for present and future generations';
- *State Planning Policy 1 State Planning Framework Policy (Variation No. 2)*;
- *State Planning Policy 2 Environment and Natural Resources Policy*;
- *State Planning Policy No. 2.9 Water Resources*;
- *State Planning Policy 3.7 Planning in Bushfire Prone Areas*;
- *State Planning Policy No. 3 Urban Growth and Settlement* – promotes a sustainable settlement pattern, job creation, building on and within existing communities and the cost-effective use of infrastructure;
- *State Planning Policy 4.1 State Industrial Buffer Policy*;
- *Liveable Neighbourhoods* – promotes connected communities and a walkable community (further outlined below);
- *Development Control Policy 2.2 Residential Subdivision* – lots are required to be both suitable and capable of residential development;
- *Development Control Policy 4.1 Industrial Subdivision* – the location and configuration of the site and the development are consistent with DC4.1 including lot design, servicing and the efficient movement of traffic;
- *Guidelines for Planning in Bushfire Prone Areas*;
- *Visual Landscape Planning in Western Australia Manual*;
- *EPA Guidance Statement No 3 Separation Distances Between Industrial and Sensitive Land Uses*;
- *Guidelines for Separation of Agriculture and Residential Land Uses*;

- *Environmental Protection Bulletin 13 Guidance for the use of the Albany Regional Vegetation Survey in Environmental Impact Assessment*;
- *Great Southern Regional Planning and Infrastructure Framework* - identifies Albany as a regional centre. An initiative to support economic development is to 'Make land available to facilitate the establishment of new industries in designated estates or precincts in Albany' (page 9); and
- *Lower Great Southern Strategy 2016*.

Liveable Neighbourhoods is the State Government's key policy for the design and assessment of Structure Plans for new urban development. The Policy sets out a wide number of objectives and planning requirements relating to neighbourhood structure, roads and access, POS, commercial and shopping areas, schools and management of stormwater.

The Structure Plan is consistent with the aims of *Liveable Neighbourhoods* including it:

- facilitates ease of access in particular walking and cycling, through a network of connected streets that are safe, efficient and pleasant;
- fosters a sense of community, place and local identity through the creation of an urban village in a bush setting, bordered by open spaces (bush corridor on Lot 521, Reserve 27179 and proposed POS adjoining Mercer Road);
- supports public transport system, when feasible in Albany, through higher residential densities near Range Road and adjoining employment uses;
- provides a variety of lot sizes and housing types to cater for diverse housing needs at housing densities that support provision of local services;
- conserves and incorporates key environmental areas into designs including native vegetation;
- integrates the design of POS and stormwater management systems; and

- maximises the use of land for housing relevant for the site's context and setting.

1.3.5 Local planning policies

The Council has endorsed a number of Local Planning Policies and various policies are of relevance to future development on the site.

1.3.6 Other approvals and decisions

The existing *Ardess Service Industry Estate Development Plan* is provided in Appendix 8. This plan has largely been implemented through the formation of civil works and associated development of the Ardess Industrial Estate. Following WAPC approval of the Structure Plan, the Development Plan will be rescinded.

The local government has issued various development and associated approvals in the Ardess Industrial Estate.



View from the Ardess Industrial Estate access way towards Chester Pass Road

2. SITE CONDITIONS AND CONSTRAINTS

2.1 Biodiversity and natural area assets

2.1.1 Overview

Bio Diverse Solutions (Environmental Consultants) prepared an *Environmental Assessment Report and Land Capability Assessment* to guide future environmental management and guide the formation of the Structure Plan (see Appendix 9). The assessments identify the measures proposed to mitigate and manage the environmental features of the site and focus on the natural areas to be retained within the site. The assessment concluded that the site has no significant environmental constraints to facilitate urban development.

The Structure Plan recognises the importance of the key environmental and landscape attributes of the area. It incorporates these in an urban form that creates an environmentally responsive urban development that meets the EPA, WAPC and local government environmental requirements. Consequently, the environmental outcomes of the Structure Plan are considerable. It is expected that future subdivision/development will have negligible environmental impacts given:

- the site is largely cleared;
- existing native vegetation will be conserved in POS;
- there are opportunities to undertake environmental repair through replanting;
- there are appropriate buffers to sensitive land uses;
- subdivision will be appropriately serviced including residential lots will be connected to reticulated sewerage;
- stormwater will be appropriately managed; and
- noise, dust and stormwater will be effectively managed.

2.1.2 Native vegetation

The majority of the site has been cleared. The main area containing native vegetation is in the north of Lot 521 where it is proposed to retain the vegetation as POS. There are no Ramsar listed sites, Wetlands of National Importance or Declared Rare or Priority species of vegetation. Nevertheless, the remaining native vegetation has value and it is proposed to retain these areas where possible.

There are two areas of remnant vegetation within the site. A broad scale vegetation survey of these two areas was conducted by Bio Diverse Solutions on 29 August 2017. The strip of vegetation running parallel with the northern boundary of the site (approximately 13 hectares in size) comprises Low Open Jarrah/Marri/Sheoak Forest in good condition. The small area of remnant vegetation in the south-east corner comprises mixed Eucalypt Forest in a degraded condition.

A search of publicly available databases through WA Atlas, Nature Map, and EPBC Protected Matter Search Tool indicates that no threatened, priority or declared rare flora is present on the site, or within the surrounding Nature Reserves and remnant vegetation.

A key element in preserving biodiversity is connectivity, largely based on connecting natural areas through retaining and/or enhancing native vegetation. Environmental corridors can be for ecological, recreational or utilitarian purposes or for multiple purposes (City of Albany: 2002).

Considerable work has been undertaken to identify and manage environmental corridors. This includes *Albany Greenways* (2002). Appendix 10 shows greenways in and around Albany including the bush corridor on Lot 521 Mercer Road. There are opportunities to connect the bush corridor on Lot 521 Mercer Road to the north and west. This includes planting native vegetation on the western section of Terry Road adjoining the site and opportunities through the *Warrenup-Walmsley Local*

Structure Plan to provide revegetation in drainage lines, as part of POS and within relevant road reserves.

Bio Diverse Solutions advise 'all efforts should be made to conserve existing native vegetation. There is support however to clear, as required, replanted vegetation which is Blue gums given they are generally unsuitable in an urban area.'

The following management measures are proposed to reduce the likelihood of impacts to vegetation and flora and to retain the key existing biological values of the site:

- remnant vegetation will be retained within the vegetation strip in the north-east of the site and in the south-east corner of the site. Inclusion of the native vegetation within POS will provide the most effective way of managing the conservation values of the native vegetation;
- access crossings within the vegetation strip will be limited to facilitate retention and natural regeneration of vegetation and to prevent adverse impacts particularly for transient fauna;
- there will be revegetation using native species, where currently there is very little native species and diversity, in the two southern areas of POS along with other areas to promote fauna habitat, flora diversity and biodiversity;
- rehabilitating waterways/drainage lines to create a 'living stream' through revegetation and as required fencing; and
- develop a greening strategy to increase green canopy and green spaces.

2.1.3 Fauna

The majority of the site has been cleared. As a result, fauna habitat has largely been removed. The only potentially significant fauna habitat on site is within the two areas of remnant vegetation.

Within the bush corridor, in the northern section of Lot 521, there is the potential for black cockatoo foraging, roosting and

breeding habitat, , and any impacts on these habitats should be minimised,. Biodiverse Solutions supports this area being conserved as POS.

The Department of Biodiversity Conservation and Attractions have recently advised that vegetation in this bush corridor will support roosting Black Cockatoos species that are listed as threatened under the *State Wildlife Conservation Act 1950* and the Commonwealth's *Environmental Protection and Biodiversity Conservation Act 1999*. Additionally, significant areas of native vegetation are located in Crown reserves to the east of the site that provide habitat for cockatoo and other threatened and non-threatened species along with landscape connectivity. The Department of Biodiversity Conservation and Attractions encourage the retention of as much of the strip of vegetation as possible on Lot 521 to support roosting habitat and landscape connectivity in the form of 'stepping stones'.

To reduce likely impacts to native fauna, the bush corridor will be retained through maintaining the strip of remnant vegetation in the north of the site and the native vegetation in the south-east corner as POS. Additionally, native vegetation species will be used in areas of POS to promote habitat for native fauna species.

2.2 Landform and soils

2.2.1 Landform

Overall, the site has a gentle to moderate gradient. Topography over the site is undulating ranging from a high point of 51m AHD in the central northern portion of the site to a low point of 22m AHD in the southern central portion of the site. There is a ridge that runs from the central northern portion of the site to the south-west corner.

2.2.2 Geology and soils

Regolith of WA (Department of Mining, 2009) mapping indicates that soils across the site are classified as sandplain, mainly

Aeolian and include some residual deposits.

A Geotechnical Investigation was conducted on the 29 August 2017 by Great Southern Geotechnics under later winter conditions. The Geotechnical Investigation is included in Appendix 9. The investigation included both soil analysis and measuring of water table. The soil testing was conducted to assess the suitability of the site for the proposed residential and light industrial development including onsite effluent disposal for the extension of the industrial area.

Soil testing showed that soils across the site comprised predominately of a silty sand topsoil, over sandy gravel (with a layer depth varying from 200 - 700mm), over sandy clay to the depth of the hole.

Permeability testing was conducted by Liquid Labs WA as part of the Geotechnical Investigation. Permeability at both borehole site TP3 and TP10 is considered to be extremely low this is consistent with the soil type (sandy clay) encountered at these locations.

Phosphorous Retention Index (PRI) results across the site varied consistent with soil type. The sandy clays found across the majority of the site were found to have a very high PRI and therefore a very high ability to fix nutrients and heavy metals. The sandy gravel found at TP1 also had an extremely high PRI, particularly for a sand, whereas the light grey sand found at TP6 had a low PRI and therefore a low ability of fixing nutrients and heavy metals.

Ten boreholes were constructed within the site to a depth of 2.3 metres and left open for a minimum of 1 hour to identify water table present. No groundwater was encountered.

2.2.3 Land capability

As set out in Appendix 9, a Land Capability Assessment of the site was conducted by Bio Diverse Solutions. The overall capability of the site supporting the Urban Development land use was rated as highly

capable for Mapping Unit 1 and very highly capable for Mapping Unit 2. The overall capability of the site supporting the Light Rural Industrial is rated as highly capable for Mapping Unit 1. Mapping Unit 2 was not encountered at the location of the proposed Light Rural Industrial land use. The degree of limitations for both Urban Development and Light Rural Industry for Mapping Unit 1 and Mapping Unit 2 is low to very low.

Accordingly, the site is capable of supporting urban development and has similar soil types and hydrology to the surrounding urban areas. The soils have good foundation stability and any inconsistencies (e.g. lateritic cap rock) can be managed via design and normal construction techniques.

2.2.4 Acid Sulphate Soils

Acid Sulphate Soil (ASS) mapping indicates the site is not situated on any known ASS. There is however a section of high to moderate risk of ASS occurring within 3m of natural soil surface to the south of the site on Mercer Road.

The final fill levels and excavation requirements of the future subdivision will determine if an ASS and Dewatering Management Plan is required to be prepared prior to subdivision. If required, the management plan will be prepared to satisfy the Department of Water and Environmental Regulation and will outline the soil management measures, the groundwater and dewatering effluent monitoring measures and the contingency management measures required to minimise any environmental impacts.

2.2.5 Landscape impact

The western boundary of the site adjoins Chester Pass Road which is a tourist route connecting Albany to attractions including the Stirling Ranges and the Porongurup's. The site also forms part of the 'gateway' into Albany.

The site has mature planting adjoining the Chester Pass Road boundary which is

managed by the landowner. The mature planting, combined with the flat topography and the existing development adjoining Chester Pass Road, will ensure there will be manageable landscape impacts of new development when viewed from Chester Pass Road.

At the residential subdivision stage, a revegetation/landscape strategy will be formulated to provide a framework for the development of POS and the landscape within the public realm. The strategy will address matters including the landscape and design context, protection of remnant vegetation, rejuvenation of habitat and ecological linkages and water sensitive urban design (WSUD).

2.3 Groundwater and surface water

2.3.1 Overview

There are no significant waterways, wetlands or groundwater resources within the site or within the vicinity of the site. Accordingly, surface water or groundwater are not considered constraints to future urban development.

2.3.2 Surface water hydrology

There are no major naturally existing drainage networks or water bodies within the site. There is one minor waterway situated in the north-western section of Lot 10. This area will need to be managed sensitively in relation to stormwater planning within the site.

Hydrographic Sub-catchments (DoW, 2008) show the site to be within two surface water sub-catchments; with the northern and western portion of the site discharging to Willyung Creek to the north of the site and the central and southern portion of the site discharging to Yakamia Creek to the south of the site. Both the Willyung Creek and Yakamia Creek sub-catchments form part of the Oyster Harbour/Kalgan/King Catchment ultimately discharging to Oyster Harbour.

There are several man-made dams across the site, which are surface water fed and used for livestock drinking water.

2.3.3 Groundwater hydrology and hydrogeology

Australian Geoscience Mapping and Department of Water 250K Hydrogeological mapping places the site within the; 'Tertiary - Cainozoic - Phanerozoic (TPw) period: Plantagenet Group - siltstone, spongolite; minor sandstone, peat, and conglomerate.' The aquifer is a 'sedimentary aquifer with intergranular porosity – extensive aquifers, major groundwater resources.' (DoW, 2015).

As set out in section 2.2.2, a Geotechnical Investigation was conducted on the 29 August 2017 by Great Southern Geotechnics under late winter conditions. The investigation included measuring of water table. Ten boreholes were constructed within the site to a depth of 2.3 metres. Groundwater was not observed in any of the boreholes indicating there is no likely groundwater present beneath the site to a depth of 2.3 metres. The geotechnical investigation was undertaken in accordance with Australian Standards.

The site is not located within a Public Drinking Water Source Protection Area.

2.4 Bushfire hazard

The publicly released Bushfire Prone Area Mapping (DFES, 2017) shows that the majority of the site is located within a Bushfire Prone Area (situated within 100m of >1 ha of bushfire prone vegetation).

Bio Diverse Solutions have assessed bushfire risks and have prepared a BAL Contour Plan for the site (Appendix 9). The plan addresses *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and the *Guidelines for Planning in Bushfire Prone Areas*. The plan has informed the Structure Plan and its design.

Based on the Bio Diverse Solutions assessment, the Structure Plan meets the

'Acceptable Solutions' of each Element of the bushfire mitigation measures as per the *Guidelines for Planning in Bushfire Prone Areas* (WAPC, 2017). Table 2 summarises the Bio Diverse Solutions assessment of the

site and the Structure Plan against the bushfire protection criteria Acceptable Solutions for Elements A1, A2, A3 and A4.

Table 2 – Assessment against Acceptable Solutions

| Element | Acceptable Solution | Applicable or not Yes/No | Meets Acceptable Solution |
|------------------------------|---|--------------------------|--|
| Element 1: Location | A1.1 Development Location | Yes | Compliant - BAL 29 or less applied to lots |
| Element 2: Siting and Design | A2.1 Asset Protection Zone | Yes | Compliant, APZ in BAL 29 or less |
| Element 3: Vehicular Access | A3.1 Two Access Routes | Yes | Compliant two access to 2 destinations - Compliant |
| | A3.2 Public Road | Yes | Compliant with EAW |
| | A3.3 Cul-de-sacs | Yes | Compliant |
| | A3.4 Battle axes | N/A | Compliant |
| | A3.5 Private driveways | Yes | N/A |
| | A3.6 Emergency Access Ways | Yes | Compliant on parent lot |
| | A3.7 Fire Service Access Ways | N/A | N/A |
| | A3.8 Firebreaks | Yes | Complaint |
| Element 4: Water | A4.1 Reticulated areas | Yes | Compliant |
| | A4.2 Non-reticulated areas | N/A | N/A |
| | A4.3 Individual lots in non-reticulated areas | N/A | N/A |

Based on Appendix 9, the site and the proposed subdivision/development will have acceptable bush fire risks. Future development can be designed to achieve a maximum BAL rating of BAL-29, appropriate access and egress will be provided, new lots and development will be connected to reticulated water and hydrants will be installed.

Future dwellings within the Bushfire Prone Area will be constructed to the required standard that correspond to their assessed BAL, as set out in *AS 3959-2009 Construction of Buildings in Bushfire-Prone Areas*.

A detailed Bushfire Management Plan will be required if any industry is defined as 'High Risk'. A Bushfire Management Plan and a Bushfire Emergency Evacuation Plan are required to support a future Development Application for the primary school. Additionally, a detailed Bushfire Management Plan may be required to support the staged development of the subdivision.

2.5 Heritage

There is no registered Aboriginal heritage site within the Structure Plan area as set out on the Department of Planning, Lands and Heritage inquiry system. Proponents are however required to address the Department of Planning, Lands and Heritage's *Cultural Heritage Due Diligence Guidelines* and meet the provisions of the *Aboriginal Heritage Act 1972*.

The site does not contain any structure or place of heritage significance on the *City of Albany Municipal Heritage Inventory*.

2.6 Servicing

2.6.1 Overview

The Ardess Industrial Estate is provided with standard 'hard' infrastructure with the exception of reticulated sewerage. An internal access road, which is privately owned, provides vehicular access between the estate and Chester Pass Road. A sealed emergency access way,

with an associated approved crossover, connects the internal access road with Terry Road.

2.6.2 Wastewater

There is currently no reticulated sewerage provided to the site. Given this, the expanded light industrial area will be serviced with on-site sewerage disposal consistent with the draft *Government Sewerage Policy*.

All residential lots will be connected to the reticulated sewerage system.

2.6.3 Water

Future lots will be serviced with reticulated water. There are also opportunities for development to capture rainfall into water tanks for reuse within both industrial/commercial operations and on residential lots.

2.6.4 Stormwater

The western and northern portions of the site drain towards the north, while the central and eastern sections drain to the south. Stormwater drainage will be managed through on-site reuse, detention and connection. Further details are outlined in section 3.5 and Appendix 11.

2.6.5 Telecommunications and electricity

Future lots will be serviced with underground power.

2.6.6 Vehicular Access

The site has good access to the State and regional road network. Restricted Access Vehicles (RAVs) are permitted on Chester Pass Road and to enter/leave the Ardess Industrial Estate via the private road.

2.7 Context and other land use constraints and opportunities

2.7.1 Context

The site is located approximately 5 kilometres north of the Albany central area.

The site is surrounded by a wide range of land uses including those outlined on Appendix 3. The site is surrounded by rural properties to the north, west and south and remnant vegetation (Reserve 27179) to the east. The land to the north and west is zoned 'Future Urban'. To the south-west of the site along Chester Pass Road is Albany's main light industrial area which includes a range of businesses. To the south of Mercer Road is a shopping centre and a lifestyle village.

The Ardess Industrial Estate is a well-established industrial area which contains a number of sheds used for industrial, commercial and warehouse purposes along with uses such as transportation/logistics.

An internal access road, which is privately owned, provides access to the estate. A well-established landscape buffer is provided on the estate's western boundary adjoining Chester Pass Road.

The site is bordered by significant areas of remnant vegetation on its eastern boundary (Reserve 27179) which is reserved as 'Parks and Recreation' within LPS1. The vegetated reserve contributes significantly to the character and amenity of the area.

2.7.2 Rational for Structure Plan design

Major influences of the Structure Plan design include:

- designation of the site in ALPS as 'Future Urban' and 'Industry' and local government support to expand the Ardess Industrial Estate in the draft ALPS;
- design principles in *Liveable Neighbourhoods*;
- investigations and recommendations from Biodiverse Solutions;
- advice from the local government and State Government agencies;
- retaining native vegetation including the bush corridor;
- creating an urban village in a bush setting;

- promoting employment opportunities including facilitating transport depots and logistic operations;
- the *Ardess Service Industry Estate Development Plan*, existing development in the Ardess Industrial Estate and likely future development;
- extending Range Road; and
- draft *Warrenup-Walmsley Local Structure Plan*.

The Structure Plan responds to the site's context, opportunities, constraints and the planning framework. The rationale behind the Structure Plan (Plan 1) includes to:

- address land use compatibility with adjoining/nearby uses and coordinate with surrounding development;
- provide light industrial development and employment in the western section and residential development in the central and eastern sections;
- provide a range of residential lot densities, sizes and housing which contribute to a greater choice of housing and at densities that are marketable and make efficient use of land and infrastructure;
- comply with *Guidelines for Planning in Bushfire Prone Areas*;
- have regard to topographic and other natural features along with required servicing;
- foster a sense of identity that reflects the natural character of the area and creates a sense of community;
- create an urban village in a bush setting, bordered by open spaces (bush corridor on Lot 521, Reserve 27179 and proposed POS adjoining Mercer Road);
- minimise the impact of development on sensitive environmental values;
- facilitate the safe and efficient movement of traffic and promote a connective and permeable walking and cycling network;
- provide POS that conserves native vegetation, treats stormwater along with providing opportunities for a range of recreation;
- enhance the area through the provision of a primary school and a community purpose site;

- recognise there is increasingly a move away from manufacturing operations towards transportation logistics and storage, warehousing and distribution centres. The Ardess Industrial Estate is well suited to assisting with transportation logistics with its excellent road access and as demonstrated by current development in the estate;
- provide an opportunity to create a high quality extension of Albany's urban area which maximises the views to surrounding features including Willyung Hill, Porongurup, Stirling Ranges, Mount Manypeaks, Mount Clarence, Mount Melville and the coast; and
- provide additional retail catchment to the existing Chester Pass Mall activity centre.

2.7.3 Structure Plan key proposals

The Structure Plan has been developed to guide the subdivision and development of the site. The Structure Plan proposes:

- light industrial development;
- residential development with densities ranging between R5 – R60;
- POS in three sections of the site;
- a primary school site;
- community purpose site; and
- new roads and opportunities for walking and cycling.

Light industry is shown as Precinct A and Precinct B. This relates to a separate scheme amendment request to LPS1 to facilitate the permissibility of the transport depot use in the Ardess Industrial Estate (Industrial Area IA1). The amendment proposes:

- Precinct A - the transport depot use is an 'A' use (land located within the '<200 metre' buffer'); and
- Precinct B - the transport depot use is an 'D' use (land located within the '>200 metre' buffer').

3. LAND USE AND SUBDIVISION REQUIREMENTS

3.1 Land use

3.1.1 Overview

The Structure Plan (Plan 1) provides guidance for future subdivision and development. The Structure Plan proposes additional light industrial development, low and medium density housing development, POS, a primary school site and a community purpose site. The Structure Plan outlines a range of residential densities to promote a variety of densities, lot sizes and types of housing.

Associated roads are identified including part of Range Road which connects central Albany with Oyster Harbour/Lower King and road widening for Terry Road (eastern section).

The Structure Plan summary table, in the Executive Summary, outlines key statistics and planning outcomes.

3.1.2 Suitability of proposed land uses

The site is suitable and capable of accommodating light industrial and residential development.

The western portion of the site is suitable for light industrial development to complement the existing Ardess Industrial Estate. Expanding the Ardess Industrial Estate will create considerable employment and economic activity.

The central and eastern portions of the site are suitable for residential subdivision/development consistent with ALPS. *Liveable Neighbourhoods* promotes the concept of 'walkable catchments'. The residential area is generally within 400 metres (equivalent of 5 minutes walking time) to an area of POS.

3.1.3 Integration with surrounding land use

The Structure Plan is compatible and integrated with surrounding land uses. The Structure Plan has considered the site's

context, including adjoining and nearby land uses, and considered the compatibility of future development. In summary, the proposed light industry and residential uses are compatible with adjoining and nearby land uses/development given:

- the long established Ardess Industrial Estate is well-buffered to sensitive uses given it adjoins industrial and rural land. Additionally, Chester Pass Road is wide adjoining the site. This combined with the established planting provides a buffer to uses on the western side of Chester Pass Road;
- it is likely that there are greater noise and associated impacts from Chester Pass Road than from the Ardess Industrial Estate;
- the Structure Plan proposes light industry rather than general industry. Effectively managed light industry can be located adjoining residential development;
- Range Road will have a 30 metre reserve width incorporating street trees and landscaping;
- development conditions can further assist to minimise off-site impacts; and
- a requirement for industrial operators to appropriately manage their operation and control their impacts on their own property in accordance with standard practice and legal principles.

3.2 Public open space

3.2.1 Overview

The design of the POS system responds to a wide number of opportunities presented by the site, namely:

- retaining key environmental features such as remnant vegetation;
- integrating surface water management measures into POS;
- providing well-distributed and generous sized POS that provide a range of recreational opportunities;
- fostering a sense of community, place and local identity through the creation of an urban village in a bush setting, bordered by open spaces (bush

- corridor on Lot 521, Reserve 27179 and POS adjoining Mercer Road); and
- providing an attractive entry frontage to Mercer Road that enhances the site's sense of place.

3.2.2 POS provision

The Structure Plan provides the following POS:

- a vegetated bush corridor containing remnant vegetation in the north-east section;
- two generous sized neighbourhood parks incorporating an incidental drainage function; and
- a community centre site located near the proposed primary school.

A schedule of POS for the Structure Plan Area is shown in Table 3.

| Table 3 – POS Schedule | |
|---|------------|
| Land use allocations | Hectares |
| Total Structure Plan area | 178.3348 |
| Less – Unrestricted POS not included in POS contribution | 10.728ha |
| Total – Net site area | 167.6068ha |
| Deductions | |
| Primary school | 4ha |
| Light industry | 58.4648ha |
| Arterial roads: | |
| Range Road (30m reserve width) | 2.67ha |
| Terry Road – eastern section (5m widening within Structure Plan area) | 0.675ha |
| Gross subdivisible area | 101.797ha |
| Required POS @ 10 per cent | 10.1797ha |
| POS contribution | |
| May comprise: minimum 80% unrestricted POS | 7.59ha |
| May comprise: maximum 20% restricted POS – bush corridor total area 13.41ha | 2.682ha |
| Unrestricted POS sites | |
| Neighbourhood Park No. 1, central-south 3.2ha (take 0.7ha for drainage basin) | 2.5ha |
| Neighbourhood Park No. 2, south-east 5.15ha (take 0.46ha for drainage basin) | 4.69ha |
| Community purpose site | 0.4ha |
| Restricted use POS | |
| Restricted use POS - bushland | 2.682ha |
| POS provision | 10.272ha |

In addition to the above, there are opportunities for community use of the primary school oval under a shared access agreement with the Department of Education.

The amount of POS has been calculated to meet the minimum 10% requirement under *Liveable Neighbourhoods* and to provide for stormwater management systems. The allocation of POS will be further refined during the subdivision stage as the detail of the stormwater management system is further determined through the Urban Water Management Plan. This will result in opportunities to improve dwelling yield and planning outcomes, while continuing to balance ecological and recreational needs within the minimum 10% requirement of *Liveable Neighbourhoods*.

The Structure Plan aims to provide wide ranging recreational opportunities while contributing to the unique identity of the locality. The Structure Plan recognises that well designed POS contributes to a community's better quality of life.

The provision of POS assists to create a distinctive sense of place, conserve important natural areas, provide active and passive recreational areas and provide convenient access to residential areas. Portions of the POS are also proposed to integrate with managing stormwater.

3.2.3 Nature space

While the majority of the site has been cleared there are areas of remnant vegetation that will be retained within the POS. Retention of the native vegetation in public ownership will facilitate the effective management of the area for its conservation value.

The bush corridor contains native species or communities in a relatively natural state and hence contains biodiversity. The Department of Biodiversity Conservation and Attractions have recently advised that the vegetation in this bush corridor will support roosting Black Cockatoos species that are listed as threatened under the

State Wildlife Conservation Act 1950 and the Commonwealth's Environmental Protection and Biodiversity Conservation Act 1999. Significant areas of native vegetation are located in Crown reserves to the east of the site that provide habitat for cockatoo and other threatened and non-threatened species and landscape connectivity. The Department of Biodiversity Conservation and Attractions encourage the retention of as much of the strip of vegetation as possible on Lot 521 to support roosting habitat and landscape connectivity in the form of 'stepping stones'.

The role of the bush corridor is significant in enhancing the area's natural assets to the benefit of the community. The bush corridor is expected to be of high value to residents. The POS will be bordered by public roads to assist with management of the POS.

Passive, conservation style POS is consistent with the desired character and lifestyle of the area. There will be opportunities for low-key recreation within the bush corridor, with details be addressed at the subdivision stage.

3.2.4 Neighbourhood parks

Two large neighbourhood parks are proposed on Lot 521 in the central-south and south-east sections. The central-south POS is 3.2 hectares and is expected to incorporate a drainage basin of around 0.7 hectare. The south-eastern POS is 5.15 hectares and is expected to incorporate a drainage basin of around 0.46 hectare.

Their location provides an opportunity to create an attractively landscaped entry statement to the area. There is an opportunity to provide attractively designed areas of POS which will be overlooked by the surrounding residential areas. The POS should be maintained to a high standard to be appealing to the community.

It is expected that the neighbourhood parks will be used for active recreation, passive recreation, nature space and

unstructured active play. These sites could be developed for active recreational use such as playgrounds, exercise facilities, half-court basketball courts along with passive facilities such as picnic/barbecue areas and seating.

Drainage areas for the one in 100 year event within POS near Mercer Road have the potential to combine passive recreation and unstructured active play opportunities through WSUD. Where drainage basins remain dry for most of the year, they can be designed to enable them to be used for recreational purposes.

3.2.5 Community purpose site

A community purpose site is proposed near the primary school. While details will be addressed at the subdivision stage, including its ownership or vesting, it is envisaged the site will be around 4000m² in area. The community purpose site will be an asset to the area and will complement the primary school.

3.3 Residential

The Structure Plan provides R5 to R60 coded areas to facilitate a mix of densities lot sizes and housing types. Increasing population in Albany, a designated regional centre, adds to its overall viability, vitality and prosperity and the range of services that can be sustained.

Future subdivision will meet the minimum lot size and will comply with the average lot size requirements of the *Residential Design Codes* for the specified density coding.

Approximately 94.24 ha has been identified as gross residential development land.

ALPS recommends that urban residential densities of approximately R20 are to be achieved in 'Future Urban' areas. The R20 density code is the equivalent to an urban density of approximately 14 dwellings per hectare of gross urban land. It is estimated approximately 1320 residential lots will be created, based on 14 dwellings per hectare of gross urban land. Final yields will be determined at the subdivision design

stage. Over the life of the project, there is an opportunity to achieve an increased overall density, subject to market demand.

As previously outlined, it is intended to foster a sense of community, place and local identity through the creation of an urban village in a bush setting, bordered by open spaces (bush corridor on Lot 521, Reserve 27179 and POS adjoining Mercer Road). Based on land use allocation, street block pattern and associated lot orientation, the Structure Plan seeks to promote views and outlooks.

Residential development should respond to the unique character of the area and be sympathetic to existing landform. Consideration should be made to formulating Building and Landscaping Guidelines supported by restrictive covenants.

The proposed higher density near Range Road will maximise opportunities for future access to public transport.

3.4 Movement networks

3.4.1 Current situation

The site has excellent access to the National and State highway network and the regional road network. Additionally the site is highly accessible by road with convenient access to the Albany central area and the Albany urban area. This will ensure convenient vehicular access that meets safety and amenity objectives.

Vehicular access between the site and Chester Pass Road is via an existing sealed access way (private road). There are appropriate sight distances in both directions where the access way intersects with Chester Pass Road (which is four lane dual carriageway adjoining the site) which facilitates safety for road users.

The City has previously approved a crossover from the site onto Terry Road. In comparison to the main and direct access between the Ardess Industrial Estate and Chester Pass Road, the crossover to Terry Road is used only occasionally. Terry Road

is not a classified Restricted Access Vehicles (RAV) route, so all RAVs are required to enter and leave the Ardess Industrial Estate via the main Ardess Industrial Estate access way. **No RAV's are permitted to access or leave the Ardess Industrial Estate via Terry Road. 'As of right' vehicles are however able to use Terry Road.**

Chester Pass Road is an approved road train route and it has a speed zoning of 60kph where the Ardess Industrial Estate access road intersects with Chester Pass Road. MRWA are supportive of RAVs to RAV Category 7 entering and leaving the site from the Ardess Industrial Estate access road. RAV Category 7 relates to vehicles (prime mover towing a semi-trailer and B Double or a B Double towing a dog trailer) that have a maximum length of 36.5 metres and a maximum mass of 107.5 tonnes.

Given the site adjoins Chester Pass Road, the impact of RAVs on general traffic on the Structure Plan area is minimised. RAVs will enter and leave the site in a forward gear.



Chester Pass Road looking towards Chester Pass Mall with Ardess Industrial Estate on the left

3.4.2 Proposed movement system

Various traffic impact studies have been prepared for the locality. In summary, these studies conclude that the road network and intersections have sufficient capacity to address traffic generation from the development.

The Structure Plan proposes:

- a movement network that maximises permeability and legibility. New connections provide access to surrounding areas;
- key roads on a north-south and east-west grid to promote permeability including connecting the Ardess Industrial Estate with Range Road;
- an extension of Range Road will provide an alternative north-south route to Chester Pass Road and Lower King Road/Ulster Road;
- road reserve widths of 30 metres on Range Road/Terry Road to cater for eventual four lanes, stormwater management, services and street trees;
- no direct vehicular access between lots and Terry Road/Range Road. There will be limited or no access between lots and Mercer Road with this matter to be addressed at the subdivision stage; and
- no cul-de-sacs in the general industry estate and only one cul-de-sac in the residential area (between Terry Road and the bush corridor POS, which will be provided with an emergency access way).

The Structure Plan will ensure convenient vehicular access that meets safety and amenity objectives. The Structure Plan is guided by the appropriate road types from *Liveable Neighbourhood*. Neighbourhood connector roads are proposed as the key access and egress connectors for the Structure Plan area.

The final design will be subject to detailed civil engineering design at the subdivision stage. Roads will be designed and constructed in accordance with local government requirements.

3.4.3 Key issues

In time, it is expected that the western section of Terry Road will be realigned. The existing intersection of Terry Road/Chester Pass Road is expected to be closed and the intersection relocated northwards to provide appropriate vehicular sight distances in both directions. This is being separately considered via the *Warrenup-Walmsley Local Structure Plan*.

MRWA is seeking changes to the realignment of Terry Road including connecting it with Harvey Road to create a 4 leg roundabout. MRWA advise the advantage to the design is safety. A 4 way roundabout is more effective than a 3 leg, the land to build the roundabout already resides in the Harvey Road truncations and it reduces the number of conflict points.

MRWA prefers a flow through two way arrangement for transport depots, including at the Ardess Industrial Estate, to allow for increased flow options.

Chester Pass Road will continue to act as part of the Restricted Access Vehicle (RAV) Class 7 Network until the Albany Ring Road is finalised.

Development in the light industrial area that incorporates RAVs will be advised that there is no guarantee that RAVs will be permitted to use Chester Pass Road between Menang Drive and the main roundabout (intersection with Albany Highway, North Road and Hanrahan Road) following the Albany Ring Road being completely constructed and operational to the Port of Albany. Associated development approvals may also contain conditions or advice relating to future limitations of access for RAVs.

Given there is existing light industrial development adjoining Chester Pass Road, there are no traffic noise implications from Chester Pass Road on future development on the site.

In the future, the owners of Lot 10 Chester Pass Road and the City will review whether

the private road becomes vested with the City as a public road.

3.4.4 Vehicle manoeuvring and parking

Vehicle parking and manoeuvring areas for industrial/commercial development will be contained on site and all vehicles will be able to enter and leave the site in a forward gear. Vehicular access, parking and manoeuvring areas will be constructed, drained and where necessary sealed to the satisfaction of the local government.

3.4.5 Pedestrian and cyclist movements

The site's location and the Structure Plan design provide considerable opportunities for walking and cycling. A strong pedestrian network is promoted in the Structure Plan to enable connectivity, access and recreational opportunities.

There are various opportunities to promote walking and cycling to/from the site which will be considered in more detail in future planning and design stages. Dual use paths and footpaths will be provided in the residential area in accordance with *Liveable Neighbourhoods*.

3.4.6 Public transport

The site is not currently serviced by public transport. It is expected that Range Road/Terry Road and Chester Pass Road will be identified as future public transport routes connecting the Albany central area with localities including Oyster Harbour, Lower King, Warrenup and Pendeen.

3.5 Water management

A Local Water Management Strategy (LWMS) has been prepared in support of the Structure Plan as required by *State Planning Policy 2.9 Water Resources* and *Better Urban Water Management* (WAPC 2008). Refer to Appendix 11.

The LWMS outlines there are opportunities to enhance water quality and quantity onsite before being discharged offsite. Accordingly, stormwater management from the site is required be effectively

designed, constructed and managed to the satisfaction of the local government and Department of Water and Environmental Regulation to meet publications such as *State Planning Policy 2.9 Water Resources*, *Better Urban Water Management*, *Stormwater Management Manual for Western Australia*.

The LWMS details the integrated water management strategies to facilitate future urban water management planning. The LWMS will achieve integrated water management.

The LWMS sets out a number of management/design measures to be implemented to reduce the impact of the proposed development on surface water and groundwater flows, levels and quality, the function and environmental values of the site, or its interconnected areas.

Stormwater management is required to ensure there are limited off-site impacts through adopting WSUD. This recognises that water is a valuable resource. WSUD aims to reduce stormwater runoff, remove nutrients and contaminants, protect receiving environments, minimise water use, maximise water conservation, promote fit-for-purpose use and promote re-use.

In particular, the subdivision/development is required to ensure that stormwater is designed to ensure that post development run-off rates are no greater than pre-development run-off rates.

The LWMS confirms that there are no significant constraints or sensitive features which would preclude implementation of WSUD.

Based on geotechnical investigations, land capability assessed and the proposed management measures, it is not expected that any changes to groundwater flows, levels or quality will have an adverse impact on the function and environmental values of the site.

There are limited water management risks associated with development of the site.

Based on the geotechnical investigations (see section 2.2.3), there is no requirement to undertake pre-development groundwater monitoring. Overall, the soil types enable stormwater infiltration at source.

Based on geotechnical investigations (Appendix 9), it is expected that lots can support on-site reuse and/or detention.

The LWMS includes indicative locations of stormwater basins at each low point within the catchments. These basins will be fully integrated with the POS and designed and landscaped to become a significant feature of the development.

3.6 Education facilities

The estimated lot yield of 1320 residential lots and a population of approximately 3300 people will generate demand for one primary school.

Liaison with the Department of Education confirms that one primary school will be required within the Structure Plan area to service the site and a catchment extending outside of the Structure Plan area. Provision for a high school is not required.

A four hectare primary school site, rectangular in shape, is set aside for education facilities within the Structure Plan area. The school is central to the residential area and accessible to the future school catchment north of Terry Road.

The school site is bordered on four sides by roads to assist with access and parking. There will be effective circulation for traffic around the school site which will assist to reduce traffic congestion and illegal parking issues at peak school periods. This in turn will assist to reduce congestion in the local streets as traffic moves to and from the school site.

The site has minimal physical constraints, is gently sloping, is well drained and is capable of supporting school buildings.

There are opportunities for community use of the school oval under a shared access agreement with the Department of Education. If agreed, it will satisfy the requirement for an active sporting area in the northern portion of the site and provide another public recreational asset.

3.7 Activity centres and employment

The City and the WAPC (via documents such as *Liveable Neighbourhoods*) promote employment and economic growth which will be assisted by the proposed expansion of the Ardess Industrial Estate to Range Road.

The Structure Plan will have various economic benefits including supporting local employment, supporting local services and strengthening the local economy which is consistent with the planning framework. For instance, implementation of the Structure Plan will:

- provide a range of opportunities and choices for businesses, most which are expected to be small to medium sized operations;
- assist in the economic sustainability and strength of Albany and contributes to the local and regional economy. Development of the site will contribute to job creation (direct and indirect jobs) and it will assist in the growth and diversify of the City's economic base and add to the overall vitality and prosperity of Albany;
- support a growing and more diverse industrial and logistics sector which will provide an important foundation for the future economic growth of Albany;
- create employment close to where people live; and
- assist with employment self-sufficiency in the district.

Other employment generators within the Structure Plan area include the primary school and home businesses.

3.8 Infrastructure coordination, servicing and staging

3.8.1 Overview

Background servicing information is set out in section 2.6. Future subdivision and development will be appropriately serviced in accordance with local government and WAPC requirements.

The subdivision/development of the site, as advocated by the Structure Plan, will require the extension and upgrading of essential civil infrastructure. There will be a need for more detailed investigations and design to ensure there is capacity of these services for the subdivision. The capacity of existing infrastructure to service future subdivision will need to be determined prior to the issue of titles.

3.8.2 Wastewater

Biodiverse Solutions assessed the proposed expanded light industrial area being serviced with on-site effluent disposal against the draft *Government Sewerage Policy*. The assessment found that the proposed light industrial area is appropriate for on-site sewage disposal. In addition, the low permeability and high PRI of the soils in the location of the proposed industrial area will allow for slow draining assisting the process of being fixed by soil microbes.

As the light industrial area is located in a sewerage sensitive area, a secondary waste water treatment system with nutrient removal should be used. The provision of on-site sewage disposal systems including calculation of land application area will be in accordance with minimum site requirements contained in Schedule 3 of the draft *Government Sewerage Policy* (DoP, 2016) and must be approved for use in Western Australia by the Department of Health. LPS1 requirements for the current Light Industrial area require 'dry industry' and 'alternative treatment effluent disposal systems'.

Based on geotechnical investigations, on-site wastewater disposal is appropriate for future light industrial lots/development. This

reflects the expected generous lot sizes, the intended land uses, the expected low wastewater generation and anticipated low volume of process water.

All residential lots will be connected to the reticulated sewerage system. To service residential lots, waste water pumping stations (WWPS) will be required. It is expected that the northern portion of the site will be serviced with a WWPS located outside the site in the northeast corner of Lot 4925 Terry Road. South of the ridge line on Lot 521, the majority of the site is expected to be serviced with a WWPS located outside the site on Mason Road within the *Yakamia-Lange Structure Plan* area. Both WWPS's eventually discharge into the WWPS on the corner of Albany Highway and Le Grande Avenue.

While the permanent WWPS and their pressure mains are ultimately funded by the Water Corporation, pre-funding of those works by developers is likely to be required to enable subdivision to proceed. These costs can be shared between developers both within and outside of the Structure Plan area.

3.8.3 Reticulated water

Proposed lots will be connected to the reticulated (scheme) water system. This will require an extension and upgrading of the water main, plus advancing the programmed enlargement of a supply main to ensure proposed lots have sufficient pressure to meet Water Corporation's licence conditions and its Customer Charter. Hydrants will be installed based on Water Corporation guidelines.

The reticulated water supply should be complemented with rainwater capture and storage, with landowners/operators required to install rainwater tanks as a condition of development approval.

3.8.4 Power supply and telecommunications

All proposed lots will be serviced with underground power and required telecommunication infrastructure.

Electrical trenching within the site will also be used for communications cabling as well.

Existing HV power supplies are available in adjacent commercial and industrial areas and can be extended in a staged program to service the site. While no significant offsite infrastructure upgrades are anticipated, this will need to be confirmed closer to the subdivision stage.

3.8.5 Gas

Albany has an LPG reticulated gas network operated by Atco Gas. While the current system is limited and there is no network in the Walmsley locality, upgrades currently being carried out may extend the system.

The options at present are an individual household/commercial premise bottled supply or the establishment of a centralised 'bullet' for reticulated gas to each household and commercial premise.

3.8.6 Staging

A staged development will occur, with the initial stages being the expansion of the Ardess Industrial Estate to the east. The formulation of future stages will consider the location of services, demand and feasibility considerations. Residential subdivision will only be feasible and environmentally sustainable once reticulated sewerage has been established in the area.

3.9 Developer contributions arrangements

Developer contributions are to be made in accordance with the WAPC's State Planning Policy 3.6 Development Contributions for Infrastructure and any Local Planning Policy adopted by the local government.

A Contribution Plan is provided in Appendix 12. This sets out the key infrastructure, community facilities and land requirements to be provided by subdividers with and outside the Structure Plan area.

Some of the key infrastructure and facilities that are covered by the Contribution Plan include:

- Terry Road widening and upgrading;
- Range Road construction;
- Mercer Road/Range Road intersection;
- Mercer Road/neighbourhood connector intersections;
- primary school site; and
- POS.

Subdividers should refer to section 7.1 of Part One - Implementation section for developer contribution responsibilities.

3.10 Implementation

Implementation of the Structure Plan will be through application of the provisions of Part One - Implementation of the Structure Plan through scheme amendment, subdivision and/or development processes.

4.0 CONCLUSION

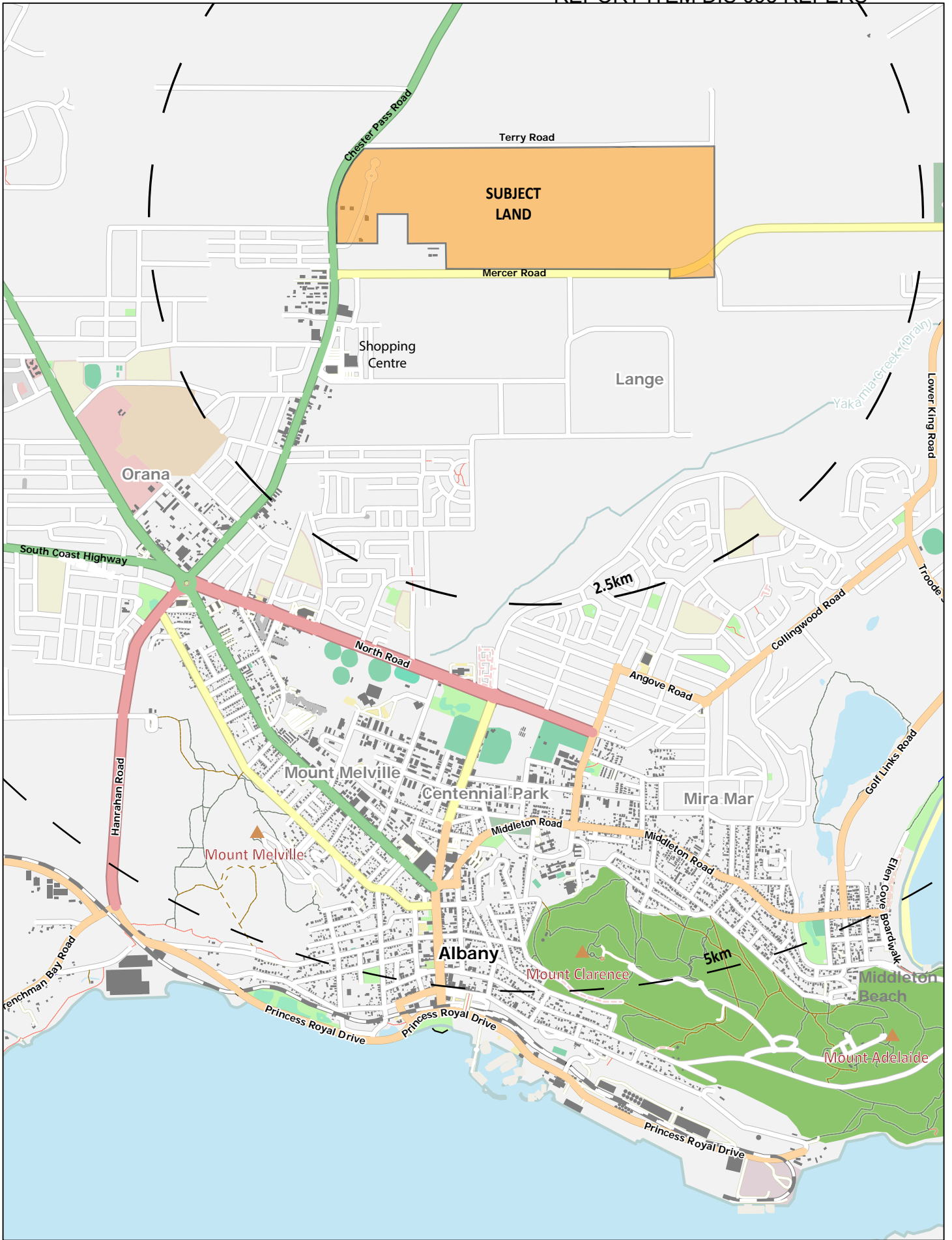
The *Ardess-Walmsley Local Structure Plan* coordinates and facilitates a strategically significant development area as identified in ALPS. Its relative proximity to the Albany central area, retail, commercial and industrial activity provides an opportunity to consolidate development which maximises access to employment and services.

The Structure Plan recognises the importance of the key environmental and landscape attributes of the area, and incorporates these in an urban form, that creates an environmentally responsive urban development that meets the EPA, WAPC and City of Albany's environmental requirements.



View of Ardess Industrial Estate and surrounding area

APPENDIX 1



LOCATION PLAN
 Lot 10 Chester Pass Road
 and Lot 521 Mercer Road
 Walmsley, City of Albany

 SUBJECT LAND



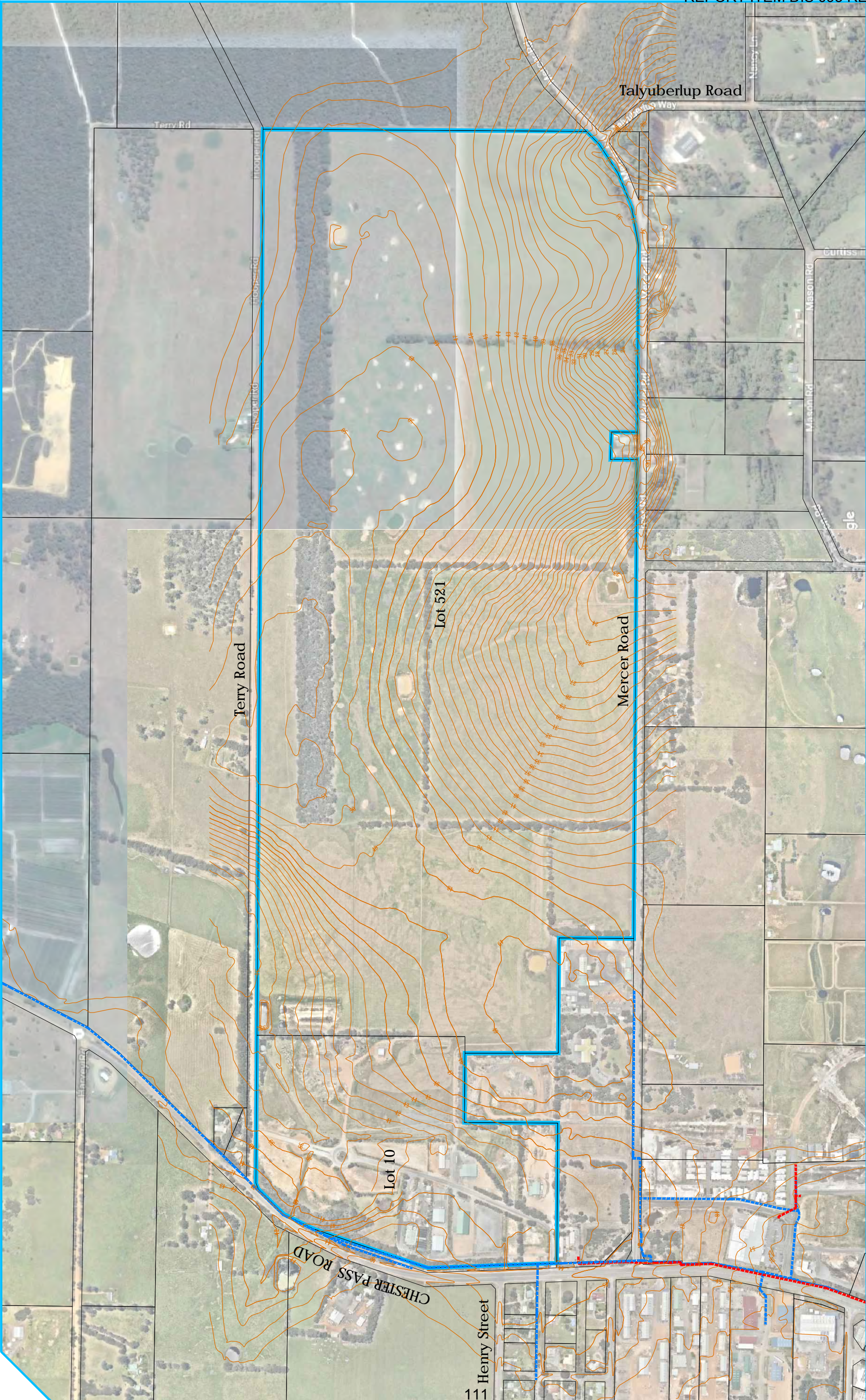
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 M 0409 107 336

scale 1 : 30,000 @ A4



APPENDIX 2



Edge Planning & Property
124 Hare Street, Mount Clarence
AUBURN WA 6230
M 0800 107 334






DRAWING NUMBER
EP 170520 01

REV A
A CONTEXT PLAN
REV DESCRIPTION YNMMDD DRAWN/APP/VD

SCALE 1:7500
SHEET A3

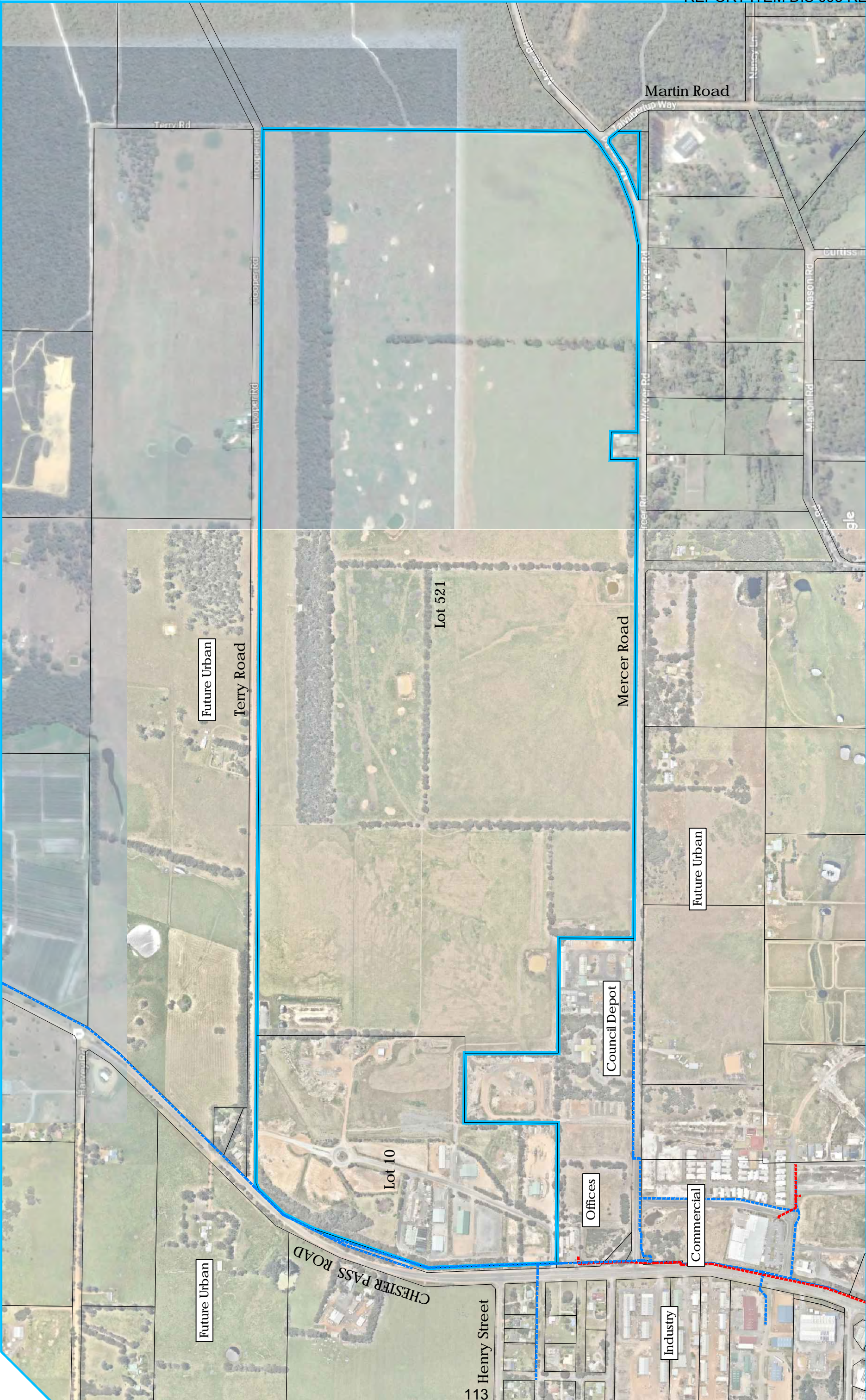


Legend

-  Structure Plan Boundary
-  Existing Lot Boundary
-  Contours
-  Existing u/ground Water Pipe
-  Existing u/ground Sewer Pipe

SITE PLAN
Lot 10 Chester Pass Road
and Lot 521 Mercer Road
Walmsley

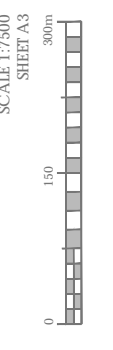
APPENDIX 3







Edge Planning & Property
124 Hulse Street, Mount Clarence
AUBURN WA 6230
M 0409 107 334

DRAWING NUMBER
EP 170520 03
REV
A

A CONTEXT PLAN
REV DESCRIPTION
170522 SJ ST
YMMDD DRAWN/APP/VD



Legend

-  Existing u/ground Water Pipe
-  Existing u/ground Sewer Pipe
-  Structure Plan Boundary
-  Existing Lot Boundary

CONTEXT PLAN
Lot 10 Chester Pass Road
and Lot 521 Mercer Road
Walmsley

APPENDIX 4

ORIGINAL: Not to be removed from the Department of Land Administration.

Application H436981

VOLUME FOLIO
2192 1
IN THE REGISTER

Volume 1575 Folio 458

WESTERN



AUSTRALIA

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED



The person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements, encumbrances and notices shown in the Second Schedule hereto.

Dated 5th May, 2000

J. Doyle
REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 392 and being Lot 10 on Diagram 99325, delineated on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

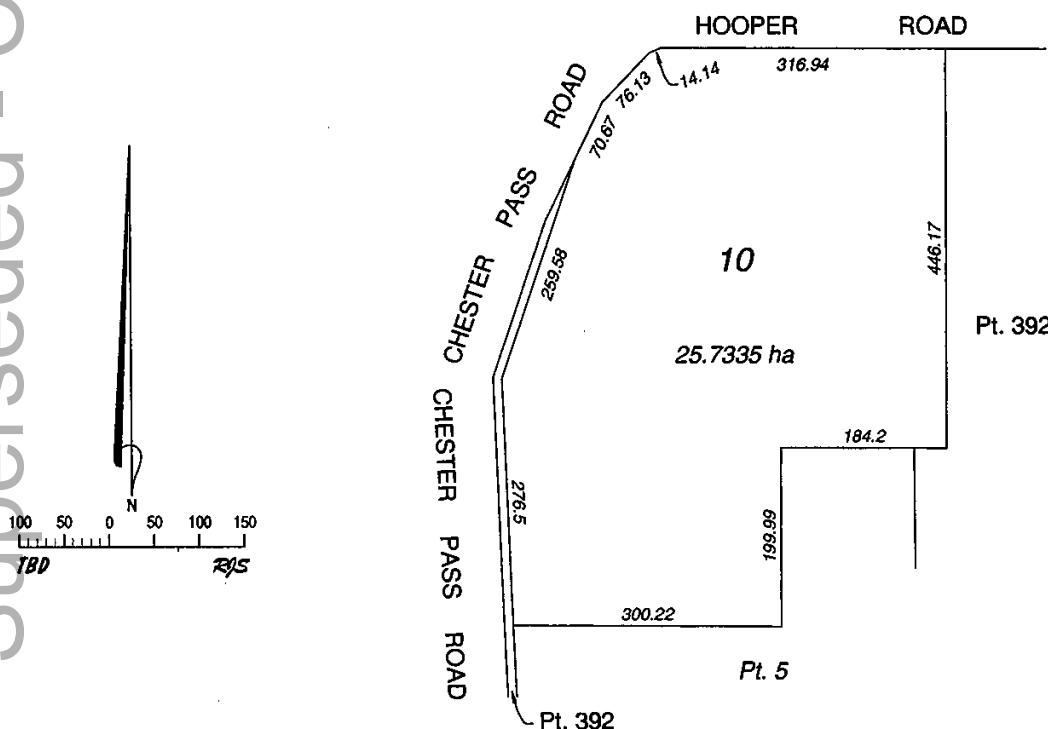
Ten Year Developments Pty Ltd of 51 Collie Street, Albany.



SECOND SCHEDULE (continued overleaf)

- EASEMENT for Drainage purposes created on Diagram 99325 under Section 27A TP&D Act.
- MORTGAGE H436984 to Ten Year Developments Pty. Ltd. of 51 Collie Street, Albany. Registered 5.5.00 at 11.19 hrs.

THIRD SCHEDULE



NOTE: Entries may be affected by subsequent endorsements.

FIRST SCHEDULE (continued) NOTE : ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

PARTICULARS
 Address 1607 Pty. Ltd. of Lot 52 Lower Denmark Road, Albany.

INSTRUMENT
 NATURE NUMBER
 Transfer H436983

REGISTERED
 5.5.00

TIME
 11.19

SEAL & INITIAL


SECOND SCHEDULE (continued)

| REGISTERED or LODGED | TIME | SEAL & INITIAL | CANCELLATION | | REGISTERED or LODGED | SEAL & INITIAL |
|----------------------|------|----------------|--------------|--------|----------------------|----------------|
| | | | NATURE | NUMBER | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |



| | |
|---------------------------------------|-------------------------------------|
| REGISTER NUMBER 521/DP76829 | |
| DUPLICATE EDITION N/A | DATE DUPLICATE ISSUED N/A |

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2822** FOLIO **563**

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 521 ON DEPOSITED PLAN 76829

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

TEN YEAR DEVELOPMENTS PTY LTD OF 51 COLLIE STREET, ALBANY

(AF M485739) REGISTERED 5/12/2013

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: DP76829
PREVIOUS TITLE: 2795-990
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

NOTE 1: M485739 THIS LOT/TITLE CREATED AFTER CROWN LAND INCLUDED INTO THE FREEHOLD ESTATE WITHOUT PRODUCTION OF THE DUPLICATE CERTIFICATE OF TITLE. CURRENT DUPLICATE FOR THE WITHIN LAND IS STILL VOLUME 2795 FOLIO 990 EDITION 1

WESTERN



AUSTRALIA

| | |
|-------------------------------------|---|
| REGISTER NUMBER 10/D99325 | |
| DUPLICATE EDITION 2 | DATE DUPLICATE ISSUED 21/7/2014 |

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2192** FOLIO **1**

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 10 ON DIAGRAM 99325

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ARDESS 1607 PTY LTD OF LOT 52 LOWER DENMARK ROAD, ALBANY
(T H436983) REGISTERED 5 MAY 2000

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *L643182 CAVEAT BY ANNE WALMSLEY AS TO PORTION ONLY LODGED 2.6.2011.
2. *L643183 CAVEAT BY GORDON WALMSLEY AS TO PORTION ONLY LODGED 2.6.2011.
3. *L643184 CAVEAT BY PETER WALMSLEY AS TO PORTION ONLY LODGED 2.6.2011.
4. *L643185 CAVEAT BY RHODA WALMSLEY, GEORGE WALMSLEY AS TO PORTION ONLY LODGED 2.6.2011.
5. M685117 EASEMENT TO CITY OF ALBANY FOR DRAINAGE PURPOSES - SEE DEPOSITED PLAN 76833 REGISTERED 26.6.2014.

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: 2192-1 (10/D99325).
PREVIOUS TITLE: 1575-458.
PROPERTY STREET ADDRESS: 230 CHESTER PASS RD, WALMSLEY.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

NOTE 1: M498174 DEPOSITED PLAN (INTEREST ONLY) 76833 LODGED.

APPENDIX 5

LOCAL SCHEME RESERVES

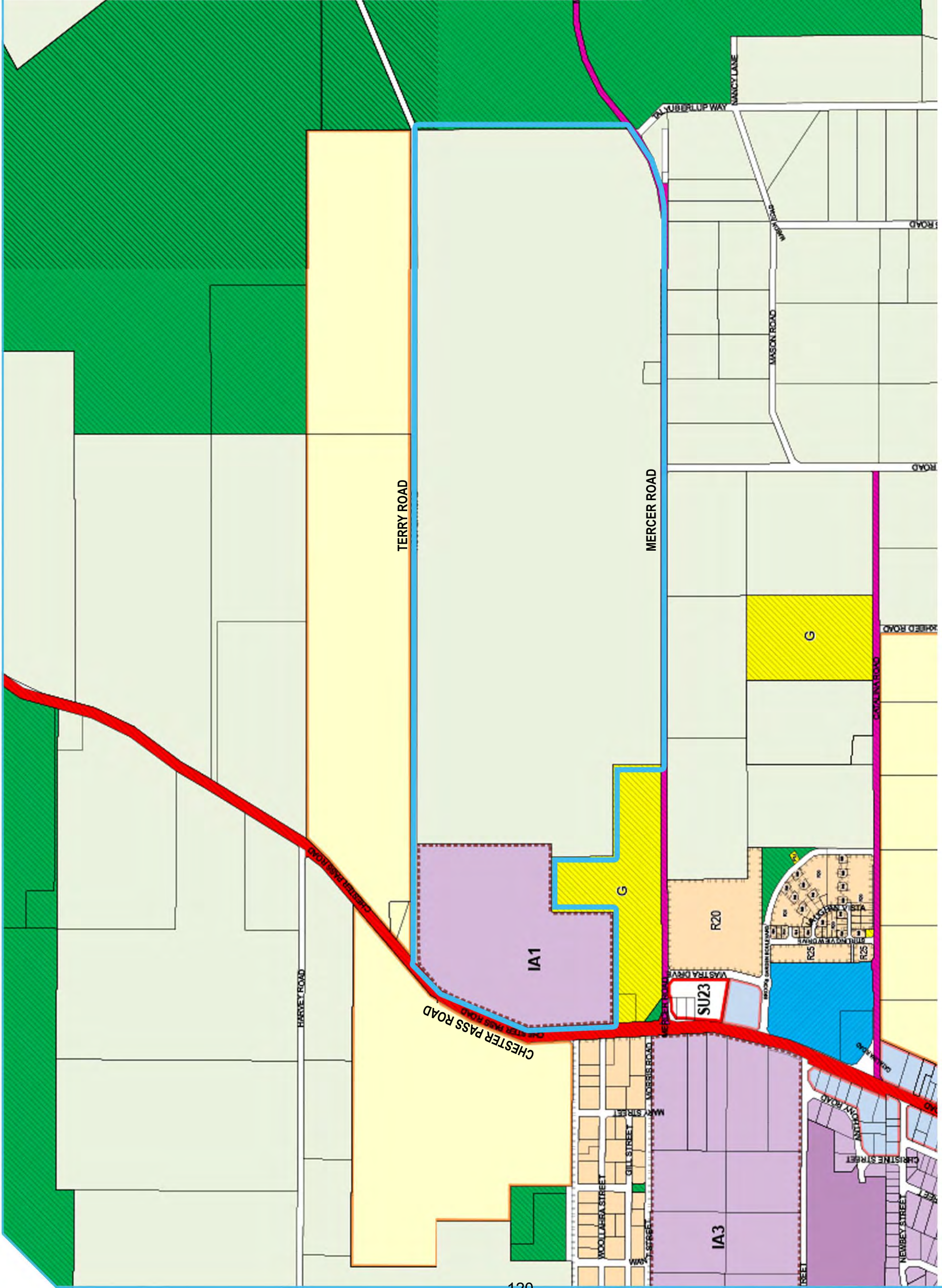
- (see scheme text for additional information)
- Local road
 - Major road
 - Parks and recreation
 - Priority road
 - Public use
 - G Public use : Government

LOCAL SCHEME ZONES

- (see scheme text for additional information)
- Caravan and camping
 - Residential
 - Future urban
 - General agriculture
 - General industry
 - Highway commercial
 - Hotel / motel
 - Light industry
 - Local centre
 - Neighbourhood centre
 - Special residential
 - Special use

OTHER CATEGORIES

- (see scheme text for additional information)
- Scheme boundary
 - Local Government boundary
 - R20 R Codes
 - SU1 Special use area
 - IA2 Industrial area
 - No zone



EXISTING ZONING PLAN
 Lot 10 Chester Pass Road
 and Lot 521 Mercer Road
 Waimesley

Legend
 Structure Plan Boundary



REV DESCRIPTION YMMIDD DRAWIN/APPRVD
 A EXISTING ZONING 170522 SJ ST
 EP 170520 04 A
 DRAWING NUMBER REV A
 PLANNING & PROPERTY



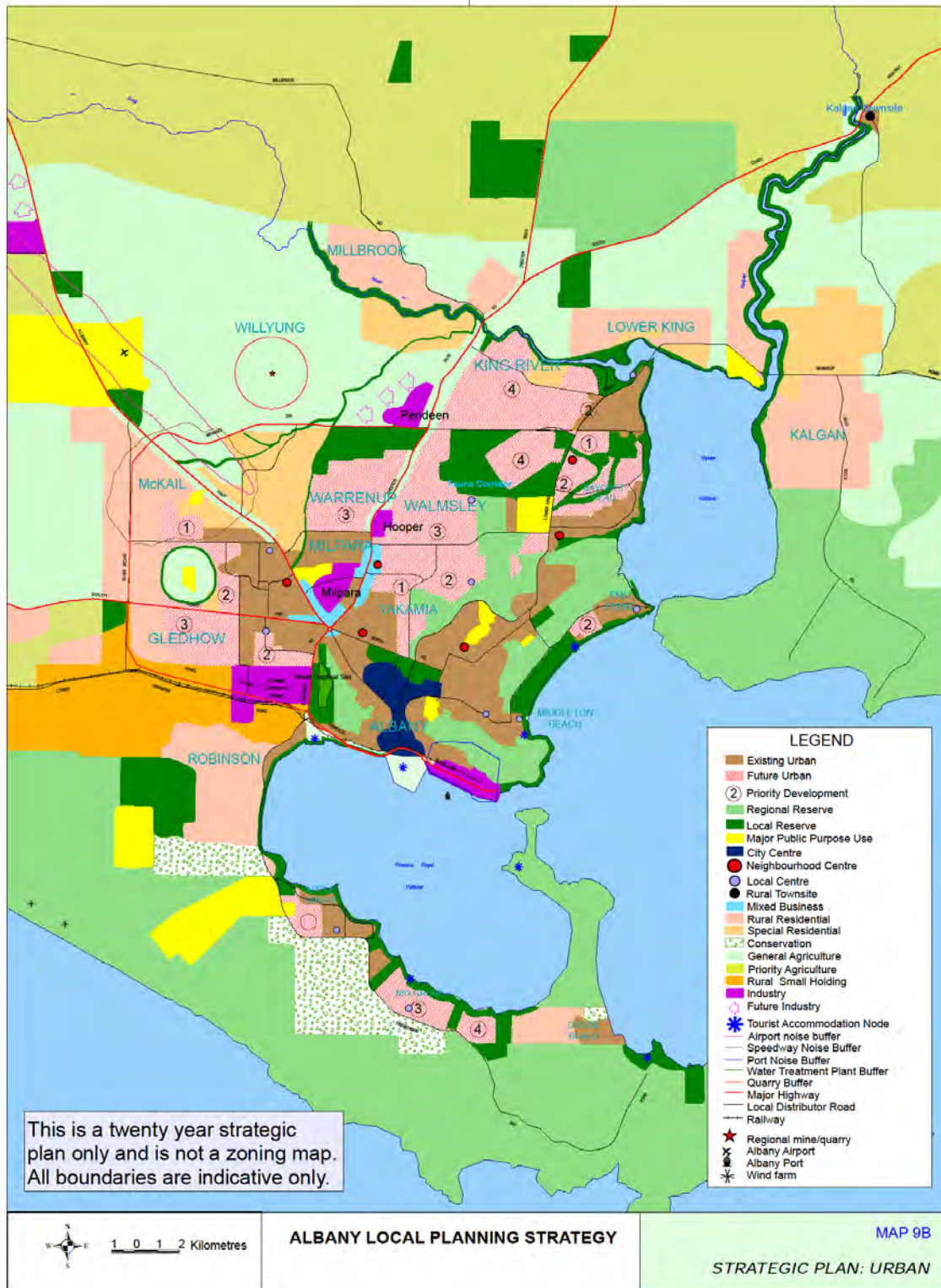
REPORT ITEM DIS 093 REFERS

APPENDIX 6

REPORT ITEM DIS 093 REFERS

| No. | Industrial Area | Special Conditions Applying to Industrial Area |
|-----|--|---|
| IA1 | Ardess Light Industrial Estate, Chester Pass Road and Terry Road, Walmsley | <p>1. Subdivision</p> <p>1.1 Subdivision of the land shall generally be in accordance with Development Guide Plan IA1 endorsed by the CEO, with any minor variations approved by the Western Australian Planning Commission.</p> <p>2. Land Use</p> <p>2.1 Notwithstanding any other requirements of the Zoning Table, the following land use restrictions shall apply -</p> <p>(i) All industrial uses within the zone shall comply with the definition of a 'Dry Industry' as follows:</p> <p><i>Dry Industry means an industrial land use which can demonstrate to the satisfaction of the Local Government that the quality/quantity and volume of wastes produced from its operations can be successfully disposed of on-site without creating any adverse environmental or health effects.</i></p> <p>2.2 The Local Government may permit a maximum of 16 dry industries (industries which do not have significant effluent or waste disposal requirements) on the lot (average density = 1.62 hectares per industry).</p> <p>3. Site and Building Requirements</p> <p>3.1 All buildings and structures are to have minimum setback as follows:</p> <p>(i) Internal Road: 9 metres; and</p> <p>(ii) Revegetation Areas: 10 metres.</p> <p>3.2 The setback from the internal road can be used for landscaping, car parking or trade display.</p> <p>4. Access to Ardess Industrial Estate</p> <p>4.1 Access to the estate will be via a single entry road onto Chester Pass Road.</p> <p>4.2 All internal roads and crossovers will be required to be sealed to the satisfaction of the Local Government. The minimum road pavement width for the internal road(s) should be 10 metres with 2 metre shoulders to allow the passage of two passing vehicles past a further vehicle parked at the verge. Minor roads are to be constructed to at least 5 metres pavement width.</p> <p>5. Stormwater Management</p> <p>5.1 The Local Government will require stormwater disposal measures to be implemented to ensure that maximum retention and infiltration occurs on site through the use of individual soakwells, retention basins or other measures as deemed necessary. Oil and grease traps are to be provided within each building site to the satisfaction of the Local Government to ensure that nutrient export off the site is kept to a minimum.</p> <p>6. Effluent Disposal</p> <p>6.1 On-site effluent disposal shall utilise alternative treatment effluent disposal systems unless the applicant can provide advice to the Local Government that soil conditions are conducive to the operation of septic tanks and leach drains and will not result in unacceptable loss of nutrients to surrounding waterways, or create a risk to public health.</p> |

APPENDIX 7



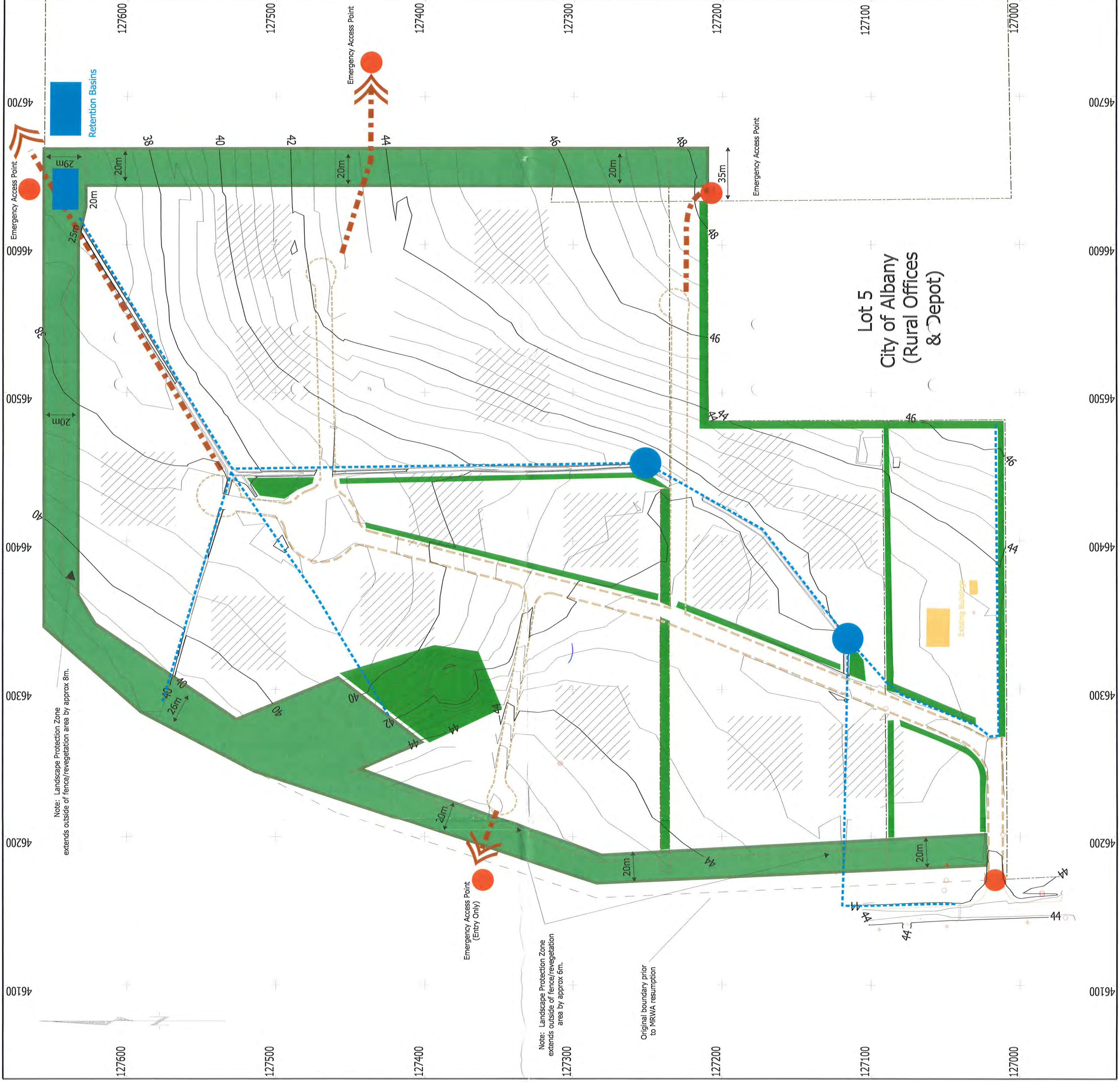
APPENDIX 8

ARDESS SERVICE INDUSTRY ESTATE - DEVELOPMENT PLAN

Legend

- Existing fences
- Strategic firebreaks / emergency access routes
Gravel to 2WD all weather standard
- Proposed Main Roads,
10m 2 coat seal
- Proposed Access Roads,
5m 2 coat seal
- Constructed drainage lines,
additional retention basins in positions shown if needed
- Retention and swirl basins to ameliorate water flows across site.
- Landscaping Protection Zone (dimensions as shown)

Major contour interval 2.0m, minor contour interval 0.5m, heights approx. AHD., Map Datum Local - Albany Grid



TOWN PLANNING INFORMATION

To be read in conjunction with the City of Albany Town Planning Scheme No. 3

Service Industry Zone:

- i) Council shall not permit an industrial use unless it can be demonstrated that by application of buffer standards in place at the time the industry can be accommodated without detrimental impact upon surrounding land uses and that the industry will perform as a "Dry Industry".
- ii) The landowner will be required to demonstrate that prospective industries will be able to meet environmental guidelines in terms of risk, noise, dust, emissions or other potential nuisance and be able to be accommodated on the site without the need for a buffer distance of greater than 50m.
- iii) The landowner shall be required to plant and maintain suitable revegetation areas to maintain visual amenity of the site and to assist in nutrient assimilation. Council may require additional plantings as a condition of Planning Scheme Consent or allow a variation to any revegetation plan if an area of the same or greater extent is planted elsewhere within the site to Council's satisfaction. The choice of species shall be the responsibility of the landowner but at least 50% of the trees must be capable of growing to a height of 3m within 5 years, with preference given to species endemic to the region.
- iv) Applications for Planning Scheme Consent shall be required for all uses as listed in Table 1 for the Service Industry Zone and any change of use. The Application for Planning Scheme Consent shall require the submission of a completed 'Application for Planning Scheme Consent', three copies of the plan showing the exact location of any buildings or displays proposed and three copies of scaled elevation plans for any buildings or displays showing colours and materials to be used.
- v) Uses not specifically listed in Table 1 may be permitted if, in the opinion of Council, they will fulfil the objectives of the zone. Such uses will be regarded as "AA" uses for the purposes of public consultation and advertising. Any additional requirements for individual areas are to be listed in Schedule 6 - Service Industry zone.

Extract from Schedule VI "Special provisions relating to the Ardess Service Industry Zone"

- i) Council may permit a maximum of 16 dry industries on the lot (average density = 1.625ha per industry). The area allotted to each industry will be dependent upon individual industry requirements in terms of area, internal buffers and land capability. Any requests by the landowners to increase the maximum number of industries shall be made in the manner of Scheme Policy or Scheme Amendment to be decided upon by Council and dependent upon the scale and nature of the proposed changes.
- ii) All buildings and structures shall be set back a minimum of 20 metres from the internal road and 10 metres from any revegetation area. The 20m setback from the internal road can be used for landscaping, carparking or trade display in a similar manner to the standards set by provisions 5.7 to 5.9 inclusive or any alterations to these provisions by way of a Town Planning Scheme Policy or Amendment.
- iii) Council may vary the setback requirements for any setback if the landowner can demonstrate that it will not adversely impact upon adjoining industries, revegetation or access for firefighting purposes and may require further screening within the reduced setback area to compensate for any perceived or actual loss of amenity.
- iv) All entrance to the estate will be via a single entry onto Chester Pass Road.
- v) Advertising signs for individual businesses shall not be visible from Chester Pass Road although a sign stack approved by and to the specifications of the Main Roads Department may be erected upon Chester Pass Road at the entry statement.
- vi) A single entry statement may be erected at the Chester Pass Road entrance subject to advice and approval from Council and the Main Roads Department.
- vii) All internal roads and crossovers will be required to be sealed to the satisfaction of Council. The minimum standard proposed is for the main internal road to have a pavement width of 10m with 2m shoulders to allow the passage of two passing vehicles, just a further vehicle parked on the verge. Minor roads are to be constructed to at least 5m pavement width.
- viii) Council will require stormwater disposal measures to be taken to ensure that maximum retention and infiltration occurs on site through the use of individual soakwells, retention basins or other measures as deemed necessary. Oil and grease traps are to be provided within each building site to the satisfaction of Council to ensure that nutrient export off the site is kept to a minimum.
- ix) On site effluent disposal shall utilise amended soil systems unless the proponent can provide advice to Council that soil conditions are conducive to the operation of septic tanks and leach drains and will not result in unacceptable loss of nutrients to surrounding waterways, or risk to public health.
- x) The landowner shall be directly responsible for the maintenance of amenity in those areas surrounding individual industries and shall take necessary means to rectify unsightly displays or unkempt land as directed by Council.
- xi) Carparking bays shall be provided in accordance with relevant standards as directed by Council.
- xii) The landowner shall provide a copy of these Special provisions to prospective tenants and provision shall be made to the satisfaction of Council to prove that this has occurred and that the prospective tenant has read and understood their content.

APPENDIX 9

**Lot 10 Chester Pass Road &
Lot 521 Mercer Road,
Walmsley WA 6330**

Environmental Assessment and Land Capability Assessment Report



21/11/2017

Kathryn Kinnear

Bio Diverse Solutions

DOCUMENT CONTROL

Title: Environmental Assessment Report – Lot 10 Chester Pass Road and Lot 521 Mercer Road, Walmsley WA

Author (s): Chiquita Burges

Reviewer(s): Kathryn Kinnear & Steve Thompson

Job Number: EPP 004

Client: Ardess 1607 Pty Ltd

REVISION RECORD

| Revision | Summary | Revised By | Date |
|---------------------|------------------------------------|-----------------|------------|
| Draft Id 26/09/2017 | Internal QA Review | Kathryn Kinnear | 26/09/2017 |
| Draft Id 29/09/2017 | Issued to client for review | K. Kinnear | 29/9/2017 |
| Draft Id 26/10/2017 | Updated as per client review | B. Theyer | 26/10/2017 |
| Draft Id 13/11/2017 | Issued to Client | K. Kinnear | 13/11/2017 |
| Final Id 21/11/2017 | Final updates and Issued to Client | K. Kinnear | 21/11/2017 |

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959 – Building in Bushfire Prone Areas, WAPC SPP3.7, Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017) and CSIRO’s research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.



Bio Diverse Solutions
29 Hercules Crescent
Albany WA 6330

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Appendix A: Draft Local Structure Plan (Edge Planning & Property, 2017).

Appendix B – Geotechnical Investigation (Great Southern Geotechnics, 2017)

Appendix C – Phosphorous Retention Index Test Results (CSBP Laboratory, 2017)

Appendix D - BAL Contour Plan (Bio Diverse Solutions, 2017)

1. Executive Summary

Ardess 1607 Pty Ltd commissioned Bio Diverse Solutions (Environmental Consultants) to prepare an Environmental Assessment Report (EAR) and Land Capability Assessment (LCA) to guide all future environmental management for the proposed subdivision of Lot 10 Chester Pass Road and Lot 521 Mercer Road, Albany WA.

This EAR and LCA describes the relevant environmental characteristics of the site and presents management and mitigation strategies in response to potential environmental impacts. These management and mitigation strategies aim to minimise the potential impact on the environmental values within the site.

The Local Structure Plan (LSP) has been developed to guide the subdivision and development of the Subject Site (Appendix A). The LSP for the site proposes an extension of the adjacent light industrial area, a residential zone which includes a range of residential densities, a primary school and three POS areas. The proposed light industrial area will require on-site effluent disposal, whereas the residential area will be developed once reticulated sewerage has been established in the area. This EAR and LCA identifies the measures proposed to mitigate and manage the environmental features of the site, and focuses on the natural areas to be retained within the LSP.

The Subject Site was found to have no significant environmental constraints. A geotechnical investigation conducted by Great Southern Geotechnics (2017) under late winter conditions did not encounter groundwater to depth of 2.3m across the site. Soil type across the majority of the site was found to be sandy gravel over sandy clay with low permeability and high PRI. A small area in the southern central portion of the site was found to have silty sand over gravelly sand with a low PRI. There is no significant waterways, wetlands or groundwater resources within the Subject Site or within the vicinity of the Subject Site.

The vegetation across the Subject Site and surrounding areas is consistent with rural farmland, with the majority of the site and surrounds comprising of heavily grazed pasture dominated by pasture grass species. There are two areas of remnant vegetation within the Subject Site. A broad scale vegetation survey of these two areas was conducted with the strip of vegetation running parallel with the northern boundary of the site (approximately 12 ha in size) found to comprise of Low Open Jarrah/Marri/Sheoak Forest in good condition and the small area of remnant vegetation in the south-east corner comprising of mixed Eucalypt Forest in a degraded condition.

A BAL Contour Plan was prepared by Bio Diverse Solutions to identify the bushfire risks associated with the site (Appendix D) and guide the Structure Plan development. The Subject Site was assessed as having internal areas of Grassland Type G consistent with rural farmland, low fuel/non-vegetated areas (associated with the industrial area, tracks/roads and buildings) and an area of Forest Type A (being the strip of remnant vegetation in the north). External bushfire risks are mostly associated with the Forest Type A (CoA Reserve) directly to the east and south-east of the Subject Site and Forest Type A and Woodland Type B along the Mercer Road Reserve. BAL contouring across the Subject Site has allocated BAL 29 or less shall apply to any buildings within the lots. All future buildings (through subdivision designs) can achieve an APZ area associated with a BAL allocation of BAL 29, BAL 19 or BAL 12.5. A detailed Bushfire Management Plan has not been prepared for the site. The publicly released Bushfire Prone Area Mapping (DFES, 2017) shows that the majority of the Subject Site is located within a Bushfire Prone Area (situated within 100m of >1 ha of bushfire prone vegetation). Where "High risk" or "Vulnerable land uses" (Primary school), as defined by SPP 3.7 are proposed, detailed Bushfire Management Plans are to be prepared.

A Land Capability Assessment (LCA) of the site was conducted in accordance with the State Planning Commission's (1989) Land Capability Assessment for Local Rural Strategies (note these definitions are as per this policy for the purposes of this report and not any other planning instrument/policy). The overall capability of the Subject Site supporting the Urban Development land use was rated as highly capable for Mapping Unit 1 and very highly capable for Mapping Unit 2. The overall capability of the Subject Site supporting the Light

Rural Industrial (as per WAPC, 1989) land use is rated as highly capable for Mapping Unit 1. Mapping Unit 2 was not encountered at the location of the proposed Light Rural Industrial land use. The degree of limitations for both Urban Development and Light Rural Industry for Mapping Unit 1 and Mapping Unit 2 is low to very low.

This EAR and LCA report provides details of the ASS, Water, Waste Water, Flora, Fauna and Fire Management strategies proposed to be implemented across the site as it is developed to ensure adequate protection of environmental, life, property and biodiversity assets.

The proposed LSP recognises the importance of the key environmental and landscape attributes of the area, and incorporates these in an urban form, that creates an environmentally responsive urban development that meets the EPA and City of Albany's environmental requirements. Consequently, the environmental outcomes of the proposed LSP are considerable and include:

- Providing an improvement in groundwater and surface water quality through residential and industrial development and implementation of water sensitive urban design and best stormwater drainage management practices.
- Revegetation using native species (where currently there is very little native species and diversity) in areas of POS to promote fauna habitat and flora diversity. Landscaped urban areas to promote biodiversity using native plants.
- Maintaining areas of remnant vegetation and limiting access points through these areas to the subdivision to prevent adverse impacts particularly for transient fauna.
- The Local Structure Plan is required to meet the "Acceptable Solutions" of each Element of the bushfire mitigation measures (WAPC, 2017).
- As Light industrial land use is proposed in the west of the Structure Plan, a detailed Bushfire Management Plan will be required to guide developers if any industry is defined as "High Risk".
- A detailed Bushfire Management Plan jointly endorsed by DFES and CoA will be required for any Primary School proposed in the Structure Plan area, at the Development Application stage. A Bushfire Emergency Evacuation Plan (BEEP) will be required at Development Approval Stages.
- The proposed light industrial area is deemed appropriate for effluent disposal and meets the state's minimum requirements for on-site sewage disposal systems as outlined in the *Draft Government Sewerage Policy* (Department of Planning, 2016). Where on-site sewage disposal is to be provided by a secondary treatment system, the WAPC will require a notification on title pursuant Section 70A of the *Transfer of Land Act 1893* (as amended) advising that an on-site secondary treatment sewage disposal system and unencumbered area to which treated sewage is to be distributed are required.
- Provide vegetated buffer and / or other management techniques between industrial areas to sensitive land uses (such as residential) in accordance with the EPA's (2015) Draft Guidance Statement No. 3 *Separation Distances Between Industrial and Sensitive Land Uses*.

2. Introduction

Ardess 1607 Pty Ltd commissioned Bio Diverse Solutions (Environmental Consultants) to prepare an Environmental Assessment Report (EAR) and Land Capability Assessment (LCA) to guide all future environmental management for the proposed subdivision of Lot 10 Chester Pass Road and Lot 521 Mercer Road, Walmsley WA.

This EAR and LCA describes the relevant environmental characteristics of the site and presents management and mitigation strategies in response to potential environmental impacts. These management and mitigation strategies aim to minimise the potential impact on the environmental values within the site.

2.1. Location

Lot 10 Chester Pass Road and Lot 521 Mercer Road, Walmsley WA (herein referred to as the Subject Site) is 178ha and located approximately 6km north of the Albany CBD. The Subject Site is bound by Chester Pass Road to the west, Mercer Road to the south, Terry Road to the north and a City of Albany (CoA) reserve to the east. The location of the Subject Site is shown on Figure 1.

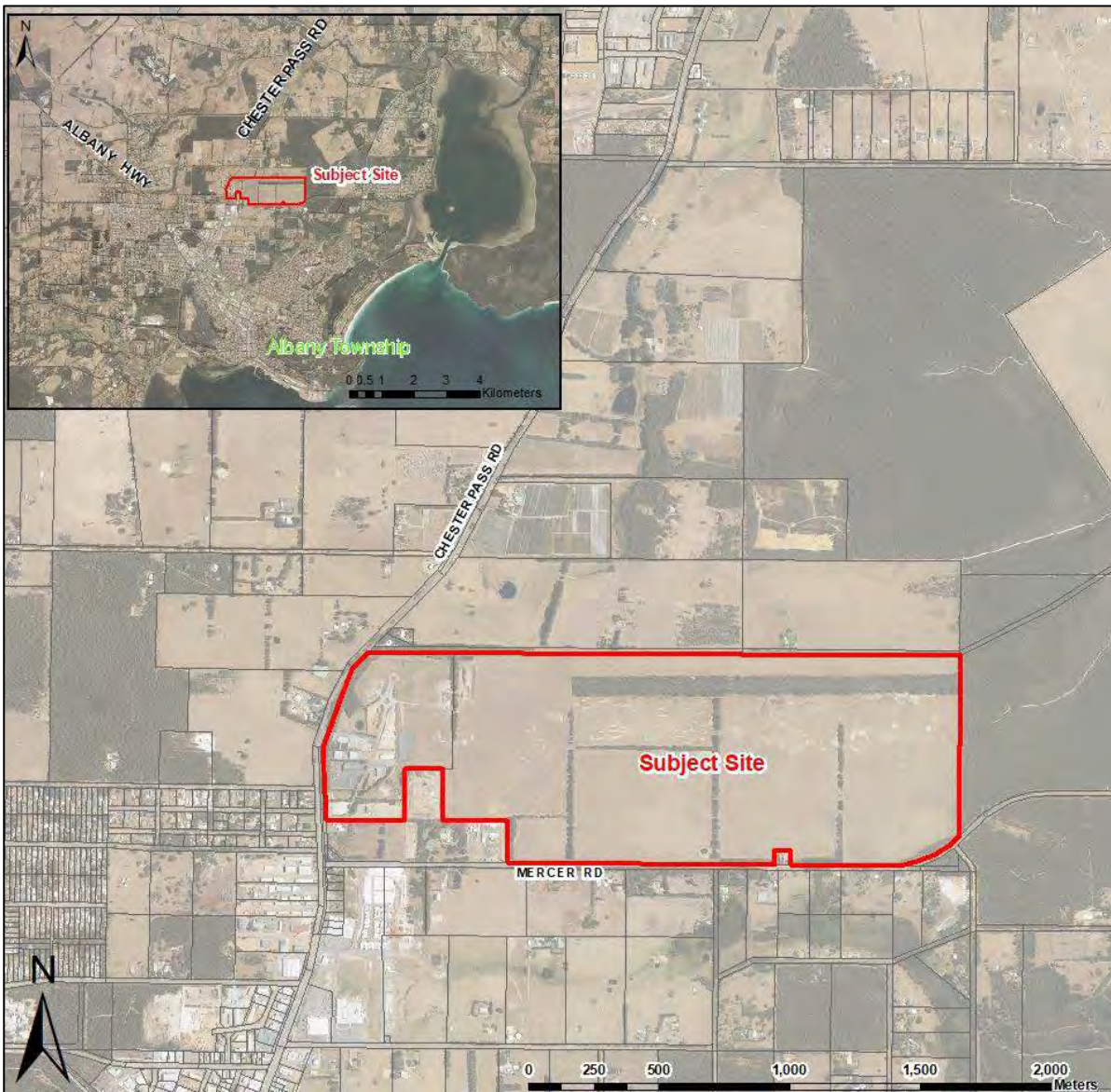


Figure 1: Location Plan

2.2. Local Structure Plan

The Local Structure Plan (LSP) has been developed to guide the subdivision and development of the Subject Site, the Draft LSP for the site has been included as Appendix A.

The proposed LSP includes the following land uses:

- Residential (R30-R60);
- Residential (R20-R30);
- Residential (R15-R25);
- Primary School Site;
- Public Open Space (POS); and
- Light Industrial.

There is no current staging plan for the LSP however the initial stage/s of the subdivision will include the extension of the existing light industrial area within the Subject Site (Ardess Industrial Estate) further to the north and east. There is currently no reticulated sewerage at the location of the Subject Site and as such the lots within the proposed Light Industrial Area will require on-site sewerage disposal and a minimum lot size of 1ha consistent with guidelines set out in the Draft Government Sewerage Policy (Gov. of WA, 2016).

Subsequent stage/s of the subdivision will include the development of the central and eastern portion of the site into a residential zone, including a Primary School and two areas of POS. Residential densities within the residential zone will range from R15 to R60. The residential zone of the subdivision will only be feasible and environmentally sustainable once reticulated sewerage has been established in the area. Therefore, there will be no on-site sewerage disposal within this area.

This EAR and LCA identifies the measures proposed to mitigate and manage the environmental features of the site, and focuses on the natural areas to be retained within the LSP.

2.3. Statutory Framework

Development within the site is required to comply with relevant environmental legislation, policy and guidelines. This document and the recommendations contained within are aligned to the following key state and Commonwealth legislation and regulations;

- *Environmental Protection Act 1986;*
- *Environmental and Protection and Biodiversity Conservation Act 1999 (EPBC Act);*
- *Environment Protection and Biodiversity Conservation Regulations 2000;*
- *Conservation and Land Management Act 1984;*
- *Conservation and Land Management Regulations 2002;*
- *Environmental Protection (Noise) Regulations 1997;*
- *State Legislation Aboriginal Heritage Act 1972;*
- *Heritage of Western Australia Act 1950;*
- *Land Administration Act 1997;*
- *Planning and Development Act 2005;*
- *Rights in Water and Irrigation Act 1914;*
- *Contaminated Sites Act 2003;*
- *Wildlife Conservation Act 1950;*
- Draft Government Sewerage Policy – Consultation Draft 2016;
- DER Acid Sulphate Soils Assessment Guidelines;
- Western Australian State Planning Policy (SPP) 3.7; and
- Guidelines for Planning in Bushfire Prone Areas 2017.

2.4. Suitably Qualified Environmental Consultants

This EAR and LCA has been prepared by suitable qualified personnel from Bio Diverse Solutions. The three qualified personnel responsible for delivery of this assessment include; Chiquita Burges (Senior Hydrologist/Environmental Consultant), Bianca Theyer (Conservation and Wildlife Biologist/Environmental Consultant) and Kathryn Kinnear (Level 2 BPAD Accredited 30794 Bushfire Consultant).

Chiquita Burges

The existing environment and general environmental management section of this report has been prepared by Chiquita Burges. Chiquita has the following Tertiary Qualifications:

- B.Sc. Natural Resource Management; and
- Graduate Certificate in Hydrogeology

Chiquita has over 8 years of experience working as a hydrologist and senior hydrologist, her experience includes preparation of local and urban water management strategies, surface water and groundwater monitoring programs and hydrogeological reports. Tasks undertaken by Chiquita include report writing, mapping, field work including installation and monitoring of groundwater bores, modelling of stormwater and groundwater and liaising with clients, sub-consultants and approving agencies. Since joining Bio Diverse Solutions in early 2017 Chiquita has diversified her skills and knowledge to include more general environmental consultancy work.

Bianca Theyer

The flora and fauna component of this assessment has been prepared by Bianca Theyer. Bianca has the following Tertiary Qualifications:

- B.Sc. Conservation and Wildlife Biology; and
- Honours Conservation Biology.

Bianca has experience in biodiversity management with direct experience including: biodiversity surveys, fauna surveys, monitoring and trapping programs (invertebrates, mammals, amphibians, and reptiles); flora surveys and vegetation assessments. Bianca has been responsible for several projects during her time at Bio Diverse Solutions, these include multiple flora (including threatened) and vegetation surveys; fauna habitat survey at Frenchman Bay, Albany; Environmental Assessment Reports for a proposed liquid waste facility, a pastured egg farm and a proposed gravel extraction project; Foreshore Management Plans for projects in South Moorlands, Bunbury and Frenchman Bay Albany; a Mosquito Management Plan for Meadowbrook Lifestyle Villages in Boyanup, and development of an Environmental Management Plan for a proposed Solar Station in Kalbarri.

Kathryn Kinnear

The bushfire assessment and management component of the assessment has been prepared by Kathryn Kinnear. Kathryn Kinnear currently has the following tertiary Qualifications:

- BAS Technology Studies & Environmental Management;
- Diploma Business Studies; and
- Graduate Diploma in Environmental Management.

Kathryn Kinnear is an accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD30794) who has 10 years operational fire experience with the (formerly) DEC (1995-2005) and has the following accreditation in bushfire management:

- Incident Control Systems;
- Operations Officer;
- Prescribed Burning Operations;
- Fire and Incident Operations;
- Wildfire Suppression 1, 2 & 3;

- Structural Modules – Hydrants and hoses, Introduction to Structural Fires, and Fire extinguishers; and
- Ground Controller.

Kathryn Kinnear has also worked in environmental management for 20 years within that time she has worked on a vast range of environmental projects and has developed specialist skills in field operations, reporting and project management.

Bio Diverse Solutions are Silver Corporate Members of the Fire Protection Australia Association. Kathryn is a committee member of the WA Bushfire Working Group (FPAA) and is a suitably qualified Bushfire Practitioner to assess the bushfire risks and management strategies.

3. Existing Environment

3.1. Existing Land use

The Subject Site currently consists of multiple land uses; Lot 10 Chester Pass Road (Lot to the west) comprises of an industrial area and cleared land used to keep current and old farm machinery and sand/gravel piles. The industrial area comprises of sheds, office building, car parks, an internal road network and cleared areas for future development. Businesses within the industrial area include; Albany Freight Lines, Designer Dirt (landscaping supplies) and Ardess Nursery.

Lot 521 Mercer Road (Lot to the east) encompasses the majority of the Subject Site and comprises of predominantly cleared rural land used for grazing cattle. There are no existing dwellings on Lot 521 Mercer Road, there are two small to medium sized sheds (one used to store hay and farm machinery and the other an old shearing shed), a set of cattle yards and a strip of remnant vegetation in the north-east of the Subject Site. Land use within the Subject Site is shown on Photographs 1 to 4.



Photograph 1 – View of cleared rural land within Lot 521 Mercer Road.



Photograph 2 – View of old farm machinery within Lot 10 Chester Pass Road.



Photograph 3 – View of hay and machinery shed located in the north of Lot 521 Mercer Road.



Photograph 4 – View of internal road and roundabout within industrial area in Lot 10 Chester Pass Road.

3.2. Surrounding land uses

The Subject Site is surrounded by rural properties to the north, west and south and remnant vegetation (CoA reserve) to the east. To the south-west of the Subject Site along Chester Pass Road and adjacent to the western most section of Mercer Road is Albany's light industrial area which includes a range of businesses and a lifestyle village and on the western side of Chester Pass Road is a residential area. The surrounding areas are shown on Photographs 5 to 8.



Photograph 5 – View of Albany Business Centre along Chester Pass Road to the south-west of Subject Site.



Photograph 6 – View of rural property to the north of Subject Site.



Photograph 7 – View of City of Albany holding facilities along Mercer Road to the south of Subject Site.



Photograph 8 – View of remnant vegetation directly east of the Subject Site.

3.3. Climate

The Albany area is characterised by a Mediterranean climate with warm dry summers and cool wet winters. Rainfall data is from the nearby Bureau of Meteorology (BoM) Albany Station (Site No. 9500).

The long-term average annual rainfall is 929 mm (1877 to 2016). This average has decreased between 2000 to present, to an average annual rainfall of 879 mm, reflecting a 5% reduction compared to the long-term average, consistent with a general trend in the South West of WA. The total rainfall distribution has also altered, with a reduction of average winter monthly rainfall, but no significant reduction in average summer monthly rainfall.

The average annual pan evaporation for the Albany area is approximately 1397 mm (Luke *et al*, 1988).

3.4. Topography

Topography over the Subject Site is undulating ranging from a high point of 51m AHD in the central northern portion of the site to a low point of 22m AHD in the southern central portion of the site. There is a ridge that runs from the central northern portion of the site to the south-west corner with topography decreasing in a radial manner from the ridge. Topographic contours (1 metre contours are shown on Figure 2).

The effective slopes (measured as per AS3959-2009) for the Subject Site are flat/upslope to low ranging from 0 to 5 degrees. The effective slopes for the Subject Site and surrounding areas are shown in the BAL Contour Plan Report included as Appendix D.

3.5. Acid Sulphate Soils

Acid sulphate soils (ASS) are naturally occurring soils and sediments containing sulphide minerals, predominantly pyrite (an iron sulphide). When undisturbed below the water table, these soils are benign and not acidic (potential acid sulphate soils). However, if the soils are drained, excavated or exposed by lowering of the water table, the sulphides will react with oxygen to form sulphuric acid (EPA 2008). Acid Sulphate Soil (ASS) Risk Mapping (Figure 2) indicates the Subject Site does not sit within any known areas of ASS.



Figure 2: Topography and ASS Risk Mapping

3.6. Geology and Soils

Regolith of WA (Department of Mining, 2009) mapping indicates that soils across the Subject Site are classified as sandplain, mainly Aeolian and include some residual deposits.

A Geotechnical Investigation was conducted on the 29th of August 2017 by Great Southern Geotechnics under later winter conditions, the Geotechnical Investigation is included as Appendix B. The investigation included both soil analysis and measuring of water table. The soil testing was conducted to assess the suitability of the site for the proposed development including onsite effluent disposal for the extension of the industrial area.

Ten boreholes were constructed within the Subject Site to a depth of 2.3 metres and left open for a minimum of 1hr to identify water table present. The location of the boreholes are shown on Figure 3, lithological logs of the boreholes are shown in Appendix B.



Figure 3: Borehole Locations

Soil Type

Soil testing showed that soils across the site comprised predominately of a silty sand topsoil, over sandy gravel (with a layer depth varying from 200 - 700mm), over sandy clay to the depth of the hole. This soil profile was encountered at each borehole location except TP6 and TP10. The soil profile at TP6 comprised of a silty sand topsoil, over silty sand (200 - 700mm depth), over gravelly sand (700 to 1500mm depth), over sandy gravel (1500 - 2300mm depth). The soil profile at TP10 comprised of a silty sand topsoil, over silty sand (200 - 400mm), over sandy clay (400 - 2300mm) (Great Southern Geotechnics, 2017).

Permeability

Permeability testing was conducted on TP3 (400 – 1100mm BGL) and TP10 (400 – 2300mm BGL) by Liquid Labs WA as part of the Geotechnical Investigation. TP3 recorded a permeability of 0.0035 m/day whilst TP10 recorded a permeability of 0.0015 m/day (refer to Liquid Labs WA Laboratory testing in Appendix B). Permeability at both TP3 and TP10 is considered to be extremely low this is consistent with the soil type (sandy clay) encountered at these locations.

Phosphorous Retention Index

Phosphorous retention Index (PRI) is the ability of soils to absorb nutrients and heavy metals within the soil (i.e. Soil microbe disinfecting ability). Soils with a PRI less than 1 have a very poor ability to retain nutrients and heavy metals, whilst soils with a PRI of >5 having a high ability to retain nutrients and heavy metals. PRI testing was conducted by CSBP Laboratory on soil samples from TP1, TP3, TP6 and TP10. The PRI results are shown in Table 1 and Appendix C.

Table 1: Phosphorus Retention Index Results

| Borehole | Depth (mm) | Soil Type | Phosphorus Retention Index |
|----------|------------|------------------|----------------------------|
| TP1 | 200-900 | Sand with gravel | 2414.5 |
| TP3 | 400-1100 | Sandy clay | 2387.4 |
| TP6 | 200-700 | Silty sand | 0.8 |
| TP10 | 400-2300 | Sandy clay | 608.0 |

PRI results across the site varied consistent with soil type. The sandy clays found across the majority of the site (as seen at TP3 and TP10) were found to have a very high PRI and therefore a very high ability to fix nutrients and heavy metals. The sandy gravel found at TP1 also had an extremely high PRI, particularly for a sand, whereas the light grey sand found at TP6 had a low PRI and therefore a low ability of fixing nutrients and heavy metals.

3.7. Surface Water Hydrology

There are no major naturally existing drainage networks or water bodies within the Subject Site. There is one minor waterway situated in the north-western extent of Lot 10. This area will need to be managed sensitively in relation to stormwater planning within the site. Surface water generally runs off the central and eastern portions of the site in a southerly and south-easterly direction towards Mercer Road. The western portion of the site generally drains in a north westerly direction towards Terry Road and Chester Pass Road.

Hydrographic Sub-catchments (DoW, 2008) show the Subject Site to be within two surface water sub-catchments; with the northern and western portion of the site discharging to Willyung Creek to the north of the Subject Site and the central and southern portion of the site discharging to Yakamia Creek to the south of the site. Both the Willyung Creek and Yakamia Creek sub-catchments form part of the Oyster Harbour/Kalgan/King Catchment ultimately discharging to Oyster Harbour.

There are several man-made dams across the site, which are surface water fed and used for livestock drinking water. The majority of the Subject Site drains towards a dam in the central southern portion of the site, whilst the eastern rural areas drain to a large dam located in the north-east corner of Lot 521 Mercer Road.

3.8. Groundwater Hydrology and Hydrogeology

Australian Geoscience Mapping and Department of Water 250K Hydrogeological mapping places the Subject Site within the; ‘*Tertiary - Cainozoic - Phanerozoic (TPw) period: Plantagenet Group - siltstone, spongolite; minor sandstone, peat, and conglomerate.*’ The aquifer is a ‘*sedimentary aquifer with intergranular porosity – extensive aquifers, major groundwater resources.*’ (DoW, 2015).

A Geotechnical Investigation was conducted on the 29th of August 2017 by Great Southern Geotechnics under late winter conditions. The investigation included both soil analysis and measuring of water table. Ten boreholes were constructed within the Subject Site to a depth of 2.3 metres, the location of the boreholes is shown on Figure 3. Groundwater was not observed in any of the boreholes indicating there is no likely groundwater present beneath the Subject Site to a depth of 2.3 metres. The Geotechnical Investigation (Great Southern Geotechnics, 2017) was undertaken in accordance with Australian Standards and has been included as Appendix B.

The subject site is not located within a Public Drinking Water Source Protection Area (DoW 2001).

3.9. Wetlands

There are no significant wetlands within or within the vicinity of the Subject Site.

3.10. Sewerage Sensitive Area

The Subject Site is located in a Sewerage Sensitive Area according to the Department of Planning's Sewerage Sensitive Area Mapping (DoP, 2017). The draft Government Sewerage Policy (2016) describes Sewerage Sensitive Areas, as areas; '*within 10 kilometres of Wilson Inlet, Torbay Inlet, Manarup Lagoon, Lake Powell, Princess Royal Harbour and Oyster Harbour*'.

3.11. Flora and Vegetation

The Subject Site lies within the Jarrah Forest IBRA bioregion. Hearn et al (2002) describes the bioregion as; '*Duricrusted plateau of Yilgarn Craton characterised by Jarrah-Marri forest on laterite gravels and, in the eastern part, by Wandoo - Marri woodlands on clayey soils. Eluvial and alluvial deposits support Agonis shrublands. In areas of Mesozoic sediments, Jarrah forests occur in a mosaic with a variety of species-rich shrublands.*'

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

- **System Association Name:** Albany.
- **Vegetation Association Number:** 3.
- **Vegetation Description:** Low forest; jarrah, *Eucalyptus staeri* & *Allocasuarina fraseriana*.

The Albany Regional Vegetation Survey (ARVS) undertaken by Sandiford and Barret in 2010 identified the vegetation within the Subject Site as belonging to the Jarrah/Marri/Sheoak Laterite Forest unit. This unit is described as occurring on well drained shallow loamy/sandy soil with outcropping laterite (Sandiford and Barret, 2010). Key defining features of this vegetation type are a canopy of *Eucalyptus marginata* and *Allocasuarina fraseriana* over a relatively open and diverse understorey. The understorey is dominated by *Bossiaea linophylla*, *Agonis theiformis* and *Xanthosia rotundifolia*. *Banksia grandis* is often present within this vegetation type as a tall shrub. Common identifying species of the open sedge component of this vegetation type are *Tetraria octandra*, *Tetraria capillaris*, *Desmocladius fasciculatus* and *Anarthria prolifera* (Sandiford and Barret, 2010). Furthermore, this vegetation type has been assessed as having a modified condition (Thackway and Leslie, 2006) (equivalent to "good to very good" on the Keighrey (1994) Condition Scale) whereby the native vegetation community structure, composition and regenerative capacity is intact, but is perturbed by land use / land management practices (Thackway and Lesslie 2006). ARVS Mapping within the Subject Site and its vicinity is shown on Figure 4.

A search of publicly available databases through WA Atlas, Nature Map, and EPBC Protected Matter Search Tool indicates that no threatened, priority or declared rare flora is present on the site, or within the surrounding Nature Reserves and remnant vegetation.

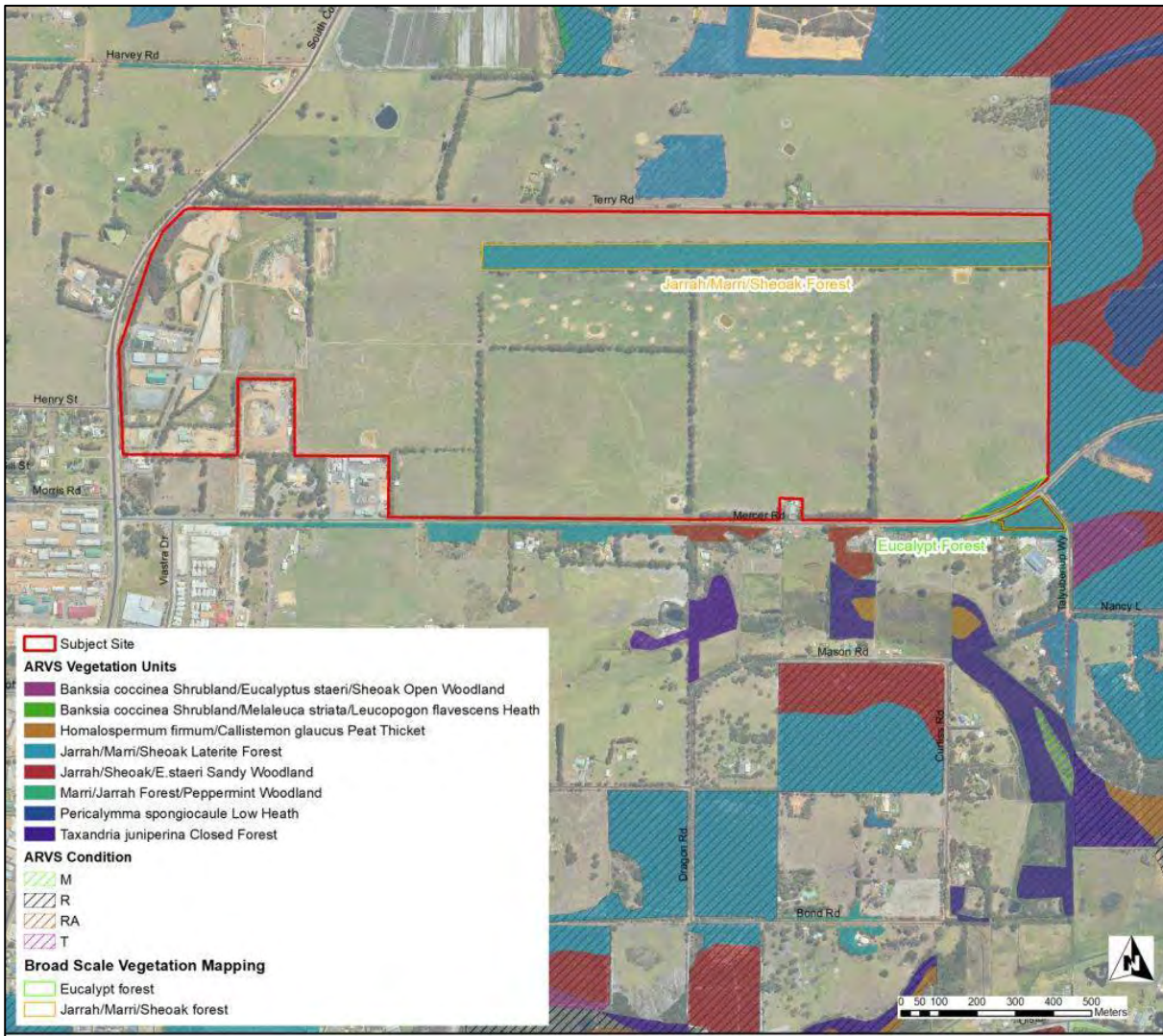


Figure 4: ARVS & Broad Scale Vegetation Survey Mapping

3.12. Vegetation Survey

The vegetation across the Subject Site and surrounding areas is consistent with rural farmland, with the majority of the site and surrounds comprising of heavily grazed pasture dominated by pasture grass species. There are two areas of remnant vegetation within the Subject Site, a strip of vegetation running parallel with the northern boundary of the site (approximately 12 ha) and a small area in the south-eastern corner of the site on either side of Mercer Road.

As part of this EAR a broad scale vegetation survey was conducted on the 29 August 2017 on the two areas of remnant vegetation. Two vegetation types were identified; the strip of vegetation in the north was identified as Jarrah/Marri Sheoak Forest and the vegetation in the south-east corner was identified as Eucalypt Forest. Broad scale Vegetation Mapping is shown on Figure 4. As per the Draft Structure Plan the internal remnant vegetation is to be retained as Public Open Space (POS).

Jarrah/Marri/Sheoak Forest

This area was previously described as being Jarrah/Marri/Sheoak Laterite Forest by Sandiford and Barrett (2010). The species identified during this survey are consistent with the ARVS vegetation type. The overstorey composition consisted of *Eucalyptus marginata*, *Allocasuarina fraseriana*, *Corymbia calophylla* and occasional patches of *Eucalyptus cornuta* and *Banksia grandis*. Midstorey species identified were *Agonis flexuosa*, *Bossiaea linophylla*, *Beaufortia decussata*, *Hakea amplexicaulis*, *Persoonia longifolia*, *Leucopogon verticillatus*, *Xanthorrhoea platyphylla*, *Bossiaea dentata*, *Hakea ruscifolia*, *Xanthosia rotundifolia*, *Tetratheca setigera*, *Sphaerolobium alatum* (?), *Hovea chorizemifolia*, *Hibbertia* sp., and *Pimelea* sp. Understorey species

identified included natives such as *Chamaescilla corymbosa* var. *corymbosa*, *Dampiera* sp., *Lomandra* sp., and *Conostylis* sp., as well as weed species such as **Cirsium* sp., **Olaxis* sp., **Cenchrus clandestinus*, and **Hypochaeris* sp. (* Denotes weed species). Based on the species composition observed during the survey this vegetation type is still consistent with ARVS.

The condition of this strip of vegetation varied throughout its extent with condition improving closer to the fenced remnant vegetation to the east. The western half of the strip was quite open, with very few midstorey species and a high proportion of sedges and grasses with areas of bare ground. This is likely due to grazing pressures from cattle. There was evidence of cattle activity throughout this area with cattle tracks, hoof prints and cow dung detected. There were areas where midstorey and understorey vegetation increased with fewer signs of disturbance present. Vegetation in this unit is considered to be in very good condition as there are obvious signs of disturbance to the vegetation structure from cattle grazing, weeds and human disturbances (Keighrey, 1994). Photographs 9 to 12 show images of Jarrah/Marri/Sheoak Forest within Subject Site.



Photograph 9 to 12 – View of Jarrah/Marri/Sheoak Forest within Subject Site

Eucalypt Forest

This area of vegetation was mapped in the ARVS as Jarrah/Marri/Sheoak Laterite Forest, however during this survey few species associated with this vegetation type were identified, there were also a high proportion of weed species were identified. The overstorey composition consists of *E. marginata*, *Eucalyptus gomphocephala*, *A. fraseriana*, *C. calophylla*, *Eucalyptus megacarpa*, **Acacia longifolia*, **Acacia dealbata*, *Eucalyptus* sp., and **Pinus radiata* (* Denotes weed species). The midstorey composition was far less diverse than the northern strip of vegetation. Species identified included *Callistemon* sp., *Beaufortia decussata*, *Leucopogon verticillatus*, *Leucopogon* sp., *Pimelea* sp., *Hibbertia* sp., *Adenanthos cuneatus*, *Hemiandra pungens*, and *Chamelaucium ciliatum*. There were very few understorey species present, with most of the area covered with plant litter, of the groundcover/understorey species present these were weed species such as *Kikuyu* and *Watsonia* sp.

Vegetation condition within this area is considered to be degraded as the basic vegetation structure has been severely impacted by multiple disturbances such as aggressive weed species and clearing activities (Keighrey, 1994). Evidence of clearing was observed during this survey as several trees and larger shrubs had been cut down. Photographs 13 to 16 show images of Eucalypt Forest within Subject Site.



Photograph 13 to 16 – View of Eucalypt Forest within Subject Site.

3.13. Fauna

The majority of the site has been historically and extensively cleared and as a consequence significant fauna habitat has been removed. Opportunistic Fauna sightings were recorded during the Broad Scale Vegetation Survey on the two areas of remnant vegetation within the Subject Site.

3.13.1. Opportunistic Fauna Sightings

During the Broad Scale Vegetation Survey of the strip of remnant vegetation in the north of the Subject Site various birds were observed and heard within the Jarrah/Marri/Sheoak Forest such as Red-Capped Parrot (*Purpleicephalus spurius*), Galah (*Eolophus roseicapillus*), Willie Wagtail (*Rhipidura leucophrys*), New Holland Honeyeater (*Phylidonyris novaehollandiae*), Yellow rumped Thornbill (*Acanthiza chrysorrhoa*), Western Gerygone (*Gerygone fusca*), Rufous Whistler (*Pachycephala rufiventris*) and Magpie (*Cracticus tibicen*). A flock of 6-10 Forest Red-tailed Black Cockatoos (*Calyptorhynchus banksii naso*) were observed feeding in the adjacent remnant vegetation to the east of the Subject Site. A potential Quenda (*Isodon obesulus fusciventer*) runnel was identified within the understorey of the Jarrah/Marri/Sheoak Forest (Photograph 17). Western Grey Kangaroos (*Macropus fuliginosus*) were also observed.



Photograph 17 – Potential Quenda Runnel within Subject Site remnant vegetation.

3.14. Contaminated Sites

A review of the DER's Contaminated Sites Database determined there are no registered contaminated sites within the Subject Site. However, prior to subdivision further investigations may be required to confirm there is no potential contamination on the site.

3.15. Heritage

A search of the Department of Aboriginal Affairs' Aboriginal Heritage Inquiry System was conducted and no matches were recorded for the Subject Site or within the vicinity of the Subject Site.

A search of the Heritage Council's inHerit database and the City of Albany's Municipal Heritage Inventory (City of Albany 2000) was conducted with no matches found for the Subject Site or its surroundings.

3.16. Bushfire Risks and Bushfire Assessment

The publicly released Bushfire Prone Area Mapping (DFES, 2017) shows that the majority of the Subject Site is located within a Bushfire Prone Area (situated within 100m of >1 ha of bushfire prone vegetation). Bushfire Prone Area Mapping is shown on Figure 5.



Figure 5: Bushfire Prone Area Mapping

A BAL Contour plan has been prepared for the site by Level 2 Bushfire Practitioner K. Kinnear (BPAD 30794). The BAL Contour Plan has been included as Appendix D. All vegetation within 150m of the site boundary/proposed development was classified in accordance with Clause 2.3 and Exclusions as per Clause 2.2.3.2 of AS 3959-2009. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the BAL Contour document. Each plot is representative of the Vegetation Classification to AS3959-2009 Table 2.3 and shown on the Vegetation Classification Mapping (Appendix D).

The Subject Site was assessed as having internal areas of Grassland Type G consistent with rural farmland, low fuel/non-vegetated areas (associated with the industrial area, tracks/roads and buildings) and an area of Forest Type A (being the strip of remnant vegetation in the north). External bushfire risks are mostly associated with the Forest Type A (CoA reserve) directly to the east and south-east of the Subject Site and Forest Type A and Woodland Type B along Mercer Road (Bio Diverse Solutions, Appendix D).

The Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017) outlines bushfire protection criteria which subdivision and development proposals are assessed for compliance. The bushfire protection criteria

(Appendix 4, WAPC, 2017) are performance based criteria utilised to assess bushfire risk management measures and they outline four elements, being:

- Element 1: Location
- Element 2: Siting and Design of Development;
- Element 3: Vehicle Access; and
- Element 4: Water.

(WAPC, 2017)

The Local Structure Plan is required to meet the “Acceptable Solutions” of each Element of the bushfire mitigation measures (WAPC, 2017). The proposal will be assessed against the bushfire protection criteria Acceptable Solutions for Elements A1, A2, A3 and A4.

Acceptable Solution A1- Location

It is recommended to guide the development of the LSP that the minimum separation apply to achieve BAL 29 or less on the future dwellings (as shown on the BAL Contour Plan):

- 21-27m Forest Type A;
- 14-17m Woodland Type B;
- 13-15m Scrub Type D; and
- 8-9m Grassland Type G.

This will ensure that Acceptable Solution 1 is achieved by setbacks to BAL 29 applied through the design and layout of the road reserves and (if required) building setbacks.

Acceptable Solution A2 – Siting and design

All buildings within the Structure plan shall have an Asset Protection Zone (APZ) area associated with BAL 29 or less. Setbacks for dwellings associated with the BAL Contours can be applied through the road design from external and internal bushfire risks. Future landscaped areas (internal shall below fuel in nature and maintained areas. The internal POS area in the north shall remain as native vegetation and the internal road design will ensure BAL 29 or less prevails over the proposed dwellings.

Any future plantings in POS areas (excepting the northern POS) are to be to a APZ standard as per WAPC requirements. The developer will be responsible for implementing revegetation standards as per APZ standards. New lot owners are to conform to any planting on their lot for revegetation, screening or windbreaks to APZ standards.

Staged construction is to ensure that separation distances to residential areas are maintained, as a guide 100m from any residential building should be maintained as low fuel areas (i.e. maintained by the Developer) to ensure that BAL does not apply from current land management practises to the proposed residential areas.

Acceptable Solution A3 – Vehicular Access

The internal road layout should ensure that every lot has the ability to exit the Structure Plan in two separate directions to a minimum of two destinations. Cul-de-sacs and battle axes are not recommended. The minimum technical requirements for public roads are shown in Table 9.

Table 9: Vehicular Access Technical Requirements (WAPC, 2017)

| Technical requirements | Public Road |
|---------------------------------|-------------|
| Minimum trafficable surface (m) | *6 |
| Horizontal clearance (m) | 6 |
| Vertical clearance (m) | 4.5 |
| Maximum grades | 1 in 10 |
| Minimum weight capacity (t) | 15 |
| Maximum crossfall | 1 in 33 |
| Curves minimum inner radius (m) | 8.5 |
| Maximum Length | N/A |

Fire Service Access and Emergency Access Way will be along the internal road network and will not be required separately. Staged development should include road network construction to ensure that no one-way or dead-end streets occur. Firebreaks are to be maintained on the parent lot according to CoA Fire Management Notice (annually updated). Compliance to these issues will ensure the Acceptable Solution A3 (1-8) can be achieved.

Acceptable Solution A4 – Water Supply

The development will be provided with reticulated scheme water in accordance with the specifications of the relevant water supply authority (Water Corporation WA (WCWA)) and DFES requirements. This will be detailed in the detailed engineering drawings and be subject to approval from WCWA and DFES at subdivision condition stages, meeting the Acceptable Solution. Fire hydrant (street) outlets are required, these must be installed to WCWA standards installed in accordance with the *Water Corporation’s No 63 Water Reticulation Standard* and are to be identified by standard pole and/or road markings and installed by the Developer.

The Structure Plan is deemed compliant to this Acceptable Solution 4.1.

Overall Fire Management for the site

BAL contouring across the Subject Site has allocated BAL 29 or less to apply to any buildings and can be guided by the Structure Plan design. Setbacks from bushfire risks is to be maintained through road reserves and building setbacks. The inherent bushfire risks for the site is the internal strip of vegetation in the north and the remnant vegetation contained in CoA reserve to the east. Minimum setbacks to achieve BAL 29 in these areas is 21m (northern strip of remnant vegetation) and 27m (eastern CoA reserve). All future buildings can achieve an APZ area associated with a BAL allocation of BAL 29, BAL 19 or BAL 12.5.

Vehicle access standards can be achieved through the Structure Plan design. The minimum technical requirements for Public Roads is to meet Table 9. No Battle axes are proposed and FSA will be along the public road network. One Cul-de-sac is proposed near the intersection of Range and Terry Road, as the CoA seek to minimise new intersections to Range Road and the eastern extents of Terry Road. Where the cul-de-sac is present, an EAW is shown connecting to Range Road ensuring compliance to Element A3.3 of Acceptable Solution A3. Reticulated water will be provided water in accordance with the specifications of the relevant water supply authority WCWA and DFES requirements, meeting A4.1.

A detailed Bushfire Management Plan will be required if any industry is defined as "High Risk" or to support a future Development Application for the Primary School. Additionally, a detailed Bushfire Management Plan may be required to support the staged development of the subdivision.

High Risk Land use and Vulnerable Land Uses

The LSP contemplates potential “High Risk” land use (light industry) and “Vulnerable Land Use” as per the definitions of SPP 3.7. As defined by the Guidelines for Planning in Bushfire Prone areas Vers1.2 (2017):

“High-risk land uses may include, but are not limited to: service stations, landfill sites, bulk storage of hazardous materials, fuel depots and certain heavy industries as well as military bases, power generating land uses, saw-mills, highways and railways, among other uses meeting the definition.

Proposals for non-residential, high-risk land uses in bushfire prone areas are to comply with policy measure 6.6 which requires a Bushfire Management Plan jointly endorsed by the local government and the Department of Fire and Emergency Services. This may include establishing an appropriate Asset Protection Zone or Hazard Separation Zone, and should be supported by a risk management plan that addresses bushfire risk management measures for any flammable on-site hazards.”

As Light industrial land use is proposed in the west of the Structure Plan, a detailed Bushfire Management Plan will be required to guide developers if any industry is defined as “High risk”.

Policy measure 6.6 of SPP 3.7 applies to vulnerable land uses, and refers specifically to subdivision and development applications. However, if a scheme amendment or structure plan identifies a site for a vulnerable land use, then the policy requirements should be addressed. Typically, vulnerable land uses are those where persons may be less able to respond in a bushfire emergency. A detailed Bushfire Management Plan jointly endorsed by DFES and CoA will be required for any Primary School proposed in the Structure Plan area at the Development Application stage. A Bushfire Emergency Evacuation Plan (BEEP) will be required at Development Approval Stages.

4. Land Capability Assessment

Land capability is the ability of the land to sustain a specified land use without resulting in significant onsite or offsite degradation or damage to land resources. The Land Capability Assessment of the Subject Site is completed in accordance with the State Planning Commission’s (1989) Land Capability Assessment for Local Rural Strategies. The assessment is a three-stage process and includes:

Stage 1 – Land Use Requirements

- Specify and define the proposed land use;
- Determine the specific land use requirements of that use;
- List the relevant land qualities to fulfil the land use requirements; and
- List the relevant land characteristics which determine each land quality.

Stage 2 – Land Resource Survey

- Divide the study area into mapping units which have a measurable difference in the land characteristics listed above and may be expected to influence the land quality attributes and land capabilities.

Stage 3 – Land Capability Analysis

- For each mapping unit rate each individual land quality; and
- For each mapping unit determine its overall capability to sustain the land use by comparing its land quality ratings in the capability rating table.

The WAPC (1989) utilises a five-class system of assessing Land Capability, these five classes rate the degree of physical limitations associated with land use and management needed for these. The land capability classes are shown in Table 2.

Table 2: Land Capability Classes

| Capability Class | Degree of Limitation | General Description |
|------------------|----------------------|---|
| I | Very low | Areas with a very high capability for the proposed activity or use. Very few physical limitations to the specified use are present or else they are easily overcome. Risk of land degradation under the proposed use is negligible. |
| II | Low | Areas with a high capability for the proposed activity or use. Some physical limitations to the use do occur affecting either its productive use or the hazard of land degradation. These limitations can however, be overcome through careful planning. |
| III | Moderate | Areas with a fair capability for the proposed activity or use. Moderate physical limitations to the land use do occur which will significantly affect its productive use or result in moderate risk of land degradation unless careful planning and conservation measures are undertaken. |
| IV | High | Areas with a low capability for the proposed activity or use. There is a high degree of physical limitations which are either not easily overcome by standard development techniques or which result in a high risk of land degradation without extensive conservation requirements. |
| V | Very High | Areas with a very poor capability for the proposed activity or use and the severity of physical imitations is such that its use is usually prohibitive in terms of either development costs or the associated risk of land degradation. |

4.1. Land Use Requirements

There are two land uses proposed for the Subject Site as defined by the State Planning Commission (1989) Urban Development and Light Rural Industry (note these definitions are as per this policy for the purposes of this report and not any other planning instrument/policy). The location of the two proposed land uses is shown on the LSP in Appendix A, with “Urban Development” shown as “Residential” and “Light Rural Industry” shown as “Light Industry”.

4.1.1. Urban Development

The WAPC Land Capability Assessment for Rural Strategies Guideline defines Urban Development areas as follows;

‘Urban use consists of mostly residential development, but includes the use of land for extensive building complexes (such as shopping centres and offices). Urban development is an intensive form of land use which requires a high level of servicing and site disturbance.

Services include sealed and kerbed roads and carparks, storm water drainage and underground services (including reticulated water, gas and telephone connections) to cater for single housing allotments in the order of 500-700m² but also up to 2000 m².

The Water Authority’s Country Sewerage Policy indicates that deep sewerage should be provided where it is already provided within the town, or where soil, land and environmental factors specifically indicate it should be provided. Deep sewerage may not need to be provided if there are no environmental or public health problems arising from the operation of on-site septic tanks.’

The WAPC Land Capability Assessment for Rural Strategies Guideline identifies land use requirements for Urban Development areas as follows;

- Availability of extensive flat to gently sloping areas (preferably 0-2% but up to 8%);
- Deep well drained soils which are easy to excavate and provide a stable foundation for building;
- Disposal of liquid effluent via a treatment plant or from onsite septic tanks should not result in pollution of surface water bodies or groundwater resources;
- Urban stormwater is often highly polluted (high in BOD, nutrients, heavy metals and hydrocarbons) and may need to be treated to prevent point source pollution at the disposal site; and
- Urban development results in increased stormwater runoff which may raise the level of the unconfined water table or result in soil instability where steep slopes occur. The land should therefore not be subject to slumping/ landslips, water logging or water erosion.

Table 3 outlines the land qualities to fulfil the Urban Development land use requirements. The land characteristics for each land quality are shown in the guideline document (WAPC 1989).

Table 3: Land Qualities to fulfil Urban Development Land Use Requirements

| Land Qualities | Rating | | | | |
|----------------------------------|-----------|-----------|------------|-----------|------------------|
| | Very high | High | Moderate | Low | Very Low |
| Ease of excavation, x | Very high | High | Moderate | Low | Very Low |
| Foundation stability, b | Very high | High | Moderate | Low | Very Low |
| Water logging hazard, i | Low | | Moderate | High | Very high |
| Water erosion hazard, e | Low | | Moderate | High | Very high |
| Soil salinity, y | Very Low | Low | Moderate | High | |
| Soil absorption ability, a | High | Moderate | Low | Very Low | |
| Wind erosion hazard, w | | | Low | Moderate | High-Very high |
| Bushfire hazard, z | Very Low | Low | Moderate | High | Very high |
| Wave erosion hazard, u | | | | | High – Very high |
| Flood hazard, f | Very low | | | | High -Very high |
| Water pollution hazard, s | | | Low | Moderate | High |
| Water availability, g | High | | | Moderate | Low |
| Overall capability rating | I | II | III | IV | V |

4.1.2. Light Rural Industry

The WAPC Land Capability Assessment for Rural Strategies Guideline defines Light Rural Industry areas as follows;

‘This land use comprises mixed industrial uses (such as light industry, agriculture support industries) often with showroom/warehouse developments along major roads on the periphery of towns. These industries are generally controllable. The activities are mostly undertaken in warehouses or factories, while the external area, being used for traffic circulation, storage and display purposes, is generally cleared of all vegetation and compacted or sealed. Lot sizes may vary considerably but are often about 2000 m². These areas may be deep sewerred (especially if the town is sewerred) but this is generally not a requirement. A reticulated water supply is provided to each lot.’

The WAPC Land Capability Assessment for Rural Strategies Guideline identifies land use requirements for Light Rural Industrial areas as follows:

- Availability of extensive flat to gently sloping areas (0 - 8%);
- Deep to moderately deep well drained soils which are easy to excavate and provide a stable foundation for building. Moderately well drained soils with a slight susceptibility to waterlogging may be tolerated;
- The land should not be susceptible to flooding; and
- Disposal of septic effluent or other waste waters should not result in water pollution.

Table 4 outlines the land qualities to fulfil the Light Rural Industry land use requirements. The land characteristics for each land quality are shown in the guideline document (WAPC 1989).

Table 4: Land Qualities to fulfil Light Rural Industry Land Use Requirements

| Land Qualities | Rating | | | | |
|----------------------------------|----------------|-----------|------------|-----------|-----------|
| | I | II | III | IV | V |
| Ease of excavation, x | Very high-high | | Moderate | Low | Very Low |
| Foundation stability, b | Very high-high | | Moderate | Low | Very Low |
| Water logging hazard, i | Low | Moderate | High | Very High | |
| Water erosion hazard, e | Low | Moderate | High | Very High | |
| Soil absorption ability, a | High | Moderate | Low | Very Low | |
| Flood hazard, f | Nil | | High | | Very high |
| Water pollution hazard,s | Very low | Low | Moderate | High | |
| Water availability, g | High | | Moderate | | Low |
| Overall capability rating | I | II | III | IV | V |

4.2. Land Resource Survey

The land characteristics have been analysed to determine mapping units at the Subject Site for assessing land capability. The mapping units were determined using the following land characteristics:

- Soils, including: soil type, texture, depth, PRI and permeability;
- Slope;
- Depth to groundwater;
- Land use; and
- Vegetation type.

The two distinguishable Mapping Units are defined in Table 5.

Table 5: Mapping Units

| Map Unit | Characteristics within the Subject Site |
|-------------------|---|
| Map Unit 1 | <p>Silty sand topsoil over sandy gravel over sandy clay or silty sand topsoil over sandy clay.</p> <p>Soils have low permeability.</p> <p>Soils have high PRI.</p> <p>Groundwater > 2.3m BGL.</p> <p>Slope <0 to 5%.</p> <p>Predominately cleared land with pasture grasses.</p> <p>Rural land use.</p> |
| Map Unit 2 | <p>Silty sand topsoil over gravelly sand over sandy gravel.</p> <p>Soils have low PRI.</p> <p>Groundwater > 2.3m BGL.</p> <p>Slope <0 to 5%.</p> <p>Predominately cleared land with pasture grasses.</p> <p>Rural land use.</p> |

The mapping units for the Subject Site are shown on Figure 6.

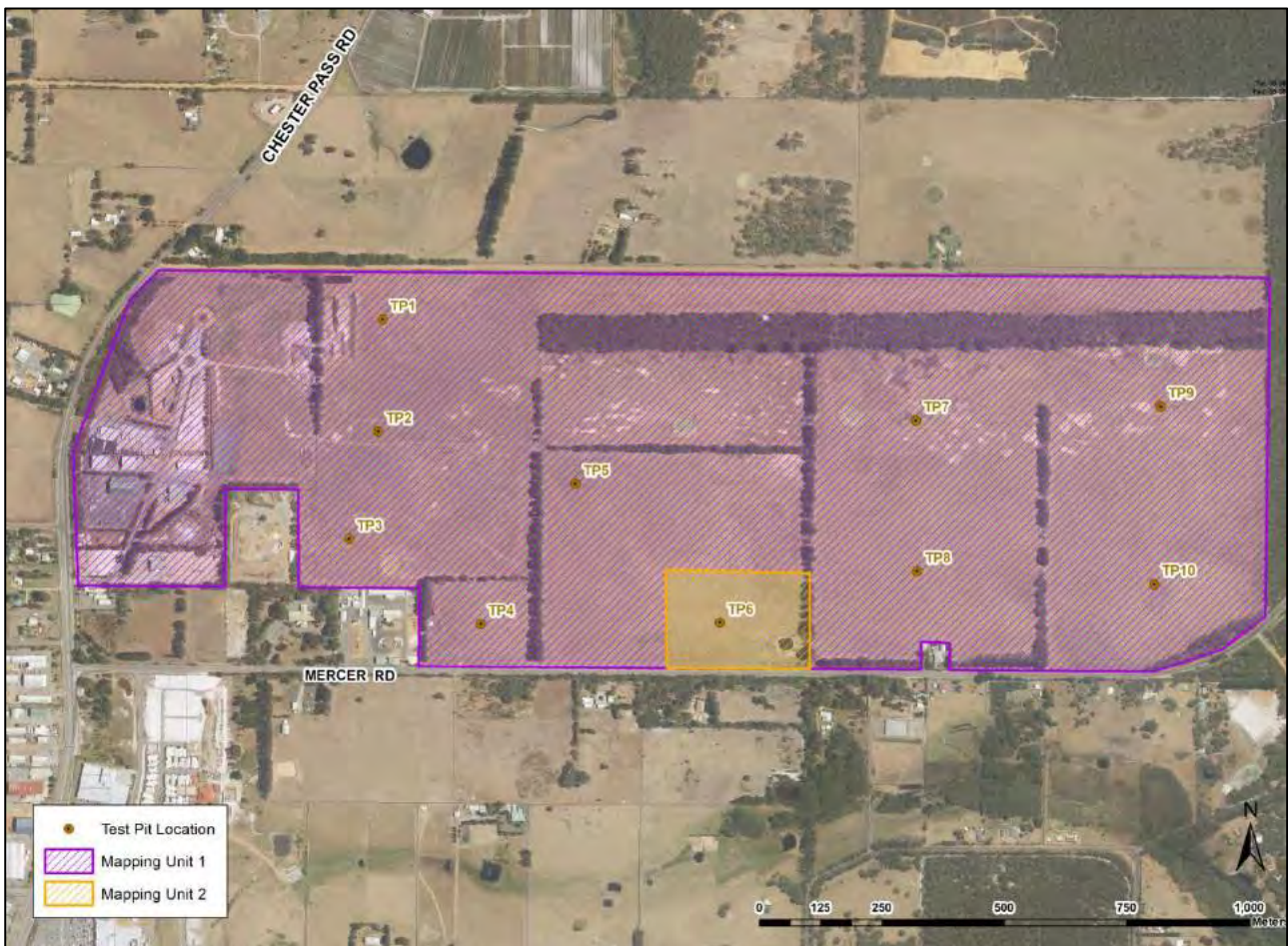


Figure 6: Land Capability Mapping Units

4.3. Land Capability Analysis

4.3.1. Urban Development

The land capability assessment for the Urban Development portion of the Subject Site is presented in Table 6. Two mapping units (Mapping Unit 1 and 2) are present in the location of the proposed Urban Development.

Table 6: Land Capability Assessment for Urban Development

| Land Qualities | Mapping Unit 1 | Mapping Unit 2 |
|----------------------------------|------------------------|------------------------|
| Ease of excavation, x | High | Very high |
| Foundation stability, b | High | Very high |
| Water logging hazard, i | Moderate | Low |
| Water erosion hazard, e | Low | Low |
| Soil salinity, y | Very Low | Very Low |
| Soil absorption ability, a | Moderate | Very Low |
| Wind erosion hazard, w | Low | Low |
| Bushfire hazard, z | Moderate | Moderate |
| Wave erosion hazard, u | Nil | Nil |
| Flood hazard, f | Nil | Nil |
| Water pollution hazard, s | Low | Moderate |
| Water availability, g | High (scheme water) | High (scheme water) |
| Overall capability rating | II | IV |

The overall capability of the Subject Site supporting the Urban Development land use is rated as highly capable for Mapping Unit 1 and low capability for Mapping Unit 2 (refer to Table 2 for full description of capability rating).

4.3.2. Light Rural Industry

The land capability assessment for the Light Rural Industry portion of the Subject Site is presented in Table 7. Only Mapping Unit 1 is present in the location of the proposed Light Rural Industrial area.

Table 7: Light Rural Industry Land Capability Rating

| Land Qualities | Mapping Unit 1 |
|----------------------------------|---------------------|
| Ease of excavation, x | High |
| Foundation stability, b | High |
| Water logging hazard, i | Moderate |
| Water erosion hazard, e | Low |
| Soil absorption ability, a | Moderate |
| Flood hazard, f | Nil |
| Water pollution hazard, s | Low |
| Water availability, g | High (scheme water) |
| Overall capability rating | II |

The overall capability of the Subject Site supporting the Light Rural Industry land use is rated as highly capable (refer to Table 2 for full description of capability rating).

5. Potential Environmental Impacts and Management Measures

5.1. Acid Sulphate Soils

Acid Sulphate Soils (ASS) are stable when left undisturbed, but when they are exposed to air, during excavation or dewatering, this can set off a reaction resulting in acidity (sulfuric acid) being produced. The potential impacts relate to the potential for oxidation of excavated or in situ ASS generating acidic conditions, and possibly releasing metals into groundwater or surface water catchments. ASS mapping indicates the Subject Site is not situated on any known Acid Sulphate Soils (Figure 2). There is however a section of high to moderate risk of ASS occurring within 3m of natural soil surface to the south of the Subject Site on Mercer Road.

The final fill levels and excavation requirements of the proposed subdivision will determine if an ASS and Dewatering Management Plan (ASSDMP) is required to be prepared prior to subdivision. If required, the ASSDMP will be prepared to satisfy the DER and will outline the soil management measures, the groundwater and dewatering effluent monitoring measures and the contingency management measures required to minimise any environmental impacts.

5.2. Water Management

Findings outlined in Sections 3.7 and 3.8 indicate there are limited water management risks associated with development of the Subject Land. Based on the investigations, there is no requirement to undertake pre-development groundwater monitoring. Overall, the soil types enable stormwater infiltration at source.

The water management objectives are to maintain the quantity of surface water and groundwater so that existing and potential environmental values are protected and to ensure that the quality of water emissions (surface and ground) do not adversely affect environmental values or the health, welfare and amenity of people and land uses, and meets statutory requirements and acceptable standards.

A number of management/design measures will be implemented to reduce the impact of the proposed development on surface water and groundwater flows, levels and quality, the function and environmental values of the site, or its interconnected areas. Management measures relevant to construction and the development will be identified in a Local Water Management Strategy (LWMS).

The LWMS details the integrated water management strategies to facilitate future urban water management planning. The LWMS will achieve integrated water management through the following design objectives:

- Effectively manage the risk to human life, property damage and environmental degradation from water contamination, flooding and waterlogging.
- Maintain and if possible improve water quality (surface and groundwater) within the development in relation to pre-development water quality.
- Reduce potable water consumption within both public and private spaces using practical and cost-effective measures.
- Promote infiltration of surface water on site to minimise the risk of further water quality degradation in the Catchment.
- Implement best management practices in regards to stormwater management.
- Incorporate where possible, low maintenance, cost-effective landscaping and stormwater treatment systems.

The LWMS will incorporate the following structural Best Management Practices (BMPs) to address water quantity and quality for the LSP:

- A conceptual drainage strategy demonstrating that the land is capable of retaining the 100 ARI event, while providing an indicative location of stormwater detention.

- Structural and non-structural controls will be used to improve stormwater quality, as compared to a development that does not actively manage stormwater.
- Rainfall from the 1 year 1-hour ARI (Annual Recurrence Interval) events will be retained and infiltrated as close to the source as possible.
- All residential lots will confine run-off from roofs and paving within the property boundary.
- Large rainfall events (10 ARI to 100 ARI) will be conveyed and retained through a network of roads, drainage reserves and POS within each catchment.
- It is anticipated that there will be no impacts from stormwater run-off to downstream ecosystems.

It is expected that development of the site will have a positive impact on groundwater and stormwater quality through BMPs and the treatment of stormwater prior to infiltration. Based on the site assessment and the management measures proposed, it is not expected that any changes to groundwater flows, levels or quality will have an adverse impact on the function and environmental values of the site.

5.3. Waste Water Management

The Subject Site is situated in a Sewerage Sensitive Area that does not have access to deep or reticulated sewerage. It is proposed the initial stage/s of the subdivision will involve the extension of the Light Industrial Area (similar to the existing Industrial Area) and on-site effluent disposal will be required for this area. All residential subdivision will be connected to reticulated sewerage.

The draft Government Sewerage Policy (DoP, 2016) outlines that on-site effluent disposal may be considered for non-residential subdivision that:

- Are remote from existing or proposed sewerage schemes and the proposed development cannot be connected to reticulated sewerage;
- Utilise secondary treatment systems with nutrient removal if in a sewage sensitive area or a public drinking water source area; and
- Where the proponent has demonstrated, to the satisfaction of the Western Australian Planning Commission on the advice of the Department of Health and the Department of Water that there is sufficient capacity to treat and dispose of sewage and contain associated buffers on-site. Consideration will be given to the maximum hydraulic load that can be contained within the lot and the potential impacts on waterways and wetlands.

The minimum lot size for non-residential lots is determined on a case-by-case basis. Residential lots with on-site effluent disposal in sewerage sensitive areas must be at least 1 hectare in size (DoP, 2016).

The proposed industrial area as shown on the LSP was assessed against the requirements for lots with on-site effluent disposal as outlined in the draft Government Sewerage Policy (DoP, 2016). The requirements and assessment to each requirement is shown in Table 8.

Table 8: Assessment to On-site Effluent Disposal Lot Requirements

| Lot Requirement (DoP, 2016) | Assessment to Requirement |
|---|---|
| Adequate separation from groundwater – the discharge point of the on-site sewage disposal system should be at least 1.2 to 1.5 metres, depending on soil type, in sewage sensitive areas. | Groundwater was not encountered to 2.3 metres depth (Great Southern Geotechnics, 2017). |
| An on-site sewage disposal system should not be located within 30 metres of a private bore used for household/drinking water purposes. | There are no private bores registered within the Subject Site or with in the vicinity of the proposed Industrial Area (DoW Water Register, 2017). |

Table 8 continued over page.

| Lot Requirement (DoP, 2016) | Assessment to Requirement |
|--|--|
| An on-site sewage disposal system should not be located within 100 metres of a waterway. | No waterways located within the Subject Site or within 100m of the proposed Industrial Area (Site inspection conducted 29/8/2017) |
| An on-site sewage disposal system should not be located within 100m of a significant wetland. | No significant wetlands located within the Subject Site or within the vicinity of proposed Industrial Area (DEC and CoA 2017 database search) |
| An on-site sewage disposal system should not be located within 100 metres of a surface or subsurface drainage system that discharges directly into a downstream waterway or waterbody. | No surface or subsurface drainage systems located within the Subject Site or within 100m of the proposed Industrial Area (Site inspection conducted 29/8/2017 and DoW database search) |
| An on-site sewage disposal system should not be located within any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event. | Given the relatively higher topography in the area and gradual slopes of the land inundation in the location of the proposed Industrial area is unlikely. |

The assessment found that the proposed light industrial area is appropriate for effluent disposal and meets the stated minimum requirements for on-site sewage disposal systems as outlined in the *Draft Government Sewerage Policy* (Department of Planning, 2016). In addition, the low permeability and high PRI of the soils in the location of the proposed industrial area will allow for slow draining assisting the process of being fixed by soil microbes.

As the industrial area is in a sewerage sensitive area a secondary waste water treatment system with nutrient removal should be used. The provision of on-site sewage disposal systems including calculation of land application area shall be in accordance with minimum site requirements contained in Schedule 3 of the draft Government Sewerage Policy (DoP, 2016) and must be approved for use in Western Australia by the Department of Health. The Local Planning Scheme requirements for the current Light Industrial area require 'dry industry' and 'alternative treatment effluent disposal systems'.

Where on-site sewage disposal is to be provided by a secondary treatment system, the WAPC will require a notification on title pursuant to Section 70A of the *Transfer of Land Act 1893* (as amended) advising that an on-site secondary treatment sewage disposal system and unencumbered area to which treated sewage is to be distributed are required.

5.4. Flora and Vegetation

The aim of the flora and vegetation management strategy is to maintain the abundance, diversity, geographic distribution and productivity of flora at the species and ecosystem levels through the avoidance or management of adverse impacts and through improvement in knowledge.

The site's historical use for agriculture and grazing has degraded the vegetation on site and reduced the native vegetation cover to a strip of remnant vegetation in the north of the site and a small area in the south-east corner of the site. Consequently, it is anticipated that the proposed development would have very little impact on native vegetation. All efforts should be made to conserve existing native vegetation. There is support however to clear, as required, replanted vegetation which is Bluegums given they are generally unsuitable in an urban area.

The following management measures have been developed and incorporated into the LSP to reduce the likelihood of impacts to vegetation and flora. These measures have been developed with the aim of retaining the key existing biological values of the site:

- Remnant vegetation will be retained within the vegetation strip in the north of the Subject Site and in the south-east corner of the site (inclusion within POS will provide the most effective way of managing the conservation values of the native vegetation).
- Access crossings within the vegetation strip will be limited to facilitate retention and natural regeneration of vegetation.
- Use of native vegetation species in areas of POS and revegetation areas to maintain local biodiversity.

5.5. Fauna

The aim of the fauna management strategy is to maintain the abundance, diversity, geographic distribution and productivity of native fauna at the species and ecosystem levels through the avoidance or management of adverse impacts and improvement in knowledge.

As the majority of the site has been historically cleared and as a result, fauna habitat has largely been removed. The only potentially significant fauna habitat on site is within the two areas of remnant vegetation.

The following management measures have been developed and incorporated into the LSP to reduce the likelihood of impacts to native fauna:

- Regional fauna corridor will be retained through maintaining the strip of remnant vegetation in the north of the Subject Site and the vegetation in the south-east corner.
- Use of native vegetation species in areas of POS to promote habitat for native fauna species.

5.6. Fire Management

The Local Structure Plan is required to meet the “Acceptable Solutions” of each Element of the bushfire mitigation measures (WAPC, 2017). The proposal has been assessed against the bushfire protection criteria Acceptable Solutions for Elements A1, A2, A3 and A4, as per the Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017).

The Subject Site was assessed against the bushfire protection criteria Acceptable Solutions for Elements A1, A2, A3 and A4. Please refer to the summary table below.

Table 9: Bushfire protection criteria applicable to the site

| Element | Acceptable Solution | Applicable or not Yes/No | Meets Acceptable Solution |
|-------------------------------|---|--------------------------|---|
| Element 1 – Location | A1.1 Development Location | Yes | Compliant BAL 29 or less applied to lots |
| Element 2 – Siting and Design | A2.1 Asset Protection Zone | Yes | Compliant, APZ in BAL 29 or less N/A |
| Element 3 – Vehicular Access | A3.1 Two Access Routes | Yes | Compliant two access to 2 destinations |
| | A3.2 Public Road | Yes | Compliant |
| | A3.3 Cul-de-sacs | Yes | Compliant with EAW |
| | A3.4 Battle axes | N/A | N/A |
| | A3.5 Private driveways | Yes | Compliant |
| | A3.6 Emergency Access Ways | Yes | Compliant |
| | A3.7 Fire Service Access Ways | N/A | N/A |
| | A3.8 Firebreaks | Yes | Compliant on parent lot |
| Element 4 – Water | A4.1 Reticulated areas | Yes | Compliant |
| | A4.2 Non-reticulated areas | N/A | N/A |
| | A4.3 Individual lots in non-reticulated areas | N/A | N/A |

5.7. Light Industrial Area and Associated Buffers

The EPA Draft Guidance Statement No. 3 *Separation Distances Between Industrial and Sensitive Land Uses* (EPA, 2015) provides generic separation distances from particular industries to sensitive land uses. Sensitive land uses are land uses applied to places where people live or regularly spend time and which are therefore sensitive to emissions from industry.

The EPA's hierarchy for the management of emissions is:

- Avoid or minimise the creation and discharge of emissions through design and operation of the facility;
- Ensure environmental impacts from emissions are acceptable and meet the relevant regulations and health criteria at the boundary of the site; and
- Implement separation distances to ensure that any residual emissions and unintended emissions do not impact adversely on sensitive land uses.

The generic separation distances are based on the consideration of typical emissions that may affect the amenity of nearby sensitive land uses. These include:

- Gaseous and particulate emissions;
- Noise;
- Dust; and
- Odour.

The only 'Sensitive Land Use' within the vicinity of the proposed Light Industrial area is the proposed Residential area. According to the EPA (2015) the general minimum vegetated setback of 200m is required to private residences, however the *Guidance Number 3 Separation Distances between Industrial and Sensitive Land Uses - Appendix 1* (EPA, 2015) must be consulted for the industry types proposed within the development area and their associated separation to distance to sensitive land use prior to development.

6. Management Commitments and Conclusions

The proposed LSP recognises the importance of the key environmental and landscape attributes of the area, and incorporates these in an urban form, that creates an environmentally responsive urban development that meets the EPA and City of Albany's environmental requirements. Consequently, the environmental outcomes of the proposed LSP are considerable and include:

- Providing an improvement in groundwater and surface water quality through residential and industrial development and implementation of water sensitive urban design and best stormwater drainage management practices.
- Revegetation using native species (where currently there is very little native species and diversity) in areas of POS to promote fauna habitat and flora diversity. Landscaped urban areas to promote biodiversity using native plants.
- Maintaining areas of remnant vegetation and limiting access points through these areas to the subdivision to prevent adverse impacts particularly for transient fauna.
- The Local Structure Plan is required to meet the "Acceptable Solutions" of each Element of the bushfire mitigation measures (WAPC, 2017).
- As Light industrial land use is proposed in the west of the Structure Plan, a detailed Bushfire Management Plan will be required to guide developers if any industry is defined as "High Risk".
- A detailed Bushfire Management Plan jointly endorsed by DFES and CoA will be required for any Primary School proposed in the Structure Plan area at the Development Application stage. A Bushfire Emergency Evacuation Plan (BEEP) will be required at Development Approval Stages.
- The proposed light industrial area is deemed appropriate for effluent disposal and meets the state's minimum requirements for on-site sewage disposal systems as outlined in the *Draft Government Sewerage Policy* (Department of Planning, 2016). Where on-site sewage disposal is to be provided by a secondary treatment system, the WAPC will require a notification on title pursuant Section 70A of the *Transfer of Land Act 1893* (as amended) advising that an on-site secondary treatment sewage disposal system and unencumbered area to which treated sewage is to be distributed are required.
- Provide vegetated buffer and/or other management techniques between industrial areas to sensitive land uses (such as residential) in accordance with the EPA's (2015) Guidance Statement No. 3 *Separation Distances Between Industrial and Sensitive Land Uses*.

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Appendices

Appendix A – Draft Local Structure Plan (Edge Planning & Property, 2017)

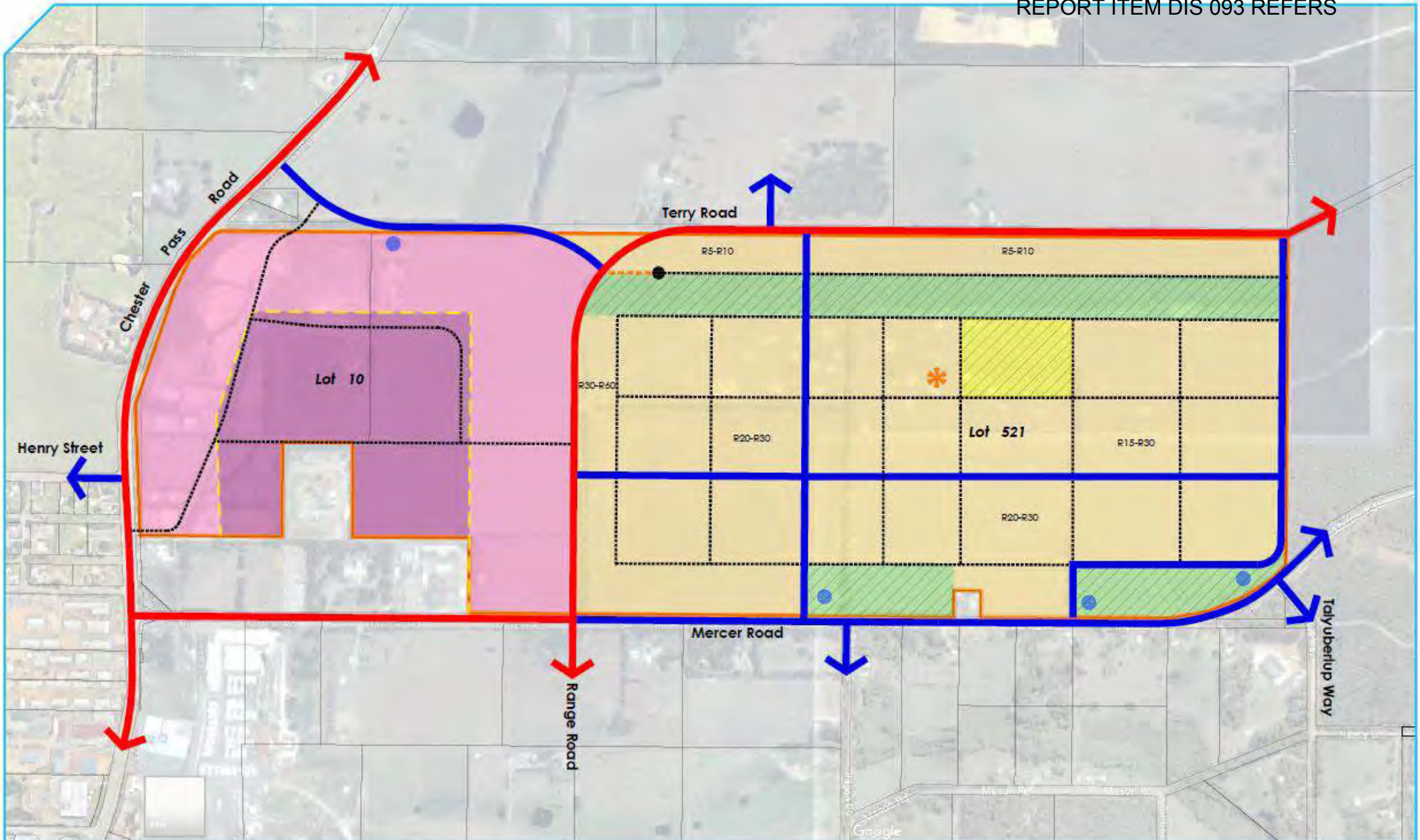
Appendix B – Geotechnical Investigation (Great Southern Geotechnics, 2017)

Appendix C – Phosphorous Retention Index Test Results (CSBP Laboratory, 2017)

Appendix D – BAL Contour Plan (Bio Diverse Solutions, 2017)

Appendix A

Draft Local Structure Plan (Edge Planning & Property, 2017)



LOCAL STRUCTURE PLAN

Lot 10 Chester Pass Road and
Lot 521 Mercer Road
Walmsley

LEGEND

- Local Structure Plan Boundary
- Integrator Arterial Road
- Neighbourhood Connector Road
- Local Road
- Parks and Recreation
- Public Use - School
- Residential
- Drainage 165
- Light Industry Precinct A
- Light Industry Precinct B
- ✱ Community Purpose Site
- 200m Buffer to Sensitive Uses
- Emergency Access Way

| | | |
|----------------|-----------------------|--------------|
| D | ADD EMERGENCY A. WAY. | 171118 |
| C | MINOR MODIFICATIONS | 171023 |
| B | MINOR MODIFICATIONS | 171022 |
| A | LOCAL STRUCTURE PLAN | 171012 |
| REV | DESCRIPTION | YYMMDD |
| DRAWING NUMBER | REV | SCALE 1:2500 |
| EP 170820/06 | D | SHEET A/3 |

edge
PLANNING & PROPERTY

edge Planning & Property
124 Howe Street, Mount Clarence
Adelaide SA 5033
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Appendix B

Geotechnical Investigation (Great Southern Geotechnics, 2017)

VERSION 1

Report No 104/1

SEPTEMBER 17, 2017



GEOTECHNICAL INVESTIGATION

BIO DIVERSE SOLUTIONS

LOT 10 CHESTER PASS RD & LOT 521 MERCER RD, MILPARA WA 6330

PRESENTED BY: M.COFFEY

GREAT SOUTHERN GEOTECHNICS
5A 209 CHESTER PASS RD, ALBANY WA

1.0 INTRODUCTION

As authorised by Kathryn Kinnear of Bio Diverse Solutions, a site investigation for the proposed development of Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA 6330 was performed on the 29th of August, 2017.

2.0 GENERAL

This purpose of the investigation was to determine the following:

- Surface site conditions
- Subsurface soil profiles & characteristics
- Depth of ground water tables .

3.0 SITE INVESTIGATION

The site is approximately 5.0kms North of the Albany CBD and is located on the Northern side of Mercer Road spanning over 2kms West to East.

Established trees border the fence lines of grassy paddocks and natural bushland can be found adjacent to the eastern boundary.

Site conditions and Test pit locations were recorded and are shown in Appendix 2

The field investigation consisted of ten test pits excavated on-site to depths of up to 2.3m using a Kubota KX41-3V Mini Excavator with a 300mm wide Hydraulic open flight auger attachment.
















All soil layers encountered were visually assessed and classified on-site

The subsurface soil profiles are shown on the Test pit logs located in Appendix 1

IMPORTANT NOTE: We have endeavoured to locate the test pits so that they are representative of the subsurface materials across the site. However, soil conditions may change dramatically over short distances and our investigations may not locate all soil variations across the site.

This report and associated documentation was undertaken for the specific purpose described in the report and shall not be relied on for other purposes. This report was prepared solely for the use by Bio Diverse Solutions and any reliance assumed by other parties on this report shall be at such parties own risk.





COLOURS

| | | | | | |
|--|----------------------|---|------------------------|---|---------------------|
|  | BLACK - BROWN (bk) |  | BLUE (bl) |  | ORANGE (or) |
|  | BROWN (br) |  | BLUE - GREEN (bl/gr) |  | RED (rd) |
|  | GREY - BROWN (gy/br) |  | GREEN (gr) |  | RED - BROWN (rd/br) |
|  | GREY (gy) |  | YELLOW (yl) |  | PINK (pk) |
|  | BLUE - GREY (bl/gy) |  | YELLOW - BROWN (yl/br) |  | PURPLE (pr) |

MOISTURE CONDITION OF SOIL

| TERM | DESCRIPTION |
|-------|--|
| Dry | Cohesive soils; hard and friable or powdery, well dry of plastic limit. Granular soils; cohesionless and free-running. |
| Moist | Soil feels cool, darkened in colour. Cohesive soils can be moulded. Granular soils tend to cohere. |
| Wet | Soil feels cool, darkened in colour. Cohesive soils usually weakened and free water forms on hands when handling. Granular soils tend to cohere and free water forms on hands when handling. |

PARTICLE SHAPES

| ANGULAR | SUB-ANGULAR | SUB-ROUNDED | ROUNDED |
|---|---|--|---|
|  |  |  |  |

PARTICLE SIZES

| BOULDERS | COBBLES | COARSE GRAVEL | MEDIUM GRAVEL | FINE GRAVEL | COARSE SAND | MEDIUM SAND | FINE SAND | SILT | CLAY |
|----------|----------|---------------|---------------|-------------|-------------|-------------|-------------|---------------|----------|
| >200mm | 63-200mm | 20-63mm | 6-20mm | 2.36-6mm | 0.6-2.36mm | 0.2-0.6mm | 0.075-0.2mm | 0.002-0.075mm | <0.002mm |

GRAIN SIZE

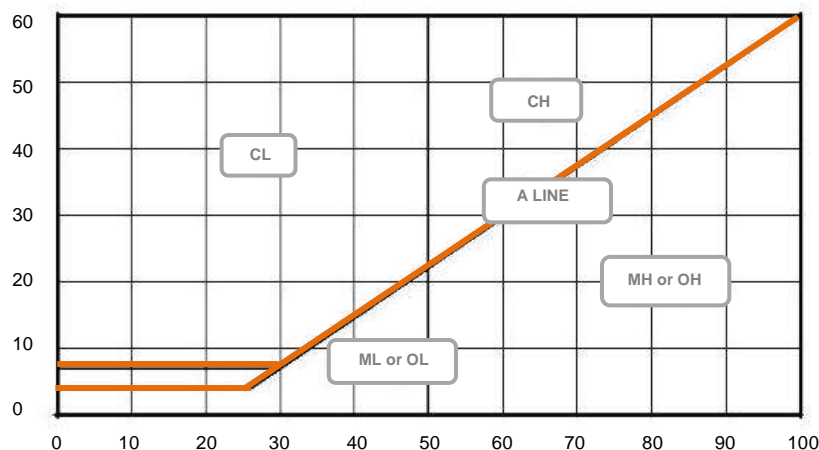
| SOIL TYPE (ABBREV.) | CLAY (CL) | SILT (SI) | SAND (SA) | | | GRAVEL (GR) | | COBBLES (CO) | |
|---------------------|-----------------------|-------------------|--|---------------------|----------------------|------------------|------------------|-------------------|----------|
| SIZE | < 2µm | 2-75µm | Fine 0.075-0.2mm | Medium 0.2-0.6mm | Coarse 0.6-2.36mm | Fine 2.36-6mm | Medium 6-20mm | Coarse 20-63mm | 63-200mm |
| SHAPE & TEXTURE | Shiny | Dull | ← angular or subangular or subrounded or rounded → | | | | | | |
| FIELD GUIDE | Not visible under 10x | Visible under 10x | Visible by eye | Visible at < 1m | Visible at < 3m | Visible at < 5m | Road gravel | Rail ballast | Beaching |

CLASSIFICATION CHART

| FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 60mm and basing fractions on estimated mass) | | | | GROUP SYMBOLS | TYPICAL NAMES | | |
|--|---|--|--|--|---|---|---|
| COARSE GRAINED SOILS More than 50% of material less than 63 mm is larger than 0.075 mm | GRAVELS More than 50% of coarse fraction is larger than 2.36mm | CLEAN GRAVELS (Little or no fines) | Wide range in grain size and substantial amounts of all intermediate sizes, not enough fines to bind coarse grains, no dry strength | GW | Well graded gravels, gravel-sand mixtures, little or no fines | | |
| | | GRAVELS WITH FINES (Appreciable amount of fines) | Predominantly one size or range of sizes with some intermediate sizes missing, not enough fines to bind coarse grains, no dry strength | GP | Poorly Graded gravels and gravel-sand mixtures, little or no fines, uniform gravels | | |
| | | | 'Dirty' materials with excess of non-plastic fines, zero to medium dry strength | GM | Silty gravels, gravel-sand-silt mixtures | | |
| | | | 'Dirty' materials with excess of plastic fines, medium to high dry strength | GC | Clayey gravels, gravel-sand-clay mixtures | | |
| | | | SANDS More than 50% of coarse fraction is smaller than 2.36mm | CLEAN SANDS (Little or no fines) | Wide range in grain size and substantial amounts of all intermediate sizes, not enough fines to bind coarse grains, no dry strength | SW | Well graded sands, gravelly sands, little or no fines |
| | | SANDS WITH FINES (Appreciable amount of fines) | | Predominantly one size or range of sizes with some intermediate sizes missing, not enough fines to bind coarse grains, no dry strength | SP | Poorly graded sands and gravelly sands; little or no fines, uniform sands | |
| | 'Dirty' materials with excess of non-plastic fines, zero to medium dry strength | | | SM | Silty sands, sand-silt mixtures | | |
| | 'Dirty' materials with excess of plastic fines, medium to high dry strength | SC | | Clayey sands, sand-clay mixtures | | | |
| | FINE GRAINED SOILS More than 50% of material less than 63 mm is smaller than 0.075 mm | IDENTIFICATION PROCEDURES ON FRACTIONS <0.2mm | | | | | |
| | | SILTS AND CLAYS Liquid limit less than 50 | | DRY STRENGTH | DILATANCY | TOUGHNESS | |
| | | | None to low | Quick to slow | None | ML | Inorganic silts and very fine sands, rock flour, silty or clayey fine sands with low plasticity. Silts of low to medium Liquid Limit. |
| | | | Medium to high | None to very slow | Medium | CL, CI | Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays. |
| Low to medium | | | Slow | Low | OL | Organic silts and organic silt-clays of low to medium plasticity. | |
| SILTS AND CLAYS Liquid limit greater than 50 | | | Low to medium | Slow to none | Low to medium | MH | Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, silts of high Liquid Limit. |
| | | | High to very high | None | High | CH | Inorganic clays of high plasticity. |
| | | Medium to high | None to very slow | Low to medium | OH | Organic clays of high plasticity | |
| | | Readily identified by colour, odour, spongy feel and frequently by fibrous texture | | | Pt | Peat and other highly organic soils | |

PLASTICITY CHART

For laboratory classification of fine grained soils



PLASTICITY

| DESCRIPTIVE TERM | OF LOW PLASTICITY | OF MEDIUM PLASTICITY | OF HIGH PLASTICITY |
|---------------------------|-------------------|----------------------|--------------------|
| Range Of Liquid Limit (%) | ≤ 35 | > 35 ≤ 50 | > 50 |

DESCRIPTION OF ORGANIC OR ARTIFICIAL MATERIALS

| PREFERRED TERMS | SECONDARY DESCRIPTION |
|-----------------|---|
| Organic Matter | Fibrous Peat/ Charcoal/ Wood Fragments/ Roots (greater than approximately 2mm diameter)/ Root Fibres (less than approximately 2mm diameter) |
| Waste Fill | Domestic Refuse/ Oil/ Bitumen/ Brickbats/ Concrete Rubble/ Fibrous Plaster/ Wood Pieces/ Wood Shavings/ Sawdust/ Iron Filings/ Drums/ Steel Bars/ Steel Scrap/ Bottles/ Broken Glass/ Leather |

CONSISTENCY - Cohesive soils

| TERM | VERY SOFT | SOFT | FIRM | STIFF | VERY STIFF | HARD |
|--------------------------------|--|---|--|---|-------------------------------|---|
| Symbol | VS | S | F | St | VSt | H |
| Undrained Shear Strength (kPa) | < 12 | 12 - 25 | 25 - 50 | 50 - 100 | 100 - 200 | > 200 |
| SPT (N) Blowcount | 0 - 2 | 2 - 4 | 4 - 8 | 8 - 15 | 15 - 30 | > 30 |
| Field Guide | Exudes between the fingers when squeezed | Can be moulded by light finger pressure | Can be moulded by strong finger pressure | Cannot be moulded by fingers. Can be indented by thumb nail | Can be indented by thumb nail | Can be indented with difficulty with thumb nail |

CONSISTENCY - Non-cohesive soils

| TERM | VERY LOOSE | LOOSE | MEDIUM DENSE | DENSE | VERY DENSE | COMPACT |
|-------------------|------------|----------------|---------------------------|---------------|----------------|------------------|
| Symbol | VL | L | MD | D | VD | CO |
| SPT (N) Blowcount | 0 - 4 | 4 - 10 | 10 - 30 | 30 - 50 | 50 - 100 | > 50/150 mm |
| Density Index (%) | < 15 | 15 - 35 | 35 - 65 | 65 - 85 | 85 - 95 | > 95 |
| Field Guide | Ravels | Shovels easily | Shovelling very difficult | Pick required | Pick difficult | Cannot be picked |

MINOR COMPONENTS

| TERM | TRACE | WITH |
|-------------------|---|--|
| % Minor Component | Coarse grained soils: < 5% Fine grained soils: <15% | Coarse grained soils: 5 - 12% Fine grained soils: 15 - 30% |
| Field Guide | Presence just detectable by feel or eye, but soil properties little or no different to general properties of primary components | Presence easily detectable by feel or eye, soil properties little different to general properties of primary component |

GEOLOGICAL ORIGIN

| | TYPE | DETAILS |
|-------------------|------------------|--|
| TRANSPORTED SOILS | Aeolian Soils | Deposited by wind |
| | Alluvial Soils | Deposited by streams and rivers |
| | Colluvial Soils | Deposited on slopes |
| | Lacustrine Soils | Deposited by lakes |
| | Marine Soils | Deposited in ocean, bays, beaches and estuaries |
| FILL MATERIALS | Soil Fill | Describe soil type, UCS symbol and add 'FILL' |
| | Rock Fill | Rock type, degree of weathering, and word 'FILL'. |
| | Domestic Fill | Percent soil or rock, whether pretrucible or not. |
| | Industrial Fill | Percent soil, whether contaminated, particle size & type of waste product, i.e. brick, concrete, metal |

STRENGTH OF ROCK MATERIAL

| TERM | SYMBOL | IS(50) | (MPA) | FIELD GUIDE TO STRENGTH |
|----------------|--------|--------|-------|---|
| Extremely Low | EL | ≤0.03 | | Easily remoulded by hand to a material with soil properties. |
| Very Low | VL | >0.03 | ≤0.1 | Material crumbles under firm blows with sharp end of pick; can be peeled with knife; too hard to cut a triaxle sample by hand. Pieces up to 3 cm thick can be broken by finger pressure. |
| Low | L | >0.1 | ≤0.3 | Easily scored with a knife; indentations 1 mm to 3 mm show in the specimen with firm blows of the pick point; has dull sound under hammer. A piece of core 150 mm long by 50 mm diameter may be broken by hand. Sharp edges of core may be friable and break during handling. |
| Medium | M | >0.3 | ≤1.0 | Readily scored with a knife; a piece of core 150 mm long by 50 mm diameter can be broken by hand with difficulty. |
| High | H | >1 | ≤3 | A piece of core 150 mm long by 50 mm diameter cannot be broken by hand but can be broken by a pick with a single firm blow; rock rings under hammer. |
| Very High | VH | >3 | ≤10 | Hand specimen breaks with pick after more than one blow; rock rings under hammer. |
| Extremely High | EH | >10 | | Specimen requires many blows with geological pick to break through intact material; rock rings under hammer. |

ROCK MATERIAL WEATHERING CLASSIFICATION

| TERM | SYMBOL | DEFINITION |
|---------------------------|--------|--|
| Residual Soil | RS | Soil developed on extremely weathered rock; the mass structure and substance fabric are no longer evident; there is a large change in volume but the soil has not been significantly transported |
| Extremely Weathered Rock | XW | Rock is weathered to such an extent that it has 'soil' properties, i.e. it either disintegrates or can be remoulded, in water. |
| Distinctly Weathered Rock | DW | Rock strength usually changed by weathering. Rock may be highly discoloured, usually be ironstaining. Porosity may be increased by leaching or may be decreased due to deposition of weathering products in pores. |
| Slightly Weathered Rock | SW | Rock is slightly discoloured but shows little or no change of strength from fresh rock. |
| Fresh Rock | FR | Rock shows no sign of decomposition or staining. |

Appendix 1

Test Pit Logs

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **2** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No. n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP2** Sample No.: **17G289**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method : 300mm Auger
 Position: 50 H 580560 6128698
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|
| 0 - 100 | 100 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | |
| 100 - 300 | 200 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Fine to medium grained sand. | W | L | | | | |
| 300 - 700 | 400 | Sandy CLAY: Low to medium plasticity, Light brown/orange. Fine to medium grained sand. | M | S | | | | |
| 700 - 2300 | 1600 | Sandy CLAY: Low to medium plasticity, Grey mottled orange/red. Fine to medium grained sand. | M | S-F | | | | |
| | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation | Water |
|--------------------------------|-------------------|---------------------|--------------------------|---------------------------|
| Cohesive | Non-Cohesive | | | Moisture |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | Water first Encountered |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | Moisture |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | D - Dry M - Moist W - Wet |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | General |
| VSt - Very Stiff | VD - Very Dense | H - High | | N/A - Not Applicable |
| H - Hard | CO - Compact | VH - Very High | | N/D - Not Determined |
| | | EH - Extremely High | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **3** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No: n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP3** Sample No.: **17G290**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method: 300mm Auger
 Position: 50 H 580597 6128498
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|
| 0 - 150 | 150 | (Topsoil) SAND with silt: Dark grey/brown, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | |
| 150 - 400 | 250 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Medium to coarse grained sub-angular to angular sand. | M-W | D-MD | | | | |
| 400 - 1100 | 700 | Sandy CLAY: Low to medium plasticity, Brown/orange. Fine to medium grained sand. | M | S-F | | | | ✓ |
| 1100 - 2300 | 1200 | Sandy CLAY: Low to medium plasticity, Red mottled grey/brown. Fine to medium grained sand. | M | S-F | | | | |
| | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation | Water |
|--------------------------------|-------------------|---------------------|--------------------------|---------------------------|
| Cohesive | Non-Cohesive | | | Moisture |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | Water first Encountered |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | Moisture |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | D - Dry M - Moist W - Wet |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | General |
| VSt - Very Stiff | VD - Very Dense | H - High | | N/A - Not Applicable |
| H - Hard | CO - Compact | VH - Very High | | N/D - Not Determined |
| | | EH - Extremely High | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **4** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No. n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP4** Sample No.: **17G291**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method : 300mm Auger
 Position: 50 H 580829 6128337
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | |
| 200 - 550 | 350 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Cobbles up to 100mm. Fine to medium grained sand. | M-W | D-VD | | | | |
| 550 - 900 | 350 | Sandy CLAY: Low to medium plasticity, Light brown mottled red/orange. Fine to medium grained sand. | M | S-F | | | | |
| 900 - 2300 | 1400 | Sandy CLAY: Low to medium plasticity, Grey mottled red/brown. Fine to medium grained sand. | M | F | | | | |
| | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation | Water |
|--------------------------------|-------------------|---------------------|--------------------------|---------------------------|
| Cohesive | Non-Cohesive | | | Water first Encountered |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | Moisture |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | D - Dry M - Moist W - Wet |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | General |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | N/A - Not Applicable |
| VSt - Very Stiff | VD - Very Dense | H - High | | N/D - Not Determined |
| H - Hard | CO - Compact | VH - Very High | | |
| | | EH - Extremely High | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **5** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No: n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP5** Sample No.: **17G292**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method: 300mm Auger
 Position: 50 H 580977 6128666
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|------------------------------------|-----------------------|-------------|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey/brown, fine to medium grained. Roots & root fibres. | M | L | | 1200mm below existing ground level | | |
| 200 - 500 | 300 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Fine to medium grained sand. | M-W | MD | | | | |
| 500 - 1000 | 500 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Cobbles & Boulders up to 200mm. Fine to medium grained sand. | M | VD | | | | |
| 1000 - 1200 | 200 | Sandy CLAY: Low to medium plasticity, Light brown/orange. Fine to medium grained sand. | M | F | | | | |
| 1200 - 2300 | 1100 | Sandy CLAY: Low to medium plasticity, Red mottled grey. Fine to medium grained sand. | M | F | | | | |
| | | | | | | | | |
| | | | | | | | | |

Comments:


Water table measured 1200mm below existing ground level 3hrs 55mins after achieving full depth of test pit.
 Water noted seeping into test pit at 500mm below surface level.

Pit Terminated at: (mm) below ground level
 ✓ or ✗

| | | |
|---------------|---|------|
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation | Water |
|--------------------------------|-------------------|---------------------|--------------------------|---------------------------|
| Cohesive | Non-Cohesive | | | Water first Encountered |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | Moisture |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | D - Dry M - Moist W - Wet |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | General |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | N/A - Not Applicable |
| VSt - Very Stiff | VD - Very Dense | H - High | | N/D - Not Determined |
| H - Hard | CO - Compact | VH - Very High | | |
| | | EH - Extremely High | | |

Test Pit Report

|  | | Report No. 104/1 | Job No. 104 | Sheet 6 of 10 | | | | |
|--|-------------------|--|--|--|---------------------------------|------------------------------------|-----------------------|-------------|
| Client: Bio Diverse Solutions Project: Proposed Light Industrial Area Project No.: n/a Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA Test Pit No.: TP6 Sample No.: 17G293 | | | Operator/Contractor: GSG Equipment type: Kubota KX41-3V Excavation Method : 300mm Auger Position: 50 H 581324 6128351 Elevation: | | | | | |
| Date Commenced: 29.08.2017 Date Completed: 29.08.2017 | | Logged By: M.Coffey Checked By: M.Coffey | | Excavation Dimensions: Depth 2.3 (m) Width 0.3 (m) | | | | |
| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey/brown, fine to medium grained. Roots & root fibres. | M | L | | 1700mm below existing ground level | | |
| 200 - 400 | 200 | SAND with silt: Grey, fine to medium grained. | M | L | | | | |
| 400 - 700 | 300 | SAND with silt: Light grey, fine to medium grained. | M | L | | | | |
| 700 - 1500 | 800 | Gravelly SAND with silt: Brown, fine to medium grained. Fine to medium grained, sub-rounded to sub-angular gravel. | M | MD | | | | |
| 1500 - 2300 | 800 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Fine to medium grained sand. | M | MD | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Comments: <i>Water table measured 1700mm below existing ground level 1hr 55mins after achieving full depth of test pit.</i> | | | Pit Terminated at: (mm) below ground level ✓ or ✗ | | | | | |
| | | | Target Depth | ✓ | 2300 | | | |
| | | | Cave In | | | | | |
| | | | Refusal | | | | | |
| | | | Near Refusal | | | | | |
| | | | Flooding | | | | | |
| | | | Lack of Reach | | | | | |
| Materials Consistency/Strength | | Rock | Cementation | | ▼ Water | | | |
| Cohesive | Non-Cohesive | | | | Water first Encountered | | | |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | | Moisture | | | |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | | D - Dry M - Moist W - Wet | | | |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | | General | | | |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | | N/A - Not Applicable | | | |
| VSt - Very Stiff | VD - Very Dense | H - High | | | N/D - Not Determined | | | |
| H - Hard | CO - Compact | VH - Very High | | | | | | |
| | | EH - Extremely High | | | | | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **7** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No: n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP7** Sample No.: **17G294**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method: 300mm Auger
 Position: 50 H 581693 6128729
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------------|-----------------------|-------------|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | 900mm below existing ground level | | |
| 200 - 800 | 600 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Cobbles & boulders up to 200mm. Fine to medium grained sand. | M-W | L-MD | | | | |
| 800 - 1200 | 400 | Sandy CLAY: Low to medium plasticity, Brown/orange. Fine to medium grained sand. | M | S-F | | | | |
| 1200 - 2300 | 1100 | Sandy CLAY: Low to medium plasticity, Red mottled grey. Fine to medium grained sand. | M | F | | | | |
| | | | | | | | | |

Comments:

Water table measured 900mm below existing ground level 3hrs 55mins after achieving full depth of test pit.
 Water noted seeping into test pit at 700mm below surface level.

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation | Water |
|--------------------------------|-------------------|---------------------|--------------------------|---------------------------|
| Cohesive | Non-Cohesive | | | Water first Encountered |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | Moisture |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | D - Dry M - Moist W - Wet |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | General |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | N/A - Not Applicable |
| VSt - Very Stiff | VD - Very Dense | H - High | | N/D - Not Determined |
| H - Hard | CO - Compact | VH - Very High | | |
| | | EH - Extremely High | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **8** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No.: n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP8** Sample No.: **17G295**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method: 300mm Auger
 Position: 50 H 581720 6128505
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | |
| 200 - 800 | 600 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Fine to medium grained sand. | M | D-VD | | | | |
| 800 - 1000 | 200 | Sandy CLAY with gravel: Low to medium plasticity, Light brown mottled red/orange. Fine to medium grained sand. Fine to medium grained, angular to sub-angular gravel. | M | F | | | | |
| 1000 - 1900 | 900 | Sandy CLAY: Low to medium plasticity, Red mottled light brown/orange. Fine to medium grained sand. (VSt between depth 1700mm to 1900mm) | M | F-VSt | | | | |
| 1900 - 2300 | 400 | Sandy CLAY: Low plasticity, orange mottled red/cream. Fine to medium grained sand. | M | S-F | | | | |
| | | | | | | | | |
| | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation | Water |
|--------------------------------|-------------------|---------------------|--------------------------|---------------------------|
| Cohesive | Non-Cohesive | | | Moisture |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | Water first Encountered |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | Moisture |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | D - Dry M - Moist W - Wet |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | General |
| VSt - Very Stiff | VD - Very Dense | H - High | | N/A - Not Applicable |
| H - Hard | CO - Compact | VH - Very High | | N/D - Not Determined |
| | | EH - Extremely High | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **9** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No: n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP9** Sample No.: **17G296**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method: 300mm Auger
 Position: 50 H 582184 6128769
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | |
| 200 - 800 | 600 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Fine to medium grained sand. | M | MD | | | | |
| 800 - 1100 | 300 | Sandy CLAY: Low to medium plasticity, brown/orange. Fine to medium grained sand. | M | S-F | | | | |
| 1100 - 2300 | 1200 | Sandy CLAY: Low to medium plasticity, Red mottled grey. Fine to medium grained sand. | M | F | | | | |
| | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation | Water |
|--------------------------------|-------------------|---------------------|--------------------------|---------------------------|
| Cohesive | Non-Cohesive | | | Moisture |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | Water first Encountered |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | Moisture |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | D - Dry M - Moist W - Wet |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | General |
| VSt - Very Stiff | VD - Very Dense | H - High | | N/A - Not Applicable |
| H - Hard | CO - Compact | VH - Very High | | N/D - Not Determined |
| | | EH - Extremely High | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **10** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No. n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP10** Sample No.: **17G297**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method : 300mm Auger
 Position: 50 H 582184 6128441
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test | |
|--------------------------|------------------|---|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|--|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | | |
| 200 - 400 | 200 | SAND with silt: Grey/brown, fine to coarse grained sub-rounded to sub-angular. (Contains some cobbles up to 150mm) | M | L-MD | | | | | |
| 400 - 2300 | 1900 | Sandy CLAY: Low to medium plasticity, Light brown/orange. Fine to medium grained sand. (Contains pockets of yellow/cream fine to medium grained sand). | M | L | | | | ✓ | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation |
|--------------------------------|-------------------|---------------------|--------------------------|
| Cohesive | Non-Cohesive | | |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented |
| VSt - Very Stiff | VD - Very Dense | H - High | |
| H - Hard | CO - Compact | VH - Very High | |
| | | EH - Extremely High | |

| | | |
|-------------------------|-----------|---------|
| Water | | |
| Water first Encountered | | |
| Moisture | | |
| D - Dry | M - Moist | W - Wet |
| General | | |
| N/A - Not Applicable | | |
| N/D - Not Determined | | |

Appendix 2

Site Map & Test Pit Locations

The fieldwork was carried out on the 29th of August 2017 and comprised the following:
Ten test pits were excavated using a Kubota KX41-3V Mini Excavator with a 300mm wide Auger attachment to achieve depths of up to 2.3m to visually assess subsurface conditions and monitor any ground water present. Approximate Test Pit locations are shown on **Figure 2**.



Figure 1 - Site Location



Figure 2 - Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA 6330



Test Pit No. 1 Excavation



Test Pit No. 1 Spoil



Job No: 104 **Test Pit No:** TP1
Client: Bio Diverse Solutions
Project: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA



Test Pit No. 2 Excavation



Test Pit No. 2 Spoil



Test Pit No. 3 Excavation



Test Pit No. 3 Spoil



Test Pit No. 4 Excavation



Test Pit No. 4 Spoil



Test Pit No. 5 Excavation



Test Pit No. 5 Spoil



Test Pit No. 6 Excavation



Test Pit No. 6 Spoil



Test Pit No. 7 Excavation



Test Pit No. 7 Spoil



Test Pit No. 8 Excavation



Test Pit No. 8 Spoil



Test Pit No. 9 Excavation



Test Pit No. 9 Spoil



Test Pit No. 10 Excavation



Test Pit No. 10 Spoil

Appendix 3

Test Results



5a 209 Chester Pass Road, Milpara WA 6330
 Mobile: 0407 903 297 Email: Info@gsgotechnics.com

Dry Density / Moisture Content Relationship Test Report

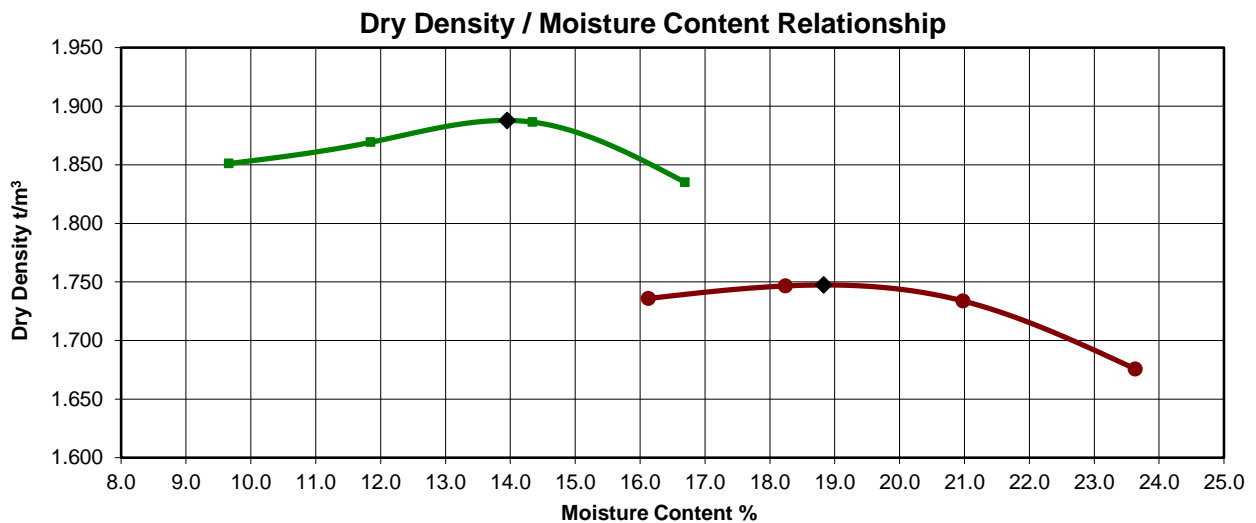
Sheet 1 of 1

Report No. 104/1

Job No. 104

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Road: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA 6330
 Section: N/A

| Sample No. | Sample Location | Field Description |
|------------|-----------------|-------------------|
| 17G298 | Test Pit 3 | Sandy CLAY |
| 17G299 | Test Pit 10 | Sandy CLAY |



| | | | |
|---|------------------------|------------------------|----------|
| Sample Number | 17G298 | 17G299 | |
| Depth | 400mm - 1100mm | 400mm to 2300mm | |
| Stabiliser Used | | | |
| Stabiliser Added % | | | |
| Curing Period | Water (Days) | Field | Field |
| | Stabiliser (Hrs) | | |
| Moisture Content Method used | AS 1289.2.1.1 | AS 1289.2.1.1 | |
| Sampling Method | AS 1289.1.2.1 Proc 6.5 | AS 1289.1.2.1 Proc 6.5 | |
| Date Sampled | 29.08.2017 | 29.08.2017 | |
| Date Received | 29.08.2017 | 29.08.2017 | |
| Date Tested | 02.09.2017 | 02.09.2017 | |
| Test Method | AS 1289.5.2.1 | AS 1289.5.2.1 | |
| Maximum Dry Density t/m ³ | 1.75 | 1.89 | |
| Optimum Moisture Content % | 19.0 | 14.0 | |
| Adjusted Maximum Dry Density t/m ³ | | | |
| Adjusted Optimum Moisture Content % | | | |
| Percentage Retained % | 37.5 mm | 0 | 0 |
| Percentage Retained % | 19.0 mm | 0 | 0 |

| | | |
|--|--|---|
| | Comments: N/a | Approved Signatory: Name: M.Coffey Function: Laboratory Manager Date: 17.09.2017 |
| | Distribution: Laboratory File / Kathryn Kinnear | |



| Falling Head Permeability Report | | Test Method: AS 1289.6.7.2 | |
|---|--|----------------------------|-------------------|
| Client: | Bio Diverse Solutions | Ticket No: | S812 |
| Project: | Lot 10 Chester Pass Rd & Lot 521 Mercer Road | Report No: | LLS17/2133_2 |
| Location: | Milpara, WA 6339 | Sample No: | LLS17/2133 |
| Sample ID: | TP3 400-1100mm (17G298) | Issue Date: | 14-September-2017 |
| Sampling Procedure: Tested as Received | | | |

Laboratory Moisture Ratio (%) 100.5

Laboratory Density Ratio (%) 95.0

Compactive Effort Modified

Surcharge (kPa) 3

% Retained on 19mm Sieve 0

Coefficient of Permeability (m / sec) 4.1×10^{-8}

Client Address: 5a 209 Chester Pass Road, Albany WA 6330

Comments: MMDD and OMC Values supplied by Great Southern Geotechnics



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Accreditation No. 19872

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Approved Signature:

Name: Matt van Herk

Function: Laboratory Manager

Date: 14-September-2017



| Falling Head Permeability Report | | Test Method: AS 1289.6.7.2 | |
|----------------------------------|--|----------------------------|-------------------|
| Client: | Bio Diverse Solutions | Ticket No: | S812 |
| Project: | Lot 10 Chester Pass Rd & Lot 521 Mercer Road | Report No: | LLS17/2134_2 |
| Location: | Milpara, WA 6339 | Sample No: | LLS17/2134 |
| Sample ID: | TP10 400-2300mm (17G299) | Issue Date: | 14-September-2017 |

Sampling Procedure: Tested as Received

Laboratory Moisture Ratio (%) 98.5

Laboratory Density Ratio (%) 95.0

Compactive Effort Modified

Surcharge (kPa) 3

% Retained on 19mm Sieve 0

Coefficient of Permeability (m / sec) 1.8×10^{-8}

Client Address: 5a 209 Chester Pass Road, Albany WA 6330

Comments: MMDD and OMC Values supplied by Great Southern Geotechnics



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Accreditation No. 19872

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Approved Signature: 

Name: Matt van Herk

Function: Laboratory Manager

Date: 14-September-2017

Appendix C

Phosphorous Retention Index Test Results (CSBP Laboratory, 2017)



Customer Bio Diverse Solutions

Job Chiquita Burgers

Date Rec'd 1/09/2017

| Lab Number | Name | Code | Customer | Depth | Phosphorus Retention Index |
|------------|-------------|----------|-----------------------|--------|----------------------------|
| 2ZS17085 | Test Pit 3 | 01/09/17 | Bio Diverse Solutions | 40-110 | 2387.4 |
| 2ZS17086 | Test Pit 6 | 01/09/17 | Bio Diverse Solutions | 20-70 | 0.8 |
| 2ZS17087 | Test Pit 10 | 01/09/17 | Bio Diverse Solutions | 40-230 | 608.0 |
| 2ZS17088 | Test Pit 1 | 01/09/17 | Bio Diverse Solutions | 20-90 | 2414.5 |

Appendix D

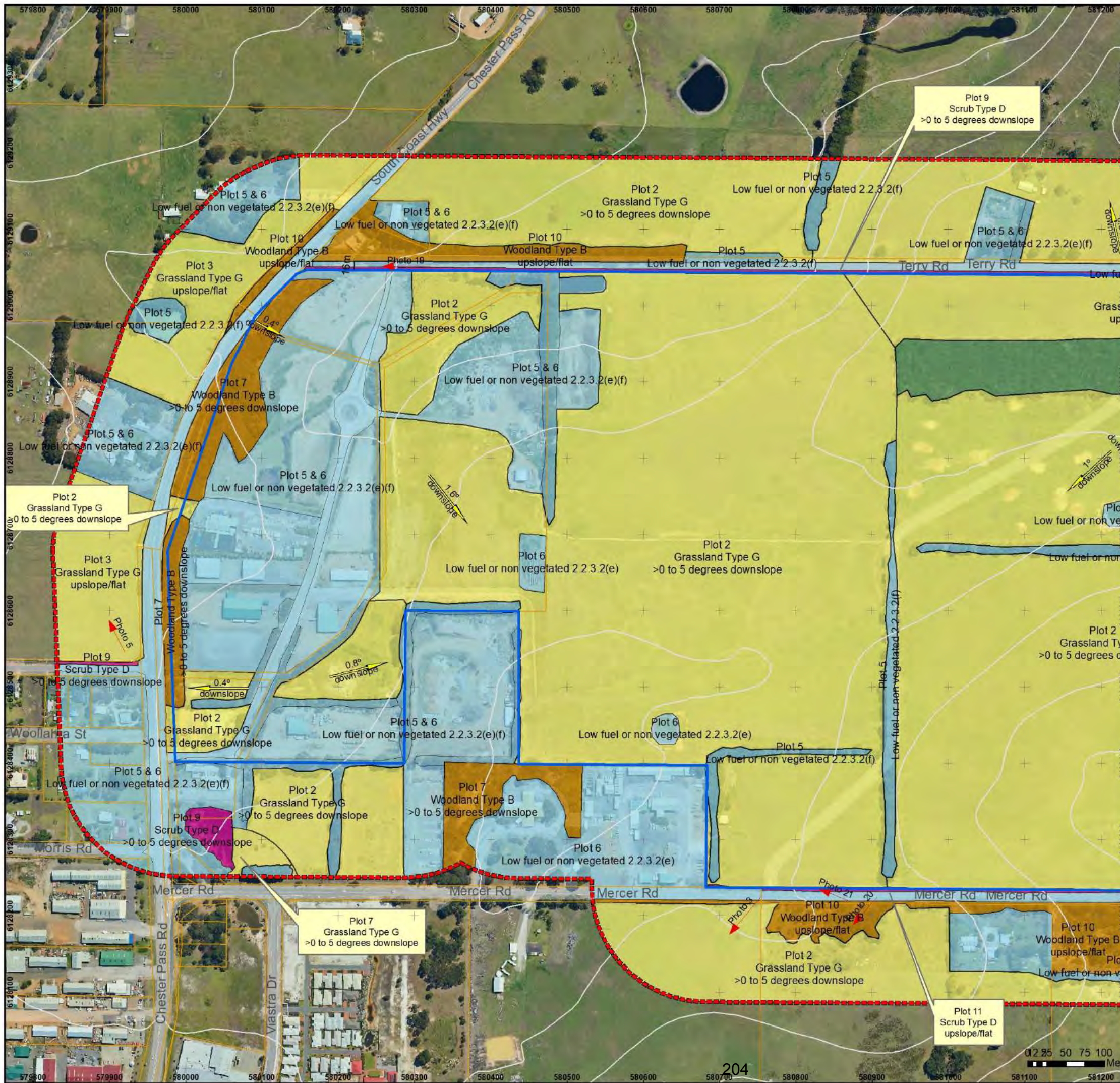
BAL Contour Plan (Bio Diverse Solutions, 2017)

AS 3959 Bushfire Attack Level (BAL) Contour Plan Report

| Site Details | | | |
|---------------------------------------|--|---------------|------|
| Address: | Lot 10 Chester Pass Road and Lot 521 Mercer Road | | |
| Suburb: | Walmsley | State: | W.A. |
| Local Government Area: | City of Albany | | |
| Description of Building Works: | N/A | | |
| Stage of WAPC Planning | Structure Plan | | |

| BAL Contour Plan Details | | | |
|-----------------------------|-----------------|--------------------------|------------|
| Report / Job Number: | EPP 004 | Report Version: | Final |
| Assessment Date: | 29/8/2017 | Report Date: | 25/10/2017 |
| Practitioner | Kathryn Kinnear | Accreditation No. | BPAD 30794 |





Legend

- Subject Site
- 150m Assessment Boundary
- Cadastre
- 5m Contours
- Slope Degrees
- Separation Distance
- Photo ID

Site Vegetation

- Forest Type A
- Grassland Type G
- Low fuel or non vegetated 2.2.3.2
- Scrub Type D
- Woodland Type B

Scale
 1:5,000 @ A3
 GDA MGA 94 Zone 50

Data Sources
 Aerial Imagery: SLIP Virtual Mosaic WMS Service, Landgate 2017
 Cadastre, Relief Contours and Roads: Landgate 2017
 IRIS Road Network: Main Roads Western Australia 2017
 Overview Map: World Topographic map service, ESRI 2012

CLIENT
 Edge Planning & Property
 Steve Thompson
 Lot 10 Chesterpass Road
 Ardess Warreanup, WA 6330

Figure 1.1. Vegetation Classes

| | | |
|--------------|----------|------------|
| BAL Assessor | QA Check | Drawn by |
| KK | KK | SA |
| STATUS | FILE | DATE |
| FINAL | EPP004 | 28/09/2017 |



REPORT ITEM DIS 093 REFERS
 This BAL Plan was prepared by:
 Kathryn Kinnear, Bio Diverse Solutions
 Accreditation No: BPAD30794
 Jurisdiction: Level 2 - WA



BPAD
Bushfire
Planning & Design
Accredited Practitioner
Level 2



**BIO
DIVERSE
SOLUTIONS**

29 Hercules Crescent
Albany, WA 6330
Australia
Tel: 08 9842 1575
Fax: 08 9842 1575



Legend

- Subject Site
 - 150m Assessment Boundary
 - Cadastre
 - 5m Contours
 - Slope Degrees
 - Separation Distance
 - ▶ Photo ID
- Site Vegetation**
- Forest Type A
 - Grassland Type G
 - Low fuel or non vegetated 2.2.3.2
 - Scrub Type D
 - Woodland Type B


 Scale
 1:5,000 @ A3
 GDA MGA 94 Zone 50

Data Sources
 Aerial Imagery: SLIP Virtual Mosaic WMS Service, Landgate 2017
 Cadastre, Relief Contours and Roads: Landgate 2017
 IRIS Road Network: Main Roads Western Australia 2017
 Overview Map: World Topographic map service, ESRI 2012

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 Steve Thompson
 Lot 10 Chesterpass Road & Lot 521 Mercer Road
 Ardess Warrenup, WA 6330

Figure 1.2. Vegetation Classes

| | | |
|---------------------------|-----------------------|---------------------------|
| BAL Assessor KK | QA Check KK | Drawn by SA |
| STATUS FINAL | FILE EPP004 | DATE 28/09/2017 |

SECTION 1 - Vegetation Classification

All vegetation within 150m of the site / proposed development was classified in accordance with Clause 2.2.3 of AS 3959-2009. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified below.


| Plot | 1 | Classification or Exclusion Clause | Forest Type A |
|--|---|------------------------------------|---|
|  | | | <p>Location: internal to the site in proposed POS in the north east of the structure Plan.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Jarrah, Marri, <i>Casuarina</i>, <i>Leucopogon</i>, <i>Acacia</i> and grasses. Presents in some areas as low amount of multilayering (borderline Woodland Type B), however once grazing ceases could re-grow to Forest Type A.</p> <p>Average vegetation height: 8m.</p> <p>Vegetation Coverage: >30-70%.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Flat.</p> |

Photo Id 1: View of Forest Type A internal to the site. View from south to north.

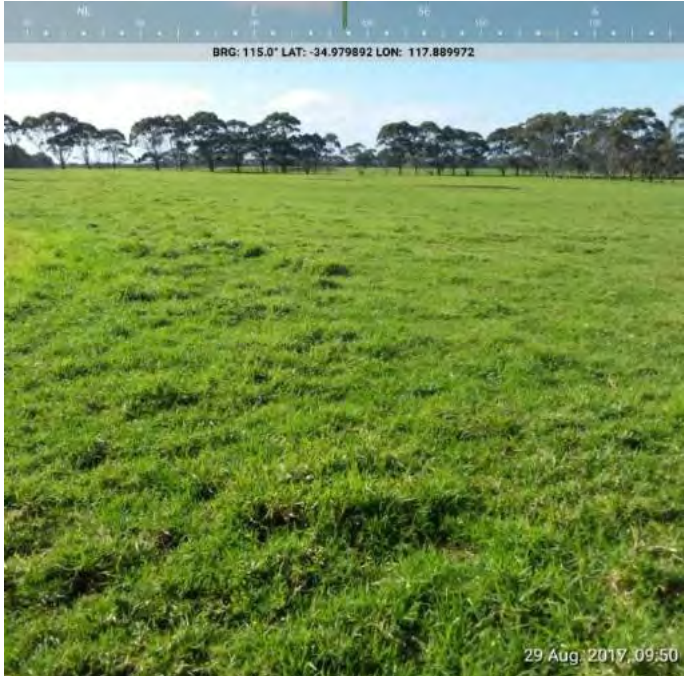
| Plot | 2 | Classification or Exclusion Clause | Grassland Type G |
|---|---|------------------------------------|---|
|  | | | <p>Location: Internal to the site in grazed paddocks. Southern areas, north east and western paddocks.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Kikuyu, ryegrasses, clovers and Capeweed.</p> <p>Average vegetation height: 120mm.</p> <p>Vegetation Coverage: <10% trees.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Downslope >0-5 degrees.</p> |

Photo Id 2: View to the east of internal Grasslands Type G. Grazed by cattle.

| Plot | 2 | Classification or Exclusion Clause | Grassland Type G |
|---|---|------------------------------------|---|
|  | | | <p>Location: Located to the north and south of the subject site (north of Terry Road) and south of Mercer Road in grazed paddocks.</p> <p>Separation distance: 0m (north east boundary) and between 15-20m (established road reserves separation).</p> <p>Dominant species & description: Kikuyu, ryegrasses, clovers and capeweed.</p> <p>Average vegetation height: 120mm.</p> <p>Vegetation Coverage: <10% trees.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Downslope >0-5 degrees.</p> |

Photo Id 3: View to the south west (south of Mercer Road) of grasslands Type G. Grazed by cattle.


| Plot | 3 | Classification or Exclusion Clause | Grassland Type G |
|---|---|------------------------------------|--|
|  | | | <p>Location: Located in the north of the subject site in grazed paddocks.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: Kikuyu, ryegrasses, clovers and Capeweed.</p> <p>Average vegetation height: 120mm.</p> <p>Vegetation Coverage: 120mm.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Flat to upslope.</p> |

Photo Id 4: View internal of the subject site to the north of grazed paddocks.

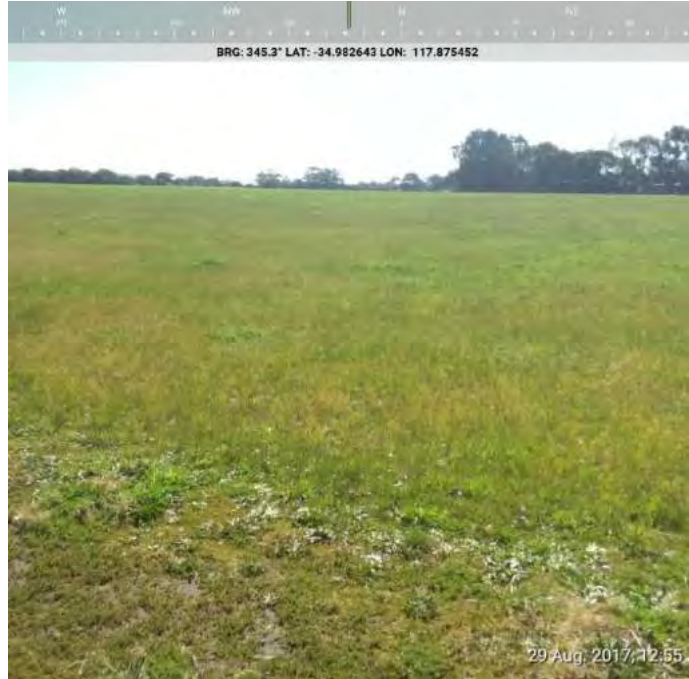
| Plot | 3 | Classification or Exclusion Clause | Grassland Type G |
|---|---|---|------------------|
|  | | <p>Location: Located adjacent to the subject site to the west in adjacent grazed paddocks</p> <p>Separation distance: 20m (Chester Pass Road Reserve).</p> <p>Dominant species & description: Kikuyu, ryegrasses, clovers and Capeweed.</p> <p>Average vegetation height: 120mm.</p> <p>Vegetation Coverage: 120mm.</p> <p>Available fuel loading: 4.5t/ha.</p> <p>Effective slope: Flat to upslope.</p> | |

Photo Id 5: View of adjacent paddocks to the west of Chester Pass Road, view to the north, northwest.


| Plot | 4 | Classification or Exclusion Clause | Forest Type A |
|---|---|---|---------------|
|  | | <p>Location: To the east of the subject site in City of Albany Reserve.</p> <p>Separation distance: 4-6m (firebreak, traversable)</p> <p>Dominant species & description: Jarrah, <i>Acacia</i>, <i>Melaleuca</i>, <i>Banksia</i>, Tea Tree, sedges and grasses. Multilayered vegetation structure.</p> <p>Average vegetation height: 6-10m.</p> <p>Vegetation Coverage: >30-70%.</p> <p>Available fuel loading: 12 35t/ha.</p> <p>Effective slope: Downslope >0-5 degrees.</p> | |

Photo Id 6: View to east-south east of Forest Type A in adjacent City of Albany Reserve.


| Plot | 4 | Classification or Exclusion Clause | Forest Type A |
|---|---|------------------------------------|--|
|  | | | <p>Location: To the south east in adjacent private property, south of Mercer Road.</p> <p>Separation distance: 20m (<Mercer Road reserve).</p> <p>Dominant species & description: Jarrah, <i>Acacia</i>, <i>Melaleuca</i>, <i>Banksia</i>, Tea Tree, sedges and grasstrees. Multilayered vegetation structure.</p> <p>Average vegetation height: 6-10m.</p> <p>Vegetation Coverage: >30-70%.</p> <p>Available fuel loading: 12 35t/ha.</p> <p>Effective slope: Downslope >0-5 degrees.</p> |

Photo Id 7: View to east-south east of Forest Type A in adjacent property south of Mercer Road.

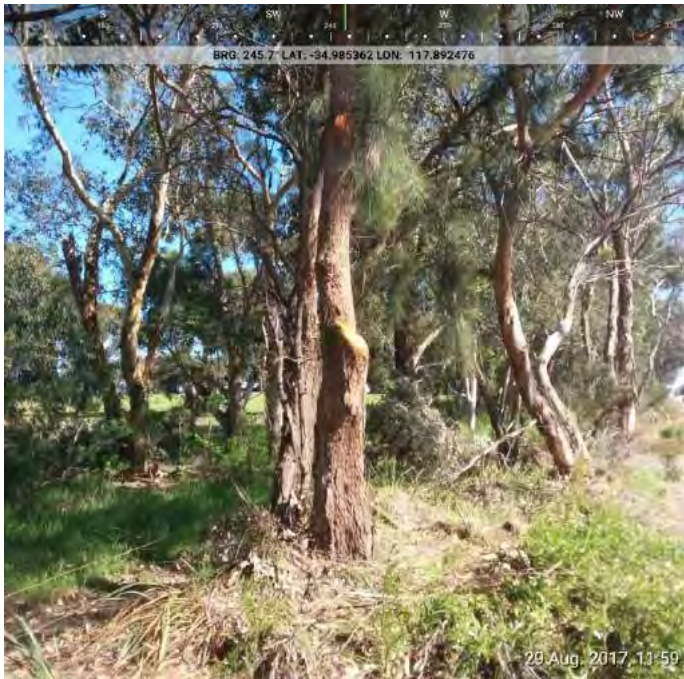
| Plot | 4 | Classification or Exclusion Clause | Forest Type A |
|---|---|------------------------------------|--|
|  | | | <p>Location: To the south in adjacent private property, south of Mercer Road and Mercer Road reserve.</p> <p>Separation distance: 15-20m (<Mercer Road reserve).</p> <p>Dominant species & description: Jarrah, <i>Acacia</i>, <i>Melaleuca</i>, <i>Banksia</i>, Tea Tree, sedges and grasstrees. Multilayered vegetation structure.</p> <p>Average vegetation height: 6-10m.</p> <p>Vegetation Coverage: >30-70%.</p> <p>Available fuel loading: 12 35t/ha.</p> <p>Effective slope: Downslope >0-5 degrees.</p> |

Photo Id 8: View to south west of Forest Type A in road reserve and in private property south of Mercer Road.


| Plot | 5 | Classification or Exclusion Clause | Exclusion 2.2.3.2 (f) |
|---|---|------------------------------------|---|
|  | | | <p>Location: Lawns, managed gardens, windbreaks and other low-threat vegetation. As per exclusion clause 2.2.3.2 (f) of AS3959-2009. Located internal and external to the site.</p> <p>Separation distance: NA.</p> <p>Dominant species & description: Mixed Eucalypts planted windbreaks. Single rows.</p> <p>Average vegetation height: 16m.</p> <p>Vegetation Coverage: NA.</p> <p>Available fuel loading: <2t/ha.</p> <p>Effective slope: NA.</p> |

Photo Id 9: View to south east of planted windbreak internal (south) central of the site.


| Plot | 5 | Classification or Exclusion Clause | Exclusion 2.2.3.2 (f) |
|---|---|------------------------------------|---|
|  | | | <p>Location: Lawns, managed gardens, windbreaks and other low-threat vegetation. As per exclusion clause 2.2.3.2 (f) of AS3959-2009. Located internal and external to the site.</p> <p>Separation distance: NA.</p> <p>Dominant species & description: Mixed Eucalypts planted windbreaks. Single rows.</p> <p>Average vegetation height: 16m.</p> <p>Vegetation Coverage: NA.</p> <p>Available fuel loading: <2t/ha.</p> <p>Effective slope: NA.</p> |

Photo Id 10: View to east of planted windbreak to the north of the site (external).

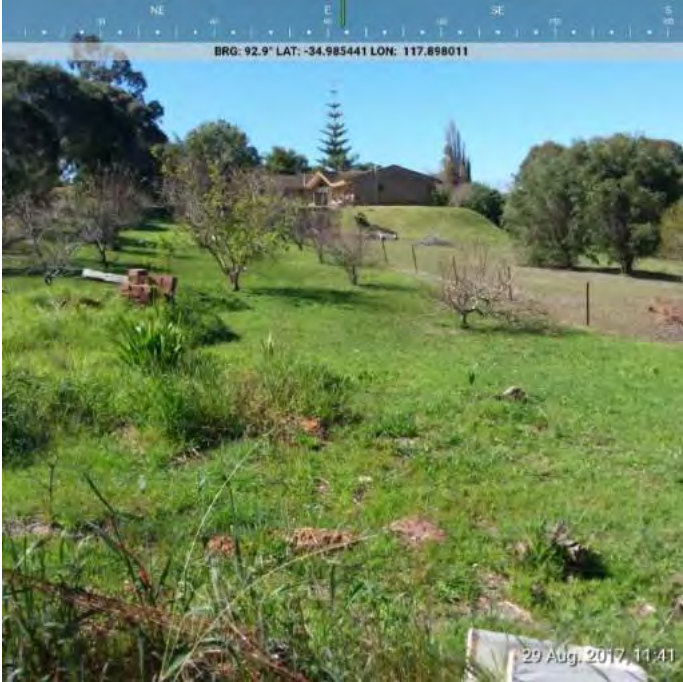
| Plot | 5 | Classification or Exclusion Clause | Exclusion 2.2.3.2 (f) |
|---|---|------------------------------------|--|
|  | | | <p>Location: Lawns and managed gardens associated with APZ areas, windbreaks and other low-threat vegetation. As per exclusion clause 2.2.3.2 (f) of AS3959-2009. Located internal and external to the site.</p> <p>Separation distance: NA.</p> <p>Dominant species & description: Mixed Eucalypts planted windbreaks. Single rows.</p> <p>Average vegetation height: 16m.</p> <p>Vegetation Coverage: NA.</p> <p>Available fuel loading: <2t/ha.</p> <p>Effective slope: NA.</p> |

Photo Id 11: View to the east of low fuel orchard and mowed managed lawns (background).


| Plot | 6 | Classification or Exclusion Clause | Exclusion 2.2.3.2 (e) |
|---|---|------------------------------------|--|
|  | | | <p>Location: Roads, driveways, buildings, mineral earth, dams and other non-vegetated areas. As per AS3959-2009 exclusion clause 2.2.3.2 (e).</p> <p>Separation distance: NA.</p> <p>Dominant species & description: NA.</p> <p>Average vegetation height: NA.</p> <p>Vegetation Coverage: NA.</p> <p>Available fuel loading: NA.</p> <p>Effective slope: NA.</p> |

Photo Id 12: View of dam internal to the site (south central). View from north to south.


| Plot | 6 | Classification or Exclusion Clause | Exclusion 2.2.3.2 (e) |
|---|---|------------------------------------|--|
|  | | | <p>Location: Roads, driveways, buildings, mineral earth, dams and other non-vegetated areas. As per AS3959-2009 exclusion clause 2.2.3.2 (e).</p> <p>Separation distance: NA.</p> <p>Dominant species & description: NA.</p> <p>Average vegetation height: NA.</p> <p>Vegetation Coverage: NA.</p> <p>Available fuel loading: NA.</p> <p>Effective slope: NA.</p> |

Photo Id 13: View of Talybenup Road (South of Mercer Road). View from north to south.

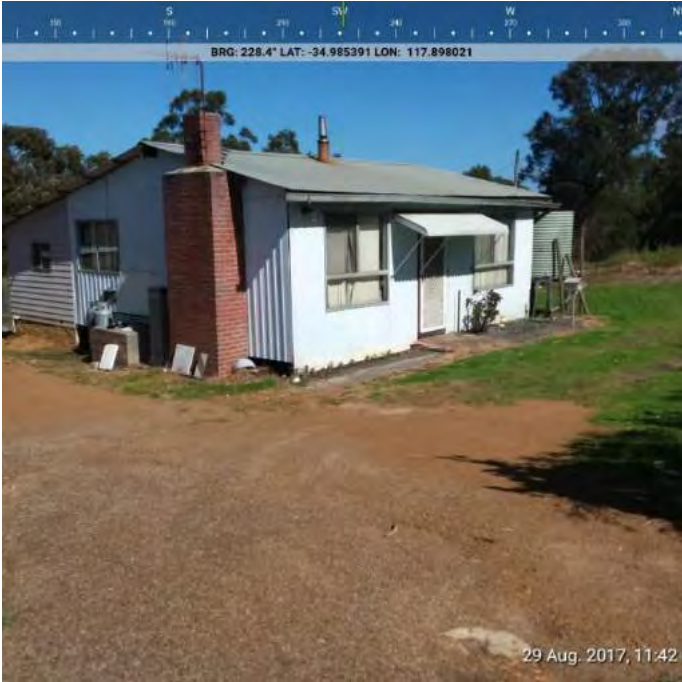
| Plot | 6 | Classification or Exclusion Clause | Exclusion 2.2.3.2 (e) |
|---|---|------------------------------------|---|
|  | | | <p>Location: Roads, driveways, buildings, mineral earth, dams and other non-vegetated areas. As per AS3959 exclusion clause 2.2.3.2 (e).</p> <p>Separation distance: NA.</p> <p>Dominant species & description: NA.</p> <p>Average vegetation height: NA.</p> <p>Vegetation Coverage: NA.</p> <p>Available fuel loading: NA.</p> <p>Effective slope: NA.</p> |

Photo Id 14: View of building located south along Mercer Road. View from north east to south west.


| Plot | 7 | Classification or Exclusion Clause | Woodland Type B |
|---|---|------------------------------------|--|
|  | | | <p>Location: Located internal to the site in the south east.</p> <p>Separation distance: 0m</p> <p>Dominant species & description: Mixed planted eucalypts in south east area of site (internal).</p> <p>Average vegetation height: 18m.</p> <p>Vegetation Coverage: 10-30%.</p> <p>Available fuel loading: 15-25%</p> <p>Effective slope: Downslope >0-5 degrees.</p> |

Photo Id 15: View of planted eucalypt trees south east of the subject site.


| Plot | 7 | Classification or Exclusion Clause | Woodland Type B |
|---|---|------------------------------------|--|
|  | | | <p>Location: Located external to the site (north) in adjacent private properties.</p> <p>Separation distance: 33.5m.</p> <p>Dominant species & description: Jarrah and Marri open woodland, not multilayered.</p> <p>Average vegetation height: 18m.</p> <p>Vegetation Coverage: 10-30%.</p> <p>Available fuel loading: 15-25%</p> <p>Effective slope: Downslope >0-5 degrees.</p> |

Photo Id 16: View of to the north from Terry Road to plot of Woodland in paddocks to the north.


| Plot | 8 | Classification or Exclusion Clause | Forest Type A |
|---|---|------------------------------------|---|
|  | | | <p>Location: to the east in CoA managed reserve.</p> <p>Separation distance: 4-6m along trafficable firebreak.</p> <p>Dominant species & description: Jarrah, <i>Acacia</i>, <i>Melaleuca</i>, <i>Banksia</i>, Tea Tree, sedges and Grasstrees.</p> <p>Average vegetation height: 8m.</p> <p>Vegetation Coverage: >30-70%.</p> <p>Available fuel loading: 25-35t/ha.</p> <p>Effective slope: Upslope.</p> |

Photo Id 17: View of Forest Type A to the east in CoA Managed Reserve.

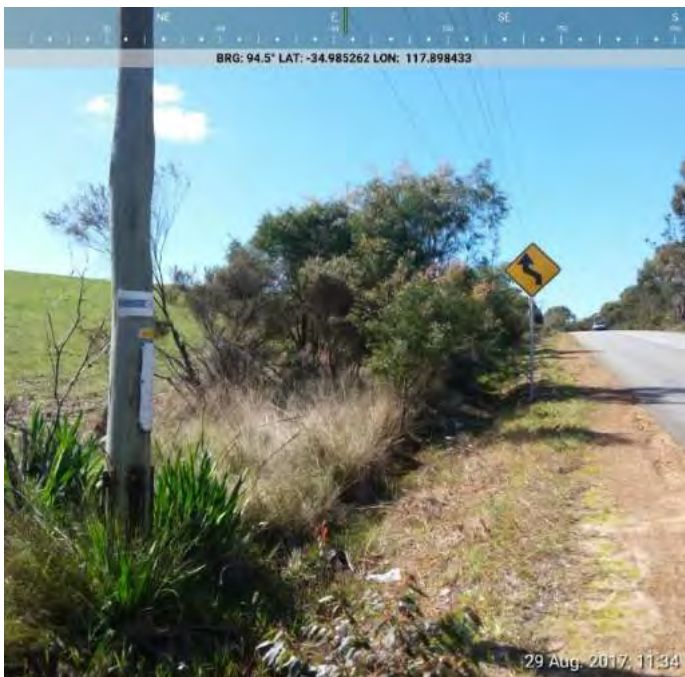
| Plot | 9 | Classification or Exclusion Clause | Scrub Type D |
|---|---|------------------------------------|---|
|  | | | <p>Location: Along public road reserves under western powerlines where vegetation is trimmed to 3-4m.</p> <p>Separation distance: 0-15m depending on road reserve and side of road.</p> <p>Dominant species & description: <i>Casuarina</i>, Teatree, trimmed Eucalypts and Peppermints.</p> <p>Note: Vegetation trimmed under powerline.</p> <p>Average vegetation height: 3m.</p> <p>Vegetation Coverage: >30%.</p> <p>Available fuel loading: 25t/ha.</p> <p>Effective slope: Downslope >0-5 degrees.</p> |

Photo Id 18: View along northern edge of Mercer Road Reserve. Trimmed vegetation under powerline.


| Plot | 9 | Classification or Exclusion Clause | Scrub Type D |
|---|---|---|--------------|
|  | | <p>Location: Along public road reserves under western powerlines where vegetation is trimmed to 3-4m.</p> <p>Separation distance: 0-15m depending on road reserve and side of road.</p> <p>Dominant species & description: <i>Casuarina</i>, Teatree, trimmed Eucalypts and Peppermints.</p> <p>Note: Vegetation trimmed under powerline.</p> <p>Average vegetation height: 3m.</p> <p>Vegetation Coverage: >30%.</p> <p>Available fuel loading: 25t/ha.</p> <p>Effective slope: Downslope >0-5 degrees.</p> | |

Photo Id 19: View along northern edge of Terry Road Reserve. Trimmed vegetation under powerline (note tall trees in background associated with different plot).



| Plot | 10 | Classification or Exclusion Clause | Woodland Type B |
|---|----|--|-----------------|
|  | | <p>Location: Located in private properties to the south and north west of the subject site.</p> <p>Separation distance: 20m.</p> <p>Dominant species & description: Jarrah, Marri, Peppermints and <i>Casuarina</i> low open Woodlands, fuel reduced through grazing. Not multilayered.</p> <p>Average vegetation height: 10m.</p> <p>Vegetation Coverage: 10-30%.</p> <p>Available fuel loading: 15-25t/ha.</p> <p>Effective slope: Upslope.</p> | |

Photo Id 20: View of to the south west off Mercer road into adjacent property to the south. Eucalypt trees grazed by stock.

| Plot | 11 | Classification or Exclusion Clause | Scrub Type D |
|---|----|--|--------------|
|  | | <p>Location: Along public road reserves under western powerlines where vegetation is trimmed to 3-4m.</p> <p>Separation distance: 0m.</p> <p>Dominant species & description: <i>Casuarina</i> trimmed under the powerline, not exceeding 3m.</p> <p>Note: Vegetation trimmed under powerline</p> <p>Average vegetation height: 3m.</p> <p>Vegetation Coverage: >30%.</p> <p>Available fuel loading: 25t/ha.</p> <p>Effective slope: Upslope.</p> | |
| <p><i>Photo Id 21: View of trimmed casuarina trees along Mercer Road.</i></p> | | | |

COMMENTS ON VEGETATION CALCULATIONS:

- Distances from vegetation were made based on surface fuels to edge of lot (subject site) boundary;
- Effective slopes were measured in the field using a Nikon Forestry Pro and represented on the respective plots;
- Method 1 (AS3959-2009) Simplified procedure was used for vegetation classification and BAL Assessment process;
- All vegetation was classified within the subject site and within 150m of the lot boundaries to AS3959 Table 2.3; and
- The perimeter of the vegetation was measured using field GPS and notations on field GIS maps.

COMMENTS ON BAL CALCUALTIONS

- Method 1 (AS3959-2009) Simplified procedure was used for the BAL Assessment process;
- The BAL Contour Plan was prepared by an Accredited Level 2 Bushfire Planning Practitioner (BPAD30794); and
- The BAL Contour Map has been prepared in accordance with Department of Planning (WAPC) Guidelines for Planning in Bushfire Prone areas Vers 1.2 August 2017
- Assessment based on draft Local Structure Plan as supplied by Edge Planning & Property dated 23/10/2017.
- Subject site is located in a Bushfire Prone Area, See Appendix 2 (Slip, 2016 & 2017).
- APZ areas will be maintained in a Low Fuel state as per AS3959-2009 Exc Clause 2.2.3.2 (f). Grasses <100mm in height and forest areas fuel reduced to <2T/ha. Refer to Appendix 3.
- Buildings are to be placed in BAL 12.5, BAL 19 and BAL 29 zones.



REPORT ITEM DIS 093 REFERS

This BAL Plan was prepared by:
 Kathryn Kinnear, Bio Diverse Solutions
 Accreditation No: BPAD30794
 Jurisdiction: Level 2 - WA



29 Hercules Crescent
 Albany, WA 6330
 Australia
 Tel: 08 9842 1575
 Fax: 08 9842 1575



Overview Map Scale 1:100,000

Legend

- Subject Site
- 150m Assessment Boundary
- Cadastre
- 5m Contours
- BAL29 Separation Distance
- BAL Contours**
- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW



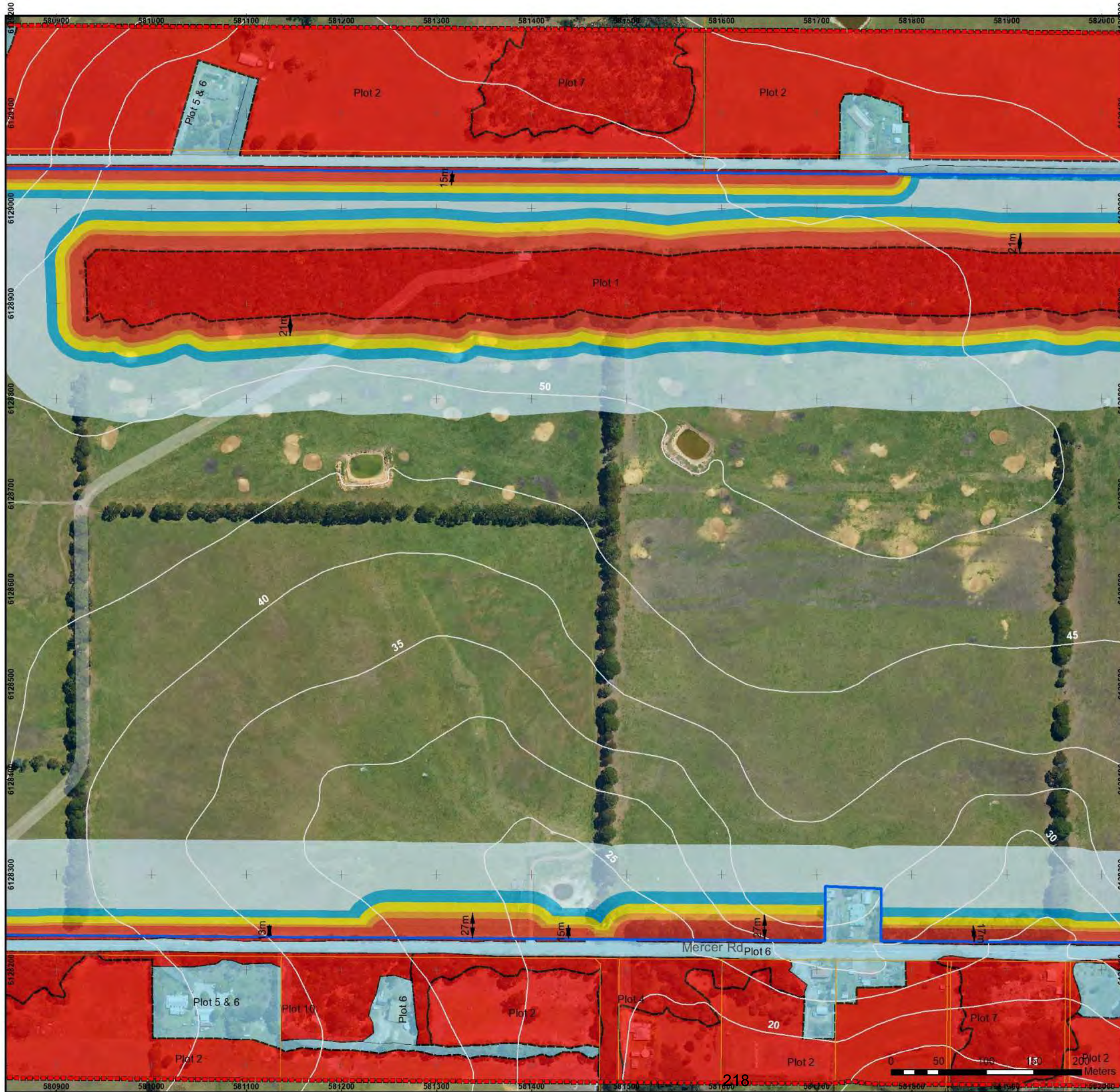
Scale
 1:4,000 @ A3
 GDA MGA 94 Zone 50

Data Sources
 Aerial Imagery: SLIP Virtual Mosaic WMS Service, Landgate 2017
 Cadastre, Relief Contours and Roads: Landgate 2017
 IRIS Road Network: Main Roads Western Australia 2017
 Overview Map: World Topographic map service, ESRI 2012

CLIENT Edge Planning & Property
 Steve Thompson
 Lot 10 Chesterpass Road & Lot 521 Mercer Road
 Ardess Warrenup, WA 6330

Figure 2.1. BAL Contour Plan

| | | |
|--------------|----------|------------|
| BAL Assessor | QA Check | Drawn by |
| KK | KK | SA |
| STATUS | FILE | DATE |
| FINAL | EPP004 | 28/09/2017 |



REPORT ITEM DIS 093 REFERS
 This BAL Plan was prepared by
 Kathryn Kinnear, Bio Diverse Solutions
 Accreditation No: BPAD30794
 Jurisdiction: Level 2 - WA

BPAD
 Bushfire
 Planning & Design
 Accredited Practitioner
 Level 2

BIO DIVERSE SOLUTIONS

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Legend

- Subject Site
- 150m Assessment Boundary
- Cadastre
- 5m Contours
- BAL29 Separation Distance

BAL Contours

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

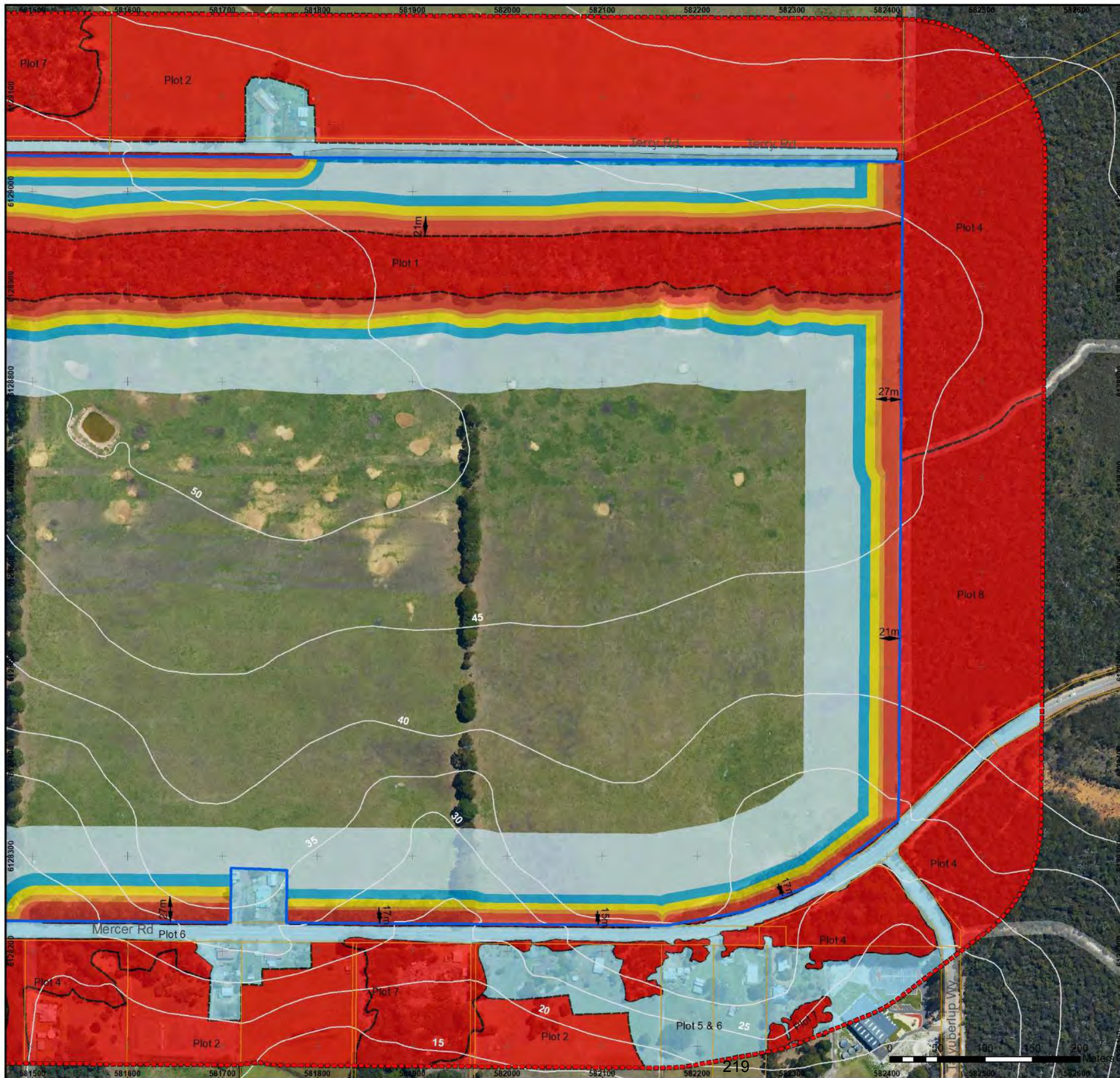
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 GDA MGA 94 Zone 50

Data Sources
 Aerial Imagery: SLIP Virtual Mosaic WMS Service, Landgate 2017
 Cadastre, Relief Contours and Roads: Landgate 2017
 IRIS Road Network: Main Roads Western Australia 2017
 Overview Map: World Topographic map service, ESRI 2012

CLIENT Edge Planning & Property
 Steve Thompson
 Lot 10 Chesterpass Road & Lot 521 Mercer Road
 Ardess Warrenup, WA 6330

Figure 2.2. BAL Contour Plan

| | | |
|---------------------------|-----------------------|---------------------------|
| BAL Assessor KK | QA Check KK | Drawn by SA |
| STATUS FINAL | FILE EPP004 | DATE 28/09/2017 |



REPORT ITEM DIS 093 REFERS

This BAL Plan was prepared by:
 Kathryn Kinnear, Bio Diverse Solutions
 Accreditation No: SPAD30794
 Jurisdiction: Level 2 - WA



29 Hercules Crescent
 Albany, WA 6330
 Australia
 Tel: 08 9842 1575
 Fax: 08 9842 1575



Overview Map Scale 1:100,000

Legend

- Subject Site
- 150m Assessment Boundary
- Cadastre
- 5m Contours
- BAL29 Separation Distance
- BAL Contours**
- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW



Scale
 1:4,000 @ A3
 GDA MGA 94 Zone 50

Data Sources
 Aerial Imagery: SLIP Virtual Mosaic WMS Service, Landgate 2017
 Cadastre, Relief Contours and Roads: Landgate 2017
 IRIS Road Network: Main Roads Western Australia 2017
 Overview Map: World Topographic map service, ESRI 2012

CLIENT Edge Planning & Property
 Steve Thompson
 Lot 10 Chesterpass Road & Lot 521 Mercer Road
 Ardress Warrenup, WA 6330

Figure 2.3. BAL Contour Plan

| | | |
|---------------------------|-----------------------|---------------------------|
| BAL Assessor KK | QA Check KK | Drawn by SA |
| STATUS FINAL | FILE EPP004 | DATE 28/09/2017 |

SECTION 3: DISCLAIMER

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959-2009 – Building in Bushfire Prone Areas, WAPC State Planning Policy 3.7 (WAPC, 2015), WAPC Guidelines for Planning in Bushfire Prone Areas (WAPC, 2015), and CSIRO’s research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.

AS3959-2009 disclaimer: It should be borne in mind that the measures contained within this Standard (AS3959-2009) cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the unpredictable nature and behavior of fire and extreme weather condition.

(AS3959, 2009)

Building to AS3959-2009 is a standard primarily concerned with improving the ability of buildings in designated bushfire prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well as to the building itself.

SECTION 5: Certification

I hereby certify that I have undertaken the assessment of the above site and determined the Bushfire Attack Level stated above in accordance with the requirements of AS 3959-2009 (Incorporating Amendment Nos 1, 2 and 3) and the Guidelines for Planning in Bushfire Prone Areas Ver 1.2 (WAPC, 2017).

SIGNED, ASSESSOR:  DATE:

Kathryn Kinnear, Bio Diverse Solutions
 Accredited Level 1 BAL Assessor
 Accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD30794)



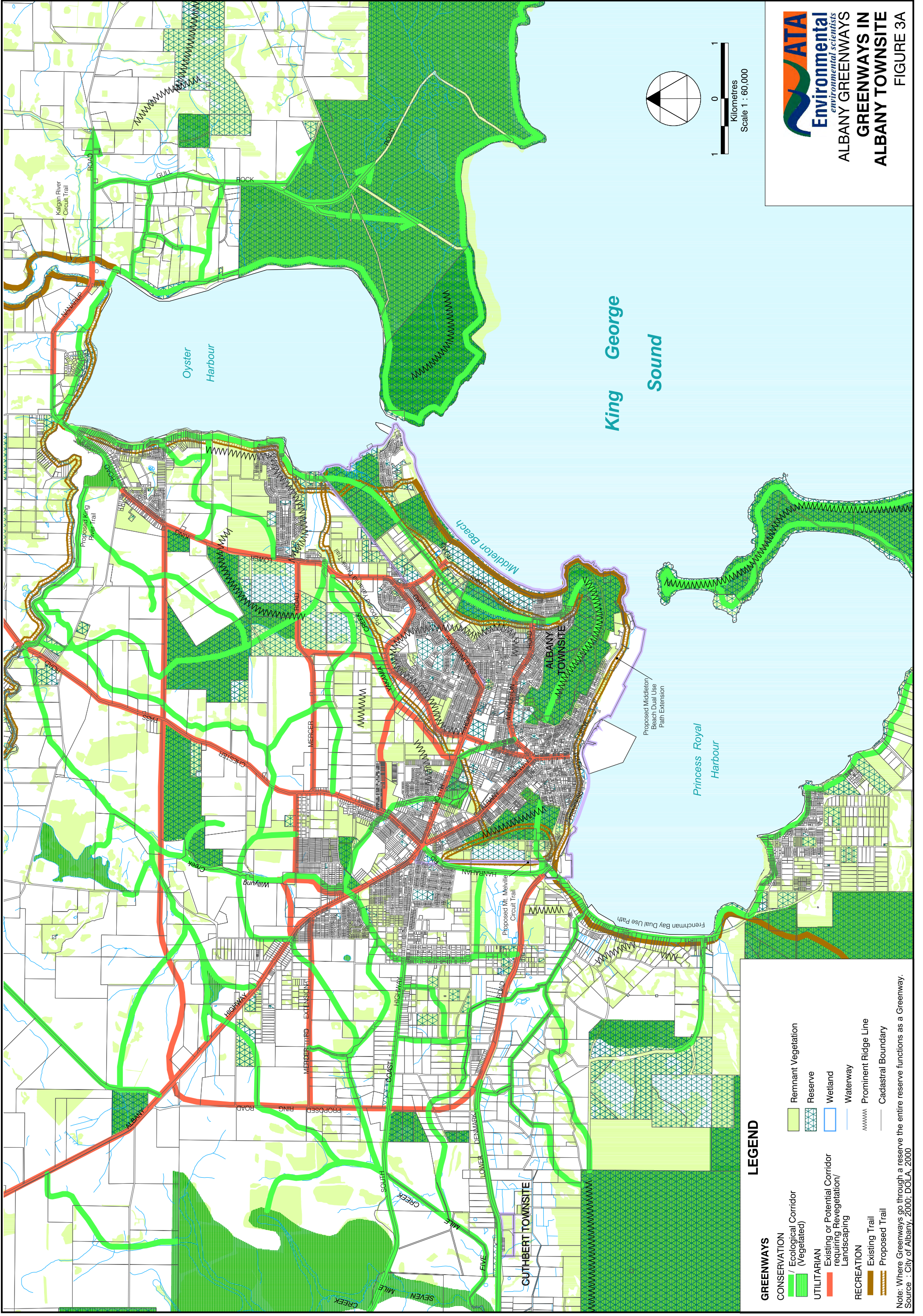
References

Western Australian Planning Commission (WAPC) (2015) Guidelines for Planning in Bushfire Prone Areas. Western Australian Planning Commission and Department of Planning WA, Government of Western Australia.

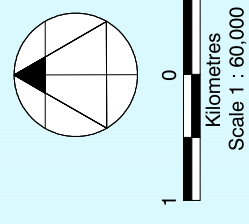
Western Australian Planning Commission (WAPC) (2017) State Planning Policy 3.2 Planning in Bushfire Prone Areas Vers 1.2. Department of Planning WA and Western Australian Planning Commission.

State Land Information Portal (SLIP) (2016, 2017) map of Bushfire Prone Areas. Office of Bushfire Risk management (OBRM) data retrieved from:
<https://maps.slip.wa.gov.au/landgate/bushfireprone/>

APPENDIX 10



ATA
Environmental
environmental scientists
ALBANY GREENWAYS IN
ALBANY TOWNSITE
FIGURE 3A



LEGEND

| | |
|---|----------------------|
| GREENWAYS | Remnant Vegetation |
| CONSERVATION | Reserve |
| Ecological Corridor (Vegetated) | Welland |
| Utilitarian | Waterway |
| Existing or Potential Corridor requiring Revegetation/Landscaping | Prominent Ridge Line |
| Recreation | Cadastral Boundary |
| Existing Trail | |
| Proposed Trail | |

Note: Where Greenways go through a reserve the entire reserve functions as a Greenway.
 Source : City of Albany, 2000; DOLA, 2000

APPENDIX 11



Local Water Management Strategy Supporting the Ardess-Walmsley Local Structure Plan

Prepared by Edge Planning & Property for Ardess 1607 Pty Ltd and Ten Year Developments Pty Ltd

www.edgeplanning.com.au

January 2018

Executive Summary

This Local Water Management Strategy (LWMS) has been prepared to support the *Ardess-Walmsley Local Structure Plan* and the associated Scheme Amendment No. 26 to the *City of Albany Local Planning Scheme No. 1 (LPS1)*. The Structure Plan provides a planning framework to Lot 10 Chester Pass Road, Walmsley and Lot 521 Mercer Road, Walmsley (the 'site') to facilitate proposed residential, light industrial, education/community and public open space (POS) uses. Amendment 26 proposes a planning rule change to permit transport depots in the Ardess Industrial Estate (Lot 10 Chester Pass Road). The Structure Plan site is shown in Attachment 1.

This LWMS is intended to:

- inform the planning and design process;
- provide an overview of water resources on the site; and
- present a recommended approach for total water cycle management with an emphasis placed on water sensitive urban design (WSUD) which is appropriate for the site's context, the site's characteristics, risk, available and expected servicing and the downstream environment.

The development is considered a low risk to water resources given the site's location, environmental characteristics, proposed servicing and the approach to development. The LWMS concludes that the site is capable of supporting residential and light industry subdivision/development and is able to achieve appropriate water management outcomes. An Urban Water Management Plan (UWMP) is required to support residential subdivision, however not UWMP is required to support light industrial subdivision. There will however be a requirement for engineering drawings and specifications to be submitted for the light industrial subdivision and approved by the City which are generally consistent with the LWMS which adopt WSUD.

Key strategies and initiatives proposed for the subdivision/development are summarised below:

Water sustainability initiatives

- Provision of awareness raising material on water saving measures and benefits for new residents and business occupants including Waterwise and nutrient wise gardens.
- Conservation of potable water through utilising water-efficient fixtures and fittings and encouraging water wise practices by households.
- Encouraging all new dwellings, larger outbuildings and light industrial operations to be provided with a rainwater tank.
- Promoting greywater for non-edible garden irrigation.
- Connecting all lots to the reticulated water supply.
- Capturing stormwater and reusing it to irrigate POS.

Stormwater management

Managing stormwater for the site includes both structural and non-structural measures. These include:

- adopting WSUD which maintain the existing water balance, promotes retention, at source infiltration and treatment of stormwater before it is discharged to receiving water bodies;
- post development flows to be as close as possible to the pre-development flow;
- treating stormwater on lots for storm events up to the 1 in 1 year, 1 hour average recurrence interval (ARI) event including through rainwater tanks and soakwells;
- treating stormwater in road reserves at or near to the source for the 1 in 5 year ARI event through swales;
- creating detention basins to intercept and store flows from major storm events;
- leaving the seasonal watercourse undeveloped and not obstructed;
- accommodating major storm events in road reserves and POS;
- ensuring that buildings are setback from the seasonal watercourse, with buildings raised above the natural ground level and where possible above roads;
- integrating stormwater treatment into the landscape;

- creating a 'living stream' adjoining the seasonal watercourse on the site;
- providing suitable conditions for urban development (dwellings and light industry);
- adopting a Waterwise and nutrient wise approach to gardens;
- undertaking sediment and litter control and construction management; and
- providing educational material to prospective purchasers of lots and to builders.

Groundwater management

- Residential development to be connected to reticulated sewerage.
- Suitably designed and located on-site effluent disposal systems for light industrial development.
- Adopting a treatment train approach to runoff and infiltration through the use of WSUD.
- Promoting nutrient wise gardens and minimising the use of fertilisers.

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1. INTRODUCTION

1.1 Purpose

For the site shown in Attachments 1 and 2, this LWMS is intended to:

- inform the planning and design process;
- provide an overview of water resources on the site; and
- present a recommended approach for total water cycle management with an emphasis placed on water sensitive urban design (WSUD) which is appropriate for the site's context, the site's characteristics, risk, available and expected servicing and the downstream environment.

The objective of this LMWS is to achieve water management outcomes which are consistent with State and local requirements.

1.2 Total water cycle management – principles and objectives

State Planning Policy 2.9 Water Resources outlines the key principles of integrated water cycle management as:

- consideration of all water resources, including wastewater, in water planning;
- integration of water and land use planning;
- the sustainable and equitable use of all water sources, having consideration of the needs of all water users, including the community, industry and the environment;
- integration of human water use and natural water processes; and
- a whole of catchment integration of natural resource use and management.

Total water cycle management 'recognises that water supply, stormwater and sewage services are interrelated components of catchment systems and therefore must be dealt with using a holistic water management approach that reflects the principles of ecological sustainability' (Department of Water: 2007).

WSUD objectives set out in *State Planning Policy 2.9 Water Resources* are to:

- manage a water regime;
- maintain and, where possible, enhance water quality;
- encourage water conservation;
- enhance water-related environmental values; and
- enhance water-related recreational and cultural values.

The objectives for managing stormwater as stated in the *Stormwater Manual for Western Australia* (Department of Water: 2007) are:

- Water Quality: to maintain or improve the surface and groundwater quality within the development areas relative to predevelopment conditions.
- Water Quantity: to maintain the total water cycle balance within the development areas relative to the predevelopment conditions.
- Water Conservation: to maximise the reuse of stormwater.
- Ecosystem Health: to retain natural drainage systems and protect ecosystem health.
- Economic Viability: to implement stormwater management systems that are economically viable in the long term.
- Public Health: to minimise the public risk, including risk from injury or loss of life, to the community.
- Protection of Property: to protect the built environment from flooding and waterlogging.
- Social Values: to ensure that social, aesthetic and cultural values are recognised and maintained when managing stormwater.
- Development: to ensure the delivery of best practice stormwater management through planning and development of high quality developed areas in accordance with sustainability and precautionary principles.

1.3 Planning framework

There are a number of State, regional and local documents that set the framework for land and water planning including *State Planning Policy 2 Environment and Natural Resources Policy* (2003), *State Planning Policy 2.9 Water Resources* (2006), *State Water Plan* (2007), *Better Urban Water Management* (2008), *Stormwater Management Manual for Western Australia* (2007), *Liveable Neighbourhoods* (2007), *Great Southern Water Strategy* (2014) and LPS1. Further details are set out in the Structure Plan report. The LWMS has been prepared to address the objectives outlined in the planning framework.

Of particular significance to the site is LPS1 where the site is zoned 'Light Industry' and 'General Agriculture'. The *Albany Local Planning Strategy* allocates Lot 521 Mercer Road as 'Future Urban'.

1.4 Previous studies

No district water management strategy has been prepared for the area. A LWMS was prepared for the adjoining *Warrenup-Walmsley Local Structure Plan*.

In support of the LWMS, Bio Diverse Solutions prepared an Environmental Assessment Report and Land Capability Assessment to guide future environmental management for the Structure Plan and future subdivision/development of the site (see Attachment 3).

2. PROPOSED DEVELOPMENT

2.1 Ardess-Walmsley Local Structure Plan

A Structure Plan has been prepared (see Attachment 4) to provide a framework for the site and to guide the subdivision and development. The Structure Plan proposes an extension of the Ardess Industrial Estate, a residential area which includes a range of residential densities, a primary school and three POS areas. The proposed light industrial area will require on-site effluent disposal, where-as the residential area will be developed once reticulated sewerage has been established in the area.

The Structure Plan responds to the site's context, opportunities and constraints and the planning framework. The rationale behind the Structure Plan includes to take account of site characteristics, soil types, conserve the site's remnant native vegetation, and to provide lots that are capable and suitable of accommodating residential and light industrial development.

The development will be staged. The first stage is expected to be adjoining the existing Ardess Industrial Estate to reduce upfront servicing costs. The timing, location and configuration of lot releases will consider demand, feasibility and the location and capacity of services.

The Structure Plan provides context to Amendment 26.

2.2 Scheme Amendment No. 26

Scheme Amendment No. 26 proposes a planning rule change to permit transport depots in the Ardess Industrial Estate (Lot 10 Chester Pass Road).

3. DESIGN CRITERIA

3.1 Overview

The LWMS set out the approach to managing and conserving the total water cycle for this development and to integrate water and land use planning. The design criteria adopted for this LWMS is based on the design objectives outlined in *Better Urban Water Management* (2008). The design criteria are set out under the headings of water conservation, water quantity management, water quality management, and commitment to best management practice. Strategies to address the design criteria are set out later in this report.

The LWMS is used to provide information on the potential impact of development on water resources. The LWMS will consider the management of stormwater for the development for different ARI events.

3.2 Water conservation

The LWMS considers water resources related to the site and the development and seeks to achieve the sustainable management of all aspects of the water cycle. This includes minimising potable water in and outside the home/businesses and using reticulated potable water as efficiently as possible. The principles are:

- minimising total water use to address *State Water Plan* targets; and
- substituting drinking quality water with fit-for-purpose water for non-drinking water uses.

3.3 Water quantity management

The principle is that post development stormwater discharge volumes and peak flows are to be maintained relative to the existing conditions. This will be achieved through:

- ecological protection - the post development discharge volume and peak flow rates will be maintained relative to pre-development conditions on the site for the 1 in 1 year ARI event;
- flood management - manage the catchment run-off for up to the 1 in 100 year ARI event in the development area to pre-development peak flows; and
- protect infrastructure and assets from inundation and flooding – residential and light industry subdivision/development can increase impervious areas without appropriate management, and development can result in increased volumes and flows of surface runoff. This in-turn has the potential to contribute to localised flooding and inundation. The location of development, detailed engineering design and the construction of buildings are to suitably address localised flooding and inundation.

3.4 Water quality management

The principles are to:

- maintain surface and groundwater quality at pre-development levels through adopting WSUD; and
- restore environmental assets where possible and practical.

3.5 Commitment to best management practice

The planning framework sets out a requirement to address WSUD and strive towards best management practice. There are opportunities ranging from a structure plan scale to an individual lot scale along with structural and non-structural strategies. A combination of strategies is required to achieve required outcomes. Additionally, best management practice strategies will vary based on matters including site characteristics and the development proposal. Adopting WSUD and best management practice strategies will reduce risks of localised flooding on development and infrastructure while maximising the potential for stormwater to be treated as a resource.

The principles are:

- implement controls at or near the source to prevent pollutants entering the system and/or treat stormwater;
- installing in-transit measures to treat stormwater and mitigate pollutants that have entered the conveyance system; and
- implement 'end-of-system' controls to treat stormwater, addressing any remaining pollutants prior to discharging to receiving environments.

4. EXISTING ENVIRONMENT

4.1 Study area

The Structure Plan area is located approximately 5 kilometres north of the Albany central area in the locality of Walmsley (see Attachment 2). The site is generally bordered by Chester Pass Road, Terry Road, Reserve 27179 and Mercer Road. Attachment 5 shows the context plan.

The site (see Attachment 1) is 178.3348 hectares in area. Lot 10 Chester Pass Road is 25.7335 hectares in area and Lot 521 is 152.6013 hectares in area.

The site consists of multiple land uses. Lot 10 Chester Pass Road comprises the Ardess Industrial Estate and cleared land used to keep current and old farm machinery and sand/gravel piles. The industrial area comprises of sheds, office buildings, car parks, an internal road network and cleared areas for future development. Businesses within the industrial area include Albany Freight Lines, Designer Dirt (landscaping supplies) and Ardess Nursery. The Ardess Industrial Estate is subject to various leases.

Lot 521 Mercer Road encompasses the majority of the site and comprises predominantly cleared rural land used for grazing cattle. There are no dwellings on Lot 521 Mercer Road. There are two small to medium sized sheds (one used to store hay and farm machinery and the other an old shearing shed), a set of cattle yards and a strip of remnant vegetation in the northern part of Lot 521.

4.2 Climate

The Albany area is characterised by a Mediterranean climate with warm dry summers and cool wet winters. Rainfall data is from the nearby Bureau of Meteorology (BoM) Albany Station (Site No. 9500).

The long-term average annual rainfall is 929 mm (1877 to 2016). This average has decreased between 2000 to present, to an average annual rainfall of 879 mm, reflecting a 5% reduction compared to the long-term average, consistent with a general trend in the South West of WA. The total rainfall distribution has also altered, with a reduction of average winter monthly rainfall, but no significant reduction in average summer monthly rainfall.

Based on the climatic characteristics of the district, climate is not considered to be a limiting factor to development.

4.3 Landform and topography

Overall, the site has a gentle to moderate gradient. Topography over the site is undulating ranging from a high point of 51m AHD in the central northern portion of the site to a low point of 22m AHD in the southern central portion of the site. There is a ridge that runs from the central northern portion of the site to the south-west corner.

4.4 Aboriginal heritage sites

The Department of **Planning, Lands and Heritage's** database has no known sites of Aboriginal cultural significance on the site. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

4.5 Environmental assets

A) Overview

To inform the LWMS, an environmental assessment was carried out by Biodiverse Solutions (Attachment 3).

It is expected the development will have a limited environmental impact given the site is generally cleared, remnant native vegetation will be conserved, residential lots will be connected to reticulated sewerage, light industrial subdivision will 1 hectare and above with effluent disposal systems to be appropriately designed and located, and stormwater will be appropriately managed. There are also opportunities for revegetation including enhancing the seasonal watercourse on the site.

B) Vegetation and flora

There are two areas of remnant vegetation within the site. A broad scale vegetation survey of these two areas was conducted by Bio Diverse Solutions on 29 August 2017 (see Attachment 3). The strip of vegetation running parallel with the northern boundary of the site (approximately 13 hectares in size) comprises Low Open Jarrah/Marri/Sheoak Forest in good condition. The small area of remnant vegetation in the south-east corner comprises mixed Eucalypt Forest in a degraded condition.

A search of publicly available databases through WA Atlas, Nature Map, and EPBC Protected Matter Search Tool indicates that no threatened, priority or declared rare flora is present on the site, or within the surrounding Nature Reserves and remnant vegetation. There are no Ramsar listed sites, Wetlands of National Importance or Declared Rare or Priority species of vegetation. Nevertheless, the remaining native vegetation has value and it is proposed to retain these areas.

There are opportunities to connect the bush corridor on Lot 521 Mercer Road to the north and west. This includes planting native vegetation on the western section of Terry Road adjoining the site and opportunities through the adjoining *Warrenup-Walmsley Local Structure Plan* to provide revegetation in drainage lines, as part of POS and within relevant road reserves.

Bio Diverse Solutions advise 'all efforts should be made to conserve existing native vegetation. There is support however to clear, as required, replanted vegetation which is Blue gums given they are generally unsuitable in an urban area.'

The following management measures are proposed to reduce the likelihood of impacts to vegetation and flora and to retain the key existing biological values of the site:

- remnant vegetation will be retained within the vegetation strip in the north-east of the site and in the south-east corner of the site. Inclusion of the native vegetation within POS will provide the most effective way of managing the conservation values of the native vegetation;
- access crossings within the vegetation strip will be limited to facilitate retention and natural regeneration of vegetation and to prevent adverse impacts particularly for transient fauna;
- there will be revegetation using native species, where currently there is very little native species and diversity, in the two southern areas of POS along with other areas to promote fauna habitat, flora diversity and biodiversity;
- rehabilitating waterways/drainage lines to create a 'living stream' through revegetation and as required fencing; and
- develop a greening strategy to increase green canopy and green spaces.

C) Fauna and habitat

The majority of the site has been cleared. As a result, fauna habitat has largely been removed. The only potentially significant fauna habitat on site is within the two areas of remnant vegetation.

Within the bush corridor, in the northern section of Lot 521, there is the potential for black cockatoo foraging, roosting and breeding habitat, and any impacts on these habitats should be minimised.

The Department of Biodiversity Conservation and Attractions have recently advised that vegetation in this bush corridor will support roosting Black Cockatoos species that are listed as threatened under the *State Wildlife Conservation Act 1950* and the *Commonwealth's Environmental Protection and Biodiversity Conservation Act 1999*. Additionally, significant areas of native vegetation are located in Crown reserves to the east of the site that provide habitat for cockatoo and other threatened and non-threatened species along with landscape connectivity. The Department of Biodiversity Conservation and Attractions encourage the retention of as much of the strip of vegetation as possible on Lot 521 to support roosting habitat and landscape connectivity in the form of 'stepping stones'.

To reduce likely impacts to native fauna, the bush corridor will be retained through maintaining the strip of remnant vegetation in the north of the site and the native vegetation in the south-east corner as POS. Additionally, native vegetation species will be used in areas of POS to promote habitat for native fauna species.

D) Wetlands and lakes

There are no protected wetlands or Environmental Protection Policy Lakes within the site.

E) Acid sulphate soils

Acid Sulphate Soil (ASS) mapping indicates the site is not situated on any known ASS. There is however a section of high to moderate risk of ASS occurring within 3m of natural soil surface to the south of the site on Mercer Road.

There is a low risk of acid sulphate soils on the site. This is confirmed by the geotechnical investigation undertaken by Great Southern Geotechnics who conclude that the risk of exposing or disturbing potential acid sulfate soil is negligible given soil types.

The final fill levels and excavation requirements of the future subdivision will determine if an ASS and Dewatering Management Plan is required to be prepared prior to subdivision. If required, the management plan will be prepared to satisfy the Department of Water and Environmental Regulation (DWER) and will outline the soil management measures, the groundwater and dewatering effluent monitoring measures and the contingency management measures required to minimise any environmental impacts.

F) Contamination

A search of the DWER's Contaminated Sites Database was conducted to determine locations of any known or suspected contaminated sites in the vicinity of the site. The search revealed that no known or suspected contaminated sites occur within the site.

G) Sedimentation and erosion

There is limited evidence of erosion on the site.

4.6 Surface water and drainage

There are no major naturally existing drainage networks or water bodies within the site. There is one minor seasonal watercourse situated in the north-western section of the site. This area will need to be managed sensitively in relation to stormwater planning within the site.

Hydrographic Sub-catchments (DoW, 2008) show the site to be within two surface water sub-catchments; with the northern and western portion of the site discharging to Willyung Creek to the north of the site and the central and southern portion of the site discharging to Yakamia Creek to the south of the site (see Attachment 7). Both the Willyung Creek and Yakamia Creek sub-catchments form part of the Oyster Harbour/Kalgan/King Catchment ultimately discharging to Oyster Harbour. These catchments are not proclaimed surface water areas.

There are several man-made dams across the site, which are surface water fed and used for livestock drinking water.

4.7 Geology and soils

Regolith of WA (Department of Mining, 2009) mapping indicates that soils across the site are classified as sandplain, mainly Aeolian and include some residual deposits.

A Geotechnical Investigation was conducted on the 29 August 2017 by Great Southern Geotechnics under later winter conditions. The Geotechnical Investigation is included in Attachment 3. The investigation included both soil analysis and measuring of water table. The soil testing was conducted to assess the

suitability of the site for the proposed residential and light industrial development including onsite effluent disposal for the extension of the industrial area.

Soil testing showed that soils across the site comprised predominately of a silty sand topsoil, over sandy gravel (with a layer depth varying from 200 - 700mm), over sandy clay to the depth of the hole.

Permeability testing was conducted by Liquid Labs WA as part of the Geotechnical Investigation. Permeability at both borehole site TP3 and TP10 is considered to be extremely low this is consistent with the soil type (sandy clay) encountered at these locations.

Phosphorous Retention Index (PRI) results across the site varied consistent with soil type. The sandy clays found across the majority of the site were found to have a very high PRI and therefore a very high ability to fix nutrients and heavy metals. The sandy gravel found at TP1 also had an extremely high PRI, particularly for a sand, whereas the light grey sand found at TP6 had a low PRI and therefore a low ability of fixing nutrients and heavy metals.

Ten boreholes were constructed within the site to a depth of 2.3 metres and left open for a minimum of 1 hour to identify water table present. No groundwater was encountered.

As set out in Attachment 3, a Land Capability Assessment of the site was conducted by Bio Diverse Solutions. The overall capability of the site supporting the Urban Development land use was rated as highly capable for Mapping Unit 1 and very highly capable for Mapping Unit 2. The overall capability of the site supporting the Light Rural Industrial is rated as highly capable for Mapping Unit 1. Mapping Unit 2 was not encountered at the location of the proposed Light Rural Industrial land use. The degree of limitations for both Urban Development and Light Rural Industry for Mapping Unit 1 and Mapping Unit 2 is low to very low.

Accordingly, the site is capable of supporting urban development and has similar soil types and hydrology to the surrounding urban areas. The soils have good foundation stability and any inconsistencies (e.g. lateritic cap rock) can be managed via design and normal construction techniques.

4.8 Groundwater

Australian Geoscience Mapping and Department of Water 250K Hydrogeological mapping places the site **within the; 'Tertiary - Cainozoic - Phanerozoic (TPw) period: Plantagenet Group - siltstone, spongolite; minor sandstone, peat, and conglomerate.'** The aquifer is a **'sedimentary aquifer with intergranular porosity – extensive aquifers, major groundwater resources.'** (DoW, 2015).

As set out in section 4.7, a Geotechnical Investigation was conducted on the 29 August 2017 by Great Southern Geotechnics under late winter conditions. The investigation included measuring of water table. Ten boreholes were constructed within the site to a depth of 2.3 metres. Groundwater was not observed in any of the boreholes indicating there is no likely groundwater present beneath the site to a depth of 2.3 metres. The geotechnical investigation was undertaken in accordance with Australian Standards.

The site is not located within a Public Drinking Water Source Protection Area. The site is within an unproclaimed groundwater area under the *Rights in Water and Irrigation Act 1914*.

4.9 Existing infrastructure and constraints to design

A) Servicing overview

The subdivision/development of the site as advocated by the Structure Plan will require the extension and upgrading of essential civil infrastructure including reticulated water and reticulated sewerage to residential development. There is a need for more detailed investigations and design to ensure there is capacity of these services for the subdivision/development. The capacity of infrastructure to service future subdivision will need to be determined prior to the issue of titles.

B) Wastewater disposal

The site is located in a Sewerage Sensitive Area as set out in in the draft *Government Sewerage Policy*.

Residential development will be serviced with reticulated sewerage. Existing and future light industrial the subdivision/development will be serviced by on-site effluent disposal, with a minimum lot size of 1 hectare. The geotechnical assessment (Attachment 3) confirms site capability for onsite effluent disposal. There is a need for the development to comply with the draft *Government Sewerage Policy*. Any on-site wastewater disposal system is required to be located and designed to the satisfaction of the Department of Health and the City. This is given statutory backing through LPS1.

C) Water supply

Lot 10 Chester Pass Road is connected to the reticulated (scheme) water network.

Proposed residential and light industrial lots will be connected to the reticulated water system.

At the subdivision stage, the developer's consulting engineer will approach the Water Corporation for information about system capacity and constraints. Proposed lots are required to have sufficient pressure to meet Water Corporation's licence conditions and it's Customer Charter.

In addition to the reticulated water scheme, there are opportunities for additional water supply provision such as future landowner's installing rainwater tanks. The use of rainwater tanks is supported and this will complement the reticulated water supply.

D) Fire hydrants

Fire hydrants will be installed on the site at the subdivision stage.

E) Stormwater

Current drainage conditions are limited to the Ardess Industrial Estate which include open drains. It is proposed that stormwater drainage will be managed through on-site reuse, detention and treatment in accordance with WSUD principles which are outlined in section 6.

4.10 Existing environment conclusions

As outlined in section 4, the site has minimal environmental assets and is considered suitable and capable of accommodating residential and light industry subdivision/development. Key considerations, as part of future detailed design, include:

- conserving remnant native vegetation;
- effectively managing stormwater using WSUD;
- there is a need to extend services including reticulated water; and
- enhancing the seasonal watercourse in the north-west section of the site.

5. WATER SUSTAINABILITY INITIATIVES

5.1 Overview

It is desirable to reduce water demand in general and scheme water demand in particular for the development where possible and practical. The *State Water Plan (2007)* has set a target to reduce annual household use of scheme water in Perth to less than 100 kilolitres (kL) per person (page 61), while *Better Urban Water Management* has a target of not more than 40-60 kL per person per year for scheme water. These targets have been adopted for the development.

The *Perth Residential Water Use Study 2008/09* (Water Corporation: 2010) found that the average Perth household (2.4 people) water use was 255kL per annum.

The target water usage per household for use inside and outside dwellings is to 240kL per annum. The domestic irrigation demand could be reduced further if landscaping was redesigned and if the amount of lawn is minimised.

A range of water savings can be made by adopting Waterwise practices as part of future development as outlined below.

The main water use initiatives rely on individual landholders. The best way is not to mandate the water saving devices but rather to encourage prospective purchasers on water sustainability opportunities.

5.2 Drinking water

Reticulated water will be supplied to all lots. The reticulated water scheme will be operated by Water Corporation. Accordingly, scheme water will be from existing water sources which will provide the development with a potable water supply.

Water efficiency is part of Water Corporation's 'business as usual' approach and is enabled through the use of technology and by changing behaviour to use less water. The Western Australian Government has introduced a range of measures to ensure that new houses built in Western Australia meet minimum standards for energy and water efficiency. The 5 Star Plus building standards, introduced in September 2007, are based around two new building codes, the *Energy Use in Houses Code* and the *Water Use in Houses Code* and help to improve the energy and water efficiency of new homes. The *Water Use in Houses Code* requires:

- all tap fittings must be a minimum 4 stars Water Efficiency Labelling and Standards scheme (WELS) rated;
- all showerheads must be a minimum 3 stars WELS rated; and
- all sanitary flushing systems must be a minimum 4 stars WELS rated dual flush.

These ratings should be reviewed as more efficient appliances become available.

5.3 Fit-for purpose use

A) Rainwater

While noting the development will be connected with scheme water, rainwater tanks will be encouraged to be installed on all lots with water available for internal and external use. It is highlighted that the installation of rainwater tanks is the responsibility of the land owner.

Rainwater tanks provide a range of benefits including reducing use of the reticulated water supply and managing stormwater across the site (by detaining or retaining roof runoff). Captured rainwater can be used to supply in-house requirements and/or used outdoors including on gardens.

Landowners and business operators will be encouraged to install rainwater tanks to reduce the amount of water consumption from the water mains. Additionally, owners will be encouraged to install fittings to ensure the captured rainwater can service indoor and/or outdoor purposes. For instance, the installation of a 3,000 litre rainwater tank could potentially capture approximately 29kL per annum for each household's usage.

Water quality from rainwater tanks is generally considered to be of a high standard if regular maintenance is undertaken. This includes the installation of first flush diverters, prevention of access to any vermin or disease vectors, filters to minimise the entry of large particles and leaves, regular de-sludging to avoid a build-up of sediments at the base of the tank and regular inspection and maintenance of gutters and downpipes.

With appropriate maintenance, it is considered that the water quality from rainwater tanks should be of a sufficient standard to be used for non-potable in-house use without further treatment. With further treatment, and subject to City approval, rainwater is expected to be suitable for potable use.

B) Groundwater

Groundwater abstraction is generally the easiest and usually most cost effective method of providing an alternative to scheme water for irrigation in domestic gardens.

Groundwater is predominantly used externally for non-potable purposes. The use of groundwater presents a small risk in terms of water quality. With respect to irrigation, the presence of significant iron concentrations,

hardness, alkalinity or nutrients can impact upon the receiving vegetation and soils and/or contribute to scaling or scour of irrigation pipework.

It is generally acknowledged that the consumption of groundwater by individual households owning a private bore is greater than for those households irrigating from scheme water. Accordingly, it is considered that encouraging private bore use on the site would not lead to achievement of the water conservation objectives. However, if available and cost effective, it will reduce the use of scheme water.

Subject to availability and water quality, the use of groundwater for private lot irrigation will be the decision of the landowner. There is no requirement for DWER to licence groundwater on the site.

C) Stormwater

There are various options to utilise stormwater as a resource which include promoting rainwater tanks for each dwelling, larger outbuildings and business premises and directing stormwater from roads and driveways into detention basins for re-use.

D) Domestic greywater

At the household or business scale, treated greywater is suitable for garden irrigation or infiltration in accordance with the *Code of Practice for the Reuse of Greywater in Western Australia*. Greywater can generally only be stored for up to 24 hours after which time there are significant impacts to water quality and subsequent risks to public health.

Households choosing to install a greywater system for garden irrigation or appropriate non-potable indoor use will be responsible for adhering to the *Code of Practice for Greywater Reuse in Western Australia* along with associated costs for operation and maintenance of the greywater system.

If greywater is used for domestic garden use, the supply may be greater than the demand during the winter months. Alternative uses or disposal to the sewerage network may have to be made during the winter months. However, during the summer months greywater could provide approximately 60% of the supply for domestic irrigation (Loh and Coghlan: 2003).

E) Wastewater

As outlined in section 4.9, residential subdivision/development will be serviced with reticulated sewerage, while light industrial subdivision will be serviced through appropriate on-site effluent disposal systems. It is not expected that treated wastewater will be reused on this site other than for irrigating open space.

The draft *Government Sewerage Policy* outlines that on-site effluent disposal may be considered for non-residential subdivision that:

- a) Are remote from existing or proposed sewerage schemes and the proposed development cannot be connected to reticulated sewerage;
- b) Utilise secondary treatment systems with nutrient removal if in a sewage sensitive area or a public drinking water source area; and
- c) Where the proponent has demonstrated, to the satisfaction of the Western Australian Planning Commission on the advice of the Department of Health and the Department of Water that there is sufficient capacity to treat and dispose of sewage and contain associated buffers on-site. Consideration will be given to the maximum hydraulic load that can be contained within the lot and the potential impacts on waterways and wetlands.

The minimum lot size for non-residential lots is determined on a case-by-case basis.

The proposed industrial area was assessed by Biodiverse Solutions against the requirements for lots with on-site effluent disposal as outlined in the draft *Government Sewerage Policy* (DoP, 2016). The requirements and assessment to each requirement is shown below.

| Lot Requirement (DoP, 2016) | Assessment to Requirement |
|---|--|
| Adequate separation from groundwater – the discharge point of the on-site sewage disposal system should be at least 1.2 to 1.5 metres, depending on soil type, in sewage sensitive areas. | Groundwater was not encountered to 2.3 metres depth (Great Southern Geotechnics, 2017). |
| An on-site sewage disposal system should not be located within 30 metres of a private bore used for household/drinking water purposes. | There are no private bores registered within the Site or with in the vicinity of the proposed Industrial Area (DoW Water Register, 2017). |
| Lot Requirement (DoP, 2016) | Assessment to Requirement |
| An on-site sewage disposal system should not be located within 100 metres of a waterway. | No waterways located within the Site or within 100m of the proposed Industrial Area (Site inspection conducted 29/8/2017) |
| An on-site sewage disposal system should not be located within 100m of a significant wetland. | No significant wetlands located within the Site or within the vicinity of proposed Industrial Area (DEC and CoA 2017 database search) |
| An on-site sewage disposal system should not be located within 100 metres of a surface or subsurface drainage system that discharges directly into a downstream waterway or waterbody. | No surface or subsurface drainage systems located within the Site or within 100m of the proposed Industrial Area (Site inspection conducted 29/8/2017 and DoW database search) |
| An on-site sewage disposal system should not be located within any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event. | Given the relatively higher topography in the area and gradual slopes of the land inundation in the location of the proposed Industrial area is unlikely. |

The assessment by Biodiverse Solutions concluded that the proposed light industrial area is appropriate for effluent disposal and meets the stated minimum requirements for on-site sewage disposal systems as outlined in the draft *Government Sewerage Policy*. In addition, the low permeability and high PRI of the soils in the location of the proposed industrial area will allow for slow draining assisting the process of being fixed by soil microbes.

As the industrial area is in a sewerage sensitive area, a secondary waste water treatment system with nutrient removal should be used. The provision of on-site sewage disposal systems including calculation of land application area shall be in accordance with minimum site requirements contained in Schedule 3 of the draft *Government Sewerage Policy* and must be approved for use in Western Australia by the Department of Health. LPS1 requirements for the current Light Industrial area require 'dry industry' and 'alternative treatment effluent disposal systems'.

Where on-site sewage disposal is to be provided by a secondary treatment system, the WAPC will require a notification on title pursuant to Section 70A of the *Transfer of Land Act 1893* (as amended) advising that an on-site secondary treatment sewage disposal system and unencumbered area to which treated sewage is to be distributed are required.

5.4 Water balance modelling

The adoption of the initiatives set out in the LWMS have the potential to significantly reduce water demands. Key opportunities include the use of rainwater tanks; all dwellings having Waterwise fittings, infiltrated runoff through soakwells on each lot and grassed or vegetated swales as part of future roads.

5.5 Waterwise landscaping and irrigation

As outlined above, there are opportunities for domestic gardens and industrial/commercial landscaping to be irrigated by non-scheme water (including rainwater tanks, groundwater and greywater).

Waterwise gardens

The water savings from planning and implementing Waterwise gardens and implementing other outdoor Waterwise techniques can be in the order of 50kL per household per annum. This includes reducing the amount of lawn and planting water wise species which are generally endemic to the region or appropriate water-wise exotic plant species.

To achieve the necessary target of 240kL per household per annum, an achievable target of 84kL (approximately 35%) per annum has been allocated to gardens and other outside usages. The installation of a rainwater tank can be used to supplement for the use of mains potable water for usage on garden and other outdoor requirements.

Public open space

The Structure Plan proposes considerable POS. In particular, the Structure Plan provides the following POS:

- a vegetated bush corridor containing remnant vegetation in the north-east section;
- two generous sized neighbourhood parks incorporating an incidental drainage function; and
- a community centre site located near the proposed primary school.

The design of the POS system responds to a wide number of opportunities presented by the site, namely:

- retaining key environmental features such as remnant vegetation;
- integrating surface water management measures into POS;
- providing well-distributed and generous sized POS that provide a range of recreational opportunities;
- fostering a sense of community, place and local identity through the creation of an urban village in a bush setting, bordered by open spaces (bush corridor on Lot 521, Reserve 27179 and POS adjoining Mercer Road); and
- providing an attractive entry frontage to Mercer Road that enhances the site's sense of place.

Two large neighbourhood parks are proposed on Lot 521 in the central-south and south-east sections. The central-south POS is 3.2 hectares and is expected to incorporate a drainage basin of around 0.7 hectare. The south-eastern POS is 5.15 hectares and is expected to incorporate a drainage basin of around 0.46 hectare.

The POS location provides an opportunity to create an attractively landscaped entry statement to the area. There is an opportunity to provide attractively designed areas of POS which will be overlooked by the surrounding residential areas. The POS should be maintained to a high standard to be appealing to the community.

It is expected that the neighbourhood parks will be used for active recreation, passive recreation, nature space and unstructured active play. These sites could be developed for active recreational use such as playgrounds, exercise facilities, half-court basketball courts along with passive facilities such as picnic/barbecue areas and seating.

Drainage areas for the one in 100 year event within POS near Mercer Road have the potential to combine passive recreation and unstructured active play opportunities through WSUD. Where drainage basins remain dry for most of the year, they can be designed to enable them to be used for recreational purposes.

There are opportunities to captured stormwater from the detention basins to irrigate the POS.

5.6 Water source recommendations

A key component of achieving water sustainability measures is adopting an educational approach. To assist in achieving this, the developer will provide relevant information to prospective purchasers and builders regarding the range of measures and household products that can be utilised to harvest rainwater and reduce scheme water use. This includes providing information on the following:

- promoting rainwater tanks for each dwelling, larger outbuildings and industrial premises for external and/or internal use;
- promoting Waterwise gardens including relevant Water Corporation's publications;
- promoting the use of Waterwise practices including water efficient fixtures and fittings (e.g. taps, showerheads, toilets); and
- maximising on-site retention of stormwater and associated re-use.

6. STORMWATER MANAGEMENT STRATEGY

6.1 Overview

The stormwater management strategy for the site is to maintain pre-development flows while maintaining and/or improving water quality. The stormwater system is required to adequately manage small, minor and major storm events.

In order to meet the design criteria, it is necessary to use a combination of appropriate stormwater management strategies that are suitable for the development and site characteristics. They include structural and non-structural measures. Structural measures include those undertaken on a lot, street and estate scale. Non-structural measures include educational material and interpretive signage.

Key components of managing stormwater for the development are shown on the Strategy Plan (Attachment 8). The strategies and initiatives are intended to meet the principles and objectives (section 1.2) and the design criteria (section 3).

Stormwater infrastructure will be designed to ensure stormwater discharges and volumes do not exceed pre-development levels for the 1 in 1 ARI year, 1 in 5 ARI year and the 1 in 100 year ARI storm events in relation to volume and rate.

Development of the site will increase the amount of impervious surfaces through dwellings, outbuildings, light industry, driveways and roads. The total hard surface for the subdivision/development will vary depending on land use and lot size. There should be space on each lot for appropriate stormwater attenuation/detention. The degree of attenuation required to address the design criteria will be addressed during the detailed civil engineering phase of the project.

6.2 Surface water quantity management

A) Stormwater retention/detention on each lot

Stormwater for the 1 in 1 year, 1 hour ARI event will be retained on each lot predominantly through rainwater tanks and soakwells, possibly other than for medium density development e.g. R60. Excess stormwater from major rainfall events will flow onto the ground for infiltration over a broad area. This can be readily accommodated given the soil types which are overall suitable for infiltration.

B) Stormwater retention/detention in road reserves

Roads will be sealed, designed and constructed in accordance with City requirements which are expected to be the *Local Government Guidelines for Subdivision Development* and *Austroads Design Guidelines*. Detailed design will accommodate topography, drainage and possible erosion requirements etc.

The design of the road drainage is expected to include:

- stormwater from roads will be through overland flow, via shallow open channels (swales) where possible rather than via pipes. The swales will collect and slowly channel stormwater (to act as

detention areas) towards the discharge point. There will be culverts as required including at crossovers;

- swales on at least one side of the road especially if the detailed road design has one way cross-fall;
- likely detention features to slow run-off and minimise erosion in portions of the site;
- possible concrete covered sumps to collect stormwater and sediment where required; and
- various shallow vegetated detention basins in low points.

Erosion risk from the development is expected to be low given the gentle to moderate slopes, soil types and mitigation measures to reduce run-off volumes and reduce flow rates.

C) 1 in 1 year, 1 hour ARI event

The intent of managing the 1 in 1 year, 1 hour ARI storm event is source control. In particular, to capture or prevent runoff from constructed impervious surfaces and to manage water quality. Adopting WSUD will result in stormwater harvesting (including rainwater tanks), detaining and slowing down peak flows that especially address the 'first flush' run-off.

Stormwater from minor storm events up to the 1 in 1 year, 1 hour ARI event will be retained as close to source as possible. The strategy is to:

- require that lots retain the 1 in 1 year, 1 hour ARI event with water then re-used (through rainwater tanks) or slowly recharged into the groundwater (including soakwells and rain gardens);
- encourage future lot owners to direct run-off from their dwelling, large outbuilding or industrial premise into rainwater tanks to reduce stormwater runoff. The City will apply appropriate development conditions to address stormwater management for the 1 in 1 year, 1 hour ARI event at the Development Application and/or Building Permit stages; and
- ensure that road reserves retain the 1 in 1 year, 1 hour ARI event as close to source as possible through grassed or vegetated swales.

D) 1 in 5 year ARI event

The intent of managing the 1 in 5 year ARI storm event is runoff control. In particular, it is to retain, detain and convey stormwater, to manage water quantity for serviceability and to prevent erosion. The strategy is to:

- require that soakage devices such as soakwells are provided with an overflow outlet for major storm events;
- provide open swales within road reserves which are designed to collect, treat (through the planting of nutrient stripping vegetation to promote bioretention or the filtration of stormwater) and slowly channel stormwater towards the discharge point;
- require the swales to be sized to adequately store up to the 1 in 5 year ARI event with a controlled outflow to match pre-development flow rates; and
- consider directing stormwater to the existing dam or future dams for on-site use as part of the detailed design.

E) 1 in 100 year ARI event

The intent of managing the 1 in 100 year ARI storm event is the safe conveyance and discharge of stormwater and to protect buildings and lots from flooding.

There is a minor seasonal watercourse in the north-west section. The site is not within an identified flood risk area. While noting this, the strategy is to:

- ensure that the watercourse is left undeveloped and unobstructed to not compromise upstream surface-water flows;
- maintain existing or provide alternative overland flow paths and drainage discharge points in order to preserve predevelopment conditions. Flows are to be conveyed along roads, road verges/swales, drainage lines and the floodway (seasonal watercourse);
- provide appropriate building setbacks from drainage lines;
- require that roads are designed to cater for the surface overflow for major storms;

- require that buildings should be at least 0.3 metre above the ground level and where possible above the road level to address the potential for localised flooding from roads; and
- require that swale profiles and culvert sizes for lot crossovers and intersections are designed to mitigate the flows and protect lots from flood levels in road reserves.

6.3 Surface water quality management

The impacts from the proposed development are expected to have minimal impact on water quality. Correspondingly, there are a number of ways in which surface water quality can be maintained or enhanced. The strategy is to:

- accommodate the 1 in 1 year ARI event which will treat around 99% of annual run-off volume which helps to protect ecological values;
- improve water quality via soil and vegetation filtration;
- adopt a treatment train to stormwater including in road reserves through the use of WSUD including vegetated roadside swales, detention basins and as required sediment traps and gross pollutant traps. This will assist to remove and treat sediments, phosphorous, nitrogen, suspended solids and other contaminants;
- implement controls at or near the source to prevent pollutants entering the system and/or treat stormwater;
- install in-transit measures to treat stormwater and mitigating pollutants that have entered the conveyance system. Appropriate native or possibly suitable non-native plant species that have fibrous roots to filter nutrients will be planted as required within the swales. The plants will be constructed according to the latest *FAWB Adoption Guidelines for Filter Media in Biofiltration Systems* and the *Stormwater Management Manual for WA* design guidelines in consultation and to the satisfaction of the City;
- implement 'end-of-system' controls to treat stormwater, addressing any remaining pollutants prior to discharging to receiving environments. This could include that surface run off from roads is directed to shallow vegetated detention basins prior to emptying to the seasonal watercourse;
- encourage all lot purchasers to practice Waterwise and nutrient wise practices including minimising the area of lawn established or possible alternatives to lawn;
- undertaken appropriate sediment and erosion control during construction;
- provide a suitable buffer between development and the watercourse;
- restore/revegetate the seasonal watercourse on the site to create a 'living stream' which will enhance the watercourse's ecological functions; and
- undertake additional revegetation and replanting in other parts of the site.

Water quality treatment systems and WSUD structures should be designed in accordance with the *Stormwater Management Manual for Western Australia* (Department of Water: 2007) and *Australian runoff quality: a guide to water sensitive urban design* (Engineers Australia: 2007).

6.4 Impact on water dependent ecosystems

The main water dependent ecological systems influenced by the development are groundwater and the watercourse. Stormwater and groundwater will be managed so that post development receiving hydrological regimes are comparable to pre-development. Accordingly, there should be minimal impact on water-dependent ecosystems.

There are a number of ways in which water quality can be maintained or enhanced. The strategy is to:

- undertake those measures set out in section 6.3;
- require that all lots have an appropriately designed and located on-site effluent disposal system;
- encourage appropriate fertiliser use including minimising where possible, not exceeding application rates, using low water soluble fertiliser, only fertilising when symptoms of nutrient deficiency occur and applying at the appropriate time of the year (spring or early autumn); and
- encourage appropriate weed management, spot spraying and general maintenance on the site.

6.5 Non-structural controls

A number of non-structural controls have been set out in this LWMS which include promoting education and undertaking Waterwise practices. Further non-structural controls are set out in the *Stormwater Management Manual of WA* (2007).

6.6 Stormwater management strategy conclusions

The proposed development has minimal limitations for effectively managing stormwater given the proposed lot sizes, the generous provision of POS and there are appropriate soil conditions for stormwater infiltration.

Environmentally sensitive stormwater management at the site is considered feasible by assisting recharge into the soils. Physical enhancement of the ground profile, by way of swales will contain runoff, facilitating sediment control and recharge to groundwater at the road side. Treatment of overflow stormwater resulting from major storm events that cannot otherwise recharge to groundwater can be addressed by contouring and planting detention basins prior to discharge into the seasonal water course.

The approach to managing stormwater includes:

- accommodating small, minor and major storm events;
- detention and gradual conveyance of stormwater rather than instantaneous rapid conveyance;
- on-site infiltration/groundwater recharge;
- localised stormwater harvesting; and
- promoting replanting to enhance water quality.

7. GROUNDWATER MANAGEMENT STRATEGY

7.1 Overview

As outlined in Attachment 3, it was determined there would be minimal impact on groundwater from the development given the depth of groundwater.

Biodiverse Solutions advise **'there are limited water management risks associated with development of the Subject Land.** Based on the investigations, there is no requirement to undertake pre- development groundwater monitoring. Overall, the soil types enable stormwater infiltration at source.'

Biodiverse Solutions advise:

'It is expected that development of the site will have a positive impact on groundwater and stormwater quality through BMPs and the treatment of stormwater prior to infiltration. Based on the site assessment and the management measures proposed, it is not expected that any changes to groundwater flows, levels or quality will have an adverse impact on the function and environmental values of the site.'

As set out in section 4.8, impacts on groundwater will be further minimised with dwellings being raised at least 0.3 metre above the natural ground level.

7.2 Groundwater levels

As set out in Attachment 3 and section 4.8, no test pit encountered groundwater.

It is expected that post-development groundwater levels will be similar to pre-development levels. The site's soil types will assist infiltration and groundwater recharge close to the source.

7.3 Groundwater quality management

The environmental values of groundwater within and surrounding the site are required to be retained given groundwater is an important environmental asset. Implementation of WSUD is expected to result in maintaining or where possible improving groundwater quality. An example is the planting of fibrous rooted plants incorporated into the base of the roadside bioretention swales in portions of the site. This will provide

treatment of surface water runoff collected within the drainage network prior to infiltration into the groundwater. These products bind nutrients and other contaminants that are mobile.

Where fill is installed, it may be associated with a sub soil drainage system in order to maintain ground water levels at, or close to, that which currently exists. Subsoil drains should have 'open' outlets.

7.4 Impact on water dependent ecosystems

Overall, the development is expected to have minimal impacts on groundwater quantity and quality and according there are expected to be limited impacts on water dependent ecosystems. The recommended management practices will maximise the quality of the infiltration. This includes encouraging new residents to install nutrient wise gardens and to minimise the amount of lawn.

7.5 Implications for fill

There will be filling on various residential lots which will be addressed at the subdivision stage. Considerations include:

- ensuring there is sufficient clearance to the highest groundwater levels;
- filling for house pads will be required on some lots to increase heights above the adjacent road and/or ground level. In particular, it is recommended that all buildings are raised by 0.3 metre above the ground level; and
- where required, clean sand fill will be imported to the site to provide an appropriate clearance from subsoil drains.

8. MONITORING AND ADDITIONAL INVESTIGATIONS

8.1 Overview

An UWMP should be prepared to support residential subdivision.

Based on the development's site characteristics, the proposed generous lot sizes (1 hectare minimum) and the low level of risk of impacting water resources, it is considered unnecessary to prepare an UWMP for the light industrial subdivision. Engineering design drawings submitted to the City for approval at the subdivision stage and building plans submitted to the City at the Building Permit stage provide appropriate opportunities to implement the LWMS.

While noting the above, there are various matters to be addressed in progressing from conceptual designs and strategies to detailed civil engineering designs. Amongst matters, the detailed civil engineering design will address road, swale and detention basin design. Matters to address include:

- plans to be generally consistent with the LWMS including its objectives and design criteria including adopting WSUD principles;
- demonstration of compliance with regulatory requirements, including required licences and approvals, *Building Code of Australia* and *Plumbing Code of Australia*;
- ensuring that the construction and development works suitably address sediment and erosion control; and
- operational and maintenance responsibilities and liabilities.

The consulting engineer will incorporate any conditions and changed circumstances into the subdivision design and provide the detailed design drawings of the road network and drainage. At that time, detailed calculations will be made to confirm and design the drainage system including flow rates and attenuation.

There will be a need for a site classification report to determine in more detail soil conditions at the Building Permit stage.

8.2 Monitoring

No pre-development or post-development groundwater monitoring is required for the development due to the groundwater depth, soil types and the expected minimal impact of the development on groundwater.

While noting this, there is a need for routine inspection of WSUD elements by the developer, or developer's appointed consulting engineer/project manager, for a minimum of 12 months after the completion of works or for an agreed upon time between the developer and the City.

There is a need for cost effective methods to evaluate the adequacies of the operation and performance of WSUD elements. It will be assumed that if the WSUD elements operate in accordance to the designs then they are delivering the desired key management objectives. The WSUD elements should only require minimal routine maintenance and these are generally of a landscape maintenance nature, with the most common maintenance being the removal of debris and siltation.

9. IMPLEMENTATION

9.1 Developer commitments

Implementation will only occur at the construction stage following the full engineering calculations for the roads and stormwater management.

The developer, or the developer's appointed consulting engineer/project manager, is committed to the following:

- designing and constructing a reticulated water supply services for all lots;
- residential subdivision being connected to the reticulated sewerage system;
- designing and constructing the stormwater management system based on WSUD principles;
- providing lot owners and builders with information regarding Waterwise practices inside and outside the dwelling including promoting rainwater tanks, Waterwise appliances, Waterwise gardens, and providing information on appropriate fertiliser application;
- sediment and erosion control during construction;
- creating POS as outlined on the Structure Plan;
- **creating a 'living stream' for the seasonal watercourse in the north-west of the site;** and
- maintaining the stormwater system for a minimum period of 12 months from practical completion, or as agreed with the City, and ensuring that any remedial works as necessary for the upkeep of the system are undertaken.

Developer commitments would in part be set out in the conditions of subdivision.

9.2 Roles and responsibilities for implementation

The developer is responsible for the actions outlined in the LWMS until either handover to the City or until sale of the lots. Following handover, the City is then responsible for ensuring the stormwater system is maintained.

Landowners are responsible for various matters within and outside their home including the provision of stormwater tanks and adopting Waterwise and nutrient wise gardens.

9.3 Review of LWMS

There will be a need to review the LWMS given the anticipated long timeframe to implement the Structure Plan.

10. CONCLUSIONS

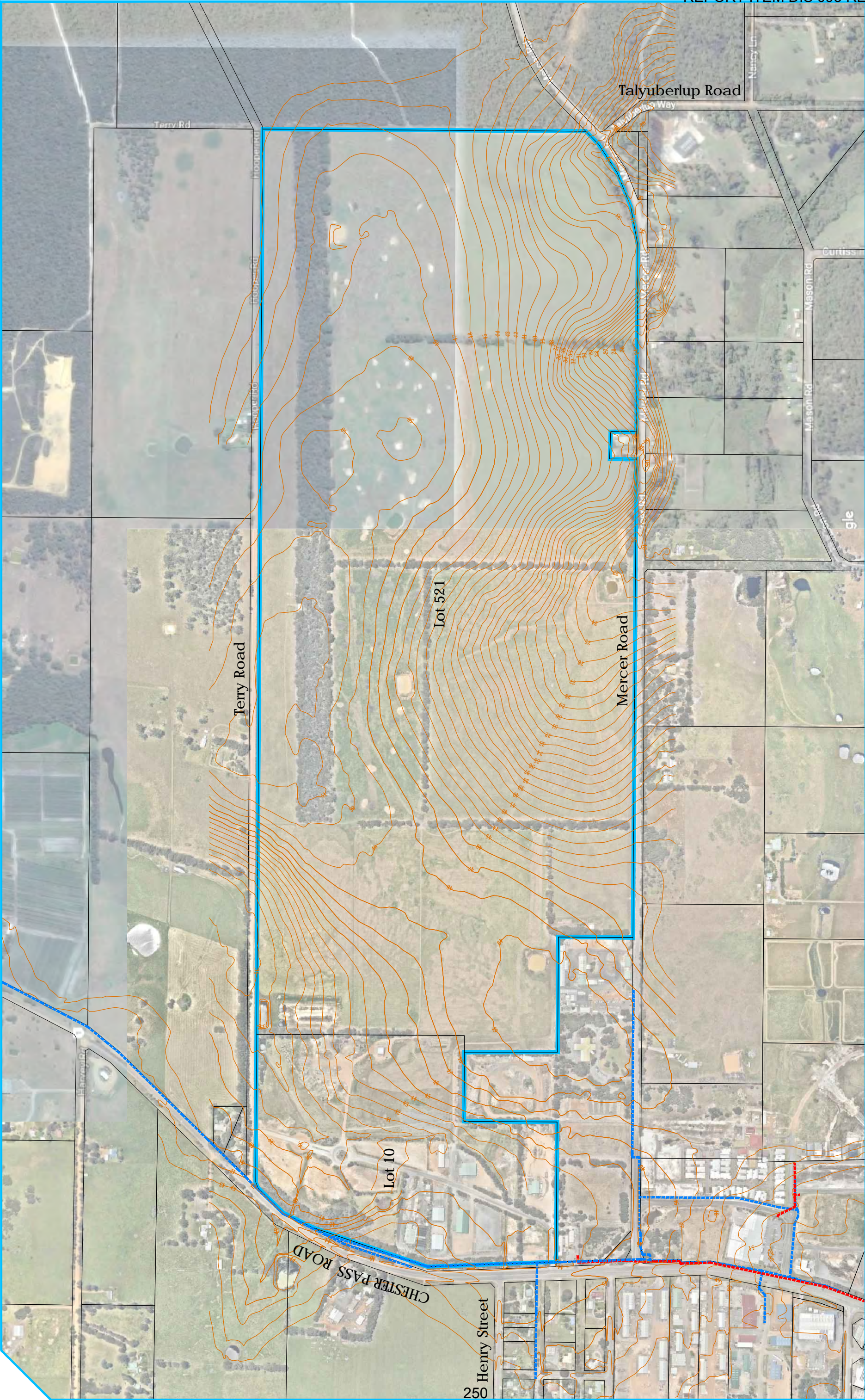
The development is considered a low risk to water resources given the site's location, environmental characteristics, proposed lot sizes and proposed servicing. Groundwater and surface water are not considered constraints to future development.

The LWMS concludes that the site is capable of supporting residential and light industrial subdivision/development and is able to achieve appropriate water management outcomes. Further, it is considered that an UWMP is required to support residential subdivision, however no UWMP is required to support light industrial subdivision. There will however be a requirement for engineering drawings and specifications to be submitted and approved by the City for the light industrial subdivision which are generally consistent with the LWMS and which adopt WSUD.

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ATTACHMENT 1

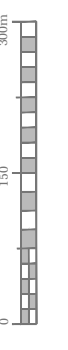


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DRAWING NUMBER
EP 170520 01

REV A
A CONTEXT PLAN
REV DESCRIPTION YNMMDD DRAWNAPPRVD

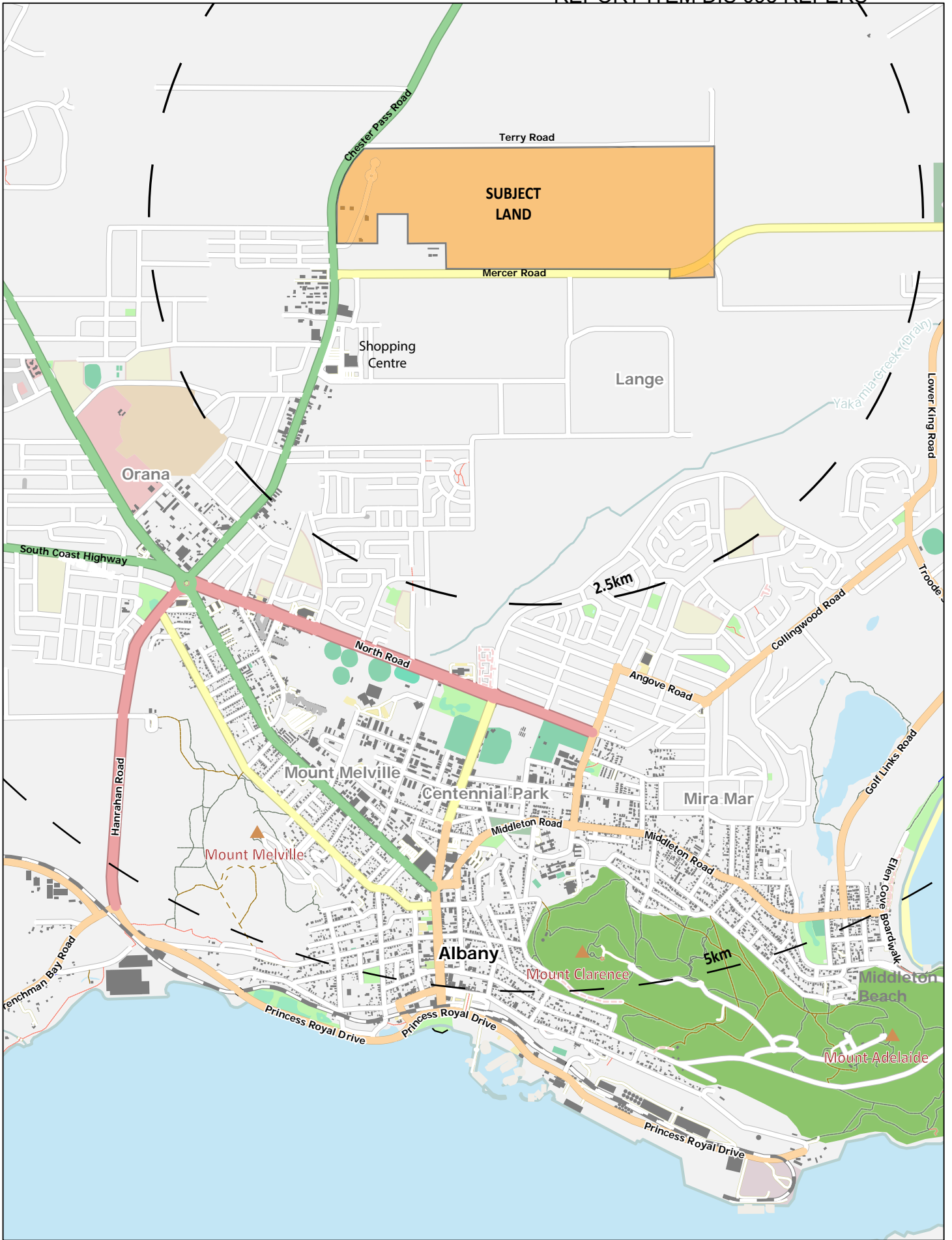
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- Legend**
- Structure Plan Boundary
 - Existing Lot Boundary
 - Contours
 - Existing u/ground Water Pipe
 - Existing u/ground Sewer Pipe

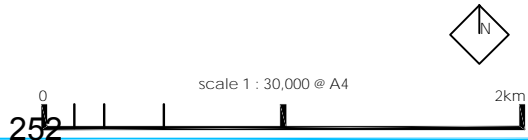
SITE PLAN
Lot 10 Chester Pass Road
and Lot 521 Mercer Road
Walmsley

ATTACHMENT 2



LOCATION PLAN
 Lot 10 Chester Pass Road
 and Lot 521 Mercer Road
 Walmsley, City of Albany

 SUBJECT LAND



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ATTACHMENT 3

**Lot 10 Chester Pass Road &
Lot 521 Mercer Road,
Walmsley WA 6330**

Environmental Assessment and Land Capability Assessment Report



21/11/2017

Kathryn Kinnear

Bio Diverse Solutions

DOCUMENT CONTROL

Title: Environmental Assessment Report – Lot 10 Chester Pass Road and Lot 521 Mercer Road, Walmsley WA

Author (s): Chiquita Burges

Reviewer(s): Kathryn Kinnear & Steve Thompson

Job Number: EPP 004

Client: Ardess 1607 Pty Ltd

REVISION RECORD

| Revision | Summary | Revised By | Date |
|---------------------|------------------------------------|-----------------|------------|
| Draft Id 26/09/2017 | Internal QA Review | Kathryn Kinnear | 26/09/2017 |
| Draft Id 29/09/2017 | Issued to client for review | K. Kinnear | 29/9/2017 |
| Draft Id 26/10/2017 | Updated as per client review | B. Theyer | 26/10/2017 |
| Draft Id 13/11/2017 | Issued to Client | K. Kinnear | 13/11/2017 |
| Final Id 21/11/2017 | Final updates and Issued to Client | K. Kinnear | 21/11/2017 |

The recommendations and measures contained in this assessment report are based on the requirements of the Australian Standards 3959 – Building in Bushfire Prone Areas, WAPC SPP3.7, Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017) and CSIRO’s research into Bushfire behaviour. These are considered the minimum standards required to balance the protection of the proposed dwelling and occupants with the aesthetic and environmental conditions required by local, state and federal government authorities. They DO NOT guarantee that a building will not be destroyed or damaged by a bushfire. All surveys and forecasts, projections and recommendations made in this assessment report and associated with this proposed dwelling are made in good faith on the basis of the information available to the fire protection consultant at the time of assessment. The achievement of the level of implementation of fire precautions will depend amongst other things on actions of the landowner or occupiers of the land, over which the fire protection consultant has no control. Notwithstanding anything contained within, the fire consultant/s or local government authority will not, except as the law may require, be liable for any loss or other consequences (whether or not due to negligence of the fire consultant/s and the local government authority, their servants or agents) arising out of the services rendered by the fire consultant/s or local government authority.



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Appendix A: Draft Local Structure Plan (Edge Planning & Property, 2017).

Appendix B – Geotechnical Investigation (Great Southern Geotechnics, 2017)

Appendix C – Phosphorous Retention Index Test Results (CSBP Laboratory, 2017)

Appendix D - BAL Contour Plan (Bio Diverse Solutions, 2017)

1. Executive Summary

Ardess 1607 Pty Ltd commissioned Bio Diverse Solutions (Environmental Consultants) to prepare an Environmental Assessment Report (EAR) and Land Capability Assessment (LCA) to guide all future environmental management for the proposed subdivision of Lot 10 Chester Pass Road and Lot 521 Mercer Road, Albany WA.

This EAR and LCA describes the relevant environmental characteristics of the site and presents management and mitigation strategies in response to potential environmental impacts. These management and mitigation strategies aim to minimise the potential impact on the environmental values within the site.

The Local Structure Plan (LSP) has been developed to guide the subdivision and development of the Subject Site (Appendix A). The LSP for the site proposes an extension of the adjacent light industrial area, a residential zone which includes a range of residential densities, a primary school and three POS areas. The proposed light industrial area will require on-site effluent disposal, whereas the residential area will be developed once reticulated sewerage has been established in the area. This EAR and LCA identifies the measures proposed to mitigate and manage the environmental features of the site, and focuses on the natural areas to be retained within the LSP.

The Subject Site was found to have no significant environmental constraints. A geotechnical investigation conducted by Great Southern Geotechnics (2017) under late winter conditions did not encounter groundwater to depth of 2.3m across the site. Soil type across the majority of the site was found to be sandy gravel over sandy clay with low permeability and high PRI. A small area in the southern central portion of the site was found to have silty sand over gravelly sand with a low PRI. There is no significant waterways, wetlands or groundwater resources within the Subject Site or within the vicinity of the Subject Site.

The vegetation across the Subject Site and surrounding areas is consistent with rural farmland, with the majority of the site and surrounds comprising of heavily grazed pasture dominated by pasture grass species. There are two areas of remnant vegetation within the Subject Site. A broad scale vegetation survey of these two areas was conducted with the strip of vegetation running parallel with the northern boundary of the site (approximately 12 ha in size) found to comprise of Low Open Jarrah/Marri/Sheoak Forest in good condition and the small area of remnant vegetation in the south-east corner comprising of mixed Eucalypt Forest in a degraded condition.

A BAL Contour Plan was prepared by Bio Diverse Solutions to identify the bushfire risks associated with the site (Appendix D) and guide the Structure Plan development. The Subject Site was assessed as having internal areas of Grassland Type G consistent with rural farmland, low fuel/non-vegetated areas (associated with the industrial area, tracks/roads and buildings) and an area of Forest Type A (being the strip of remnant vegetation in the north). External bushfire risks are mostly associated with the Forest Type A (CoA Reserve) directly to the east and south-east of the Subject Site and Forest Type A and Woodland Type B along the Mercer Road Reserve. BAL contouring across the Subject Site has allocated BAL 29 or less shall apply to any buildings within the lots. All future buildings (through subdivision designs) can achieve an APZ area associated with a BAL allocation of BAL 29, BAL 19 or BAL 12.5. A detailed Bushfire Management Plan has not been prepared for the site. The publicly released Bushfire Prone Area Mapping (DFES, 2017) shows that the majority of the Subject Site is located within a Bushfire Prone Area (situated within 100m of >1 ha of bushfire prone vegetation). Where "High risk" or "Vulnerable land uses" (Primary school), as defined by SPP 3.7 are proposed, detailed Bushfire Management Plans are to be prepared.

A Land Capability Assessment (LCA) of the site was conducted in accordance with the State Planning Commission's (1989) Land Capability Assessment for Local Rural Strategies (note these definitions are as per this policy for the purposes of this report and not any other planning instrument/policy). The overall capability of the Subject Site supporting the Urban Development land use was rated as highly capable for Mapping Unit 1 and very highly capable for Mapping Unit 2. The overall capability of the Subject Site supporting the Light

Rural Industrial (as per WAPC, 1989) land use is rated as highly capable for Mapping Unit 1. Mapping Unit 2 was not encountered at the location of the proposed Light Rural Industrial land use. The degree of limitations for both Urban Development and Light Rural Industry for Mapping Unit 1 and Mapping Unit 2 is low to very low.

This EAR and LCA report provides details of the ASS, Water, Waste Water, Flora, Fauna and Fire Management strategies proposed to be implemented across the site as it is developed to ensure adequate protection of environmental, life, property and biodiversity assets.

The proposed LSP recognises the importance of the key environmental and landscape attributes of the area, and incorporates these in an urban form, that creates an environmentally responsive urban development that meets the EPA and City of Albany's environmental requirements. Consequently, the environmental outcomes of the proposed LSP are considerable and include:

- Providing an improvement in groundwater and surface water quality through residential and industrial development and implementation of water sensitive urban design and best stormwater drainage management practices.
- Revegetation using native species (where currently there is very little native species and diversity) in areas of POS to promote fauna habitat and flora diversity. Landscaped urban areas to promote biodiversity using native plants.
- Maintaining areas of remnant vegetation and limiting access points through these areas to the subdivision to prevent adverse impacts particularly for transient fauna.
- The Local Structure Plan is required to meet the "Acceptable Solutions" of each Element of the bushfire mitigation measures (WAPC, 2017).
- As Light industrial land use is proposed in the west of the Structure Plan, a detailed Bushfire Management Plan will be required to guide developers if any industry is defined as "High Risk".
- A detailed Bushfire Management Plan jointly endorsed by DFES and CoA will be required for any Primary School proposed in the Structure Plan area, at the Development Application stage. A Bushfire Emergency Evacuation Plan (BEEP) will be required at Development Approval Stages.
- The proposed light industrial area is deemed appropriate for effluent disposal and meets the state's minimum requirements for on-site sewage disposal systems as outlined in the *Draft Government Sewerage Policy* (Department of Planning, 2016). Where on-site sewage disposal is to be provided by a secondary treatment system, the WAPC will require a notification on title pursuant Section 70A of the *Transfer of Land Act 1893* (as amended) advising that an on-site secondary treatment sewage disposal system and unencumbered area to which treated sewage is to be distributed are required.
- Provide vegetated buffer and / or other management techniques between industrial areas to sensitive land uses (such as residential) in accordance with the EPA's (2015) Draft Guidance Statement No. 3 *Separation Distances Between Industrial and Sensitive Land Uses*.

2. Introduction

Ardess 1607 Pty Ltd commissioned Bio Diverse Solutions (Environmental Consultants) to prepare an Environmental Assessment Report (EAR) and Land Capability Assessment (LCA) to guide all future environmental management for the proposed subdivision of Lot 10 Chester Pass Road and Lot 521 Mercer Road, Walmsley WA.

This EAR and LCA describes the relevant environmental characteristics of the site and presents management and mitigation strategies in response to potential environmental impacts. These management and mitigation strategies aim to minimise the potential impact on the environmental values within the site.

2.1. Location

Lot 10 Chester Pass Road and Lot 521 Mercer Road, Walmsley WA (herein referred to as the Subject Site) is 178ha and located approximately 6km north of the Albany CBD. The Subject Site is bound by Chester Pass Road to the west, Mercer Road to the south, Terry Road to the north and a City of Albany (CoA) reserve to the east. The location of the Subject Site is shown on Figure 1.

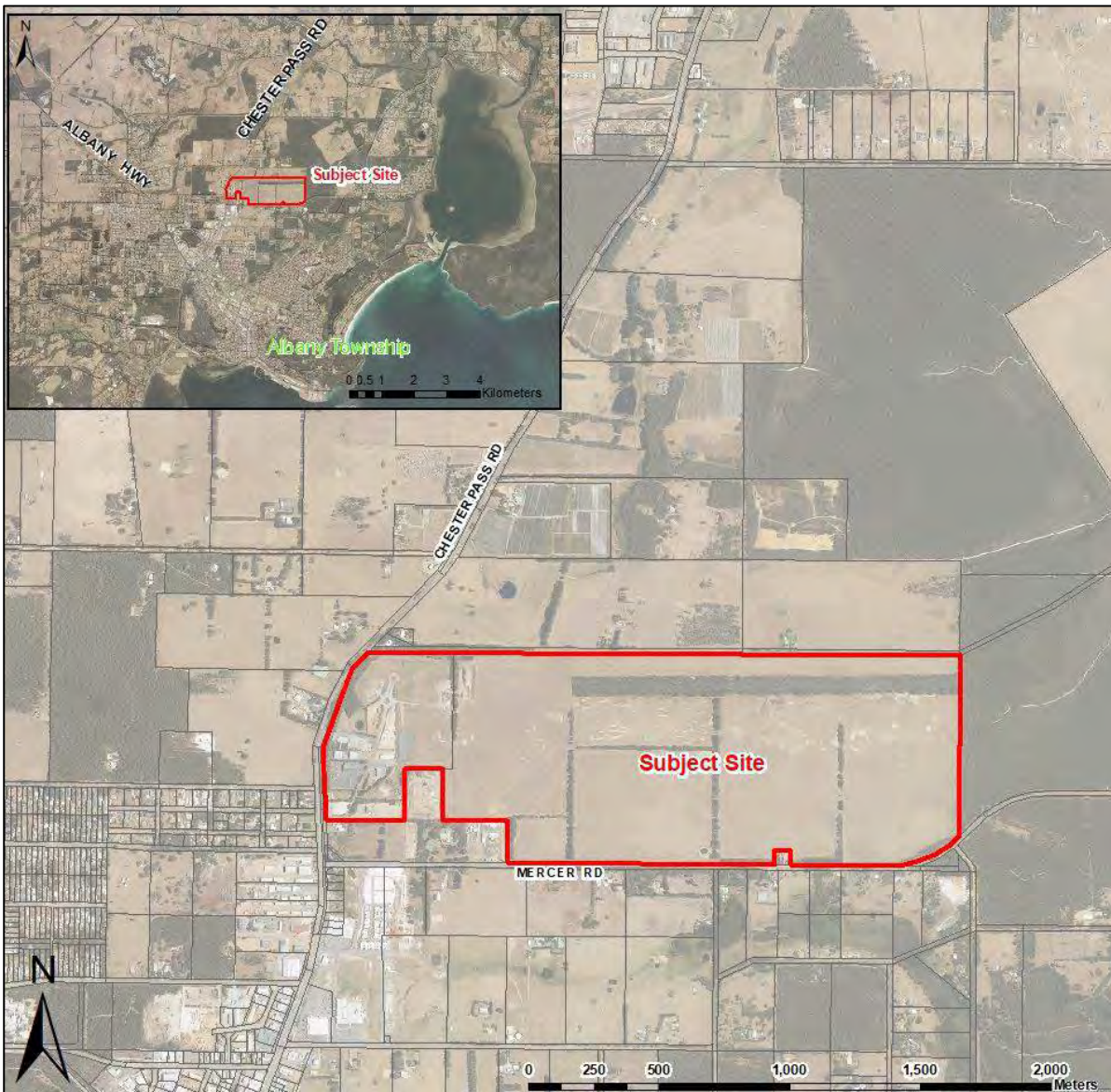


Figure 1: Location Plan

2.2. Local Structure Plan

The Local Structure Plan (LSP) has been developed to guide the subdivision and development of the Subject Site, the Draft LSP for the site has been included as Appendix A.

The proposed LSP includes the following land uses:

- Residential (R30-R60);
- Residential (R20-R30);
- Residential (R15-R25);
- Primary School Site;
- Public Open Space (POS); and
- Light Industrial.

There is no current staging plan for the LSP however the initial stage/s of the subdivision will include the extension of the existing light industrial area within the Subject Site (Ardess Industrial Estate) further to the north and east. There is currently no reticulated sewerage at the location of the Subject Site and as such the lots within the proposed Light Industrial Area will require on-site sewerage disposal and a minimum lot size of 1ha consistent with guidelines set out in the Draft Government Sewerage Policy (Gov. of WA, 2016).

Subsequent stage/s of the subdivision will include the development of the central and eastern portion of the site into a residential zone, including a Primary School and two areas of POS. Residential densities within the residential zone will range from R15 to R60. The residential zone of the subdivision will only be feasible and environmentally sustainable once reticulated sewerage has been established in the area. Therefore, there will be no on-site sewerage disposal within this area.

This EAR and LCA identifies the measures proposed to mitigate and manage the environmental features of the site, and focuses on the natural areas to be retained within the LSP.

2.3. Statutory Framework

Development within the site is required to comply with relevant environmental legislation, policy and guidelines. This document and the recommendations contained within are aligned to the following key state and Commonwealth legislation and regulations;

- *Environmental Protection Act 1986;*
- *Environmental and Protection and Biodiversity Conservation Act 1999 (EPBC Act);*
- *Environment Protection and Biodiversity Conservation Regulations 2000;*
- *Conservation and Land Management Act 1984;*
- *Conservation and Land Management Regulations 2002;*
- *Environmental Protection (Noise) Regulations 1997;*
- *State Legislation Aboriginal Heritage Act 1972;*
- *Heritage of Western Australia Act 1950;*
- *Land Administration Act 1997;*
- *Planning and Development Act 2005;*
- *Rights in Water and Irrigation Act 1914;*
- *Contaminated Sites Act 2003;*
- *Wildlife Conservation Act 1950;*
- Draft Government Sewerage Policy – Consultation Draft 2016;
- DER Acid Sulphate Soils Assessment Guidelines;
- Western Australian State Planning Policy (SPP) 3.7; and
- Guidelines for Planning in Bushfire Prone Areas 2017.

2.4. Suitably Qualified Environmental Consultants

This EAR and LCA has been prepared by suitable qualified personnel from Bio Diverse Solutions. The three qualified personnel responsible for delivery of this assessment include; Chiquita Burges (Senior Hydrologist/Environmental Consultant), Bianca Theyer (Conservation and Wildlife Biologist/Environmental Consultant) and Kathryn Kinnear (Level 2 BPAD Accredited 30794 Bushfire Consultant).

Chiquita Burges

The existing environment and general environmental management section of this report has been prepared by Chiquita Burges. Chiquita has the following Tertiary Qualifications:

- B.Sc. Natural Resource Management; and
- Graduate Certificate in Hydrogeology

Chiquita has over 8 years of experience working as a hydrologist and senior hydrologist, her experience includes preparation of local and urban water management strategies, surface water and groundwater monitoring programs and hydrogeological reports. Tasks undertaken by Chiquita include report writing, mapping, field work including installation and monitoring of groundwater bores, modelling of stormwater and groundwater and liaising with clients, sub-consultants and approving agencies. Since joining Bio Diverse Solutions in early 2017 Chiquita has diversified her skills and knowledge to include more general environmental consultancy work.

Bianca Theyer

The flora and fauna component of this assessment has been prepared by Bianca Theyer. Bianca has the following Tertiary Qualifications:

- B.Sc. Conservation and Wildlife Biology; and
- Honours Conservation Biology.

Bianca has experience in biodiversity management with direct experience including: biodiversity surveys, fauna surveys, monitoring and trapping programs (invertebrates, mammals, amphibians, and reptiles); flora surveys and vegetation assessments. Bianca has been responsible for several projects during her time at Bio Diverse Solutions, these include multiple flora (including threatened) and vegetation surveys; fauna habitat survey at Frenchman Bay, Albany; Environmental Assessment Reports for a proposed liquid waste facility, a pastured egg farm and a proposed gravel extraction project; Foreshore Management Plans for projects in South Moorlands, Bunbury and Frenchman Bay Albany; a Mosquito Management Plan for Meadowbrook Lifestyle Villages in Boyanup, and development of an Environmental Management Plan for a proposed Solar Station in Kalbarri.

Kathryn Kinnear

The bushfire assessment and management component of the assessment has been prepared by Kathryn Kinnear. Kathryn Kinnear currently has the following tertiary Qualifications:

- BAS Technology Studies & Environmental Management;
- Diploma Business Studies; and
- Graduate Diploma in Environmental Management.

Kathryn Kinnear is an accredited Level 2 Bushfire Practitioner (Accreditation No: BPAD30794) who has 10 years operational fire experience with the (formerly) DEC (1995-2005) and has the following accreditation in bushfire management:

- Incident Control Systems;
- Operations Officer;
- Prescribed Burning Operations;
- Fire and Incident Operations;
- Wildfire Suppression 1, 2 & 3;

- Structural Modules – Hydrants and hoses, Introduction to Structural Fires, and Fire extinguishers; and
- Ground Controller.

Kathryn Kinnear has also worked in environmental management for 20 years within that time she has worked on a vast range of environmental projects and has developed specialist skills in field operations, reporting and project management.

Bio Diverse Solutions are Silver Corporate Members of the Fire Protection Australia Association. Kathryn is a committee member of the WA Bushfire Working Group (FPAA) and is a suitably qualified Bushfire Practitioner to assess the bushfire risks and management strategies.

3. Existing Environment

3.1. Existing Land use

The Subject Site currently consists of multiple land uses; Lot 10 Chester Pass Road (Lot to the west) comprises of an industrial area and cleared land used to keep current and old farm machinery and sand/gravel piles. The industrial area comprises of sheds, office building, car parks, an internal road network and cleared areas for future development. Businesses within the industrial area include; Albany Freight Lines, Designer Dirt (landscaping supplies) and Ardess Nursery.

Lot 521 Mercer Road (Lot to the east) encompasses the majority of the Subject Site and comprises of predominantly cleared rural land used for grazing cattle. There are no existing dwellings on Lot 521 Mercer Road, there are two small to medium sized sheds (one used to store hay and farm machinery and the other an old shearing shed), a set of cattle yards and a strip of remnant vegetation in the north-east of the Subject Site. Land use within the Subject Site is shown on Photographs 1 to 4.



Photograph 1 – View of cleared rural land within Lot 521 Mercer Road.



Photograph 2 – View of old farm machinery within Lot 10 Chester Pass Road.



Photograph 3 – View of hay and machinery shed located in the north of Lot 521 Mercer Road.



Photograph 4 – View of internal road and roundabout within industrial area in Lot 10 Chester Pass Road.

3.2. Surrounding land uses

The Subject Site is surrounded by rural properties to the north, west and south and remnant vegetation (CoA reserve) to the east. To the south-west of the Subject Site along Chester Pass Road and adjacent to the western most section of Mercer Road is Albany's light industrial area which includes a range of businesses and a lifestyle village and on the western side of Chester Pass Road is a residential area. The surrounding areas are shown on Photographs 5 to 8.



Photograph 5 – View of Albany Business Centre along Chester Pass Road to the south-west of Subject Site.



Photograph 6 – View of rural property to the north of Subject Site.



Photograph 7 – View of City of Albany holding facilities along Mercer Road to the south of Subject Site.



Photograph 8 – View of remnant vegetation directly east of the Subject Site.

3.3. Climate

The Albany area is characterised by a Mediterranean climate with warm dry summers and cool wet winters. Rainfall data is from the nearby Bureau of Meteorology (BoM) Albany Station (Site No. 9500).

The long-term average annual rainfall is 929 mm (1877 to 2016). This average has decreased between 2000 to present, to an average annual rainfall of 879 mm, reflecting a 5% reduction compared to the long-term average, consistent with a general trend in the South West of WA. The total rainfall distribution has also altered, with a reduction of average winter monthly rainfall, but no significant reduction in average summer monthly rainfall.

The average annual pan evaporation for the Albany area is approximately 1397 mm (Luke *et al*, 1988).

3.4. Topography

Topography over the Subject Site is undulating ranging from a high point of 51m AHD in the central northern portion of the site to a low point of 22m AHD in the southern central portion of the site. There is a ridge that runs from the central northern portion of the site to the south-west corner with topography decreasing in a radial manner from the ridge. Topographic contours (1 metre contours are shown on Figure 2).

The effective slopes (measured as per AS3959-2009) for the Subject Site are flat/upslope to low ranging from 0 to 5 degrees. The effective slopes for the Subject Site and surrounding areas are shown in the BAL Contour Plan Report included as Appendix D.

3.5. Acid Sulphate Soils

Acid sulphate soils (ASS) are naturally occurring soils and sediments containing sulphide minerals, predominantly pyrite (an iron sulphide). When undisturbed below the water table, these soils are benign and not acidic (potential acid sulphate soils). However, if the soils are drained, excavated or exposed by lowering of the water table, the sulphides will react with oxygen to form sulphuric acid (EPA 2008). Acid Sulphate Soil (ASS) Risk Mapping (Figure 2) indicates the Subject Site does not sit within any known areas of ASS.

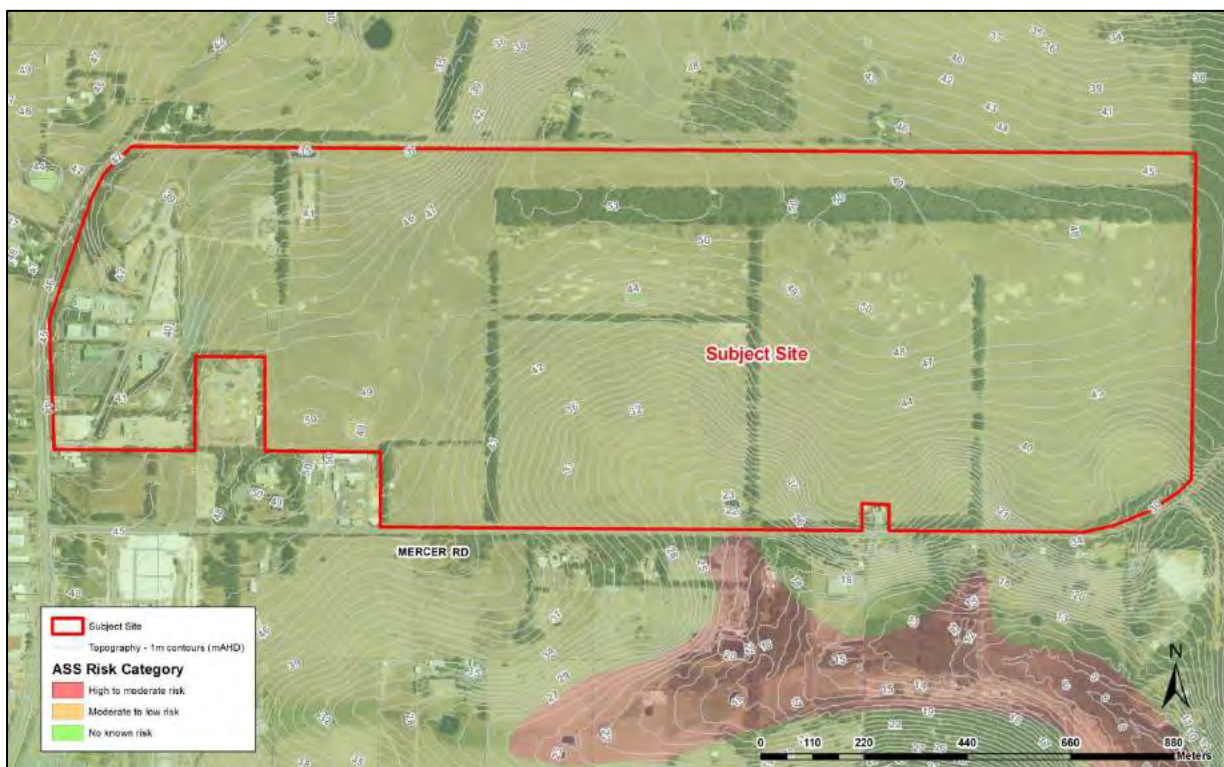


Figure 2: Topography and ASS Risk Mapping

3.6. Geology and Soils

Regolith of WA (Department of Mining, 2009) mapping indicates that soils across the Subject Site are classified as sandplain, mainly Aeolian and include some residual deposits.

A Geotechnical Investigation was conducted on the 29th of August 2017 by Great Southern Geotechnics under later winter conditions, the Geotechnical Investigation is included as Appendix B. The investigation included both soil analysis and measuring of water table. The soil testing was conducted to assess the suitability of the site for the proposed development including onsite effluent disposal for the extension of the industrial area.

Ten boreholes were constructed within the Subject Site to a depth of 2.3 metres and left open for a minimum of 1hr to identify water table present. The location of the boreholes are shown on Figure 3, lithological logs of the boreholes are shown in Appendix B.



Figure 3: Borehole Locations

Soil Type

Soil testing showed that soils across the site comprised predominately of a silty sand topsoil, over sandy gravel (with a layer depth varying from 200 - 700mm), over sandy clay to the depth of the hole. This soil profile was encountered at each borehole location except TP6 and TP10. The soil profile at TP6 comprised of a silty sand topsoil, over silty sand (200 - 700mm depth), over gravelly sand (700 to 1500mm depth), over sandy gravel (1500 - 2300mm depth). The soil profile at TP10 comprised of a silty sand topsoil, over silty sand (200 - 400mm), over sandy clay (400 - 2300mm) (Great Southern Geotechnics, 2017).

Permeability

Permeability testing was conducted on TP3 (400 – 1100mm BGL) and TP10 (400 – 2300mm BGL) by Liquid Labs WA as part of the Geotechnical Investigation. TP3 recorded a permeability of 0.0035 m/day whilst TP10 recorded a permeability of 0.0015 m/day (refer to Liquid Labs WA Laboratory testing in Appendix B). Permeability at both TP3 and TP10 is considered to be extremely low this is consistent with the soil type (sandy clay) encountered at these locations.

Phosphorous Retention Index

Phosphorous retention Index (PRI) is the ability of soils to absorb nutrients and heavy metals within the soil (i.e. Soil microbe disinfecting ability). Soils with a PRI less than 1 have a very poor ability to retain nutrients and heavy metals, whilst soils with a PRI of >5 having a high ability to retain nutrients and heavy metals. PRI testing was conducted by CSBP Laboratory on soil samples from TP1, TP3, TP6 and TP10. The PRI results are shown in Table 1 and Appendix C.

Table 1: Phosphorus Retention Index Results

| Borehole | Depth (mm) | Soil Type | Phosphorus Retention Index |
|----------|------------|------------------|----------------------------|
| TP1 | 200-900 | Sand with gravel | 2414.5 |
| TP3 | 400-1100 | Sandy clay | 2387.4 |
| TP6 | 200-700 | Silty sand | 0.8 |
| TP10 | 400-2300 | Sandy clay | 608.0 |

PRI results across the site varied consistent with soil type. The sandy clays found across the majority of the site (as seen at TP3 and TP10) were found to have a very high PRI and therefore a very high ability to fix nutrients and heavy metals. The sandy gravel found at TP1 also had an extremely high PRI, particularly for a sand, whereas the light grey sand found at TP6 had a low PRI and therefore a low ability of fixing nutrients and heavy metals.

3.7. Surface Water Hydrology

There are no major naturally existing drainage networks or water bodies within the Subject Site. There is one minor waterway situated in the north-western extent of Lot 10. This area will need to be managed sensitively in relation to stormwater planning within the site. Surface water generally runs off the central and eastern portions of the site in a southerly and south-easterly direction towards Mercer Road. The western portion of the site generally drains in a north westerly direction towards Terry Road and Chester Pass Road.

Hydrographic Sub-catchments (DoW, 2008) show the Subject Site to be within two surface water sub-catchments; with the northern and western portion of the site discharging to Willyung Creek to the north of the Subject Site and the central and southern portion of the site discharging to Yakamia Creek to the south of the site. Both the Willyung Creek and Yakamia Creek sub-catchments form part of the Oyster Harbour/Kalgan/King Catchment ultimately discharging to Oyster Harbour.

There are several man-made dams across the site, which are surface water fed and used for livestock drinking water. The majority of the Subject Site drains towards a dam in the central southern portion of the site, whilst the eastern rural areas drain to a large dam located in the north-east corner of Lot 521 Mercer Road.

3.8. Groundwater Hydrology and Hydrogeology

Australian Geoscience Mapping and Department of Water 250K Hydrogeological mapping places the Subject Site within the; ‘*Tertiary - Cainozoic - Phanerozoic (TPw) period: Plantagenet Group - siltstone, spongolite; minor sandstone, peat, and conglomerate.*’ The aquifer is a ‘*sedimentary aquifer with intergranular porosity – extensive aquifers, major groundwater resources.*’ (DoW, 2015).

A Geotechnical Investigation was conducted on the 29th of August 2017 by Great Southern Geotechnics under late winter conditions. The investigation included both soil analysis and measuring of water table. Ten boreholes were constructed within the Subject Site to a depth of 2.3 metres, the location of the boreholes is shown on Figure 3. Groundwater was not observed in any of the boreholes indicating there is no likely groundwater present beneath the Subject Site to a depth of 2.3 metres. The Geotechnical Investigation (Great Southern Geotechnics, 2017) was undertaken in accordance with Australian Standards and has been included as Appendix B.

The subject site is not located within a Public Drinking Water Source Protection Area (DoW 2001).

3.9. Wetlands

There are no significant wetlands within or within the vicinity of the Subject Site.

3.10. Sewerage Sensitive Area

The Subject Site is located in a Sewerage Sensitive Area according to the Department of Planning's Sewerage Sensitive Area Mapping (DoP, 2017). The draft Government Sewerage Policy (2016) describes Sewerage Sensitive Areas, as areas; '*within 10 kilometres of Wilson Inlet, Torbay Inlet, Manarup Lagoon, Lake Powell, Princess Royal Harbour and Oyster Harbour*'.

3.11. Flora and Vegetation

The Subject Site lies within the Jarrah Forest IBRA bioregion. Hearn et al (2002) describes the bioregion as; '*Duricrusted plateau of Yilgarn Craton characterised by Jarrah-Marri forest on laterite gravels and, in the eastern part, by Wandoo - Marri woodlands on clayey soils. Eluvial and alluvial deposits support Agonis shrublands. In areas of Mesozoic sediments, Jarrah forests occur in a mosaic with a variety of species-rich shrublands.*'

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

- **System Association Name:** Albany.
- **Vegetation Association Number:** 3.
- **Vegetation Description:** Low forest; jarrah, *Eucalyptus staeri* & *Allocasuarina fraseriana*.

The Albany Regional Vegetation Survey (ARVS) undertaken by Sandiford and Barret in 2010 identified the vegetation within the Subject Site as belonging to the Jarrah/Marri/Sheoak Laterite Forest unit. This unit is described as occurring on well drained shallow loamy/sandy soil with outcropping laterite (Sandiford and Barret, 2010). Key defining features of this vegetation type are a canopy of *Eucalyptus marginata* and *Allocasuarina fraseriana* over a relatively open and diverse understorey. The understorey is dominated by *Bossiaea linophylla*, *Agonis theiformis* and *Xanthosia rotundifolia*. *Banksia grandis* is often present within this vegetation type as a tall shrub. Common identifying species of the open sedge component of this vegetation type are *Tetraria octandra*, *Tetraria capillaris*, *Desmocladius fasciculatus* and *Anarthria prolifera* (Sandiford and Barret, 2010). Furthermore, this vegetation type has been assessed as having a modified condition (Thackway and Leslie, 2006) (equivalent to "good to very good" on the Keighrey (1994) Condition Scale) whereby the native vegetation community structure, composition and regenerative capacity is intact, but is perturbed by land use / land management practices (Thackway and Lesslie 2006). ARVS Mapping within the Subject Site and its vicinity is shown on Figure 4.

A search of publicly available databases through WA Atlas, Nature Map, and EPBC Protected Matter Search Tool indicates that no threatened, priority or declared rare flora is present on the site, or within the surrounding Nature Reserves and remnant vegetation.

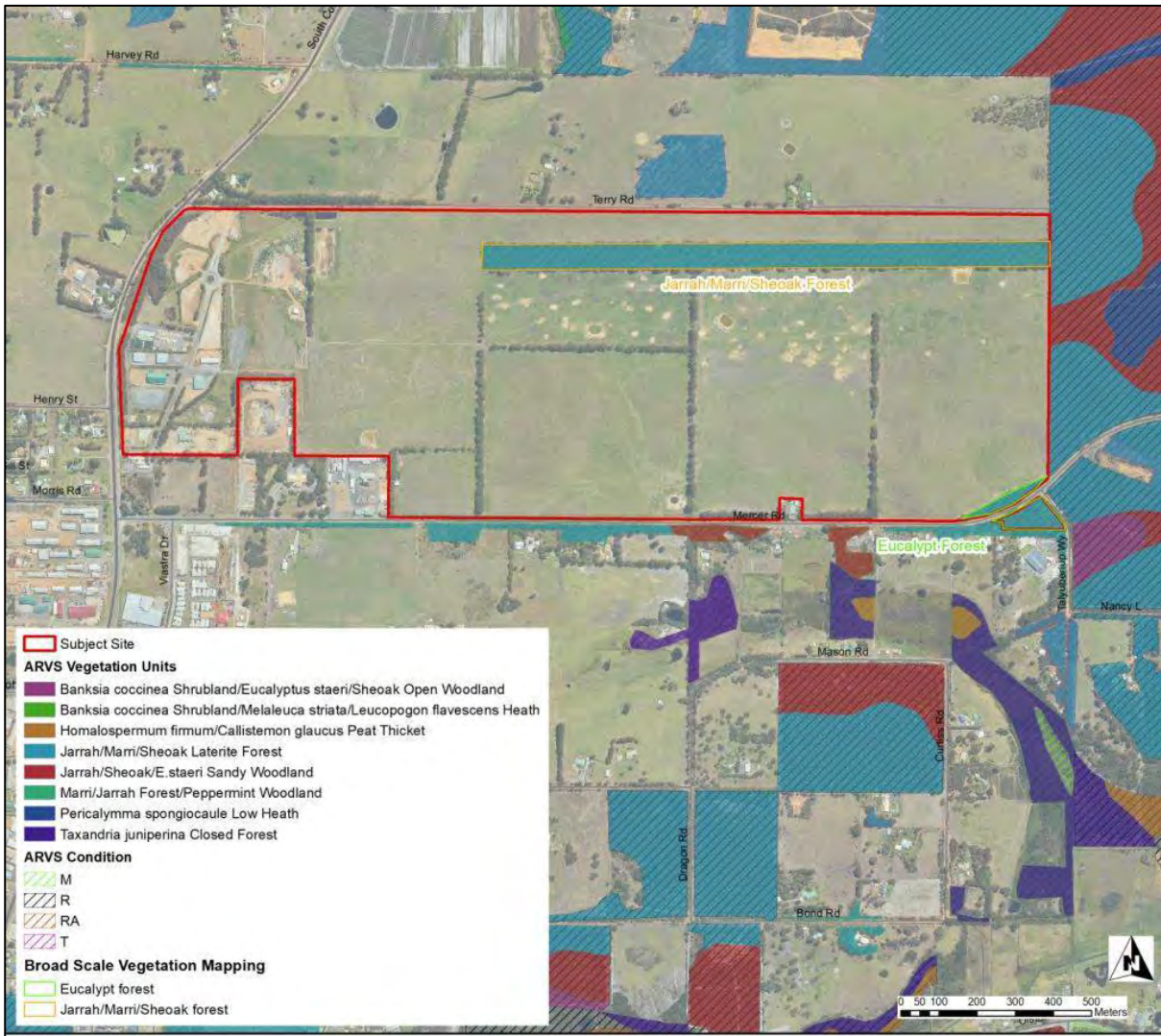


Figure 4: ARVS & Broad Scale Vegetation Survey Mapping

3.12. Vegetation Survey

The vegetation across the Subject Site and surrounding areas is consistent with rural farmland, with the majority of the site and surrounds comprising of heavily grazed pasture dominated by pasture grass species. There are two areas of remnant vegetation within the Subject Site, a strip of vegetation running parallel with the northern boundary of the site (approximately 12 ha) and a small area in the south-eastern corner of the site on either side of Mercer Road.

As part of this EAR a broad scale vegetation survey was conducted on the 29 August 2017 on the two areas of remnant vegetation. Two vegetation types were identified; the strip of vegetation in the north was identified as Jarrah/Marri Sheoak Forest and the vegetation in the south-east corner was identified as Eucalypt Forest. Broad scale Vegetation Mapping is shown on Figure 4. As per the Draft Structure Plan the internal remnant vegetation is to be retained as Public Open Space (POS).

Jarrah/Marri/Sheoak Forest

This area was previously described as being Jarrah/Marri/Sheoak Laterite Forest by Sandiford and Barrett (2010). The species identified during this survey are consistent with the ARVS vegetation type. The overstorey composition consisted of *Eucalyptus marginata*, *Allocasuarina fraseriana*, *Corymbia calophylla* and occasional patches of *Eucalyptus cornuta* and *Banksia grandis*. Midstorey species identified were *Agonis flexuosa*, *Bossiaea linophylla*, *Beaufortia decussata*, *Hakea amplexicaulis*, *Persoonia longifolia*, *Leucopogon verticillatus*, *Xanthorrhoea platyphylla*, *Bossiaea dentata*, *Hakea ruscifolia*, *Xanthosia rotundifolia*, *Tetratheca setigera*, *Sphaerolobium alatum* (?), *Hovea chorizemifolia*, *Hibbertia* sp., and *Pimelea* sp. Understorey species

identified included natives such as *Chamaescilla corymbosa* var. *corymbosa*, *Dampiera* sp., *Lomandra* sp., and *Conostylis* sp., as well as weed species such as **Cirsium* sp., **Oxalis* sp., **Cenchrus clandestinus*, and **Hypochaeris* sp. (* Denotes weed species). Based on the species composition observed during the survey this vegetation type is still consistent with ARVS.

The condition of this strip of vegetation varied throughout its extent with condition improving closer to the fenced remnant vegetation to the east. The western half of the strip was quite open, with very few midstorey species and a high proportion of sedges and grasses with areas of bare ground. This is likely due to grazing pressures from cattle. There was evidence of cattle activity throughout this area with cattle tracks, hoof prints and cow dung detected. There were areas where midstorey and understorey vegetation increased with fewer signs of disturbance present. Vegetation in this unit is considered to be in very good condition as there are obvious signs of disturbance to the vegetation structure from cattle grazing, weeds and human disturbances (Keighrey, 1994). Photographs 9 to 12 show images of Jarrah/Marri/Sheoak Forest within Subject Site.



Photograph 9 to 12 – View of Jarrah/Marri/Sheoak Forest within Subject Site

Eucalypt Forest

This area of vegetation was mapped in the ARVS as Jarrah/Marri/Sheoak Laterite Forest, however during this survey few species associated with this vegetation type were identified, there were also a high proportion of weed species were identified. The overstorey composition consists of *E. marginata*, *Eucalyptus gomphocephala*, *A. fraseriana*, *C. calophylla*, *Eucalyptus megacarpa*, **Acacia longifolia*, **Acacia dealbata*, *Eucalyptus* sp., and **Pinus radiata* (* Denotes weed species). The midstorey composition was far less diverse than the northern strip of vegetation. Species identified included *Callistemon* sp., *Beaufortia decussata*, *Leucopogon verticillatus*, *Leucopogon* sp., *Pimelea* sp., *Hibbertia* sp., *Adenanthos cuneatus*, *Hemiandra pungens*, and *Chamelaucium ciliatum*. There were very few understorey species present, with most of the area covered with plant litter, of the groundcover/understorey species present these were weed species such as *Kikuyu* and *Watsonia* sp.

Vegetation condition within this area is considered to be degraded as the basic vegetation structure has been severely impacted by multiple disturbances such as aggressive weed species and clearing activities (Keighrey, 1994). Evidence of clearing was observed during this survey as several trees and larger shrubs had been cut down. Photographs 13 to 16 show images of Eucalypt Forest within Subject Site.



Photograph 13 to 16 – View of Eucalypt Forest within Subject Site.

3.13. Fauna

The majority of the site has been historically and extensively cleared and as a consequence significant fauna habitat has been removed. Opportunistic Fauna sightings were recorded during the Broad Scale Vegetation Survey on the two areas of remnant vegetation within the Subject Site.

3.13.1. Opportunistic Fauna Sightings

During the Broad Scale Vegetation Survey of the strip of remnant vegetation in the north of the Subject Site various birds were observed and heard within the Jarrah/Marri/Sheoak Forest such as Red-Capped Parrot (*Purpleicephalus spurius*), Galah (*Eolophus roseicapillus*), Willie Wagtail (*Rhipidura leucophrys*), New Holland Honeyeater (*Phylidonyris novaehollandiae*), Yellow rumped Thornbill (*Acanthiza chrysorrhoa*), Western Gerygone (*Gerygone fusca*), Rufous Whistler (*Pachycephala rufiventris*) and Magpie (*Cracticus tibicen*). A flock of 6-10 Forest Red-tailed Black Cockatoos (*Calyptorhynchus banksii naso*) were observed feeding in the adjacent remnant vegetation to the east of the Subject Site. A potential Quenda (*Isodon obesulus fusciventer*) runnel was identified within the understorey of the Jarrah/Marri/Sheoak Forest (Photograph 17). Western Grey Kangaroos (*Macropus fuliginosus*) were also observed.



Photograph 17 – Potential Quenda Runnel within Subject Site remnant vegetation.

3.14. Contaminated Sites

A review of the DER's Contaminated Sites Database determined there are no registered contaminated sites within the Subject Site. However, prior to subdivision further investigations may be required to confirm there is no potential contamination on the site.

3.15. Heritage

A search of the Department of Aboriginal Affairs' Aboriginal Heritage Inquiry System was conducted and no matches were recorded for the Subject Site or within the vicinity of the Subject Site.

A search of the Heritage Council's inHerit database and the City of Albany's Municipal Heritage Inventory (City of Albany 2000) was conducted with no matches found for the Subject Site or its surroundings.

3.16. Bushfire Risks and Bushfire Assessment

The publicly released Bushfire Prone Area Mapping (DFES, 2017) shows that the majority of the Subject Site is located within a Bushfire Prone Area (situated within 100m of >1 ha of bushfire prone vegetation). Bushfire Prone Area Mapping is shown on Figure 5.



Figure 5: Bushfire Prone Area Mapping

A BAL Contour plan has been prepared for the site by Level 2 Bushfire Practitioner K. Kinnear (BPAD 30794). The BAL Contour Plan has been included as Appendix D. All vegetation within 150m of the site boundary/proposed development was classified in accordance with Clause 2.3 and Exclusions as per Clause 2.2.3.2 of AS 3959-2009. Each distinguishable vegetation plot with the potential to determine the Bushfire Attack Level is identified in the BAL Contour document. Each plot is representative of the Vegetation Classification to AS3959-2009 Table 2.3 and shown on the Vegetation Classification Mapping (Appendix D).

The Subject Site was assessed as having internal areas of Grassland Type G consistent with rural farmland, low fuel/non-vegetated areas (associated with the industrial area, tracks/roads and buildings) and an area of Forest Type A (being the strip of remnant vegetation in the north). External bushfire risks are mostly associated with the Forest Type A (CoA reserve) directly to the east and south-east of the Subject Site and Forest Type A and Woodland Type B along Mercer Road (Bio Diverse Solutions, Appendix D).

The Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017) outlines bushfire protection criteria which subdivision and development proposals are assessed for compliance. The bushfire protection criteria

(Appendix 4, WAPC, 2017) are performance based criteria utilised to assess bushfire risk management measures and they outline four elements, being:

- Element 1: Location
- Element 2: Siting and Design of Development;
- Element 3: Vehicle Access; and
- Element 4: Water.

(WAPC, 2017)

The Local Structure Plan is required to meet the “Acceptable Solutions” of each Element of the bushfire mitigation measures (WAPC, 2017). The proposal will be assessed against the bushfire protection criteria Acceptable Solutions for Elements A1, A2, A3 and A4.

Acceptable Solution A1- Location

It is recommended to guide the development of the LSP that the minimum separation apply to achieve BAL 29 or less on the future dwellings (as shown on the BAL Contour Plan):

- 21-27m Forest Type A;
- 14-17m Woodland Type B;
- 13-15m Scrub Type D; and
- 8-9m Grassland Type G.

This will ensure that Acceptable Solution 1 is achieved by setbacks to BAL 29 applied through the design and layout of the road reserves and (if required) building setbacks.

Acceptable Solution A2 – Siting and design

All buildings within the Structure plan shall have an Asset Protection Zone (APZ) area associated with BAL 29 or less. Setbacks for dwellings associated with the BAL Contours can be applied through the road design from external and internal bushfire risks. Future landscaped areas (internal shall below fuel in nature and maintained areas. The internal POS area in the north shall remain as native vegetation and the internal road design will ensure BAL 29 or less prevails over the proposed dwellings.

Any future plantings in POS areas (excepting the northern POS) are to be to a APZ standard as per WAPC requirements. The developer will be responsible for implementing revegetation standards as per APZ standards. New lot owners are to conform to any planting on their lot for revegetation, screening or windbreaks to APZ standards.

Staged construction is to ensure that separation distances to residential areas are maintained, as a guide 100m from any residential building should be maintained as low fuel areas (i.e. maintained by the Developer) to ensure that BAL does not apply from current land management practises to the proposed residential areas.

Acceptable Solution A3 – Vehicular Access

The internal road layout should ensure that every lot has the ability to exit the Structure Plan in two separate directions to a minimum of two destinations. Cul-de-sacs and battle axes are not recommended. The minimum technical requirements for public roads are shown in Table 9.

Table 9: Vehicular Access Technical Requirements (WAPC, 2017)

| Technical requirements | Public Road |
|---------------------------------|-------------|
| Minimum trafficable surface (m) | *6 |
| Horizontal clearance (m) | 6 |
| Vertical clearance (m) | 4.5 |
| Maximum grades | 1 in 10 |
| Minimum weight capacity (t) | 15 |
| Maximum crossfall | 1 in 33 |
| Curves minimum inner radius (m) | 8.5 |
| Maximum Length | N/A |

Fire Service Access and Emergency Access Way will be along the internal road network and will not be required separately. Staged development should include road network construction to ensure that no one-way or dead-end streets occur. Firebreaks are to be maintained on the parent lot according to CoA Fire Management Notice (annually updated). Compliance to these issues will ensure the Acceptable Solution A3 (1-8) can be achieved.

Acceptable Solution A4 – Water Supply

The development will be provided with reticulated scheme water in accordance with the specifications of the relevant water supply authority (Water Corporation WA (WCWA)) and DFES requirements. This will be detailed in the detailed engineering drawings and be subject to approval from WCWA and DFES at subdivision condition stages, meeting the Acceptable Solution. Fire hydrant (street) outlets are required, these must be installed to WCWA standards installed in accordance with the *Water Corporation’s No 63 Water Reticulation Standard* and are to be identified by standard pole and/or road markings and installed by the Developer.

The Structure Plan is deemed compliant to this Acceptable Solution 4.1.

Overall Fire Management for the site

BAL contouring across the Subject Site has allocated BAL 29 or less to apply to any buildings and can be guided by the Structure Plan design. Setbacks from bushfire risks is to be maintained through road reserves and building setbacks. The inherent bushfire risks for the site is the internal strip of vegetation in the north and the remnant vegetation contained in CoA reserve to the east. Minimum setbacks to achieve BAL 29 in these areas is 21m (northern strip of remnant vegetation) and 27m (eastern CoA reserve). All future buildings can achieve an APZ area associated with a BAL allocation of BAL 29, BAL 19 or BAL 12.5.

Vehicle access standards can be achieved through the Structure Plan design. The minimum technical requirements for Public Roads is to meet Table 9. No Battle axes are proposed and FSA will be along the public road network. One Cul-de-sac is proposed near the intersection of Range and Terry Road, as the CoA seek to minimise new intersections to Range Road and the eastern extents of Terry Road. Where the cul-de-sac is present, an EAW is shown connecting to Range Road ensuring compliance to Element A3.3 of Acceptable Solution A3. Reticulated water will be provided water in accordance with the specifications of the relevant water supply authority WCWA and DFES requirements, meeting A4.1.

A detailed Bushfire Management Plan will be required if any industry is defined as "High Risk" or to support a future Development Application for the Primary School. Additionally, a detailed Bushfire Management Plan may be required to support the staged development of the subdivision.

High Risk Land use and Vulnerable Land Uses

The LSP contemplates potential “High Risk” land use (light industry) and “Vulnerable Land Use” as per the definitions of SPP 3.7. As defined by the Guidelines for Planning in Bushfire Prone areas Vers1.2 (2017):

“High-risk land uses may include, but are not limited to: service stations, landfill sites, bulk storage of hazardous materials, fuel depots and certain heavy industries as well as military bases, power generating land uses, saw-mills, highways and railways, among other uses meeting the definition.

Proposals for non-residential, high-risk land uses in bushfire prone areas are to comply with policy measure 6.6 which requires a Bushfire Management Plan jointly endorsed by the local government and the Department of Fire and Emergency Services. This may include establishing an appropriate Asset Protection Zone or Hazard Separation Zone, and should be supported by a risk management plan that addresses bushfire risk management measures for any flammable on-site hazards.”

As Light industrial land use is proposed in the west of the Structure Plan, a detailed Bushfire Management Plan will be required to guide developers if any industry is defined as “High risk”.

Policy measure 6.6 of SPP 3.7 applies to vulnerable land uses, and refers specifically to subdivision and development applications. However, if a scheme amendment or structure plan identifies a site for a vulnerable land use, then the policy requirements should be addressed. Typically, vulnerable land uses are those where persons may be less able to respond in a bushfire emergency. A detailed Bushfire Management Plan jointly endorsed by DFES and CoA will be required for any Primary School proposed in the Structure Plan area at the Development Application stage. A Bushfire Emergency Evacuation Plan (BEEP) will be required at Development Approval Stages.

4. Land Capability Assessment

Land capability is the ability of the land to sustain a specified land use without resulting in significant onsite or offsite degradation or damage to land resources. The Land Capability Assessment of the Subject Site is completed in accordance with the State Planning Commission’s (1989) Land Capability Assessment for Local Rural Strategies. The assessment is a three-stage process and includes:

Stage 1 – Land Use Requirements

- Specify and define the proposed land use;
- Determine the specific land use requirements of that use;
- List the relevant land qualities to fulfil the land use requirements; and
- List the relevant land characteristics which determine each land quality.

Stage 2 – Land Resource Survey

- Divide the study area into mapping units which have a measurable difference in the land characteristics listed above and may be expected to influence the land quality attributes and land capabilities.

Stage 3 – Land Capability Analysis

- For each mapping unit rate each individual land quality; and
- For each mapping unit determine its overall capability to sustain the land use by comparing its land quality ratings in the capability rating table.

The WAPC (1989) utilises a five-class system of assessing Land Capability, these five classes rate the degree of physical limitations associated with land use and management needed for these. The land capability classes are shown in Table 2.

Table 2: Land Capability Classes

| Capability Class | Degree of Limitation | General Description |
|------------------|----------------------|---|
| I | Very low | Areas with a very high capability for the proposed activity or use. Very few physical limitations to the specified use are present or else they are easily overcome. Risk of land degradation under the proposed use is negligible. |
| II | Low | Areas with a high capability for the proposed activity or use. Some physical limitations to the use do occur affecting either its productive use or the hazard of land degradation. These limitations can however, be overcome through careful planning. |
| III | Moderate | Areas with a fair capability for the proposed activity or use. Moderate physical limitations to the land use do occur which will significantly affect its productive use or result in moderate risk of land degradation unless careful planning and conservation measures are undertaken. |
| IV | High | Areas with a low capability for the proposed activity or use. There is a high degree of physical limitations which are either not easily overcome by standard development techniques or which result in a high risk of land degradation without extensive conservation requirements. |
| V | Very High | Areas with a very poor capability for the proposed activity or use and the severity of physical imitations is such that its use is usually prohibitive in terms of either development costs or the associated risk of land degradation. |

4.1. Land Use Requirements

There are two land uses proposed for the Subject Site as defined by the State Planning Commission (1989) Urban Development and Light Rural Industry (note these definitions are as per this policy for the purposes of this report and not any other planning instrument/policy). The location of the two proposed land uses is shown on the LSP in Appendix A, with “Urban Development” shown as “Residential” and “Light Rural Industry” shown as “Light Industry”.

4.1.1. Urban Development

The WAPC Land Capability Assessment for Rural Strategies Guideline defines Urban Development areas as follows;

‘Urban use consists of mostly residential development, but includes the use of land for extensive building complexes (such as shopping centres and offices). Urban development is an intensive form of land use which requires a high level of servicing and site disturbance.

Services include sealed and kerbed roads and carparks, storm water drainage and underground services (including reticulated water, gas and telephone connections) to cater for single housing allotments in the order of 500-700m² but also up to 2000 m².

The Water Authority’s Country Sewerage Policy indicates that deep sewerage should be provided where it is already provided within the town, or where soil, land and environmental factors specifically indicate it should be provided. Deep sewerage may not need to be provided if there are no environmental or public health problems arising from the operation of on-site septic tanks.’

The WAPC Land Capability Assessment for Rural Strategies Guideline identifies land use requirements for Urban Development areas as follows;

- Availability of extensive flat to gently sloping areas (preferably 0-2% but up to 8%);
- Deep well drained soils which are easy to excavate and provide a stable foundation for building;
- Disposal of liquid effluent via a treatment plant or from onsite septic tanks should not result in pollution of surface water bodies or groundwater resources;
- Urban stormwater is often highly polluted (high in BOD, nutrients, heavy metals and hydrocarbons) and may need to be treated to prevent point source pollution at the disposal site; and
- Urban development results in increased stormwater runoff which may raise the level of the unconfined water table or result in soil instability where steep slopes occur. The land should therefore not be subject to slumping/ landslips, water logging or water erosion.

Table 3 outlines the land qualities to fulfil the Urban Development land use requirements. The land characteristics for each land quality are shown in the guideline document (WAPC 1989).

Table 3: Land Qualities to fulfil Urban Development Land Use Requirements

| Land Qualities | Rating | | | | |
|----------------------------------|-----------|-----------|------------|-----------|------------------|
| | Very high | High | Moderate | Low | Very Low |
| Ease of excavation, x | Very high | High | Moderate | Low | Very Low |
| Foundation stability, b | Very high | High | Moderate | Low | Very Low |
| Water logging hazard, i | Low | | Moderate | High | Very high |
| Water erosion hazard, e | Low | | Moderate | High | Very high |
| Soil salinity, y | Very Low | Low | Moderate | High | |
| Soil absorption ability, a | High | Moderate | Low | Very Low | |
| Wind erosion hazard, w | | | Low | Moderate | High-Very high |
| Bushfire hazard, z | Very Low | Low | Moderate | High | Very high |
| Wave erosion hazard, u | | | | | High – Very high |
| Flood hazard, f | Very low | | | | High -Very high |
| Water pollution hazard, s | | | Low | Moderate | High |
| Water availability, g | High | | | Moderate | Low |
| Overall capability rating | I | II | III | IV | V |

4.1.2. Light Rural Industry

The WAPC Land Capability Assessment for Rural Strategies Guideline defines Light Rural Industry areas as follows;

‘This land use comprises mixed industrial uses (such as light industry, agriculture support industries) often with showroom/warehouse developments along major roads on the periphery of towns. These industries are generally controllable. The activities are mostly undertaken in warehouses or factories, while the external area, being used for traffic circulation, storage and display purposes, is generally cleared of all vegetation and compacted or sealed. Lot sizes may vary considerably but are often about 2000 m². These areas may be deep sewered (especially if the town is sewered) but this is generally not a requirement. A reticulated water supply is provided to each lot.’

The WAPC Land Capability Assessment for Rural Strategies Guideline identifies land use requirements for Light Rural Industrial areas as follows:

- Availability of extensive flat to gently sloping areas (0 - 8%);
- Deep to moderately deep well drained soils which are easy to excavate and provide a stable foundation for building. Moderately well drained soils with a slight susceptibility to waterlogging may be tolerated;
- The land should not be susceptible to flooding; and
- Disposal of septic effluent or other waste waters should not result in water pollution.

Table 4 outlines the land qualities to fulfil the Light Rural Industry land use requirements. The land characteristics for each land quality are shown in the guideline document (WAPC 1989).

Table 4: Land Qualities to fulfil Light Rural Industry Land Use Requirements

| Land Qualities | Rating | | | | |
|----------------------------------|----------------|-----------|------------|-----------|-----------|
| | I | II | III | IV | V |
| Ease of excavation, x | Very high-high | | Moderate | Low | Very Low |
| Foundation stability, b | Very high-high | | Moderate | Low | Very Low |
| Water logging hazard, i | Low | Moderate | High | Very High | |
| Water erosion hazard, e | Low | Moderate | High | Very High | |
| Soil absorption ability, a | High | Moderate | Low | Very Low | |
| Flood hazard, f | Nil | | High | | Very high |
| Water pollution hazard,s | Very low | Low | Moderate | High | |
| Water availability, g | High | | Moderate | | Low |
| Overall capability rating | I | II | III | IV | V |

4.2. Land Resource Survey

The land characteristics have been analysed to determine mapping units at the Subject Site for assessing land capability. The mapping units were determined using the following land characteristics:

- Soils, including: soil type, texture, depth, PRI and permeability;
- Slope;
- Depth to groundwater;
- Land use; and
- Vegetation type.

The two distinguishable Mapping Units are defined in Table 5.

Table 5: Mapping Units

| Map Unit | Characteristics within the Subject Site |
|-------------------|---|
| Map Unit 1 | <p>Silty sand topsoil over sandy gravel over sandy clay or silty sand topsoil over sandy clay. Soils have low permeability. Soils have high PRI. Groundwater > 2.3m BGL. Slope <0 to 5%. Predominately cleared land with pasture grasses. Rural land use.</p> |
| Map Unit 2 | <p>Silty sand topsoil over gravelly sand over sandy gravel. Soils have low PRI. Groundwater > 2.3m BGL. Slope <0 to 5%. Predominately cleared land with pasture grasses. Rural land use.</p> |

The mapping units for the Subject Site are shown on Figure 6.

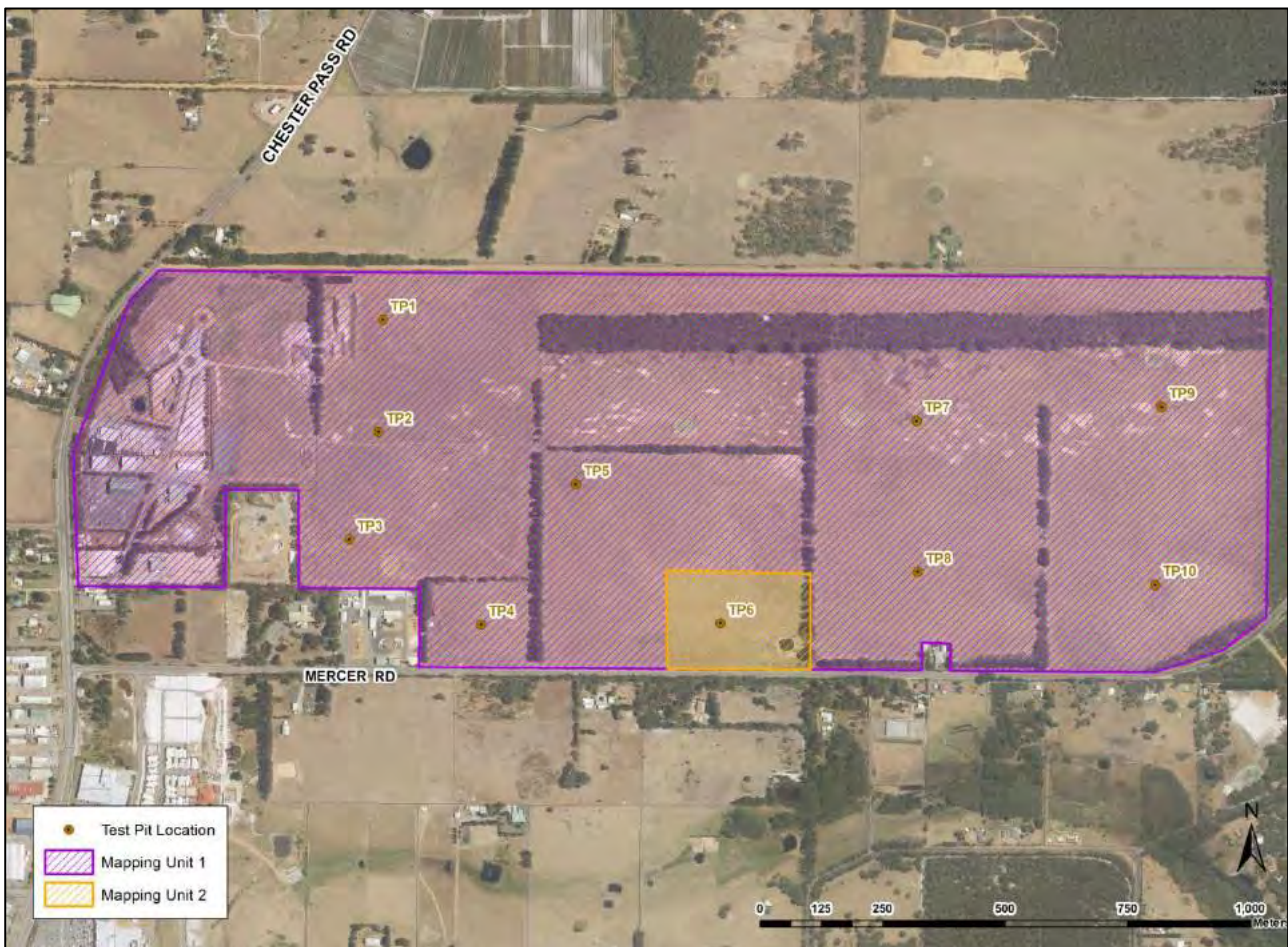


Figure 6: Land Capability Mapping Units

4.3. Land Capability Analysis

4.3.1. Urban Development

The land capability assessment for the Urban Development portion of the Subject Site is presented in Table 6. Two mapping units (Mapping Unit 1 and 2) are present in the location of the proposed Urban Development.

Table 6: Land Capability Assessment for Urban Development

| Land Qualities | Mapping Unit 1 | Mapping Unit 2 |
|----------------------------------|------------------------|------------------------|
| Ease of excavation, x | High | Very high |
| Foundation stability, b | High | Very high |
| Water logging hazard, i | Moderate | Low |
| Water erosion hazard, e | Low | Low |
| Soil salinity, y | Very Low | Very Low |
| Soil absorption ability, a | Moderate | Very Low |
| Wind erosion hazard, w | Low | Low |
| Bushfire hazard, z | Moderate | Moderate |
| Wave erosion hazard, u | Nil | Nil |
| Flood hazard, f | Nil | Nil |
| Water pollution hazard, s | Low | Moderate |
| Water availability, g | High (scheme water) | High (scheme water) |
| Overall capability rating | II | IV |

The overall capability of the Subject Site supporting the Urban Development land use is rated as highly capable for Mapping Unit 1 and low capability for Mapping Unit 2 (refer to Table 2 for full description of capability rating).

4.3.2. Light Rural Industry

The land capability assessment for the Light Rural Industry portion of the Subject Site is presented in Table 7. Only Mapping Unit 1 is present in the location of the proposed Light Rural Industrial area.

Table 7: Light Rural Industry Land Capability Rating

| Land Qualities | Mapping Unit 1 |
|----------------------------------|---------------------|
| Ease of excavation, x | High |
| Foundation stability, b | High |
| Water logging hazard, i | Moderate |
| Water erosion hazard, e | Low |
| Soil absorption ability, a | Moderate |
| Flood hazard, f | Nil |
| Water pollution hazard, s | Low |
| Water availability, g | High (scheme water) |
| Overall capability rating | II |

The overall capability of the Subject Site supporting the Light Rural Industry land use is rated as highly capable (refer to Table 2 for full description of capability rating).

5. Potential Environmental Impacts and Management Measures

5.1. Acid Sulphate Soils

Acid Sulphate Soils (ASS) are stable when left undisturbed, but when they are exposed to air, during excavation or dewatering, this can set off a reaction resulting in acidity (sulfuric acid) being produced. The potential impacts relate to the potential for oxidation of excavated or in situ ASS generating acidic conditions, and possibly releasing metals into groundwater or surface water catchments. ASS mapping indicates the Subject Site is not situated on any known Acid Sulphate Soils (Figure 2). There is however a section of high to moderate risk of ASS occurring within 3m of natural soil surface to the south of the Subject Site on Mercer Road.

The final fill levels and excavation requirements of the proposed subdivision will determine if an ASS and Dewatering Management Plan (ASSDMP) is required to be prepared prior to subdivision. If required, the ASSDMP will be prepared to satisfy the DER and will outline the soil management measures, the groundwater and dewatering effluent monitoring measures and the contingency management measures required to minimise any environmental impacts.

5.2. Water Management

Findings outlined in Sections 3.7 and 3.8 indicate there are limited water management risks associated with development of the Subject Land. Based on the investigations, there is no requirement to undertake pre-development groundwater monitoring. Overall, the soil types enable stormwater infiltration at source.

The water management objectives are to maintain the quantity of surface water and groundwater so that existing and potential environmental values are protected and to ensure that the quality of water emissions (surface and ground) do not adversely affect environmental values or the health, welfare and amenity of people and land uses, and meets statutory requirements and acceptable standards.

A number of management/design measures will be implemented to reduce the impact of the proposed development on surface water and groundwater flows, levels and quality, the function and environmental values of the site, or its interconnected areas. Management measures relevant to construction and the development will be identified in a Local Water Management Strategy (LWMS).

The LWMS details the integrated water management strategies to facilitate future urban water management planning. The LWMS will achieve integrated water management through the following design objectives:

- Effectively manage the risk to human life, property damage and environmental degradation from water contamination, flooding and waterlogging.
- Maintain and if possible improve water quality (surface and groundwater) within the development in relation to pre-development water quality.
- Reduce potable water consumption within both public and private spaces using practical and cost-effective measures.
- Promote infiltration of surface water on site to minimise the risk of further water quality degradation in the Catchment.
- Implement best management practices in regards to stormwater management.
- Incorporate where possible, low maintenance, cost-effective landscaping and stormwater treatment systems.

The LWMS will incorporate the following structural Best Management Practices (BMPs) to address water quantity and quality for the LSP:

- A conceptual drainage strategy demonstrating that the land is capable of retaining the 100 ARI event, while providing an indicative location of stormwater detention.

- Structural and non-structural controls will be used to improve stormwater quality, as compared to a development that does not actively manage stormwater.
- Rainfall from the 1 year 1-hour ARI (Annual Recurrence Interval) events will be retained and infiltrated as close to the source as possible.
- All residential lots will confine run-off from roofs and paving within the property boundary.
- Large rainfall events (10 ARI to 100 ARI) will be conveyed and retained through a network of roads, drainage reserves and POS within each catchment.
- It is anticipated that there will be no impacts from stormwater run-off to downstream ecosystems.

It is expected that development of the site will have a positive impact on groundwater and stormwater quality through BMPs and the treatment of stormwater prior to infiltration. Based on the site assessment and the management measures proposed, it is not expected that any changes to groundwater flows, levels or quality will have an adverse impact on the function and environmental values of the site.

5.3. Waste Water Management

The Subject Site is situated in a Sewerage Sensitive Area that does not have access to deep or reticulated sewerage. It is proposed the initial stage/s of the subdivision will involve the extension of the Light Industrial Area (similar to the existing Industrial Area) and on-site effluent disposal will be required for this area. All residential subdivision will be connected to reticulated sewerage.

The draft Government Sewerage Policy (DoP, 2016) outlines that on-site effluent disposal may be considered for non-residential subdivision that:

- Are remote from existing or proposed sewerage schemes and the proposed development cannot be connected to reticulated sewerage;
- Utilise secondary treatment systems with nutrient removal if in a sewage sensitive area or a public drinking water source area; and
- Where the proponent has demonstrated, to the satisfaction of the Western Australian Planning Commission on the advice of the Department of Health and the Department of Water that there is sufficient capacity to treat and dispose of sewage and contain associated buffers on-site. Consideration will be given to the maximum hydraulic load that can be contained within the lot and the potential impacts on waterways and wetlands.

The minimum lot size for non-residential lots is determined on a case-by-case basis. Residential lots with on-site effluent disposal in sewerage sensitive areas must be at least 1 hectare in size (DoP, 2016).

The proposed industrial area as shown on the LSP was assessed against the requirements for lots with on-site effluent disposal as outlined in the draft Government Sewerage Policy (DoP, 2016). The requirements and assessment to each requirement is shown in Table 8.

Table 8: Assessment to On-site Effluent Disposal Lot Requirements

| Lot Requirement (DoP, 2016) | Assessment to Requirement |
|---|---|
| Adequate separation from groundwater – the discharge point of the on-site sewage disposal system should be at least 1.2 to 1.5 metres, depending on soil type, in sewage sensitive areas. | Groundwater was not encountered to 2.3 metres depth (Great Southern Geotechnics, 2017). |
| An on-site sewage disposal system should not be located within 30 metres of a private bore used for household/drinking water purposes. | There are no private bores registered within the Subject Site or with in the vicinity of the proposed Industrial Area (DoW Water Register, 2017). |

Table 8 continued over page.

| Lot Requirement (DoP, 2016) | Assessment to Requirement |
|--|--|
| An on-site sewage disposal system should not be located within 100 metres of a waterway. | No waterways located within the Subject Site or within 100m of the proposed Industrial Area (Site inspection conducted 29/8/2017) |
| An on-site sewage disposal system should not be located within 100m of a significant wetland. | No significant wetlands located within the Subject Site or within the vicinity of proposed Industrial Area (DEC and CoA 2017 database search) |
| An on-site sewage disposal system should not be located within 100 metres of a surface or subsurface drainage system that discharges directly into a downstream waterway or waterbody. | No surface or subsurface drainage systems located within the Subject Site or within 100m of the proposed Industrial Area (Site inspection conducted 29/8/2017 and DoW database search) |
| An on-site sewage disposal system should not be located within any area subject to inundation and/or flooding in a 10 per cent Annual Exceedance Probability (AEP) rainfall event. | Given the relatively higher topography in the area and gradual slopes of the land inundation in the location of the proposed Industrial area is unlikely. |

The assessment found that the proposed light industrial area is appropriate for effluent disposal and meets the stated minimum requirements for on-site sewage disposal systems as outlined in the *Draft Government Sewerage Policy* (Department of Planning, 2016). In addition, the low permeability and high PRI of the soils in the location of the proposed industrial area will allow for slow draining assisting the process of being fixed by soil microbes.

As the industrial area is in a sewerage sensitive area a secondary waste water treatment system with nutrient removal should be used. The provision of on-site sewage disposal systems including calculation of land application area shall be in accordance with minimum site requirements contained in Schedule 3 of the draft Government Sewerage Policy (DoP, 2016) and must be approved for use in Western Australia by the Department of Health. The Local Planning Scheme requirements for the current Light Industrial area require 'dry industry' and 'alternative treatment effluent disposal systems'.

Where on-site sewage disposal is to be provided by a secondary treatment system, the WAPC will require a notification on title pursuant to Section 70A of the *Transfer of Land Act 1893* (as amended) advising that an on-site secondary treatment sewage disposal system and unencumbered area to which treated sewage is to be distributed are required.

5.4. Flora and Vegetation

The aim of the flora and vegetation management strategy is to maintain the abundance, diversity, geographic distribution and productivity of flora at the species and ecosystem levels through the avoidance or management of adverse impacts and through improvement in knowledge.

The site's historical use for agriculture and grazing has degraded the vegetation on site and reduced the native vegetation cover to a strip of remnant vegetation in the north of the site and a small area in the south-east corner of the site. Consequently, it is anticipated that the proposed development would have very little impact on native vegetation. All efforts should be made to conserve existing native vegetation. There is support however to clear, as required, replanted vegetation which is Bluegums given they are generally unsuitable in an urban area.

The following management measures have been developed and incorporated into the LSP to reduce the likelihood of impacts to vegetation and flora. These measures have been developed with the aim of retaining the key existing biological values of the site:

- Remnant vegetation will be retained within the vegetation strip in the north of the Subject Site and in the south-east corner of the site (inclusion within POS will provide the most effective way of managing the conservation values of the native vegetation).
- Access crossings within the vegetation strip will be limited to facilitate retention and natural regeneration of vegetation.
- Use of native vegetation species in areas of POS and revegetation areas to maintain local biodiversity.

5.5. Fauna

The aim of the fauna management strategy is to maintain the abundance, diversity, geographic distribution and productivity of native fauna at the species and ecosystem levels through the avoidance or management of adverse impacts and improvement in knowledge.

As the majority of the site has been historically cleared and as a result, fauna habitat has largely been removed. The only potentially significant fauna habitat on site is within the two areas of remnant vegetation.

The following management measures have been developed and incorporated into the LSP to reduce the likelihood of impacts to native fauna:

- Regional fauna corridor will be retained through maintaining the strip of remnant vegetation in the north of the Subject Site and the vegetation in the south-east corner.
- Use of native vegetation species in areas of POS to promote habitat for native fauna species.

5.6. Fire Management

The Local Structure Plan is required to meet the “Acceptable Solutions” of each Element of the bushfire mitigation measures (WAPC, 2017). The proposal has been assessed against the bushfire protection criteria Acceptable Solutions for Elements A1, A2, A3 and A4, as per the Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017).

The Subject Site was assessed against the bushfire protection criteria Acceptable Solutions for Elements A1, A2, A3 and A4. Please refer to the summary table below.

Table 9: Bushfire protection criteria applicable to the site

| Element | Acceptable Solution | Applicable or not Yes/No | Meets Acceptable Solution |
|-------------------------------|---|--------------------------|---|
| Element 1 – Location | A1.1 Development Location | Yes | Compliant BAL 29 or less applied to lots |
| Element 2 – Siting and Design | A2.1 Asset Protection Zone | Yes | Compliant, APZ in BAL 29 or less N/A |
| Element 3 – Vehicular Access | A3.1 Two Access Routes | Yes | Compliant two access to 2 destinations |
| | A3.2 Public Road | Yes | Compliant |
| | A3.3 Cul-de-sacs | Yes | Compliant with EAW |
| | A3.4 Battle axes | N/A | N/A |
| | A3.5 Private driveways | Yes | Compliant |
| | A3.6 Emergency Access Ways | Yes | Compliant |
| | A3.7 Fire Service Access Ways | N/A | N/A |
| | A3.8 Firebreaks | Yes | Compliant on parent lot |
| Element 4 – Water | A4.1 Reticulated areas | Yes | Compliant |
| | A4.2 Non-reticulated areas | N/A | N/A |
| | A4.3 Individual lots in non-reticulated areas | N/A | N/A |

5.7. Light Industrial Area and Associated Buffers

The EPA Draft Guidance Statement No. 3 *Separation Distances Between Industrial and Sensitive Land Uses* (EPA, 2015) provides generic separation distances from particular industries to sensitive land uses. Sensitive land uses are land uses applied to places where people live or regularly spend time and which are therefore sensitive to emissions from industry.

The EPA's hierarchy for the management of emissions is:

- Avoid or minimise the creation and discharge of emissions through design and operation of the facility;
- Ensure environmental impacts from emissions are acceptable and meet the relevant regulations and health criteria at the boundary of the site; and
- Implement separation distances to ensure that any residual emissions and unintended emissions do not impact adversely on sensitive land uses.

The generic separation distances are based on the consideration of typical emissions that may affect the amenity of nearby sensitive land uses. These include:

- Gaseous and particulate emissions;
- Noise;
- Dust; and
- Odour.

The only 'Sensitive Land Use' within the vicinity of the proposed Light Industrial area is the proposed Residential area. According to the EPA (2015) the general minimum vegetated setback of 200m is required to private residences, however the *Guidance Number 3 Separation Distances between Industrial and Sensitive Land Uses - Appendix 1* (EPA, 2015) must be consulted for the industry types proposed within the development area and their associated separation to distance to sensitive land use prior to development.

6. Management Commitments and Conclusions

The proposed LSP recognises the importance of the key environmental and landscape attributes of the area, and incorporates these in an urban form, that creates an environmentally responsive urban development that meets the EPA and City of Albany's environmental requirements. Consequently, the environmental outcomes of the proposed LSP are considerable and include:

- Providing an improvement in groundwater and surface water quality through residential and industrial development and implementation of water sensitive urban design and best stormwater drainage management practices.
- Revegetation using native species (where currently there is very little native species and diversity) in areas of POS to promote fauna habitat and flora diversity. Landscaped urban areas to promote biodiversity using native plants.
- Maintaining areas of remnant vegetation and limiting access points through these areas to the subdivision to prevent adverse impacts particularly for transient fauna.
- The Local Structure Plan is required to meet the "Acceptable Solutions" of each Element of the bushfire mitigation measures (WAPC, 2017).
- As Light industrial land use is proposed in the west of the Structure Plan, a detailed Bushfire Management Plan will be required to guide developers if any industry is defined as "High Risk".
- A detailed Bushfire Management Plan jointly endorsed by DFES and CoA will be required for any Primary School proposed in the Structure Plan area at the Development Application stage. A Bushfire Emergency Evacuation Plan (BEEP) will be required at Development Approval Stages.
- The proposed light industrial area is deemed appropriate for effluent disposal and meets the state's minimum requirements for on-site sewage disposal systems as outlined in the *Draft Government Sewerage Policy* (Department of Planning, 2016). Where on-site sewage disposal is to be provided by a secondary treatment system, the WAPC will require a notification on title pursuant Section 70A of the *Transfer of Land Act 1893* (as amended) advising that an on-site secondary treatment sewage disposal system and unencumbered area to which treated sewage is to be distributed are required.
- Provide vegetated buffer and/or other management techniques between industrial areas to sensitive land uses (such as residential) in accordance with the EPA's (2015) Guidance Statement No. 3 *Separation Distances Between Industrial and Sensitive Land Uses*.

7. References

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Appendices

Appendix A – Draft Local Structure Plan (Edge Planning & Property, 2017)

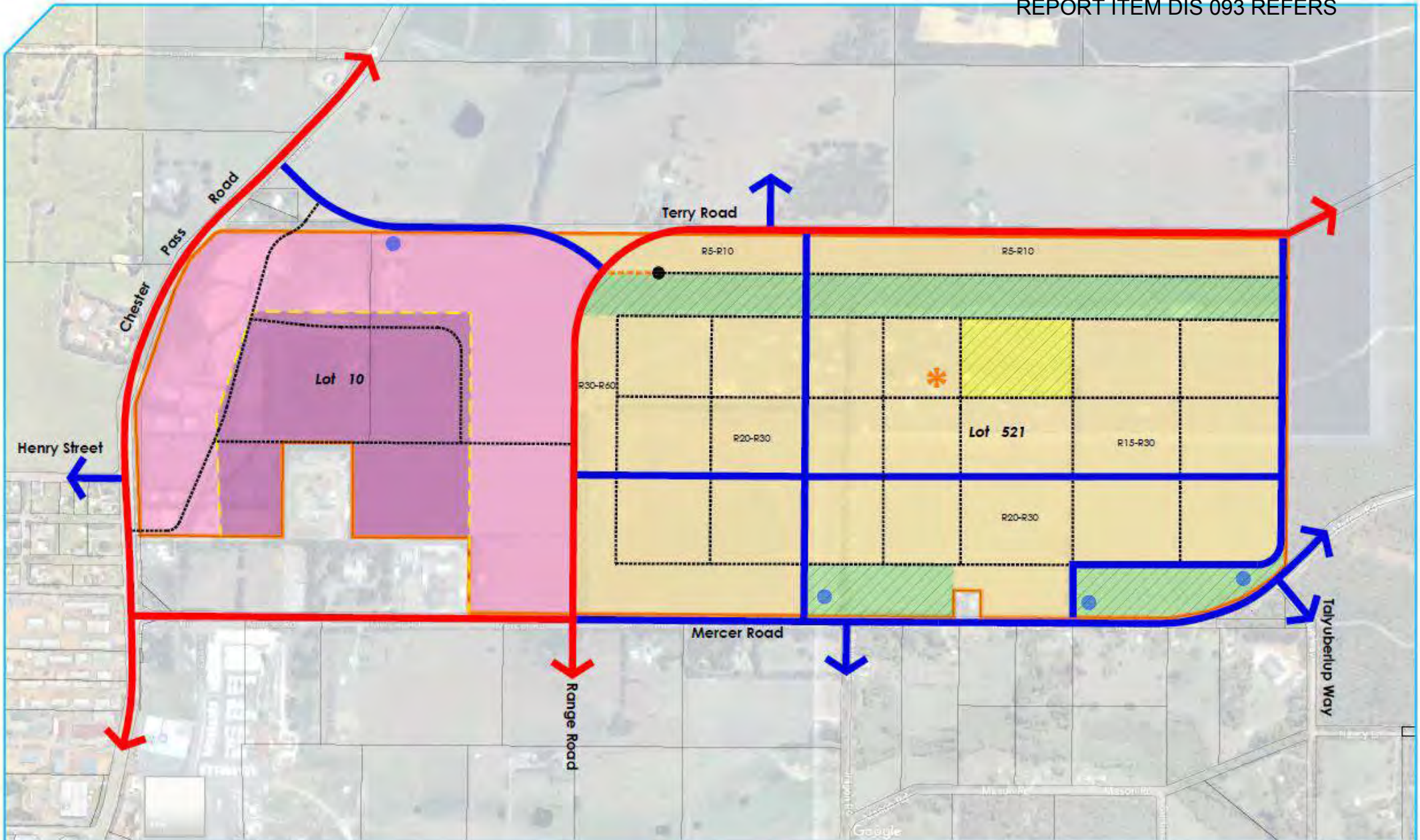
Appendix B – Geotechnical Investigation (Great Southern Geotechnics, 2017)

Appendix C – Phosphorous Retention Index Test Results (CSBP Laboratory, 2017)

Appendix D – BAL Contour Plan (Bio Diverse Solutions, 2017)

Appendix A

Draft Local Structure Plan (Edge Planning & Property, 2017)



LOCAL STRUCTURE PLAN

Lot 10 Chester Pass Road and
Lot 521 Mercer Road
Walmsley

LEGEND

- Local Structure Plan Boundary
- Integrator Arterial Road
- Neighbourhood Connector Road
- Local Road
- Parks and Recreation
- Public Use - School
- Residential
- Drainage 291
- Light Industry Precinct A
- Light Industry Precinct B
- ✱ Community Purpose Site
- 200m Buffer to Sensitive Uses
- Emergency Access Way

| | | |
|----------------|-----------------------|--------------|
| D | ADD EMERGENCY A. WAY. | 171118 |
| C | MINOR MODIFICATIONS | 171023 |
| B | MINOR MODIFICATIONS | 171022 |
| A | LOCAL STRUCTURE PLAN | 171012 |
| REV | DESCRIPTION | YYMMDD |
| DRAWING NUMBER | REV | SCALE 1:2500 |
| EP 170520/06 | D | SHEET A/3 |

edge
PLANNING & PROPERTY

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E: info@edgeplanning.com.au

Appendix B

Geotechnical Investigation (Great Southern Geotechnics, 2017)

VERSION 1

Report No 104/1

SEPTEMBER 17, 2017



GEOTECHNICAL INVESTIGATION

BIO DIVERSE SOLUTIONS

LOT 10 CHESTER PASS RD & LOT 521 MERCER RD, MILPARA WA 6330

PRESENTED BY: M.COFFEY

GREAT SOUTHERN GEOTECHNICS
5A 209 CHESTER PASS RD, ALBANY WA

1.0 INTRODUCTION

As authorised by Kathryn Kinnear of Bio Diverse Solutions, a site investigation for the proposed development of Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA 6330 was performed on the 29th of August, 2017.

2.0 GENERAL

This purpose of the investigation was to determine the following:

- Surface site conditions
- Subsurface soil profiles & characteristics
- Depth of ground water tables .

3.0 SITE INVESTIGATION

The site is approximately 5.0kms North of the Albany CBD and is located on the Northern side of Mercer Road spanning over 2kms West to East.

Established trees border the fence lines of grassy paddocks and natural bushland can be found adjacent to the eastern boundary.

Site conditions and Test pit locations were recorded and are shown in Appendix 2

The field investigation consisted of ten test pits excavated on-site to depths of up to 2.3m using a Kubota KX41-3V Mini Excavator with a 300mm wide Hydraulic open flight auger attachment.

All soil layers encountered were visually assessed and classified on-site
















The subsurface soil profiles are shown on the Test pit logs located in Appendix 1

IMPORTANT NOTE: We have endeavoured to locate the test pits so that they are representative of the subsurface materials across the site. However, soil conditions may change dramatically over short distances and our investigations may not locate all soil variations across the site.

This report and associated documentation was undertaken for the specific purpose described in the report and shall not be relied on for other purposes. This report was prepared solely for the use by Bio Diverse Solutions and any reliance assumed by other parties on this report shall be at such parties own risk.

REPORT ITEM DIS 093 REFERS





COLOURS

| | | | | | |
|--|----------------------|---|------------------------|---|---------------------|
|  | BLACK - BROWN (bk) |  | BLUE (bl) |  | ORANGE (or) |
|  | BROWN (br) |  | BLUE - GREEN (bl/gr) |  | RED (rd) |
|  | GREY - BROWN (gy/br) |  | GREEN (gr) |  | RED - BROWN (rd/br) |
|  | GREY (gy) |  | YELLOW (yl) |  | PINK (pk) |
|  | BLUE - GREY (bl/gy) |  | YELLOW - BROWN (yl/br) |  | PURPLE (pr) |

MOISTURE CONDITION OF SOIL

| TERM | DESCRIPTION |
|-------|--|
| Dry | Cohesive soils; hard and friable or powdery, well dry of plastic limit. Granular soils; cohesionless and free-running. |
| Moist | Soil feels cool, darkened in colour. Cohesive soils can be moulded. Granular soils tend to cohere. |
| Wet | Soil feels cool, darkened in colour. Cohesive soils usually weakened and free water forms on hands when handling. Granular soils tend to cohere and free water forms on hands when handling. |

PARTICLE SHAPES

| ANGULAR | SUB-ANGULAR | SUB-ROUNDED | ROUNDED |
|---|---|--|---|
|  |  |  |  |

PARTICLE SIZES

| BOULDERS | COBBLES | COARSE GRAVEL | MEDIUM GRAVEL | FINE GRAVEL | COARSE SAND | MEDIUM SAND | FINE SAND | SILT | CLAY |
|----------|----------|---------------|---------------|-------------|-------------|-------------|-------------|---------------|----------|
| >200mm | 63-200mm | 20-63mm | 6-20mm | 2.36-6mm | 0.6-2.36mm | 0.2-0.6mm | 0.075-0.2mm | 0.002-0.075mm | <0.002mm |

GRAIN SIZE

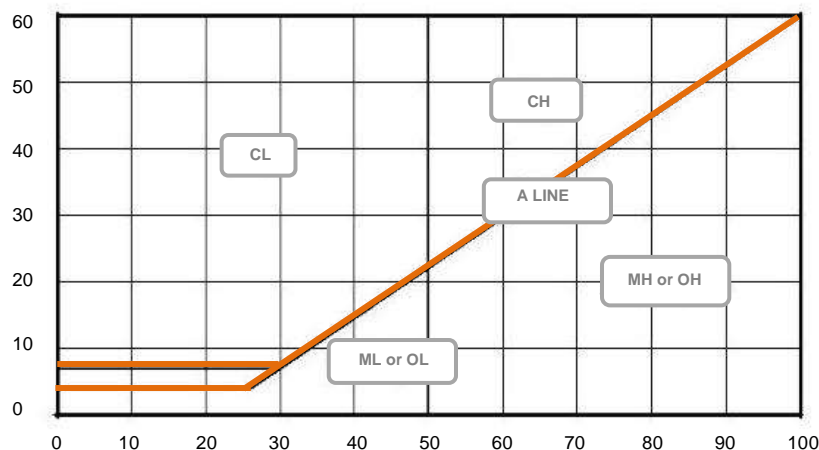
| SOIL TYPE (ABBREV.) | CLAY (CL) | SILT (SI) | SAND (SA) | | | GRAVEL (GR) | | COBBLES (CO) | |
|---------------------|-----------------------|-------------------|--|---------------------|----------------------|------------------|------------------|-------------------|----------|
| SIZE | < 2µm | 2-75µm | Fine 0.075-0.2mm | Medium 0.2-0.6mm | Coarse 0.6-2.36mm | Fine 2.36-6mm | Medium 6-20mm | Coarse 20-63mm | 63-200mm |
| SHAPE & TEXTURE | Shiny | Dull | ← angular or subangular or subrounded or rounded → | | | | | | |
| FIELD GUIDE | Not visible under 10x | Visible under 10x | Visible by eye | Visible at < 1m | Visible at < 3m | Visible at < 5m | Road gravel | Rail ballast | Beaching |

CLASSIFICATION CHART

| FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 60mm and basing fractions on estimated mass) | | | | GROUP SYMBOLS | TYPICAL NAMES | | |
|--|---|--|--|--|---|---|---|
| COARSE GRAINED SOILS More than 50% of material less than 63 mm is larger than 0.075 mm | GRAVELS More than 50% of coarse fraction is larger than 2.36mm | CLEAN GRAVELS (Little or no fines) | Wide range in grain size and substantial amounts of all intermediate sizes, not enough fines to bind coarse grains, no dry strength | GW | Well graded gravels, gravel-sand mixtures, little or no fines | | |
| | | GRAVELS WITH FINES (Appreciable amount of fines) | Predominantly one size or range of sizes with some intermediate sizes missing, not enough fines to bind coarse grains, no dry strength | GP | Poorly Graded gravels and gravel-sand mixtures, little or no fines, uniform gravels | | |
| | | | 'Dirty' materials with excess of non-plastic fines, zero to medium dry strength | GM | Silty gravels, gravel-sand-silt mixtures | | |
| | | | 'Dirty' materials with excess of plastic fines, medium to high dry strength | GC | Clayey gravels, gravel-sand-clay mixtures | | |
| | | | SANDS More than 50% of coarse fraction is smaller than 2.36mm | CLEAN SANDS (Little or no fines) | Wide range in grain size and substantial amounts of all intermediate sizes, not enough fines to bind coarse grains, no dry strength | SW | Well graded sands, gravelly sands, little or no fines |
| | | SANDS WITH FINES (Appreciable amount of fines) | | Predominantly one size or range of sizes with some intermediate sizes missing, not enough fines to bind coarse grains, no dry strength | SP | Poorly graded sands and gravelly sands; little or no fines, uniform sands | |
| | 'Dirty' materials with excess of non-plastic fines, zero to medium dry strength | | | SM | Silty sands, sand-silt mixtures | | |
| | 'Dirty' materials with excess of plastic fines, medium to high dry strength | SC | | Clayey sands, sand-clay mixtures | | | |
| | FINE GRAINED SOILS More than 50% of material less than 63 mm is smaller than 0.075 mm | IDENTIFICATION PROCEDURES ON FRACTIONS <0.2mm | | | | | |
| | | SILTS AND CLAYS Liquid limit less than 50 | | DRY STRENGTH | DILATANCY | TOUGHNESS | |
| | | | None to low | Quick to slow | None | ML | Inorganic silts and very fine sands, rock flour, silty or clayey fine sands with low plasticity. Silts of low to medium Liquid Limit. |
| | | | Medium to high | None to very slow | Medium | CL, CI | Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays. |
| Low to medium | | | Slow | Low | OL | Organic silts and organic silt-clays of low to medium plasticity. | |
| SILTS AND CLAYS Liquid limit greater than 50 | | | Low to medium | Slow to none | Low to medium | MH | Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, silts of high Liquid Limit. |
| | | | High to very high | None | High | CH | Inorganic clays of high plasticity. |
| | | Medium to high | None to very slow | Low to medium | OH | Organic clays of high plasticity | |
| | | Readily identified by colour, odour, spongy feel and frequently by fibrous texture | | | Pt | Peat and other highly organic soils | |

PLASTICITY CHART

For laboratory classification of fine grained soils



PLASTICITY

| DESCRIPTIVE TERM | OF LOW PLASTICITY | OF MEDIUM PLASTICITY | OF HIGH PLASTICITY |
|---------------------------|-------------------|----------------------|--------------------|
| Range Of Liquid Limit (%) | ≤ 35 | > 35 ≤ 50 | > 50 |

DESCRIPTION OF ORGANIC OR ARTIFICIAL MATERIALS

| PREFERRED TERMS | SECONDARY DESCRIPTION |
|-----------------|---|
| Organic Matter | Fibrous Peat/ Charcoal/ Wood Fragments/ Roots (greater than approximately 2mm diameter)/ Root Fibres (less than approximately 2mm diameter) |
| Waste Fill | Domestic Refuse/ Oil/ Bitumen/ Brickbats/ Concrete Rubble/ Fibrous Plaster/ Wood Pieces/ Wood Shavings/ Sawdust/ Iron Filings/ Drums/ Steel Bars/ Steel Scrap/ Bottles/ Broken Glass/ Leather |

CONSISTENCY - Cohesive soils

| TERM | VERY SOFT | SOFT | FIRM | STIFF | VERY STIFF | HARD |
|--------------------------------|--|---|--|---|-------------------------------|---|
| Symbol | VS | S | F | St | VSt | H |
| Undrained Shear Strength (kPa) | < 12 | 12 - 25 | 25 - 50 | 50 - 100 | 100 - 200 | > 200 |
| SPT (N) Blowcount | 0 - 2 | 2 - 4 | 4 - 8 | 8 - 15 | 15 - 30 | > 30 |
| Field Guide | Exudes between the fingers when squeezed | Can be moulded by light finger pressure | Can be moulded by strong finger pressure | Cannot be moulded by fingers. Can be indented by thumb nail | Can be indented by thumb nail | Can be indented with difficulty with thumb nail |

CONSISTENCY - Non-cohesive soils

| TERM | VERY LOOSE | LOOSE | MEDIUM DENSE | DENSE | VERY DENSE | COMPACT |
|-------------------|------------|----------------|---------------------------|---------------|----------------|------------------|
| Symbol | VL | L | MD | D | VD | CO |
| SPT (N) Blowcount | 0 - 4 | 4 - 10 | 10 - 30 | 30 - 50 | 50 - 100 | > 50/150 mm |
| Density Index (%) | < 15 | 15 - 35 | 35 - 65 | 65 - 85 | 85 - 95 | > 95 |
| Field Guide | Ravels | Shovels easily | Shovelling very difficult | Pick required | Pick difficult | Cannot be picked |

MINOR COMPONENTS

| TERM | TRACE | WITH |
|-------------------|---|--|
| % Minor Component | Coarse grained soils: < 5% Fine grained soils: <15% | Coarse grained soils: 5 - 12% Fine grained soils: 15 - 30% |
| Field Guide | Presence just detectable by feel or eye, but soil properties little or no different to general properties of primary components | Presence easily detectable by feel or eye, soil properties little different to general properties of primary component |

GEOLOGICAL ORIGIN

| | TYPE | DETAILS |
|-------------------|------------------|--|
| TRANSPORTED SOILS | Aeolian Soils | Deposited by wind |
| | Alluvial Soils | Deposited by streams and rivers |
| | Colluvial Soils | Deposited on slopes |
| | Lacustrine Soils | Deposited by lakes |
| | Marine Soils | Deposited in ocean, bays, beaches and estuaries |
| FILL MATERIALS | Soil Fill | Describe soil type, UCS symbol and add 'FILL' |
| | Rock Fill | Rock type, degree of weathering, and word 'FILL'. |
| | Domestic Fill | Percent soil or rock, whether pretrucible or not. |
| | Industrial Fill | Percent soil, whether contaminated, particle size & type of waste product, i.e. brick, concrete, metal |

STRENGTH OF ROCK MATERIAL

| TERM | SYMBOL | IS(50) | (MPA) | FIELD GUIDE TO STRENGTH |
|----------------|--------|--------|-------|---|
| Extremely Low | EL | ≤0.03 | | Easily remoulded by hand to a material with soil properties. |
| Very Low | VL | >0.03 | ≤0.1 | Material crumbles under firm blows with sharp end of pick; can be peeled with knife; too hard to cut a triaxle sample by hand. Pieces up to 3 cm thick can be broken by finger pressure. |
| Low | L | >0.1 | ≤0.3 | Easily scored with a knife; indentations 1 mm to 3 mm show in the specimen with firm blows of the pick point; has dull sound under hammer. A piece of core 150 mm long by 50 mm diameter may be broken by hand. Sharp edges of core may be friable and break during handling. |
| Medium | M | >0.3 | ≤1.0 | Readily scored with a knife; a piece of core 150 mm long by 50 mm diameter can be broken by hand with difficulty. |
| High | H | >1 | ≤3 | A piece of core 150 mm long by 50 mm diameter cannot be broken by hand but can be broken by a pick with a single firm blow; rock rings under hammer. |
| Very High | VH | >3 | ≤10 | Hand specimen breaks with pick after more than one blow; rock rings under hammer. |
| Extremely High | EH | >10 | | Specimen requires many blows with geological pick to break through intact material; rock rings under hammer. |


ROCK MATERIAL WEATHERING CLASSIFICATION

| TERM | SYMBOL | DEFINITION |
|---------------------------|--------|--|
| Residual Soil | RS | Soil developed on extremely weathered rock; the mass structure and substance fabric are no longer evident; there is a large change in volume but the soil has not been significantly transported |
| Extremely Weathered Rock | XW | Rock is weathered to such an extent that it has 'soil' properties, i.e. it either disintegrates or can be remoulded, in water. |
| Distinctly Weathered Rock | DW | Rock strength usually changed by weathering. Rock may be highly discoloured, usually be ironstaining. Porosity may be increased by leaching or may be decreased due to deposition of weathering products in pores. |
| Slightly Weathered Rock | SW | Rock is slightly discoloured but shows little or no change of strength from fresh rock. |
| Fresh Rock | FR | Rock shows no sign of decomposition or staining. |

Appendix 1

Test Pit Logs

Test Pit Report

| | | | | |
|---|--|---|--------------------|-----------------------------|
|  | | Report No. 104/1 | Job No. 104 | Sheet 1 of 10 |
| Client: Bio Diverse Solutions Project: Proposed Light Industrial Area Project No: n/a Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA Test Pit No.: TP1 Sample No.: 17G288 | Operator/Contractor: GSG Equipment type: Kubota KX41-3V Excavation Method : 300mm Auger Position: 50 H 580601 6128901 Elevation: | | | |
| Date Commenced: 29.08.2017 Date Completed: 29.08.2017 | Logged By: M.Coffey Checked By: M.Coffey | Excavation Dimensions: Depth 2.3 (m) Width 0.3 (m) | | |

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | |
| 200 - 900 | 700 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Fine to medium grained sand. | M | D-VD | | | | |
| 900 - 2300 | 1400 | Sandy CLAY: Low to medium plasticity, Light brown/orange. Fine to medium grained sand. | M | S / F | | | | |
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|-----------|---|---------------------|
| Comments: | Pit Terminated at: (mm) below ground level ✓ or ✗ | |
| | | Target Depth ✓ 2300 |
| | | Cave In |
| | | Refusal |
| | | Near Refusal |

| Materials Consistency/Strength | | Rock | Cementation | ↓ Water Water first Encountered Moisture D - Dry M - Moist W - Wet General N/A - Not Applicable N/D - Not Determined |
|--|---|---|--|--|
| Cohesive | Non-Cohesive | | | |
| VS - Very Soft S - Soft F - Firm St - Stiff VSt - Very Stiff H - Hard | VL - Very Loose L - Loose MD - Medium Dense D - Dense VD - Very Dense CO - Compact | EL - Extremely Low VL - Very Low L - Low M - Medium H - High VH - Very High EH - Extremely High | IN - Indurated PC - Poorly Cemented MC - moderately Cemented WC - Well Cemented | |
| | | | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **2** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No. n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP2** Sample No.: **17G289**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method : 300mm Auger
 Position: 50 H 580560 6128698
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|
| 0 - 100 | 100 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | |
| 100 - 300 | 200 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Fine to medium grained sand. | W | L | | | | |
| 300 - 700 | 400 | Sandy CLAY: Low to medium plasticity, Light brown/orange. Fine to medium grained sand. | M | S | | | | |
| 700 - 2300 | 1600 | Sandy CLAY: Low to medium plasticity, Grey mottled orange/red. Fine to medium grained sand. | M | S-F | | | | |
| | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation | Water |
|--------------------------------|-------------------|---------------------|--------------------------|---------------------------|
| Cohesive | Non-Cohesive | | | Moisture |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | Water first Encountered |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | Moisture |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | D - Dry M - Moist W - Wet |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | General |
| VSt - Very Stiff | VD - Very Dense | H - High | | N/A - Not Applicable |
| H - Hard | CO - Compact | VH - Very High | | N/D - Not Determined |
| | | EH - Extremely High | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **3** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No: n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP3** Sample No.: **17G290**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method: 300mm Auger
 Position: 50 H 580597 6128498
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|
| 0 - 150 | 150 | (Topsoil) SAND with silt: Dark grey/brown, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | |
| 150 - 400 | 250 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Medium to coarse grained sub-angular to angular sand. | M-W | D-MD | | | | |
| 400 - 1100 | 700 | Sandy CLAY: Low to medium plasticity, Brown/orange. Fine to medium grained sand. | M | S-F | | | | ✓ |
| 1100 - 2300 | 1200 | Sandy CLAY: Low to medium plasticity, Red mottled grey/brown. Fine to medium grained sand. | M | S-F | | | | |
| | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation | Water |
|--------------------------------|-------------------|---------------------|--------------------------|---------------------------|
| Cohesive | Non-Cohesive | | | Moisture |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | Water first Encountered |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | Moisture |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | D - Dry M - Moist W - Wet |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | General |
| VSt - Very Stiff | VD - Very Dense | H - High | | N/A - Not Applicable |
| H - Hard | CO - Compact | VH - Very High | | N/D - Not Determined |
| | | EH - Extremely High | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **4** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No: n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP4** Sample No.: **17G291**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method: 300mm Auger
 Position: 50 H 580829 6128337
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | |
| 200 - 550 | 350 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Cobbles up to 100mm. Fine to medium grained sand. | M-W | D-VD | | | | |
| 550 - 900 | 350 | Sandy CLAY: Low to medium plasticity, Light brown mottled red/orange. Fine to medium grained sand. | M | S-F | | | | |
| 900 - 2300 | 1400 | Sandy CLAY: Low to medium plasticity, Grey mottled red/brown. Fine to medium grained sand. | M | F | | | | |
| | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation |
|--------------------------------|-------------------|---------------------|--------------------------|
| Cohesive | Non-Cohesive | | |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented |
| VSt - Very Stiff | VD - Very Dense | H - High | |
| H - Hard | CO - Compact | VH - Very High | |
| | | EH - Extremely High | |

| | | |
|-------------------------|-----------|---------|
| Water | | |
| Water first Encountered | | |
| Moisture | | |
| D - Dry | M - Moist | W - Wet |
| General | | |
| N/A - Not Applicable | | |
| N/D - Not Determined | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **5** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No: n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP5** Sample No.: **17G292**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method: 300mm Auger
 Position: 50 H 580977 6128666
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|------------------------------------|-----------------------|-------------|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey/brown, fine to medium grained. Roots & root fibres. | M | L | | 1200mm below existing ground level | | |
| 200 - 500 | 300 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Fine to medium grained sand. | M-W | MD | | | | |
| 500 - 1000 | 500 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Cobbles & Boulders up to 200mm. Fine to medium grained sand. | M | VD | | | | |
| 1000 - 1200 | 200 | Sandy CLAY: Low to medium plasticity, Light brown/orange. Fine to medium grained sand. | M | F | | | | |
| 1200 - 2300 | 1100 | Sandy CLAY: Low to medium plasticity, Red mottled grey. Fine to medium grained sand. | M | F | | | | |
| | | | | | | | | |
| | | | | | | | | |

Comments:

Water table measured 1200mm below existing ground level 3hrs 55mins after achieving full depth of test pit.
 Water noted seeping into test pit at 500mm below surface level.

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation | Water |
|--------------------------------|-------------------|---------------------|--------------------------|---------------------------|
| Cohesive | Non-Cohesive | | | Water first Encountered |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | Moisture |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | D - Dry M - Moist W - Wet |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | General |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | N/A - Not Applicable |
| VSt - Very Stiff | VD - Very Dense | H - High | | N/D - Not Determined |
| H - Hard | CO - Compact | VH - Very High | | |
| | | EH - Extremely High | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **6** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No. n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP6** Sample No.: **17G293**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method : 300mm Auger
 Position: 50 H 581324 6128351
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|------------------------------------|-----------------------|-------------|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey/brown, fine to medium grained. Roots & root fibres. | M | L | | 1700mm below existing ground level | | |
| 200 - 400 | 200 | SAND with silt: Grey, fine to medium grained. | M | L | | | | |
| 400 - 700 | 300 | SAND with silt: Light grey, fine to medium grained. | M | L | | | | |
| 700 - 1500 | 800 | Gravelly SAND with silt: Brown, fine to medium grained. Fine to medium grained, sub-rounded to sub-angular gravel. | M | MD | | | | |
| 1500 - 2300 | 800 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Fine to medium grained sand. | M | MD | | | | |
| | | | | | | | | |
| | | | | | | | | |

Comments:

Water table measured 1700mm below existing ground level 1hr 55mins after achieving full depth of test pit.


Pit Terminated at: (mm) below ground level
 ✓ or ✗

| | | |
|---------------|---|------|
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation |
|--------------------------------|-------------------|---------------------|--------------------------|
| Cohesive | Non-Cohesive | | |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented |
| VSt - Very Stiff | VD - Very Dense | H - High | |
| H - Hard | CO - Compact | VH - Very High | |
| | | EH - Extremely High | |

| | | |
|-------------------------|-----------|---------|
| ▼ Water | | |
| Water first Encountered | | |
| Moisture | | |
| D - Dry | M - Moist | W - Wet |
| General | | |
| N/A - Not Applicable | | |
| N/D - Not Determined | | |

Test Pit Report

|  | | Report No. 104/1 | Job No. 104 | Sheet 7 of 10 | | | | |
|---|---|--|--|--|---|-----------------------------------|-----------------------|-------------|
| Client: Bio Diverse Solutions Project: Proposed Light Industrial Area Project No: n/a Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA Test Pit No.: TP7 Sample No.: 17G294 | | | Operator/Contractor: GSG Equipment type: Kubota KX41-3V Excavation Method : 300mm Auger Position: 50 H 581693 6128729 Elevation: | | | | | |
| Date Commenced: 29.08.2017 Date Completed: 29.08.2017 | | Logged By: M.Coffey Checked By: M.Coffey | | Excavation Dimensions: Depth 2.3 (m) Width 0.3 (m) | | | | |
| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | 900mm below existing ground level | | |
| 200 - 800 | 600 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Cobbles & boulders up to 200mm. Fine to medium grained sand. | M-W | L-MD | | | | |
| 800 - 1200 | 400 | Sandy CLAY: Low to medium plasticity, Brown/orange. Fine to medium grained sand. | M | S-F | | | | |
| 1200 - 2300 | 1100 | Sandy CLAY: Low to medium plasticity, Red mottled grey. Fine to medium grained sand. | M | F | | | | |
| | | | | | | | | |
| Comments: Water table measured 900mm below existing ground level 3hrs 55mins after achieving full depth of test pit. Water noted seeping into test pit at 700mm below surface level. | | | Pit Terminated at: (mm) below ground level ✓ or ✗ | | Target Depth <input checked="" type="checkbox"/> 2300 Cave In <input type="checkbox"/> Refusal <input type="checkbox"/> Near Refusal <input type="checkbox"/> Flooding <input type="checkbox"/> Lack of Reach <input type="checkbox"/> | | | |
| Materials Consistency/Strength | | Rock | Cementation | | Water | | | |
| Cohesive | Non-Cohesive | | | | Water first Encountered | | | |
| VS - Very Soft S - Soft F - Firm St - Stiff VSt - Very Stiff H - Hard | VL - Very Loose L - Loose MD - Medium Dense D - Dense VD - Very Dense CO - Compact | EL - Extremely Low VL - Very Low L - Low M - Medium H - High VH - Very High EH - Extremely High | IN - Indurated PC - Poorly Cemented MC - moderately Cemented WC - Well Cemented | | Moisture D - Dry M - Moist W - Wet | | | |
| | | | | | General N/A - Not Applicable N/D - Not Determined | | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **8** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No. n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP8** Sample No.: **17G295**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method : 300mm Auger
 Position: 50 H 581720 6128505
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | |
| 200 - 800 | 600 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Fine to medium grained sand. | M | D-VD | | | | |
| 800 - 1000 | 200 | Sandy CLAY with gravel: Low to medium plasticity, Light brown mottled red/orange. Fine to medium grained sand. Fine to medium grained, angular to sub-angular gravel. | M | F | | | | |
| 1000 - 1900 | 900 | Sandy CLAY: Low to medium plasticity, Red mottled light brown/orange. Fine to medium grained sand. (VSt between depth 1700mm to 1900mm) | M | F-VSt | | | | |
| 1900 - 2300 | 400 | Sandy CLAY: Low plasticity, orange mottled red/cream. Fine to medium grained sand. | M | S-F | | | | |
| | | | | | | | | |
| | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation |
|--------------------------------|-------------------|---------------------|--------------------------|
| Cohesive | Non-Cohesive | | |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented |
| VSt - Very Stiff | VD - Very Dense | H - High | |
| H - Hard | CO - Compact | VH - Very High | |
| | | EH - Extremely High | |

| | | |
|-------------------------|-----------|---------|
| Water | | |
| Water first Encountered | | |
| Moisture | | |
| D - Dry | M - Moist | W - Wet |
| General | | |
| N/A - Not Applicable | | |
| N/D - Not Determined | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **9** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No: n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP9** Sample No.: **17G296**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method: 300mm Auger
 Position: 50 H 582184 6128769
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test |
|--------------------------|------------------|--|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | |
| 200 - 800 | 600 | Sandy GRAVEL: Brown, fine to coarse grained, sub-rounded to sub-angular. Fine to medium grained sand. | M | MD | | | | |
| 800 - 1100 | 300 | Sandy CLAY: Low to medium plasticity, brown/orange. Fine to medium grained sand. | M | S-F | | | | |
| 1100 - 2300 | 1200 | Sandy CLAY: Low to medium plasticity, Red mottled grey. Fine to medium grained sand. | M | F | | | | |
| | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation | Water |
|--------------------------------|-------------------|---------------------|--------------------------|---------------------------|
| Cohesive | Non-Cohesive | | | Water first Encountered |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated | Moisture |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented | D - Dry M - Moist W - Wet |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented | General |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented | N/A - Not Applicable |
| VSt - Very Stiff | VD - Very Dense | H - High | | N/D - Not Determined |
| H - Hard | CO - Compact | VH - Very High | | |
| | | EH - Extremely High | | |

Test Pit Report



Report No. **104/1**

Job No. **104**

Sheet **10** of **10**

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Project No. n/a
 Location: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA
 Test Pit No.: **TP10** Sample No.: **17G297**

Operator/Contractor: GSG
 Equipment type: Kubota KX41-3V
 Excavation Method : 300mm Auger
 Position: 50 H 582184 6128441
 Elevation:

Date Commenced: 29.08.2017
 Date Completed: 29.08.2017

Logged By: M.Coffey
 Checked By: M.Coffey

Excavation Dimensions:
 Depth **2.3** (m) Width **0.3** (m)

| Depth Below Surface (mm) | Layer Depth (mm) | Material Description <small>SOIL TYPE, Plasticity, Colour, Particle characteristics, Secondary and other minor components</small> | Moist. Condition | Consistency / Strength | Cementation | Water Table | Classification Symbol | Sample/Test | |
|--------------------------|------------------|---|------------------|------------------------|-------------|-----------------------------|-----------------------|-------------|--|
| 0 - 200 | 200 | (Topsoil) SAND with silt: Dark grey, fine to medium grained. Roots & root fibres. | M | L | | Water table not encountered | | | |
| 200 - 400 | 200 | SAND with silt: Grey/brown, fine to coarse grained sub-rounded to sub-angular. (Contains some cobbles up to 150mm) | M | L-MD | | | | | |
| 400 - 2300 | 1900 | Sandy CLAY: Low to medium plasticity, Light brown/orange. Fine to medium grained sand. (Contains pockets of yellow/cream fine to medium grained sand). | M | L | | | | ✓ | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

Comments:

| | | |
|---------------------------|---|-------------------------|
| Pit Terminated at: | | (mm) below ground level |
| ✓ or ✗ | | |
| Target Depth | ✓ | 2300 |
| Cave In | | |
| Refusal | | |
| Near Refusal | | |
| Flooding | | |
| Lack of Reach | | |

| Materials Consistency/Strength | | Rock | Cementation |
|--------------------------------|-------------------|---------------------|--------------------------|
| Cohesive | Non-Cohesive | | |
| VS - Very Soft | VL - Very Loose | EL - Extremely Low | IN - Indurated |
| S - Soft | L - Loose | VL - Very Low | PC - Poorly Cemented |
| F - Firm | MD - Medium Dense | L - Low | MC - moderately Cemented |
| St - Stiff | D - Dense | M - Medium | WC - Well Cemented |
| VSt - Very Stiff | VD - Very Dense | H - High | |
| H - Hard | CO - Compact | VH - Very High | |
| | | EH - Extremely High | |

| | | |
|-------------------------|-----------|---------|
| Water | | |
| Water first Encountered | | |
| Moisture | | |
| D - Dry | M - Moist | W - Wet |
| General | | |
| N/A - Not Applicable | | |
| N/D - Not Determined | | |

Appendix 2

Site Map & Test Pit Locations

The fieldwork was carried out on the 29th of August 2017 and comprised the following:
 Ten test pits were excavated using a Kubota KX41-3V Mini Excavator with a 300mm wide Auger attachment to achieve depths of up to 2.3m to visually assess subsurface conditions and monitor any ground water present. Approximate Test Pit locations are shown on **Figure 2**.



Figure 1 - Site Location



Figure 2 - Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA 6330



Test Pit No. 1 Excavation



Test Pit No. 1 Spoil



Test Pit No. 2 Excavation



Test Pit No. 2 Spoil



Test Pit No. 3 Excavation



Test Pit No. 3 Spoil



Test Pit No. 4 Excavation



Test Pit No. 4 Spoil



Test Pit No. 5 Excavation



Test Pit No. 5 Spoil



Test Pit No. 6 Excavation



Test Pit No. 6 Spoil



Test Pit No. 7 Excavation



Test Pit No. 7 Spoil



Test Pit No. 8 Excavation



Test Pit No. 8 Spoil



Test Pit No. 9 Excavation



Test Pit No. 9 Spoil



Test Pit No. 10 Excavation



Test Pit No. 10 Spoil

Appendix 3

Test Results



5a 209 Chester Pass Road, Milpara WA 6330
 Mobile: 0407 903 297 Email: Info@gsgotechnics.com

Dry Density / Moisture Content Relationship Test Report

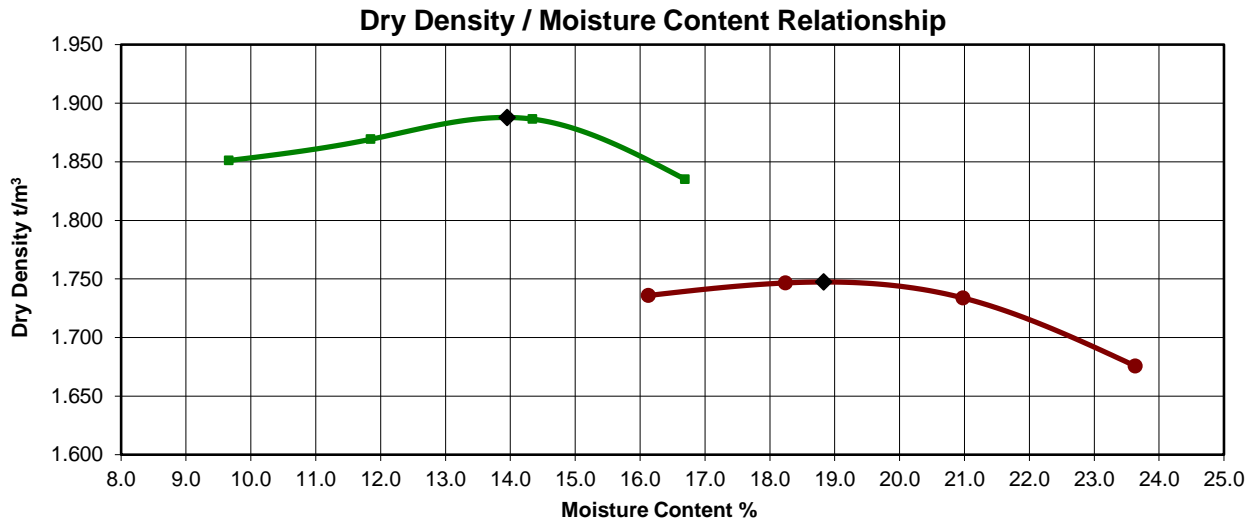
Sheet 1 of 1

Report No. 104/1

Job No. 104

Client: Bio Diverse Solutions
 Project: Proposed Light Industrial Area
 Road: Lot 10 Chester Pass Rd & Lot 521 Mercer Rd, Milpara WA 6330
 Section: N/A

| Sample No. | Sample Location | Field Description |
|------------|-----------------|-------------------|
| 17G298 | Test Pit 3 | Sandy CLAY |
| 17G299 | Test Pit 10 | Sandy CLAY |



| | | | |
|---|------------------------|------------------------|----------|
| Sample Number | 17G298 | 17G299 | |
| Depth | 400mm - 1100mm | 400mm to 2300mm | |
| Stabiliser Used | | | |
| Stabiliser Added % | | | |
| Curing Period | Water (Days) | Field | Field |
| | Stabiliser (Hrs) | | |
| Moisture Content Method used | AS 1289.2.1.1 | AS 1289.2.1.1 | |
| Sampling Method | AS 1289.1.2.1 Proc 6.5 | AS 1289.1.2.1 Proc 6.5 | |
| Date Sampled | 29.08.2017 | 29.08.2017 | |
| Date Received | 29.08.2017 | 29.08.2017 | |
| Date Tested | 02.09.2017 | 02.09.2017 | |
| Test Method | AS 1289.5.2.1 | AS 1289.5.2.1 | |
| Maximum Dry Density t/m ³ | 1.75 | 1.89 | |
| Optimum Moisture Content % | 19.0 | 14.0 | |
| Adjusted Maximum Dry Density t/m ³ | | | |
| Adjusted Optimum Moisture Content % | | | |
| Percentage Retained % | 37.5 mm | 0 | 0 |
| Percentage Retained % | 19.0 mm | 0 | 0 |

| | | |
|--|--|---|
| | Comments: N/a | Approved Signatory: Name: M.Coffey Function: Laboratory Manager Date: 17.09.2017 |
| | Distribution: Laboratory File / Kathryn Kinnear | |



| Falling Head Permeability Report | | Test Method: AS 1289.6.7.2 | |
|---|--|----------------------------|-------------------|
| Client: | Bio Diverse Solutions | Ticket No: | S812 |
| Project: | Lot 10 Chester Pass Rd & Lot 521 Mercer Road | Report No: | LLS17/2133_2 |
| Location: | Milpara, WA 6339 | Sample No: | LLS17/2133 |
| Sample ID: | TP3 400-1100mm (17G298) | Issue Date: | 14-September-2017 |
| Sampling Procedure: Tested as Received | | | |

Laboratory Moisture Ratio (%) 100.5

Laboratory Density Ratio (%) 95.0

Compactive Effort Modified

Surcharge (kPa) 3

% Retained on 19mm Sieve 0

Coefficient of Permeability (m / sec) 4.1×10^{-8}

Client Address: 5a 209 Chester Pass Road, Albany WA 6330

Comments: MMDD and OMC Values supplied by Great Southern Geotechnics



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Accreditation No. 19872

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Approved Signature:

Name: Matt van Herk

Function: Laboratory Manager

Date: 14-September-2017



| Falling Head Permeability Report | | Test Method: AS 1289.6.7.2 | |
|----------------------------------|--|----------------------------|-------------------|
| Client: | Bio Diverse Solutions | Ticket No: | S812 |
| Project: | Lot 10 Chester Pass Rd & Lot 521 Mercer Road | Report No: | LLS17/2134_2 |
| Location: | Milpara, WA 6339 | Sample No: | LLS17/2134 |
| Sample ID: | TP10 400-2300mm (17G299) | Issue Date: | 14-September-2017 |

Sampling Procedure: Tested as Received

Laboratory Moisture Ratio (%) 98.5

Laboratory Density Ratio (%) 95.0

Compactive Effort Modified

Surcharge (kPa) 3

% Retained on 19mm Sieve 0

Coefficient of Permeability (m / sec) 1.8×10^{-8}

Client Address: 5a 209 Chester Pass Road, Albany WA 6330

Comments: MMDD and OMC Values supplied by Great Southern Geotechnics



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Approved Signature: 

Name: Matt van Herk

Function: Laboratory Manager

Date: 14-September-2017

Appendix C

Phosphorous Retention Index Test Results (CSBP Laboratory, 2017)



Customer Bio Diverse Solutions

Job Chiquita Burgers

Date Rec'd 1/09/2017

| Lab Number | Name | Code | Customer | Depth | Phosphorus Retention Index |
|------------|-------------|----------|-----------------------|--------|----------------------------|
| 2ZS17085 | Test Pit 3 | 01/09/17 | Bio Diverse Solutions | 40-110 | 2387.4 |
| 2ZS17086 | Test Pit 6 | 01/09/17 | Bio Diverse Solutions | 20-70 | 0.8 |
| 2ZS17087 | Test Pit 10 | 01/09/17 | Bio Diverse Solutions | 40-230 | 608.0 |
| 2ZS17088 | Test Pit 1 | 01/09/17 | Bio Diverse Solutions | 20-90 | 2414.5 |

ATTACHMENT 4



Edge Planning & Property
124 Hare Street, Mount Clarence
AUBURN WA 6230
P 08 9497 3333
F 08 9497 3334
www.edgeplanning.com.au

| | | |
|----------------|-----------------------|--------------|
| D | ADD EMERGENCY A. WAY. | 171118 |
| C | MINOR MODIFICATIONS | 171023 |
| B | MINOR MODIFICATIONS | 171022 |
| A | LOCAL STRUCTURE PLAN | 171012 |
| REV | DESCRIPTION | YYMMDD |
| DRAWING NUMBER | REV | SCALE 1:7500 |
| EP 170520 06 | D | SHEET A3 |

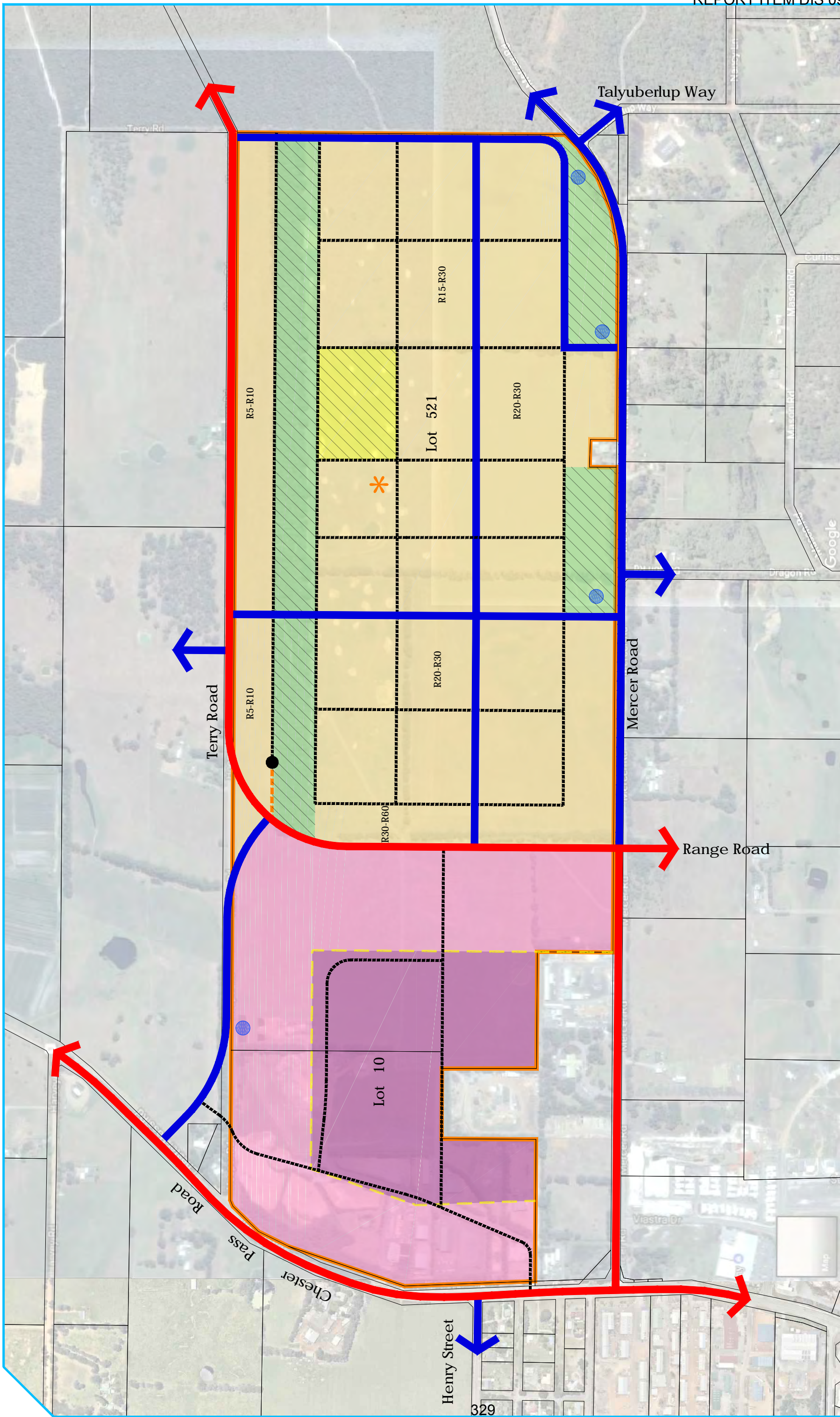


- Light Industry Precinct A
- Light Industry Precinct B
- Community Purpose Site
- 200m Buffer to Sensitive Uses
- Emergency Access Way

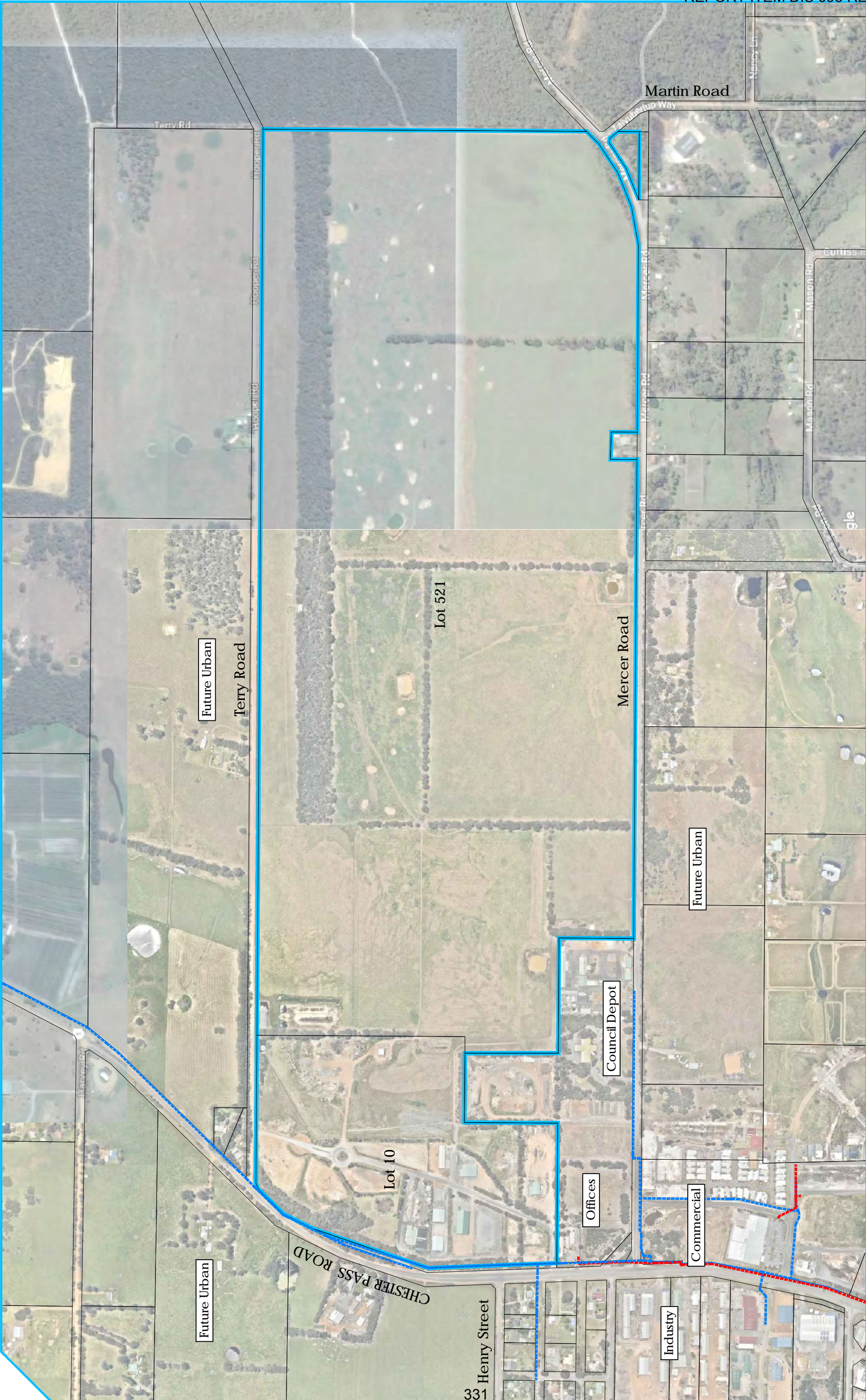
- Parks and Recreation
- Public Use - School
- Residential
- Drainage

- Local Structure Plan Boundary
- Integrator Arterial Road
- Neighbourhood Connector Road
- Local Road

LOCAL STRUCTURE PLAN
Lot 10 Chester Pass Road and
Lot 521 Mercer Road
Walmsley



ATTACHMENT 5

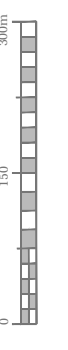


Edge Planning & Property
124 Hulse Street, Mount Clarence
AUBURN WA 6230
M 0409 107 334





DRAWING NUMBER
EP 170520 03

REV A
A CONTEXT PLAN
REV DESCRIPTION YMMDD DRAWN/APP/VD

SCALE 1:7500
SHEET A3



Legend

-  Existing u/ground Water Pipe
-  Existing u/ground Sewer Pipe
-  Structure Plan Boundary
-  Existing Lot Boundary

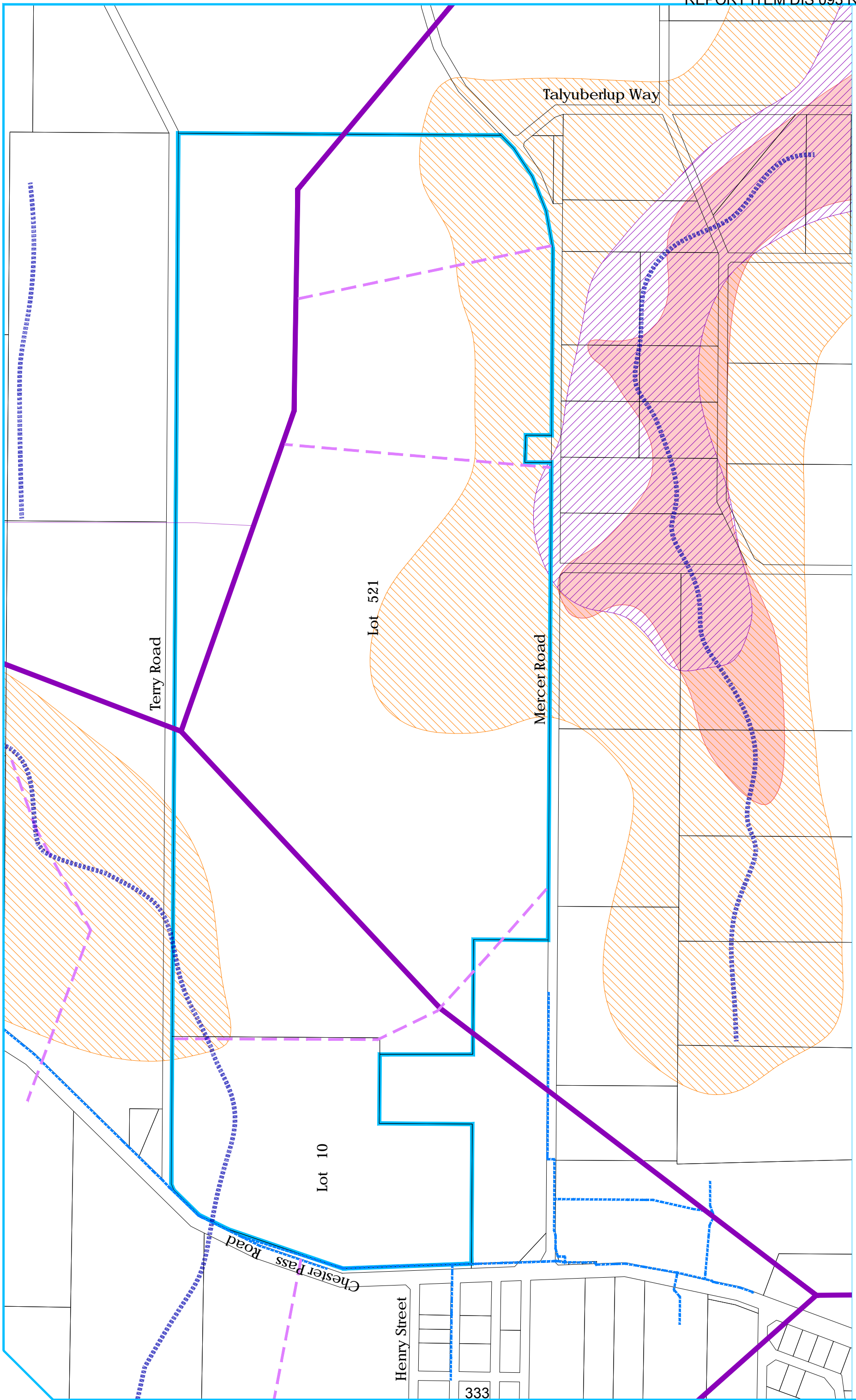
CONTEXT PLAN
Lot 10 Chester Pass Road
and Lot 521 Mercer Road
Walmsley

ATTACHMENT 6

- Moderate to High Risk Acid Sulphate Soils within 3m of Natural Soil Surface (Department of Environmental Regulation 2015)
- Waterlogging Risk 10-30% (Moderate - Very High Risk) (Department of Agriculture and Food: Fisheries and Regional Development 2017)
- Waterlogging Risk 50-70% (Moderate - Very High Risk) (Department of Agriculture and Food: Fisheries and Regional Development 2017)

- LEGEND**
- Subject Land
 - Underground Water Pipe
 - Seasonal Water Course / Living Stream
 - Catchment Boundary
 - Sub-catchment Boundary

- CONTEXT WATER INFORMATION**
- Lot 10 Chester Pass Road and
 - Lot 521 Mercer Road
 - Walmsley



333

ATTACHMENT 7



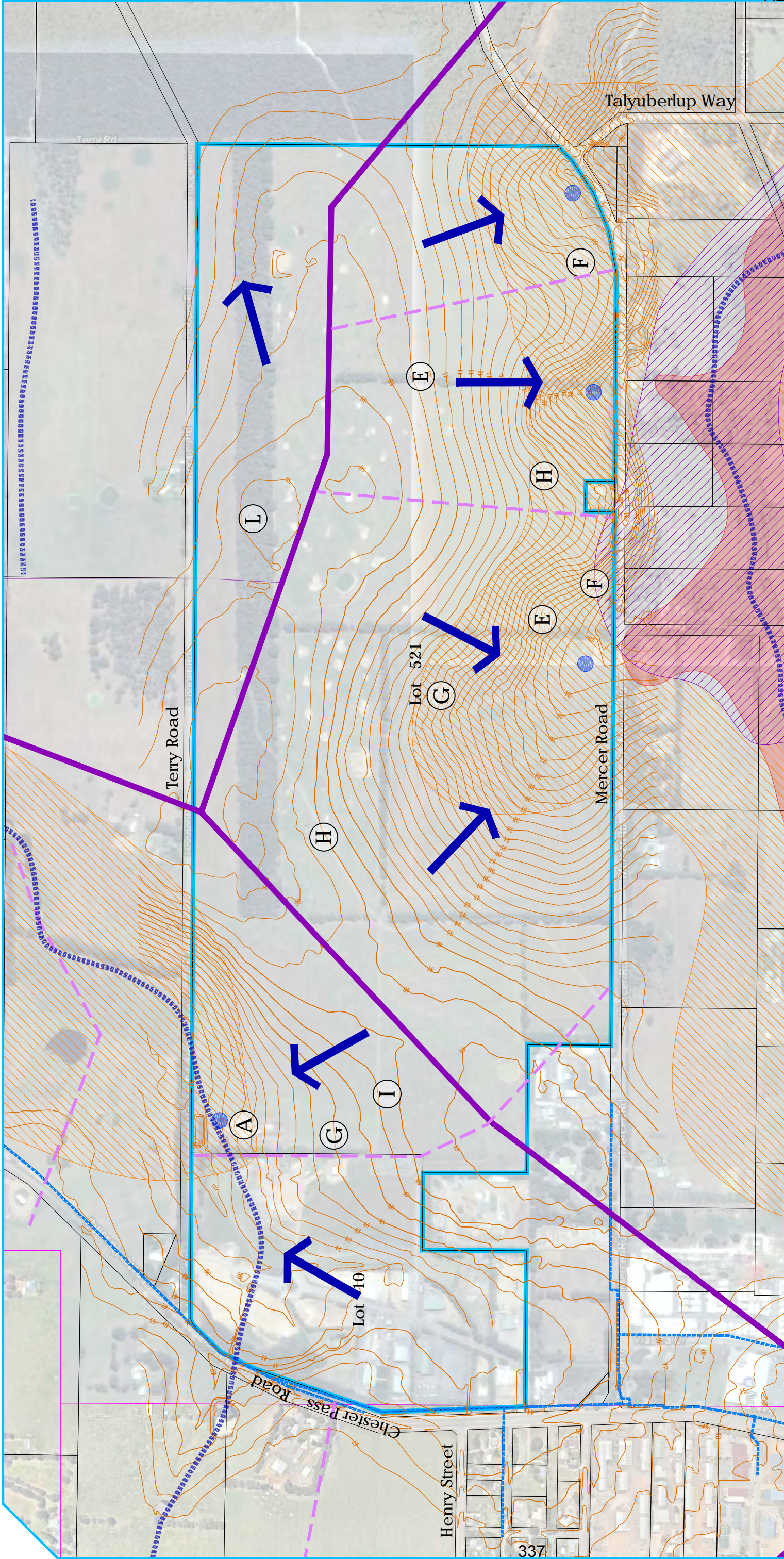
LEGEND

- Subject Site
- Catchment Boundary

LOCATION AND CATCHMENTS
 Lot 10 Chester Pass Road and
 Lot 521 Mercer Road
 Walmsley



ATTACHMENT 8



LOCAL WATER MANAGEMENT STRATEGY

Lot 10 Chester Pass Road and Lot 521 Mercer Road Walmesley

SCALE 1:7500
SHEET A3

0 150 300m

REV B
ADD F. MOD TO NOTE L 171118
A IWMS 171006
REV DESCRIPTION YTM/DD

DRAWING NUMBER REV B
EP 170520 05

Edge Planning & Property
124 Hideo Street, Mount Clarence
E. savage@edgeplanning.com.au
M: 0499 107 336

- LEGEND**
- Subject Land
 - Contours
 - ➔ Drainage Path
 - Seasonal Water Course / Living Stream
 - Indicative Detention Basin
 - Catchment Boundary
 - Sub-catchment Boundary
 - Moderate to High Risk Acid Sulphate Soils within 3m of Natural Soil Surface (Department of Environmental Regulation 2015)
 - Waterlogging Risk 10-30% (Moderate - Very High Risk) (Department of Agriculture and Food, Fisheries and Regional Development 2017)
 - Waterlogging Risk 50-70% (Moderate - Very High Risk) (Department of Agriculture and Food, Fisheries and Regional Development 2017)

- (A)** Undertake enhancement of the seasonal watercourse within the Structure Plan area to create a 'j' or 'gh' Ua 'I' Consider the preferred tenure and management of the seasonal watercourse at the subdivision stage.
- (B)** Adopt water sensitive urban design with post development flows to be as close as possible to the pre-development flow.
- (C)** Stormwater to be retained on lots for up to the 1 in 1 year, 1 hour ARI event. Support measures including rainwater tanks and soakwells.
- (D)** Stormwater run-off from roads to be designed to accommodate the 1 in 5 year ARI event through roadside bioretention swales with overflow in larger flood events directed to detention basins.
- (E)** Relevant roads to be designed to accommodate flood routes for a 1 in 100 ARI year event.
- (F)** At the detailed design stage, consider utilising stormwater for the irrigation of public open space and street trees.
- (G)** All lots to be connected to the reticulated water system.
- (H)** All residential lots to be connected to the reticulated sewerage system.
- (I)** Where industrial lots are 1 hectare or above, they will be serviced with an approved method of effluent disposal.
- (J)** Buildings to be raised at least 0.3 metre above the ground level.
- (K)** Support an education strategy including the provision of information on Waterwise gardens and water-efficient appliances.
- (L)** Native vegetation to be conserved and incorporated into Public Open Space.

APPENDIX 12

CONTRIBUTION PLAN: ARDESS-WALMSLEY LOCAL STRUCTURE PLAN

1. Background

- 1.1 The developer of Lot 10 Chester Pass Road, Walmsley and the developer of Lot 521 Mercer Road, Walmsley are largely responsible for subdivision works relating to their land based on Western Australian Planning Commission (WAPC) policies.
- 1.2 In accordance with *State Planning Policy 3.6 Development Contributions for Infrastructure* and other WAPC policies, some subdivision works (land contributions, infrastructure works and monetary contributions) adjoining the Structure Plan area and/or within Lot 521 Mercer Road are the responsibility of developers and/or landowners outside the *Ardess-Walmsley Local Structure Plan* area and/or are the responsibility of the City.

2. Contributions

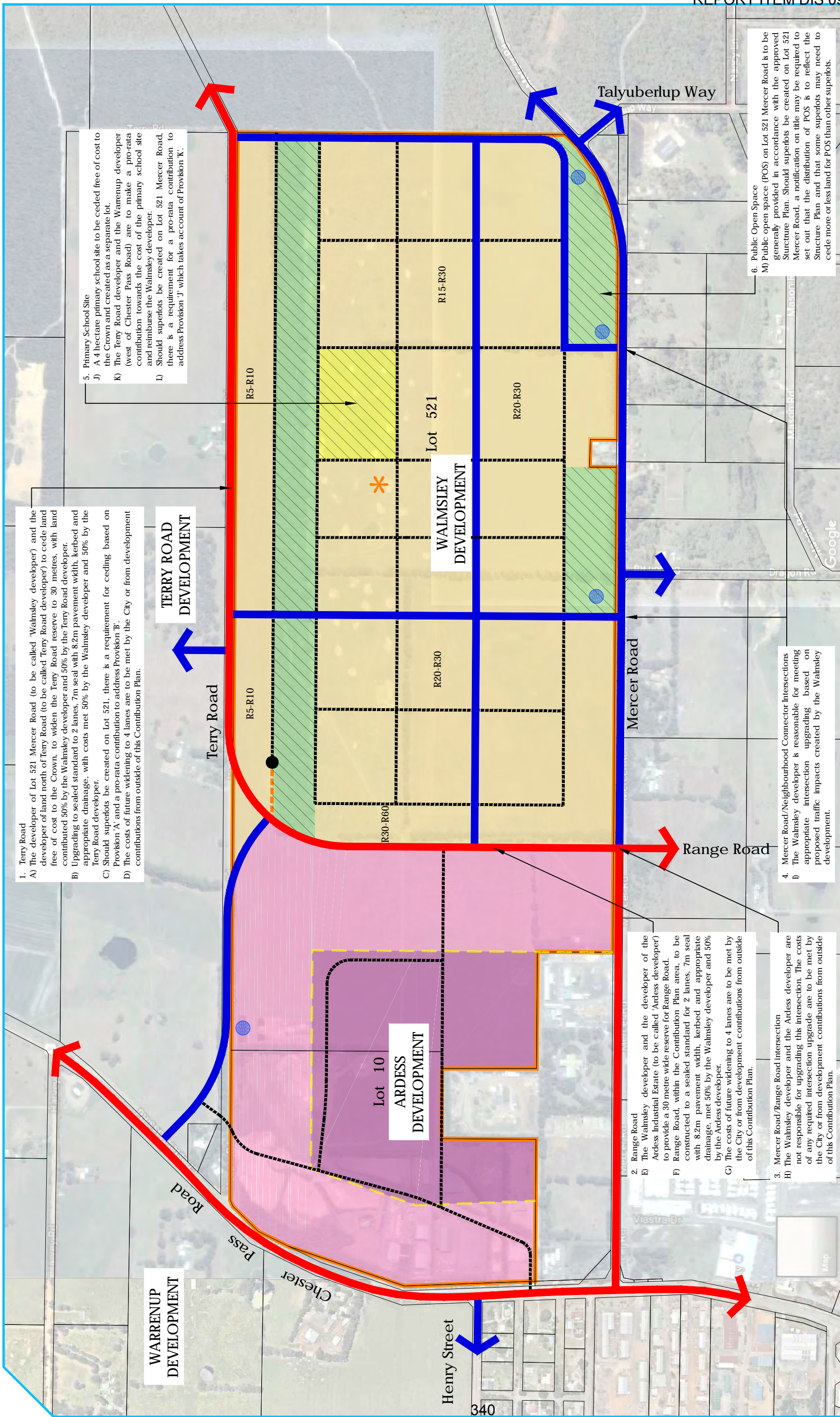
- 2.1 The attached Contributions Plan provides the framework for key infrastructure, community facilities and land requirements (referred to as land contributions, infrastructure works and monetary contributions in SPP 3.6) to be provided by developers (also means subdividers) within the *Ardess-Walmsley Local Structure Plan* area, by developers and/or landowners outside the *Ardess-Walmsley Local Structure Plan* area and by the City.
- 2.2 The key contributions relate to:
 - i) Terry Road;
 - ii) Range Road;
 - iii) Mercer Road/Range Road intersection;
 - iv) Mercer Road/neighbourhood connector intersections;
 - v) primary school site; and
 - vi) public open space.
- 2.3 There will be separate consideration by the City regarding how it will fund the costs of future widening of Terry Road and Range Road to four (4) lanes within and adjoining the *Ardess-Walmsley Local Structure Plan* and how it will fund the Mercer Road/Range Road intersection construction/upgrading. This may require a separate Contribution Plan/s and/or Local Planning Policies relating to the full construction and implementation of extending Range Road/Terry Road between North Road, Albany and Lower King Road, Oyster Harbour.

3. Implementation

- 3.1 Developers should refer to section 7.1 of Part One - Implementation section of the *Ardess-Walmsley Local Structure Plan* for developer contribution responsibilities.
- 3.2 Implementation of the Structure Plan will be through application of the provisions of Part One - Implementation of the Structure Plan through scheme amendment, subdivision and/or development processes.
- 3.3 Based on section 2.3 above, the City may create separate planning guidance to facilitate funding and achieve suitable outcomes.

CONTRIBUTION PLAN

**Lot 10 Chester Pass Road and
Lot 521 Mercer Road
Walmsley**



1. Terry Road
A) The developer of Lot 521 Mercer Road (to be called 'Walmsley developer') and the developer of land north of Terry Road (to be called 'Terry Road developer') to cede land free of cost to the Crown, to widen the Terry Road reserve to 30 metres, with land contributed 50% by the Walmsley developer and 50% by the Terry Road developer.
B) Upgrading to sealed standard to 2 lanes, 7m seal with 8.2m pavement width, kerbed and appropriate drainage, with costs met 50% by the Walmsley developer and 50% by the Terry Road developer.
C) Should superlots be created on Lot 521, there is a requirement for ceding based on Provision 'A' and a pro-rata contribution to address Provision 'B'.
D) The costs of future widening to 4 lanes are to be met by the City or from development contributions from outside of this Contribution Plan.

TERRY ROAD DEVELOPMENT

5. Primary School Site
J) A 4 hectare primary school site to be ceded free of cost to the Crown and created as a separate lot.
K) The Terry Road developer and the Wamenup developer (west of Chester Pass Road) are to make a pro-rata contribution towards the cost of the primary school site and reimburse the Walmsley developer.
L) Should superlots be created on Lot 521 Mercer Road, there is a requirement for a pro-rata contribution to address Provision 'J' which takes account of Provision 'K'.

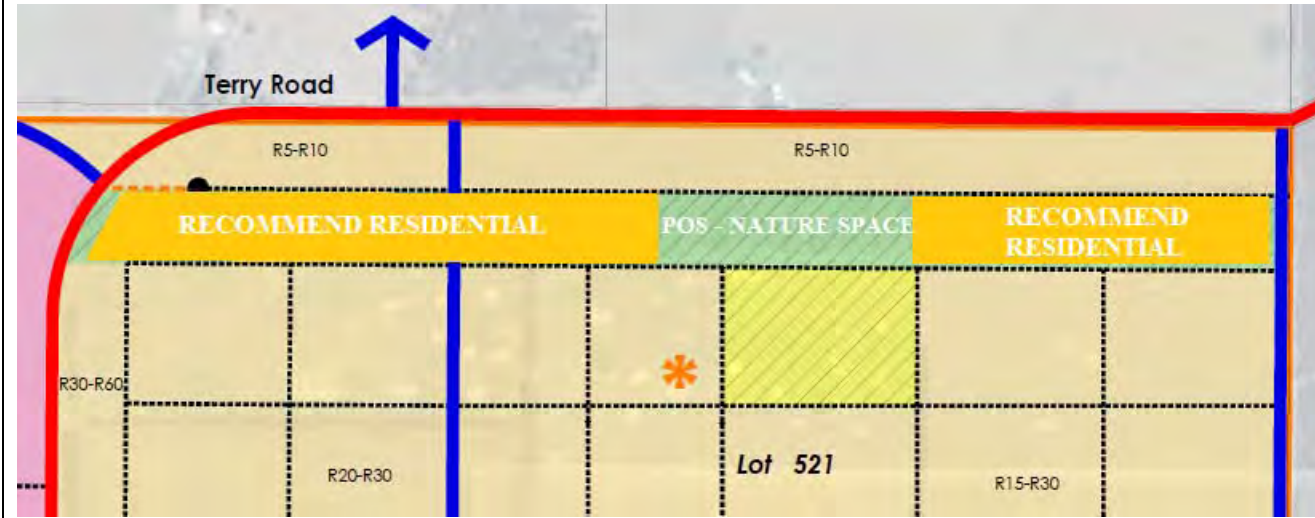
2. Range Road
E) The Walmsley developer and the developer of the Ardess Industrial Estate (to be called 'Ardess developer') to provide a 30 metre wide reserve for Range Road.
F) Range Road, within the Contribution Plan area, to be constructed to a sealed standard for 2 lanes, 7m seal with 8.2m pavement width, kerbed and appropriate drainage, met 50% by the Walmsley developer and 50% by the Ardess developer.
G) The costs of future widening to 4 lanes are to be met by the City or from development contributions from outside of this Contribution Plan.

3. Mercer Road/Range Road intersection
H) The Walmsley developer and the Ardess developer are not responsible for upgrading this intersection. The costs of any required intersection upgrade are to be met by the City or from development contributions from outside of this Contribution Plan.

4. Mercer Road/Neighbourhood Connector Intersections
I) The Walmsley developer is responsible for meeting appropriate intersection upgrading based on proposed traffic impacts created by the Walmsley development.

6. Public Open Space
M) Public open space (POS) on Lot 521 Mercer Road is to be generally provided in accordance with the approved Structure Plan. Should superlots be created on Lot 521 Mercer Road, a notification on title may be required to set out that the distribution of POS is to reflect the Structure Plan and that some superlots may need to cede more or less land for POS than other superlots.

| Schedule of Submissions LOCAL STRUCTURE PLAN No.10 Lot 10 Chester Pass Road and Lot 521 Mercer Road, Walmsley. | | | |
|--|---|--|--|
| No. | Address | Copy/Summary of Submissions | City comments/recommendations |
| | | <p><i>Note: This is a broad summary of the submissions only. A copy of the submissions in full has been provided to the Council as a separate document.</i></p> | |
| | AGENCY | | |
| 1. | ATCO Gas Australia | <p><u>Gas</u> ATCO Gas Australia does not have any objection to the proposed Local Structure Plan.</p> | <p><u>Note</u> No modification to structure plan required.</p> |
| 2. | Water Corporation | <p><u>Wastewater</u> The implementation of sewer planning relies on the area being developed in a logical and orderly manner from west to east.</p> <p>Leapfrogging the urban front will likely incur costs for the developers in the construction of temporary wastewater infrastructure and the extension of water reticulation mains.</p> <p>The ultimate servicing of most of this land relies on the construction of a major waste water pumping station.</p> | <p><u>Uphold</u> The Water Corporation mentions that the subject land, including the industrial land, should be connected to reticulated sewer.</p> <p>The structure plan is recommending, that the areas identified for industry are not connected to the Water Corporations sewerage system and are instead developed with on-site effluent disposal systems.</p> <p>It is recommended that the structure plan is amended to ensure:</p> <ol style="list-style-type: none"> 1. Any additional industrial areas are connected to reticulated sewer. 2. Future developers are aware of the need to contribute to services and infrastructure, including a major waste water pumping station. 3. The contribution plan considers any additional contributions culminating from additional investigative work recommended by this schedule. |
| | | <p><u>Water Supply</u> The subject area is within the Albany Water Zone and currently no detailed retic level water planning exists. Subject to verification of capacity issues as further subdivision and development proceeds, the Corporation will consider allowing developers to incrementally extend water reticulation-sized mains (generally 200mm diameter or smaller) into the subdivision areas.</p> | <p><u>Note</u> The subject area is within the Albany Water Zone and currently no detailed retic level water planning exists. Subject to verification of capacity issues as further subdivision and development proceeds, the Corporation may consider allowing developers to incrementally extend water reticulation-sized mains (generally 200mm diameter or smaller) into the subdivision areas.</p> <p>No modification to structure plan required.</p> |
| 3. | Department of Biodiversity, Conservation and Attractions. | <p><u>Native Vegetation</u> The retention of native vegetation not only maintains the natural amenity for this area but also supports threatened species through retention of habitat.</p> | <p><u>Uphold – in part</u> The structure plan is recommending the protection of an existing strip of native vegetation.</p> <p>The structure plan proposes to protect the vegetation via ceding to the Crown as Public Open Space.</p> <p>The structure plan has categorised the proposed POS (conservation area) as 'Restricted' POS. The Western Australian Planning Commission (draft) Liveable Neighbourhoods document recommends that 'Restricted access conservation areas' should not be accepted as a contribution to POS provision.</p> |

| | | | |
|----|--|--|--|
| | | | <p>The City's The City's Public Parkland Policy states: <i>Areas of bushland that have little or no recreational value (conservation status) should not be ceded to the City of Albany as POS.</i></p> <p>The proposed conservation area will not provide a POS function to the community. The conservation area should not be deemed as 'Restricted' use and should not be ceded as POS.</p> <p>As per the below illustration, it is recommended that the structure plan is changed to identify portions of the proposed conservation area for residential development and portion for 'POS - Nature space'.</p> <p>Nature spaces provide a setting for people to enjoy and connect with nature. Sites are managed to enable access by the community whilst protecting environmental values. It may be possible to provide a high quality space for improving environmental values, by considering the viability of the site and its contribution to local biodiversity.</p>  |
| 4. | Department of Planning, Lands and Heritage | <p><u>Future Industry Zoning</u> The Structure Plan needs to justify demand for/extent of proposed industrial land shown in context of the needs of the locality and the overall Albany City needs.</p> <p><u>Transport depot - 200m Buffer</u> Transport depots are considered to be inappropriate adjacent to sensitive land uses such as residential. Delete provision for transport depots to be located adjacent to residential or other sensitive land uses. Confine transport depots to a core area separated by minimum 200m buffer.</p> <p><u>City Land</u> The structure plan should take a precautionary view on the land use options available for Council land, in particular the need or otherwise for a 200m buffer from the northern boundary for the establishment of proposed transport depots.</p> <p><u>Land Uses – Light Industry</u> Limit the outer ring of industrial uses to standard light industries via light industrial zone.</p> | <p><u>Uphold</u> It is recommended that an industrial demand and supply analysis is undertaken to validate identifying additional land for industry.</p> <p><u>Uphold</u> As per Environmental Protection Guidelines and neighbour comment, it is recommended that the structure plan is modified by deleting provision for transport depots within 200m buffer.</p> <p><u>Note</u> The City propose to continue to operate Lot 52 as a depot site, which includes storage yard, workshop, maintenance and administration. No modification to structure plan required.</p> <p><u>Uphold</u> It is recommended that the structure plan is modified to ensure that provision is made for the 200m buffer area to be zoned 'Light Industry'.</p> |

| | | |
|--|--|--|
| | <p><u>Range of industrial lot size.</u> New light industry zones need to provide for a range a lot sizes (including lots less than 1ha).</p> | <p><u>Uphold.</u> It is recommended that the structure plan is modified to ensure a range of lot sizes (including lots less than 1ha).</p> |
| | <p><u>Reticulated sewer – additional industrial areas</u> All of the additional land proposed by the Structure Plan for industry is to be provided with reticulated sewerage so that the zone can accommodate the whole range of lot sizes and uses, with only the inner core of the existing industrial zone being unsewered with a min 1ha lots.</p> | <p><u>Uphold</u> It is recommended that the structure plan is modified to ensure that all of the additional land proposed by the structure plan is provided with reticulated sewerage.</p> |
| | <p><u>Reticulated sewer – existing industrial areas</u> The existing zoned industrial area to remain unsewered and confined to dry industries until such time as more dense development in the area needs to be accommodated in which case sewerage would be needed.</p> | <p><u>Uphold</u> It is recommended that the structure plan is modified to note that; <i>the existing zoned industrial area may remain unsewered and confined to dry industries until such time as more dense development in the area needs to be accommodated in which case sewerage would be needed.</i></p> |
| | <p><u>Controls – Light Industry</u> Modifying the Structure Plan such that where the Light Industry zone is to be adjacent to/opposite residential areas within or outside SP area (eg Range Road and northern boundary of proposed industry area) , the Structure Plan prescribes the need for controls over uses and development to avoid potential conflict between some light industry uses and adjacent uses. The structure plan could also flag amendments to Local Planning Scheme such that some uses, e.g. Service Station is changed from 'P' to 'D' use in the Light Industry zone.</p> | <p><u>Uphold</u> It is recommended that the structure plan is modified to ensure provisions and land use classifications are implemented to avoid potential conflict between some light industry uses and adjacent uses. E.g. Service Station is changed from 'P' to 'D' use in the Light Industry zone.</p> |
| | <p><u>Zoning</u> Modifying the Structure Plan to require industrial areas to be appropriately zoned prior to subdivision</p> | <p><u>Uphold</u> It is recommended that the structure plan is modified to ensure industrial areas are appropriately zoned prior to subdivision (include a zoning provision).</p> |
| | <p><u>Service Roads</u> Prescribe and show the need for local residential service roads adjacent/parallel to Mercer Road, Range Road and Terry Road.</p> | <p><u>Uphold</u> It is recommended that the structure plan is modified to ensure service roads are developed adjacent/parallel to Mercer Road, Range Road and Terry Road. Include commentary in text and show on map.</p> |
| | <p><u>Min R20 Density</u> Amend SP to show proposed R5/10 area as having proposed minimum density code of R20.</p> | <p><u>Uphold</u> It is recommended that the structure plan is modified to show proposed R5/10 area as having proposed minimum density code of R20.</p> |
| | <p><u>Transport/Roads/Intersections</u> Further investigation is needed by way of preliminary engineering assessment to ensure grade of proposed road alignments and intersections would 'be appropriate for heavy vehicles (northern road connection from Chester Pass Road would provide for heavy vehicles to access Range Road).</p> | <p><u>Uphold</u> It is proposed that access via the proposed northern road connection to Chester Pass Road is for as-of-right vehicles only. RAV7 vehicles not permitted. It is recommended that the structure plan makes provision to ensure the northern road connection to Chester Pass Road is for as-of-right vehicles only.</p> |

| | | | |
|----|-------------------------|--|--|
| | | | <p>It is recommended that the structure plan and contribution plan are modified in accordance with recommendations culminating from a Traffic Impact Assessment to ensure grade and use of proposed internal road alignments and intersections would be appropriate for heavy vehicles.</p> <p>The Traffic Impact Assessment is to be developed prior to endorsement of the structure plan.</p> |
| | | <p><u>Transport Depot – sunset clause</u> Provisions in the structure plan and scheme should require approvals for transport depots to be subject to 'sunset' clause such that in the future they may be relocated to locations which meet future transport objectives of MRWA and the City.</p> | <p><u>Uphold</u></p> <p>It is recommended that the structure plan is modified to ensure Development Approvals for transport depots are subject to a Temporary Development Approval (e.g. reviewed every 5 years).</p> |
| | | <p><u>Leasehold with private roads versus Freehold with public roads</u> The Structure Plan needs to make it clear that the expanded industrial area is intended to be private leasehold lots serviced by private roads, and that provision of reticulated water and sewerage, power, etc would be compatible and satisfactory to the Service Providers such as the Water Corporation under this tenure arrangement.</p> | <p><u>Uphold</u></p> <p>The expanded industrial area is intended to be private leasehold lots serviced by private roads.</p> <p>The structure plan states: <i>In the future, the owners of Lot 10 Chester Pass Road and the City will review whether the private road becomes vested with the City as a public road.</i></p> <p>Under a private arrangement, the Water Corporation would provide an appropriately sized service to a single lot (green title) based on availability and capacity of the water and wastewater system. Water mains are laid in gazetted roads and would not be extended to private roads. Similarly a wastewater connection would be provided to the lot boundary.</p> <p>The applicant can make arrangements to configure a private water supply ring main within their lot to service the private lots, this can also be done for wastewater (private plumbing) and effectively is managed by the owners, with the Corporation being responsible to the recognised lot boundary only.</p> <p>It is recommended that the structure plan is modified to clarify servicing obligations (e.g. provision of reticulated water) under a private system and any differences that may be applicable under a public system.</p> |
| | | <p><u>Crossover – Lot 10</u> Review needs to be undertaken to determine if a single access point to Chester Pass Road is applicable given the Structure Plan shows an additional access to the north.</p> | <p><u>Uphold</u></p> <p>It is recommended that the structure plan is modified in accordance with the recommendations from of a Traffic Impact Assessment to determine if the current single access point to Chester Pass Road (Lot10), for RAV7 vehicles, is applicable.</p> |
| 5. | Department of Education | <p><u>School</u> The proposed site location and the 4 hectares identified for the primary school site is acceptable to the Department. The estimated Lot yield is sufficient for the proposal for a primary school within the identified local structure plan.</p> | <p><u>Noted</u></p> <p>The structure plan recommends that landholders adjacent to the structure plan area contribute to the cost of the proposed primary school site. Contributions for schools are managed by the Department of Education. The structure plan does not need to calculate contributions for the proposed school.</p> <p>It is recommended that, reference within the structure plan, to contribution planning for the proposed school, is deleted.</p> |
| 6. | Main Roads WA | <p><u>Restrictive Covenant</u> Where not already in place, restrictive covenants to all lots sharing boundary's with the Chester Pass Rd road reserve will be applied. No further access points to Chester Pass Rd will be approved by Main Roads. This includes emergency fire access points, requirements for bushfire safety must be addressed by other means.</p> | <p><u>Uphold</u></p> <p>It is recommended that a provision is included to ensure development and subdivision is aware that no additional access to Chester Pass Road may be permitted.</p> |

| | | | |
|----|---|---|--|
| | | <p><u>Stormwater – Chester Pass Rd</u> No stormwater from the development is to be discharged into the Chester Pass Rd drainage system.</p> | <p><u>Uphold</u> Recommend including provision to ensure stormwater is not discharged from development into the Chester Pass Rd drainage system.</p> |
| | | <p><u>Notification – Chester Pass Rd</u> All future planning must take into account that the Chester Pass Road is a major heavy vehicle freight route and buildings in the vicinity will be affected by transport noise and vibration.</p> | <p><u>Uphold</u> It is recommended that a provision is included to ensure landholders are aware (notification on title and notification on Development Applications) that Chester Pass Road is a major heavy vehicle freight route and buildings in the vicinity will be affected by transport noise and vibration.</p> |
| | | <p><u>Private Access Roads</u> Main Roads questions the validity of privately owned access roads within the industrial estate, it raises the question of substandard access for heavy vehicles as the roads are not included in the Restricted Access Vehicle network system.</p> | <p><u>Uphold</u> It is recommended that a provision is included to ensure roads are developed to accommodate heavy vehicles.</p> |
| | | <p><u>Closure – Crossover – Chester Pass Rd</u> Main Roads may request the closure of the existing driveway access to Chester Pass Road after the Terry Road connection to Chester Pass Road is realigned and completed.</p> | <p><u>Dismiss – in part</u> It is intended that heavy vehicles continue to use the existing private access onto Chester Pass Road. It is intended that the Terry Road connection to Chester Pass Road is used by as-of-right vehicles and not large trucks (RAV7). The structure plan currently states: <i>The main access to the Ardess Industrial Estate is via a single entry road onto Chester Pass Road. Secondary access is permitted between the estate and Terry Road for as-of-right vehicles.</i> The structure plan currently includes a provision to ensure that development will be advised that there is no guarantee that restricted access vehicles will be permitted to use Chester Pass Road between Menang Drive and the main roundabout (intersection with Albany Highway, North Road and Hanrahan Road) following the Albany Ring Road being completely constructed and operational to the Port of Albany. It is recommended that the structure plan is amended by way of a Traffic Impact Assessment to determine alternative access for large trucks (RAV7), should Main Roads request closure of the existing driveway access to Chester pass Road.</p> |
| | | <p><u>Crossover – Chester Pass Rd</u> Any change of use or upgrading of the current driveway access to Chester Pass Rd is to be approved by Main Roads. As the development grows further treatments to the existing crossover access may be required (turn pockets etc).</p> | <p><u>Uphold</u> Should a Traffic Impact Assessment declare otherwise, it is recommended that a provision is included in the structure plan notifying developer(s) that further treatments to the existing Chester Pass Road crossover may be required (e.g. turn pocket) as industrial development grows.</p> |
| 7. | Department of Water and Environmental Regulation (Water resource matters) | <p><u>Wastewater</u> The site is not located within a Sewerage Sensitive Area as defined in the draft Government Sewerage Policy (Department of Planning Lands and Heritage, 17 November 2017).</p> | <p><u>Noted</u> No modification to structure plan required.</p> |
| | | <p><u>On-site sewage disposal.</u> Under the draft Government Sewerage Policy the acceptability for on-site sewage is considered on case-by-case basis for approved industrial development.</p> | <p><u>Noted.</u> No modification to structure plan required.</p> |

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| | <p><u>Land capability assessment</u> There are inconsistencies within the document regarding the land capability assessment for urban development.</p> | <p><u>Uphold</u></p> <p>The land capability assessment identifies an area (Mapping Unit No.2) as having as low development capability ('IV'), mainly due to a 'Very Low' soil absorption ability. Regardless, the structure plan identifies the area as being suitable for development.</p> <p>It is recommended that the structure plan is amended to identify measures necessary to overcome land capability issues for the Mapping Unit No.2 area (low development capability).</p> |
| | <p><u>Waterway - location</u> The location of the waterway shown on the LWMS map is not entirely accurate. The modified waterway which enters Lot 10 from Chester Pass Road and which exits Lot 10 on Terry Drive is located further to the north of the waterway that is mapped. Based on a site visit, the waterway is contained entirely within Lot 10 and this is supported by aerial imagery where the course of the waterway is visible.</p> | <p><u>Uphold</u></p> <p>It is recommended that the structure plan is amended to identify the waterway further north and entirely within Lot 10.</p> |
| | <p><u>Waterway – living stream</u> Development of the waterway into a Living Stream would improve the values of the waterway including water quality discharging into the King River.</p> | <p><u>Noted</u></p> <p>The LWMS currently states the following for the living stream: <i>Undertake enhancement of the seasonal watercourse within the Structure Plan area to create a 'Living Stream'. Consider the preferred tenure and management of the seasonable watercourse at the subdivision stage.</i></p> <p>It is recommended that provisions culminating from the LWMS are placed on the structure plan map and in the structure plan text provisions.</p> |
| | <p><u>Waterway - revegetation</u> Revegetation could be used to provide connectivity with the Living Stream to the vegetation corridor to the east on Lot 521, although realignment of the existing waterway may be required to achieve this. The department recommends that rehabilitation of the waterway occurs and that the Living Stream is included within POS.</p> | <p><u>Dismiss</u></p> <p>Public Open Space is given up in accordance with the <i>Planning and Development Act 2005</i>, to accommodate 'Residential' development. The subject area is proposed for industrial development.</p> <p>No modification to structure plan required.</p> |
| | <p><u>Local water management strategy.</u> The document does not provide the work required to support the recommendations made in the LWMS. For instance, the LWMS does not 'prove up' the geotechnical study for stormwater design or demonstrate what needs to be done to meet the design objectives and criteria. The LWMS's stormwater management strategy should make recommendations based on appropriate measurement and modelling. The methodology of the Australian rainfall and runoff: a guide to flood estimation for hydrological and hydraulic analyses is a prerequisite to infrastructure design. No surface water modelling has been undertaken as required with preparation of a LWMS and no preliminary calculations or sketches are provided all of which are required to provide proof of concept.</p> <p>Drainage modelling needs to be undertaken to determine the detailed land requirements and flood ways needed to cope with storm events. The location of the surface flow paths and floodwater storage areas needs to be shown so that consultation with the department and drainage service providers can occur to establish</p> | <p><u>Uphold</u></p> <p>It is recommended that the LWMS is updated in accordance with measurement and modelling and the following documents:</p> <ul style="list-style-type: none"> • Better Urban Water Management (WAPC, Oct 2008); and • Developing a local water management strategy (DoW, Dec 2008). <p>In particular, the LWMS needs to demonstrate stormwater design criteria (detailed land requirements and floodways - not just principles) to meet stormwater objectives.</p> <p>The location of the surface flow paths and floodwater storage areas needs to be shown to establish acceptability for meeting flood protection, amenity and other requirements.</p> <p>Provisions of the LWMS need to be incorporated into the structure plan map and text.</p> |

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| | | <p>acceptability for meeting flood protection, amenity and other requirements.</p> <p>The DWER would support the use of tree pits along road verges particularly as a strategy where on site infiltration is limited by slow draining soil types.</p> | |
| <p>8.</p> | <p>City of Albany</p> | <p><u>Contribution Planning</u> The contribution plan prepared for the Ardess structure plan indicates the need for contributions for a school, Terry Road, Range Road and intersection treatment at Mercer Road and Range Road.</p> <p>May be that more information is necessary to validate cost per dwelling. Information including:</p> <ol style="list-style-type: none"> 1. Total cost of infrastructure; 2. Determine proportion of vehicle usage of infrastructure; <ol style="list-style-type: none"> a. Vehicle usage external; and b. Vehicle usage occurring from structure plan area; <ol style="list-style-type: none"> i. Based on average annual daily traffic. 3. Determine total development cost relevant to structure plan area; <ol style="list-style-type: none"> a. Based on proportion of vehicle use. 4. Determine expected dwelling count; <ol style="list-style-type: none"> a. Based on 14dwelling/ha. 5. Determine cost per dwelling; 6. Determine payback cost attributed to landholder ceding road reserve. | <p>It is recommended that a Cost Apportionment Schedule is prepared to ensure costs are evenly shared between landholders (validate cost per dwelling).</p> <p>A traffic impact assessment should be completed to identify necessary infrastructure treatments and upgrades and vehicle usage.</p> <p>The sharing of costs should be based on the proportion of vehicle usage (includes external), cost to design, cost to develop and cost to cede land.</p> <p>The onus should be on individual landholders to coordinate their timing and development with adjoining landholders or to recoup applicable development costs in accordance with Section 159 of the <i>Planning and Development Act 2005</i>.</p> <p>The following specific modifications in relation to contributions are recommended.</p> <ul style="list-style-type: none"> • Recommend modifying the Terry Road contribution provision 1D), to comply with a traffic impact assessment and Cost Apportionment Schedule. <p>D) The costs of future widening to 4 lanes are to be met by the City or from development contributions from outside of this Contribution Plan.</p> <p>May be that the contribution condition reads something like:</p> <p><i>The land required for the widening of Terry Road, as shown on the structure plan and in accordance with the traffic impact assessment and Cost Apportionment Schedule is to be set aside as a separate lot for acquisition pending future road widening requirements. An easement is to be provided over all of the lot to be set aside for the benefit of the remaining lot(s) for the purpose of providing vehicular access, right of footway, water, sewer, drainage, gas, electricity, television, telecommunications and other necessary service infrastructure, pending construction of the future road widening to the satisfaction of the Western Australian Planning Commission.</i></p> <p><i>The widened section of Terry Road, as shown on the structure plan and in accordance with the traffic impact assessment, is to be constructed and drained at the cost of the landowner/applicant. In relation to this condition, the traffic impact assessment is to determine</i></p> <ul style="list-style-type: none"> • Recommend modifying the primary school contribution provisions 5K) and 5L), as follows. K) The Terry Road developer and the Warrenup developer (west of Chester Pass Road) are to make a pro-rata contribution towards the cost of the primary school site and reimburse the Walmsley developer. L) Should superlots be created on Lot 521 Mercer Road, there is a requirement for a pro-rata contribution to address Provision 'J' which takes account of Provision 'K'. <p><i>Arrangements being made, to the satisfaction of the Western Australian Planning Commission, for the transfer of land identified for school, free of cost to the Department of Education for the provision of a primary school site(s) to serve the area. The land denoted as proposed primary school site on the structure plan is to be set aside as a separate lot,</i></p> |

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| | | | <p>pending the acquisition of the land by the Department of Education. At the residential subdivision stage, the landowner/applicant is to make a pro-rata contribution towards the cost of the acquisition of the primary school site identified in the subdivision locality, to the satisfaction of the Department of Education.</p> <ul style="list-style-type: none"> Recommend modifying the Range Road contribution provision 2F), as follows; F) Range Road, within the Contribution Plan area, to be constructed to a sealed standard for 2 lanes, 7m seal with 8.2m pavement width, kerbed and appropriate drainage, met 50% by the Walmsley developer and 50% by the Ardess developer. <p>F) Range Road, within the Contribution Plan area, being constructed in accordance with the traffic impact assessment and Cost Apportionment Schedule, to the satisfaction of the City of Albany.</p> <p>In relation to this condition, the expectation is that Range Road is ceded to accommodate 4 lanes and developed in the interim to a sealed standard for 2 lanes, 7m seal with 8.2m pavement width, kerbed and appropriate drainage.</p> <ul style="list-style-type: none"> Recommend deleting the contribution provisions 2G) as follows: G) The costs of future widening to 4 lanes are to be met by the City or from development contributions from outside of this Contribution Plan. <p>The expectation is that Range Road is ceded to accommodate 4 lanes. The cost of ceding is not to be met by the City. The Cost Apportionment Schedule should account for the ceding of land.</p> <ul style="list-style-type: none"> Recommend modifying contribution provision 3H), as follows; H) The Walmsley developer and the Ardess developer are is partly not responsible for upgrading this intersection. The costs of any required intersection upgrade are to be met by the City or from development contributions from outside of this Contribution Plan. <p>The Cost Apportionment Schedule should account for the development of infrastructure.</p> |
| | PUBLIC | | |
| 9. | | <p><u>Ardess Estate</u> Ardess Estate is a popular industrial estate providing affordable and flexible accommodation to businesses in Albany. Currently the site has a mixture of small transport, logistic and warehouse uses. The current tenants have chosen to locate in Ardess Estate as leasing land significantly reduces the upfront cost of setting up a site. Growth in the estate has been substantial over the past 5 years with further development expected as all buildings are currently occupied. Further growth of the estate will add to the economic activity and job creation of the area whilst attracting new business to Albany.</p> <p>Light and general industry land for lease is limited, making development difficult in this sector. We support the proposed extension of the industrial area surrounding Ardess Estate to ensure a long term supply of industrial land within a reasonable proximity to other commercial areas and good accessibility to the CBD and rural land.</p> | <p><u>Noted</u></p> <p>No modification to structure plan required.</p> |

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| | Historically Ardess Estate has provided affordable accommodation which is essential for the growth of small to medium businesses in Albany. In the past 12 months Ardess Pty Ltd has developed a small warehouse complex which is aimed at start up and small business to allow a stepping stone into medium industrial sites. Further development of this model is planned as there is a gap in the market for 90-150sqm sheds in a price range achievable to start-up businesses. | |
| 10. | <p><u>Competition and Development Standards</u> Object strongly to the Walmsley Local Structure Plan.</p> <p>We are developers of Pendeen General Industrial Estate, we are trying to continue the establishment of Pendeen General Industrial Land we have land (21 hectares) available and ready access to Albany's freight route, Menang Drive.</p> <p>We have to provide roadside kerbing, underground drainage, street lighting these things seem not to be provided by Ardess and we consider that this is not putting us on an equal footing with Ardess developers.</p> | <p><u>Uphold in-part</u></p> <p>It is recommended that provision is included within the structure plan to ensure roads are developed to an urban standard, to the satisfaction of the City.</p> |
| | <p><u>Future Access – Chester Pass Rd</u> With the proposed expansion of Ardess Industrial Estate more trucking companies could move into this area and continue south on Chester Pass Rd towards the main roundabout of Albany instead of heading out of town and utilising the bypass ring road- Menang Drive.</p> <p>There is a statement in the Environment Assessment Capability Assessment Report - "that restricted access vehicles may not be guaranteed access to Chester Pass Rd between Menang Drive and the main roundabout when Menang Drive is completed," how would the City of Albany enforce this policy in the future?</p> | <p><u>Noted</u></p> <p>It is recommended that the structure plan is modified to ensure Development Approval applications for transport depots are subject to Temporary Development Approval (e.g. reviewed every 5 years).</p> <p>The structure plan currently states: <i>Development that incorporates restricted access vehicles will be advised that there is no guarantee that restricted access vehicles will be permitted to use Chester Pass Road between Menang Drive and the main roundabout (intersection with Albany Highway, North Road and Hanrahan Road) following the Albany Ring Road being completely constructed and operational to the Port of Albany. Associated development approvals may also contain conditions or advice relating to future limitations of access for restricted access vehicles.</i></p> |
| | <p><u>Land Supply/Demand</u> If Ardess Industrial Estate expands, this will further stress a depressed market for industrial land.</p> | <p><u>Noted</u></p> <p>It is recommended that an industrial demand and supply analysis is undertaken to validate identifying additional land for industry.</p> |
| | <p><u>Land Use Conflict</u> Not good planning to increase industrial land when surrounded by residential.</p> | <p><u>Uphold</u></p> <p>It is recommended that the structure plan is amended to support light industrial activities (not general industrial) adjacent to residential areas. Co-locating light industry and residential provides opportunity for employment within walking distance.</p> <p>It is recommended that the structure plan is modified to ensure provisions and land use classifications are implemented to avoid potential conflict between some light industry uses and adjacent uses. E.g. Service Station is changed from 'P' to 'D' use in the Light Industry zone.</p> |
| 11. | <p><u>Employment Opportunity</u> Support the Ardess - Walmsley Structure Plan as proposed by Ten Year Developments for the following reasons:</p> | <p><u>Noted</u></p> <p>No modification to structure plan required.</p> |

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| | | <ul style="list-style-type: none"> • It creates an opportunity for local employment and business growth. • It will provide an enhanced central location for existing and new business ventures. • It complements the existing plan Ardess has for its land. • There is minimal environmental impact with the retention of native vegetation. | |
| 12. | | <p><u>Policy Principles</u> It is apparent that the proposal to expand the Ardess Industrial area has had little regard to the objectives and recommendations of State Planning Policies such as;</p> <ul style="list-style-type: none"> • SPP 5.4 Road and Rail Noise and Freight Considerations in Land Use Planning. • Policy DC4 Industrial subdivision. • SPP4.1 Industrial Interface. • EPA Environmental Assessment Guidelines for Separation Distances between Industrial and sensitive land Uses <p>The land owners of Lots 6 and 271 on the western side of Chester Pass Road and Lot 5498 to the north, object to the absence of buffers. Transport depots as noted in the EPA's 'Environmental Assessment Guidelines for Separation Distances between Industrial and Sensitive Land Uses', are associated with gaseous, noise, dust and odour issues and a 200 metre separation distance is recommended.</p> | <p><u>Uphold</u></p> <p>It is recommended that the structure plan is modified by deleting provision for transport depots within 200m buffer.</p> |
| | | <p><u>Transport depot</u> A location of transport orientated uses within the proposed ring road will draw traffic into the urban core and will have a significant impact on the amenity of the Residential, Community and Commercial areas.</p> <p>Transport depots may be denied access along Chester Pass Road when the ring road is constructed. Therefore makes no planning sense to locate transport depots in the area. Likely create significant issues in the future.</p> | <p><u>Uphold in-part</u></p> <p>Large restricted access vehicles (RAV's) are permitted to travel on the Chester Pass Road, which adjoins the subject land.</p> <p>The structure plan states (section 6.3):</p> <p><i>Development that incorporates restricted access vehicles will be advised that there is no guarantee that restricted access vehicles will be permitted to use Chester Pass Road between Menang Drive and the main roundabout (intersection with Albany Highway, North Road and Hanrahan Road) following the Albany Ring Road being completely constructed and operational to the Port of Albany. Associated development approvals may also contain conditions or advice relating to future limitations of access for restricted access vehicles.</i></p> <p>It is recommended that the structure plan is modified to ensure Development Approval applications for transport depots are subject to Temporary Development Approval (e.g. reviewed every 5 years).</p> |
| | | <p><u>Traffic Impact Assessment</u> A detailed traffic impact assessment, as required by State Planning Policy 5.4 has not been prepared for what purports to be a significant transport orientated development.</p> <p>It is likely that alternative access to Chester Pass Road will be required which will result in heavy goods vehicles being drawn through surrounding residential areas. The owner of Lot 5498 is likely to be</p> | <p><u>Uphold</u></p> <p>It is recommended that the structure plan is modified by way of a Traffic Impact Assessment. The Traffic Impact Assessment needs to determine appropriate routes for RAVs, function of roads and intersection treatments associated with traffic movement and volumes.</p> <p>It is recommended that the structure plan makes provision to ensure the northern road connection to Chester Pass Road is for as-of-right vehicles only...or justify otherwise.</p> |

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| | impacted if this occurs and objects to such access as it will detrimentally impact on his residential development. | |
| | <p><u>Sewer</u> Excluding the area from scheme sewer will significantly increase the cost of bringing the sewer into the area. Connection to sewer will also enable the Ardess Industrial Estate to provide a wide range of lot sizes ranging from 2,000m² upwards.</p> | <p><u>Uphold</u> It is recommended that the structure plan is modified to ensure that all of the additional land proposed by the structure plan is provided with reticulated sewerage.</p> |
| | <p><u>Crossover Lot 10 – Chester Pass Rd</u> The existing access to Chester Pass Road does not provide passing /slip lanes for heavy vehicles either entering or exiting the site.</p> | <p><u>Noted</u> Main Roads stated in their submission, the following: <i>Any change of use or upgrading of the current driveway access to Chester Pass Rd is to be approved by Main Roads. As the development grows further treatments to the existing crossover access may be required (turn pockets etc).</i> It is recommended that the structure plan is modified to ensure development applications are referred to MRWA for comment. Should a Traffic Impact Assessment declare otherwise, it is recommended that a provision is included in the structure plan notifying developer(s) that further treatments to the existing Chester Pass Road crossover may be required (e.g. turn pocket) as industrial development grows.</p> |
| | <p><u>Brooks Garden Activity Centre - viability</u> The development of an extensive industrial area within the primary catchment area of the Brooks Garden Activity Centre will do little to support the viability of the centre. Fully serviced lots ranging from 2,000m² upwards will generate significantly more jobs over the long term and will be more compatible with the surrounding area. Rather than space extensive industrial development, a greater emphasis on residential development will support the Activity Centre.</p> | <p><u>Uphold</u> It is recommended that the structure plan is modified to ensure a range of lot sizes in the industrial precinct (including lots 4000m² - 1ha).</p> |
| | <p><u>Terry Road</u> The owners of Lot 4925 and 5498 Terry Road object to the designation of Terry Road as an Integrated Arterial Road which will require a five metre road widening on either side. In discussion with MRWA, the CoA and DPLH, it was agreed that Mercer Road and Terry Road would be designated as Neighbourhood Connector Roads.</p> | <p><u>Noted</u> Road hierarchy should reflect existing and proposed function/characteristic - in keeping with Liveable Neighbourhoods. E.g. 'Primary Distributor', Integrator Arterial', 'Neighbourhood Connector'. It is recommended that the structure plan is modified by way of a Traffic Impact Assessment. The Traffic Impact Assessment needs to determine function of roads associated with traffic movement and volumes.</p> |
| | <p><u>Residential Density</u> The proposed designation of R5-10 Residential development along the southern side of Terry Road will significantly impact on the viability of constructing Terry Road to an Arterial Road standard.</p> | <p><u>Uphold</u> It is recommended that the structure plan is modified to show proposed R5/10 area as having proposed minimum density code of R20.</p> |
| | <p><u>POS</u> The size of Lot 521 provides an opportunity to consolidate the POS requirement to create a District Open Space area to cater for future active recreation. The designation of the vegetation running east-west across the property as POS is contrary to Liveable Neighbourhoods and Council's POS Policy and will result in inadequate provision for active POS. It also represents a lost opportunity to create a district</p> | <p><u>Uphold</u> The following is recommended for POS:</p> <ul style="list-style-type: none"> • Relocate and redefine POS to serve particular function, including 'recreation', 'nature' and 'sport'. • Centralise POS, locate adjacent to school and define as a district size space. • Delete POS at south east corner. |

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| | | <p>POS area which in association with a primary school could become a major attraction.</p> | <ul style="list-style-type: none"> • Modify/rationalise southern POS configuration. • Delete POS – conservation strip. Keep portion adjacent to school site for ‘nature’ space (POS for the purpose of conservation is not permitted). • Unless appropriately designed, delete basins from POS areas. Refer to draft Liveable Neighbourhoods for appropriate stormwater design measures located in POS areas. • Revegetation using native species (where currently there is very little native species and diversity) in areas of POS to promote fauna habitat and flora diversity. <p>Recommend showing landscape strips on the structure plan – around light industrial areas and adjacent to Range Rd...in accordance with the EPA’s (2015) Draft Guidance Statement No. 3 Separation Distances Between Industrial and Sensitive Land Uses.</p> <p>Recommend locating High density adjacent to POS. Recommend including surveillance provision for dwellings fronting POS.</p> |
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SUBDIVISION GUIDE PLAN

Lot 973 Nanarup Road Lower King, City of Albany



LEGEND

- Subject Land
- Existing Lot Boundaries
- Proposed Lot Boundaries
- Existing Vegetation
- Proposed Vegetation
- Existing Buildings
- Existing Crossing
- Existing Dams
- Creek Line
- Creek Line Protection Area
- Drainage line
- View Corridor
- Development Exclusions Area
- Proposed Building Envelope
- Additional Uses Site
Tourist Accommodation

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CITY OF ALBANY
LOCAL PLANNING SCHEME No. 1

LOCAL STRUCTURE PLAN No.17

RURAL RESIDENTIAL AREA No. 11
LOTS 1 & 973 NANARUP ROAD, LOWER KING

Endorsement

This structure plan is prepared under the provisions of the City of Albany Local Planning Scheme No. 1.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

_____ Date

Signed for and on behalf of the Western Australian Planning Commission:

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

Amendments:

| Amendment No. | Summary of Amendment | Amendment Type | Date Approved (WAPC) |
|---------------|----------------------|----------------|----------------------|
| | | | |
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EXECUTIVE SUMMARY

The Local Structure Plan has been prepared to guide subdivision and development of Lots 1 and 973 Nanarup Road, Lower King, Albany, for Rural Residential purposes and ‘Additional Uses’ sites for short stay accommodation and aquaculture.

The land is located approximately 15 kilometres from the Albany Central Area and is currently used to agist stock.

The land is designated for rural residential development in the City of Albany Local Planning Strategy and will effectively form an extension of the Sheringa Park rural residential area which abuts its western boundary.

Key elements of the plan include:

- Provision for 26 rural residential lots ranging in size from 1.0ha to 2.9ha in area clustered on the more elevated areas of the property and two larger lots of 8.0ha and 9.8ha incorporating the creekline and surrounding lower lying land.
- Protection of Johnson Creek within an extended creek protection area.
- Provision for a secondary means of access and egress for Sheringa Park to the west which currently only has one point of access/egress in emergency situations.
- The designation of ‘Additional Uses’ sites for short stay accommodation and aquaculture.
- The incorporation of development and associated scheme provisions to minimise the export of nutrients into Oyster Harbour, provision for a buffer to rural land use to the north and incorporation of best practice bushfire management.

Key Outcomes of the Local Structure Plan area summarised in the Table below:

| Table 1: Local Structure Plan Summary | | | |
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| Item | Data | | Section number reference within the Local Structure Plan report |
| Total area of local Structure Plan | 60.71 ha | | 1.0 |
| Land Use Proposed | Area | Lot Yield | |
| Rural Residential | 53.81 ha | 28 lots | Part 2 |
| Additional Uses | | | Part 2 |
| • Aquaculture | 2.9 ha | 1 lot | |
| • Tourist Accommodation | 4.0 ha | 1 lot | |
| Creek Line Protection Area | 2.67 ha | | |
| Building Exclusion Area | 15.14 ha | | |
| Estimated dwellings | 29 | | Part 2 |
| Estimated holiday chalets | 12 | | |
| Estimated Additional Population | 70 | | |

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PART 1. – STATUTORY

1.0 Local Structure Plan Area

The Local Structure Plan Area consists of Lot 1 and Lot 973 Nanarup Road as shown below.

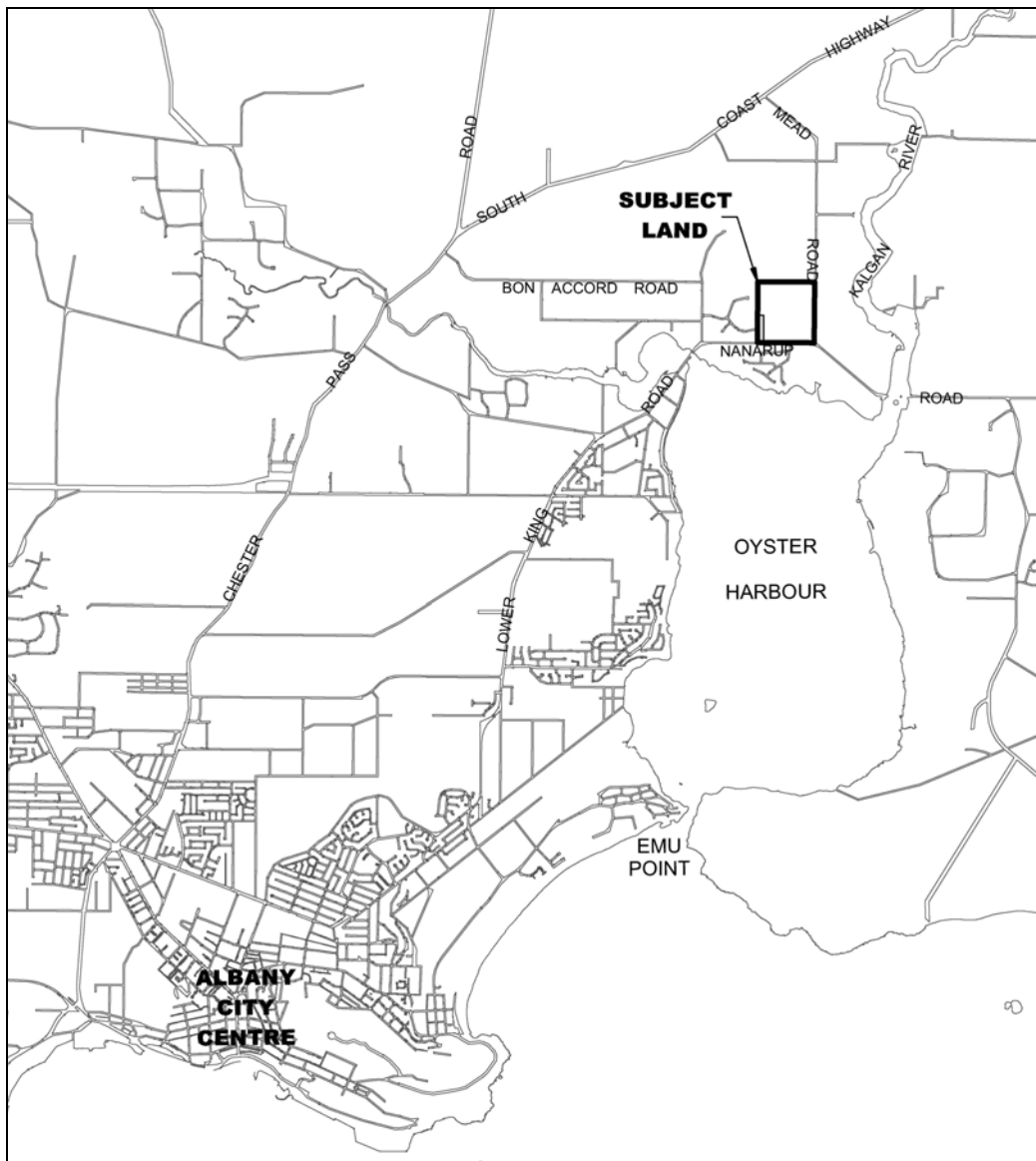


Table 2: Land Description

| Land Description | Plan/ Diagram | Vol | Folio | Area | Street Address | Owner |
|-----------------------|------------------|------|-------|----------|--------------------------------|---|
| Lot 1 Nanarup Rd | D37903 | 1533 | 461 | 2.9 ha | 93 Nanarup Rd, Lower King. | Steven Craig Lucas |
| Lot 973 Nanarup Rd | P104135 | 2218 | 331 | 57.81 ha | 133 Nanarup Rd, Lower King. | George Arthur Clark Pauleen Margaret Clark |

2.0 Content of Local Structure Plan

The Local Structure Plan (LSP) comprises two parts being:

1. Statutory; containing the Local Structure Plan Map (Following Page)
2. Explanatory; referring to the background for and issues inherent in the Local Structure Plan as set out in Local Planning Scheme No. 1 Amendment No. 7.

3.0 Relationship to Local Planning Scheme No. 1

The requirements of the LSP apply as if they were part of the Scheme.

In any conflict between scheme clauses or provisions and the LSP, the provisions or clauses of the scheme shall prevail.

Words and expressions used in the LPS have the same meaning as given in Local Planning Scheme No. 1.

Pursuant to clause 27 Schedule 2 Part 4 of the Planning and Development (Local Planning Schemes) Regulations 2015, due regard is to be given to the requirements of the Local Structure Plan in any subdivision and development applications.

4.0 Operation

This Local Structure Plan comes into effect on the date that it is endorsed by the Western Australian Planning Commission (WAPC).

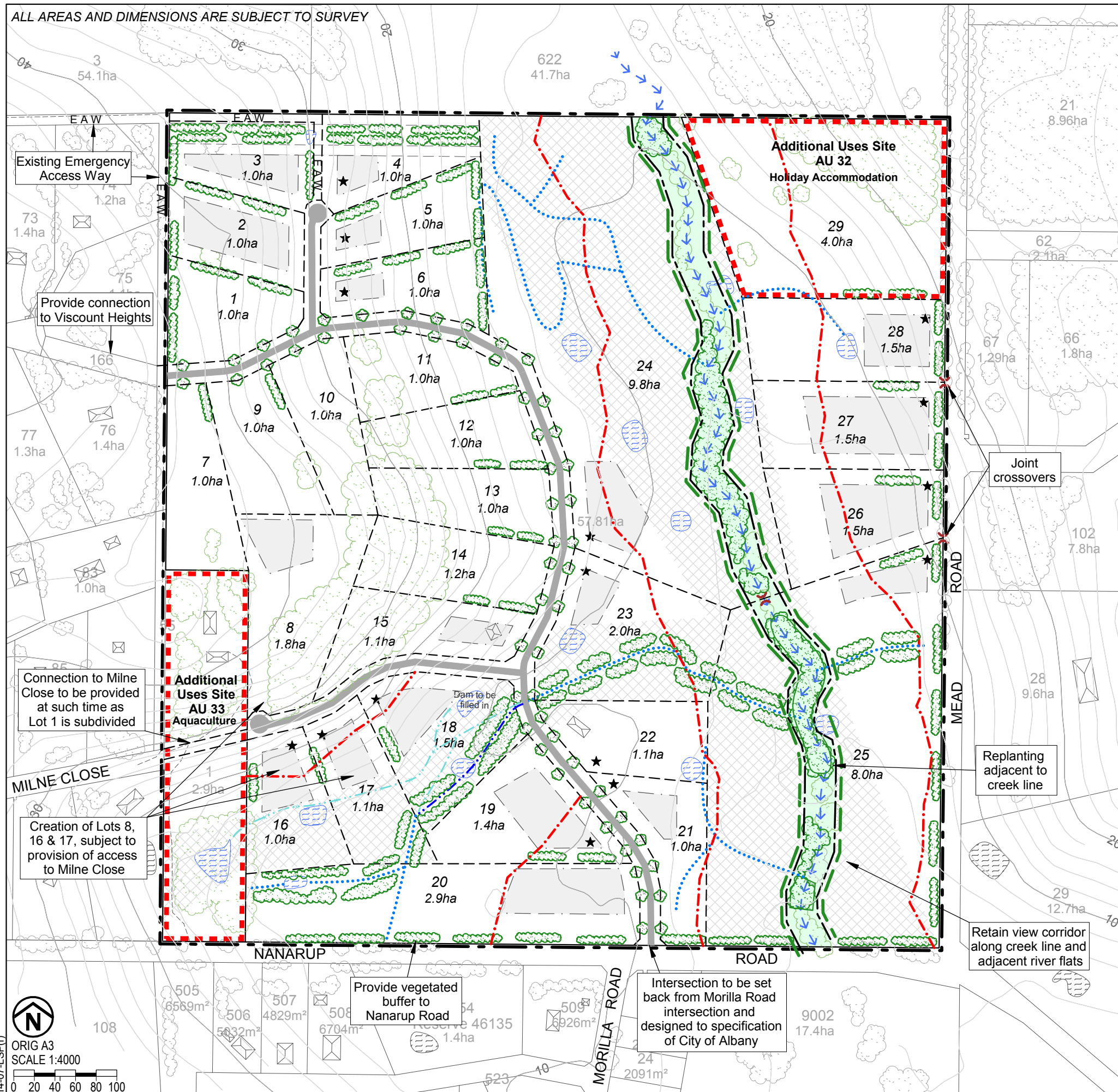
5.0 Subdivision and Development Requirements

Subdivision of lots within the Local Structure Plan area shall generally be in accordance with the endorsed Local Structure Plan. Staging of the subdivision will be subject to demand and subject to conditions of subdivision approval.

Land use and development shall have regard to Schedule 14 - Rural Residential zone of the City of Albany Local Planning Scheme 1, and development within the Additional Uses zone shall have regard to Schedule 2 - Additional Uses of the Local Planning Scheme 1.

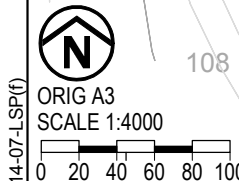
LOCAL STRUCTURE PLAN FINAL VERSION

Lots 1 & 973 Nanarup Road
Lower King, City of Albany
March 2018



LEGEND

- Subject Land
- Existing Lot Boundaries
- Proposed Lot Boundaries
- Existing Vegetation
- Proposed Vegetation
- Existing Buildings
- Existing Crossing
- Existing Dams
- Creek Line
- Creek Line Protection Area
- Proposed Extension to Creek Protection Area
- Existing Drainage to be Retained
- Existing Drainage to be Filled In
- Proposed Drainage Line
- 100m Effluent Disposal Setback
- Indicative Effluent Disposal Areas Subject to detailed assessment at development stage
- Emergency Access Way
- Building Exclusion Area
- Proposed Building Envelope
- Additional Uses Sites



AYTON BAESJOU
PLANNING

59 Peels Place
ALBANY WA 6330
Ph 9842 2304 Fax 9842 8494

PART 2 – EXPLANATORY

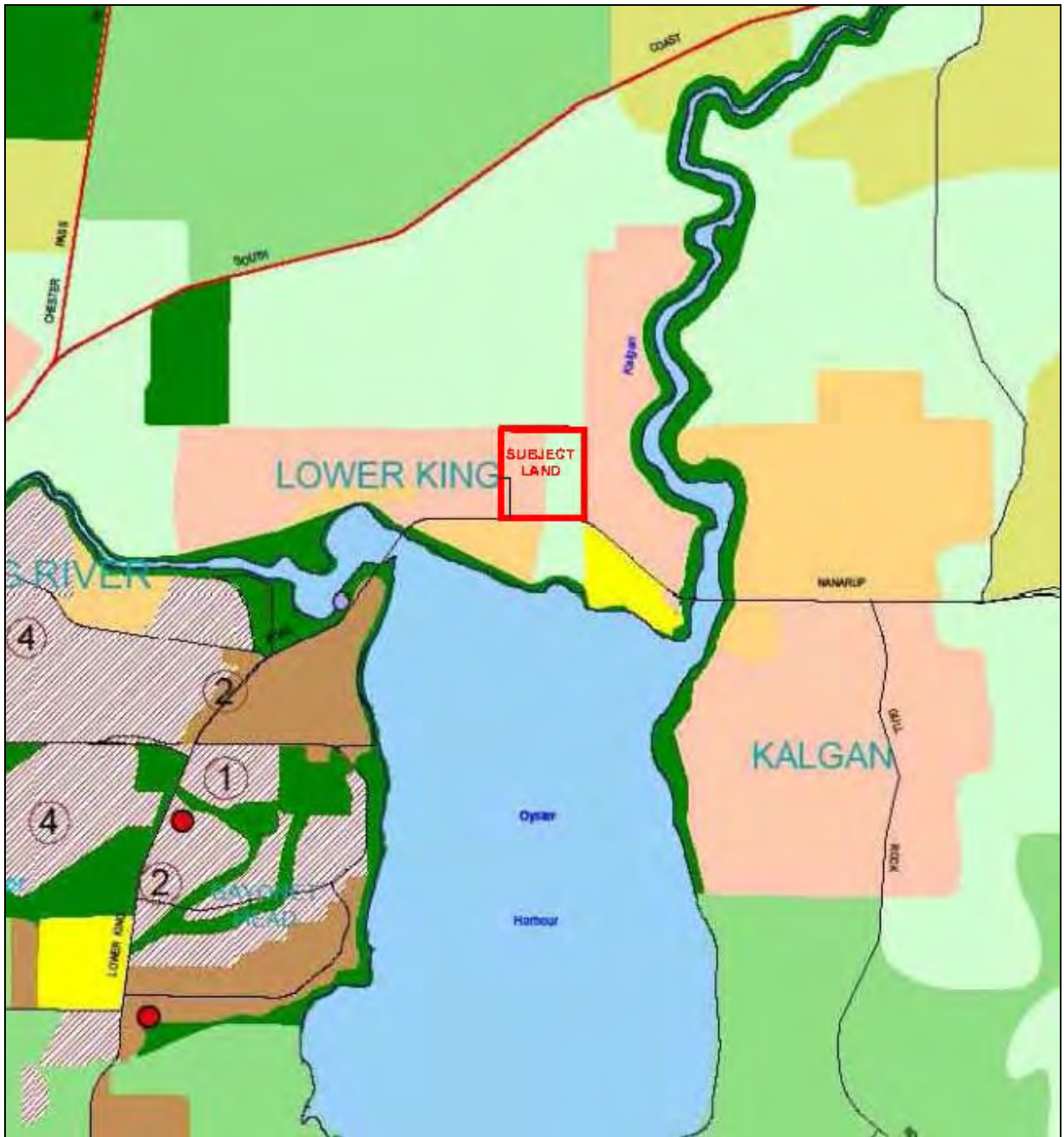
The purpose of the Local Structure Plan is to provide a guide as to how Lot 973 Nanarup Road can be subdivided for rural residential purposes, taking into account:

- land capability;
- vegetation and landscape protection;
- bushfire protection;
- creek line protection and management;
- onsite effluent disposal and retention of nutrients on site;
- access to and from Nanarup Road.

Detailed background information relating to these matters is contained in the Local Planning Scheme No. 1 Amendment No. 7 documentation.

Key elements of the Local Structure Plan are:

- The creation of 28 rural residential lots. 26 ranging in size from 1.0 ha to 2.9 ha are clustered on the more elevated areas of the property.
- Two larger lots of 9.8 ha and 8.0 ha encompass Johnson Creek and the adjacent lower lying land. This will facilitate ongoing management of the creek line and retains a landscape corridor on either side of the creek with development restricted to the more elevated land.
- Lot layout and building envelopes ensure that development and associated onsite effluent disposal systems will be located on land with a high capability and well set back from more poorly drained land.
- Remnant vegetation is retained with appropriate setbacks for adjacent development to meet fire management requirements.
- A landscaped buffer is provided to General Agricultural land abutting the northern boundary.
- The road system will connect through to Sheringa Park to the west providing both developments with the necessary secondary access/egress.
- The intersection onto Nanarup Road will be designed to Austroads standards to take account of Morilla Road intersection on the opposite side of the road.
- Two additional uses sites are proposed, one in the south west corner and one in the north east corner. The former provides for aquaculture to be developed utilising the existing dam on the property and the latter allows for tourist accommodation to be developed. Incorporation into Schedule 2 - Additional Uses of Local Planning Scheme No 1 provides for appropriate conditions to be established to guide and manage the development of these additional uses.
- Bushfire planning and preparation of BAL mapping for the property confirms that all proposed lots with one exception, have development areas where BAL 12.5 or less will apply. The exception has a BAL of predominantly 19.



Extract of map 9B of the Local Planning Strategy



Government of **Western Australia**
Department of **Communities**



AMENDMENT TO APPROVED MCKAIL STRUCTURE PLAN

Lots 1, 2 & 3 South Coast Highway, McKail

Updated report 11 April 2018

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Figure 2: Location Aerial View of McKail Structure Plan Area

Background

Location

The suburb of McKail is located approximately 5km northwest of the Albany town centre. It is generally bounded by Albany Highway to the north and east, Link Road to the west and South Coast Highway to the south. The suburb adjoins Marbellup to the east, Willyung, Warrenup, Milpara and Orana to the north and east and Gledhow to the south.

The suburb has a mix of General Agriculture, Rural Residential, Public Use land uses to the west and mix of older housing stock and new residential development in the eastern and portion of the suburb. There is a single commercial centre in the suburb with a Local Centre located at the corner of Albany Highway and Lancaster Road.



Figure 1: McKail Location Aerial View

The Site

Lots 1, 2 & 3 South Coast Highway form the *Approved McKail Structure Plan* (the site). The site extends north from South Coast Highway to Celestial Drive and is bound by Clydesdale Road to the east and existing residential development to the west. The site is 1.5km west of a Neighbourhood Centre in the adjoining suburb of Orana and within 2km of North Albany Senior High School and South Regional TAFE. The site is well connected

with road transport links to the town centre and airport. There are also multiple bus stops within a walkable distance.



Figure 2: Location Aerial View of McKail Structure Plan Area

Zoning

The site was previously entirely zoned 'Future Urban' under the *City of Albany Local Planning Scheme No. 1 (LPS1)*. The future urban zone is to –

Provide for structure planning of land within the zone to guide and coordinate land use and infrastructure provision where multiple ownerships or larger parcels of land requiring the staging of development is involved.

Stage 1 of the Structure Plan area has been developed for 'Residential' and 'Parks and Recreation', as reflected in *LPS1*. The portion not yet developed in line with the Structure Plan, part of Stage 2 development, remains zoned for 'Future Urban'. Stage 2 proposes Residential, Public Open Space, Local Centre and Primary School land uses.

Structure Plan

Approved Structure Plan

The *McKail Structure Plan* was approved in November 2010 (see **Appendix 1**). The Structure Plan area is partly developed with residential development, road networks and public open space to the north. The Structure Plan includes the location of a primary

school site and additional public open space and residential yet to be developed to the south. The Structure Plan estimates a yield of 460 lots.

The *Detailed Area Plan for Lot 2 South Coast Highway* (see **Appendix 2**) was approved in February 2013. The DAP area was developed as the first part of a two-stage development of the Structure Plan Area (see **Appendix 3**).

Modifications to Structure Plan

The proposed modifications to the Structure Plan, shown on the Structure Plan dated October 2017, (see **Appendix 4**) have been discussed with both the City of Albany and the Department of Planning. Support have been given from both parties in regard to the modifications being consistent with a minor amendment.

The modifications include:

- Residential lot configuration – to provide flexibility for lot configuration, create a greater mix of lot sizes, standardise block layout to facilitate regular lots, improve lot orientation to facilitate 6-star energy ratings for dwellings and reduce laneways and rear loaded product;
- Street layout design – to reduce the overall road percentage, increase the efficiency of traffic movement and improve road interface with South Coast Highway;
- Entry statement – POS to be included at the entrance to the development to provide for an entry statement and ensure that residential lot access points are separated from the intersection with South Coast Highway;
- Recoding of lots coded R30/R40/R50 to R30/40 and R40 – to reflect the actual development as part of Stage 1 and provide appropriate development for the area and attractive streetscapes in Stage 2;
- Increasing density adjacent to public open space from R20 to R30 – to increase surveillance and maximise outlook to and use of space;
- Identify larger R40 lots for grouped dwelling development;
- Include bushfire assessment for the site, and
- Change in the terminology replacing ‘Local Shopping’ with ‘Local Centre’, as to be a consistent zone under the *City of Albany Local Planning Scheme No. 1*.

The location of the primary school and public open space is unchanged. The modified Structure Plan yield is consistent with the original proposal.

Development Conditions

Development and subdivision of lots coded R30/40 and R40 on the Structure Plan will be subject to the provisions of future Local Development Plan (formerly DAPs) which will address the following, to the satisfaction of the Western Australia Planning Commission:

- Buildings envelopes/ setbacks;
- Building heights;
- Garage/ carport positions;
- Access;
- Fencing;
- Site coverage;
- Private open space;
- Outbuildings;
- Landscaping;
- Variations to the Residential Design Codes.

And for lots adjoining South Coast Highway –

- Noise mitigation

And for lots within BAL rating 12.5 or above-

- A requirement for a notification to be placed on the subdivision application approval for lots. The notification should state: “The site is within a bushfire prone area as designated by an Order made by the Fire and Emergency Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development of the site. “

Local Amenity

The proposed modifications to the Structure Plan will provide for a more responsive street and lot layout that provides local amenity, safe and efficient access and promotes a sense of place.

The Structure Plan is compliant with Liveable *Neighbourhoods*, notably in regard to the treatment of the interface with South Coast Highway. As part of a future LDP, lots adjacent to South Coast Highway will ensure dwellings are constructed in accordance with building design and construction treatments in *State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning*.

The modifications will not materially alter the purpose and intent of the approved Structure Plan. Whilst the remainder of the Structure Plan area is subject to subdivision (as part of Stage 2), there is no anticipated reduction in the lot yield for the site with the changes in density and layout. As mentioned previously, the public open space and primary school site allocated will remain unchanged.

Development

Subdivision and development of the southern portion of the site will take place as part of Stage 2, with land development anticipated in the short to medium term.

The site is subject to the *City of Albany Local Planning Scheme No. 1*, and the *Residential Design Codes* except where varied under LDPs.

Bushfire

SPP 3.7 Planning in Bushfire Prone areas requires Structure Plans to be accompanied by a Bushfire Management Plan which includes a Bushfire Hazard Level assessment and BAL contour map. It is important that structure plans consider requirements of the bushfire protection criteria at this level to ensure that Hazard Separation and Zones and Asset Protection Zones can be established at a subsequent planning stage.

A Bushfire Management Plan (BMP) for the site was prepared by Ecosystem Solutions in March 2018 (see Appendix 5). Most of the site is not subject to a BAL rating or within BAL-low. With the provision of low-fuel zones, all residential lots are BAL -29 or below.

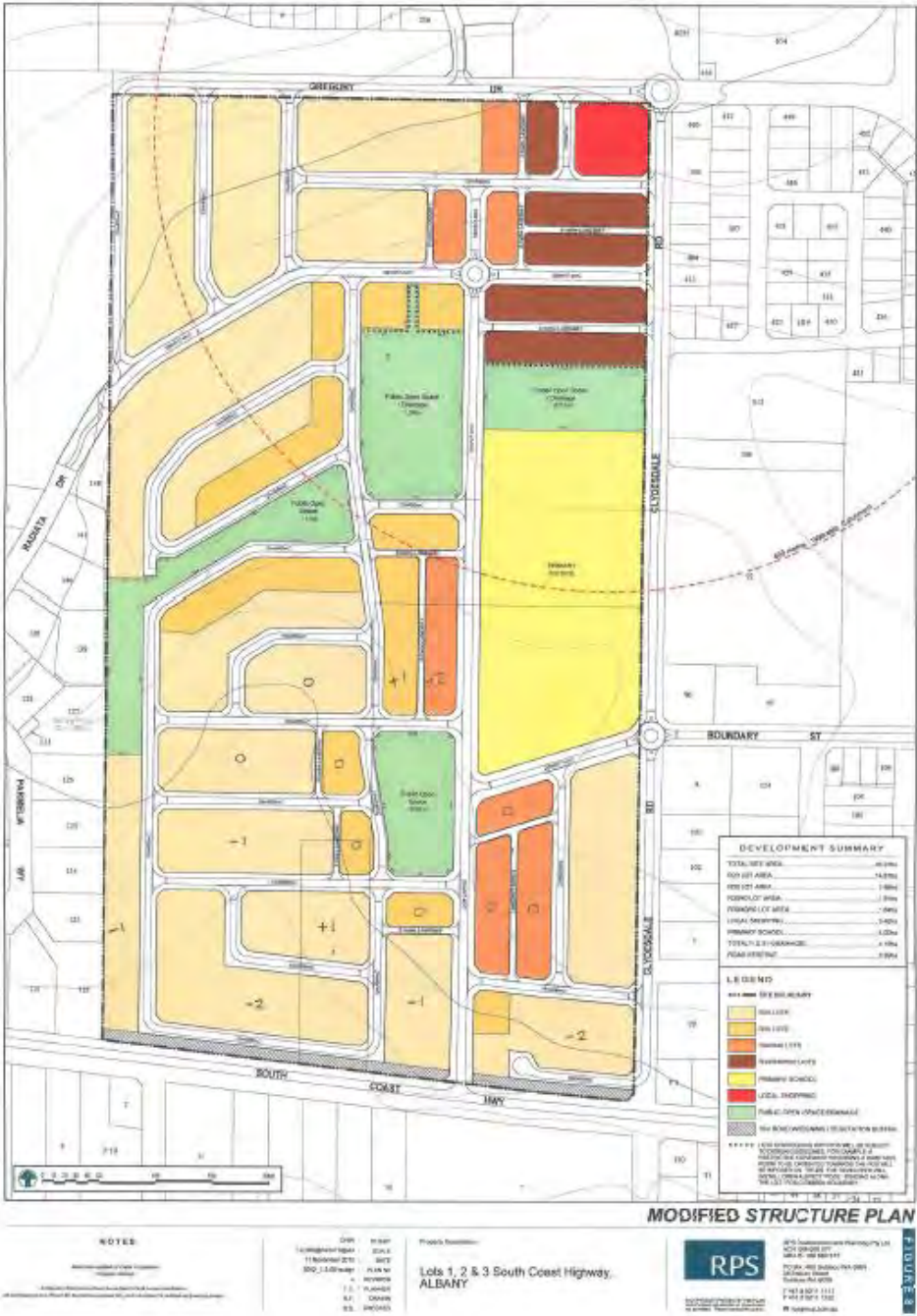
The hazard level of the development is expected to decrease to low for most of the area post vegetation clearing of the school and public open space areas and subject to landscaping and management plans as required. This will be further assessed during with the subdivision of the site.

Conclusion

In the context of the Structure Plan, the modification is considered minor, however it provides notable improvements to the streetscape, lot diversity and the neighbourhood sense of place. The modification will facilitate a greater diversity, choice and affordability of housing in an area supported by a Local Centre, Primary School and a variety of public open space.

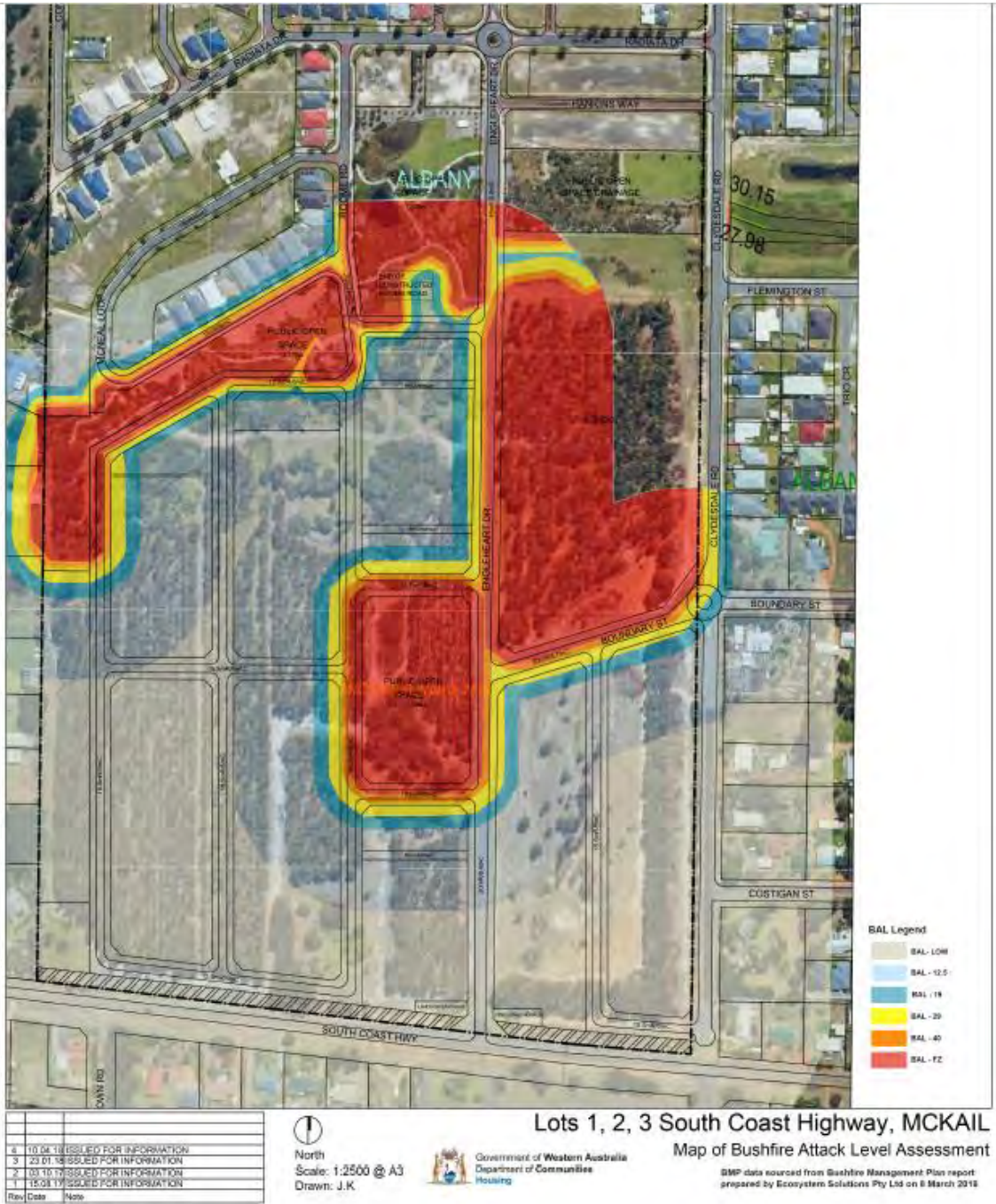
Appendices

Appendix 1 - McKail Structure Plan.

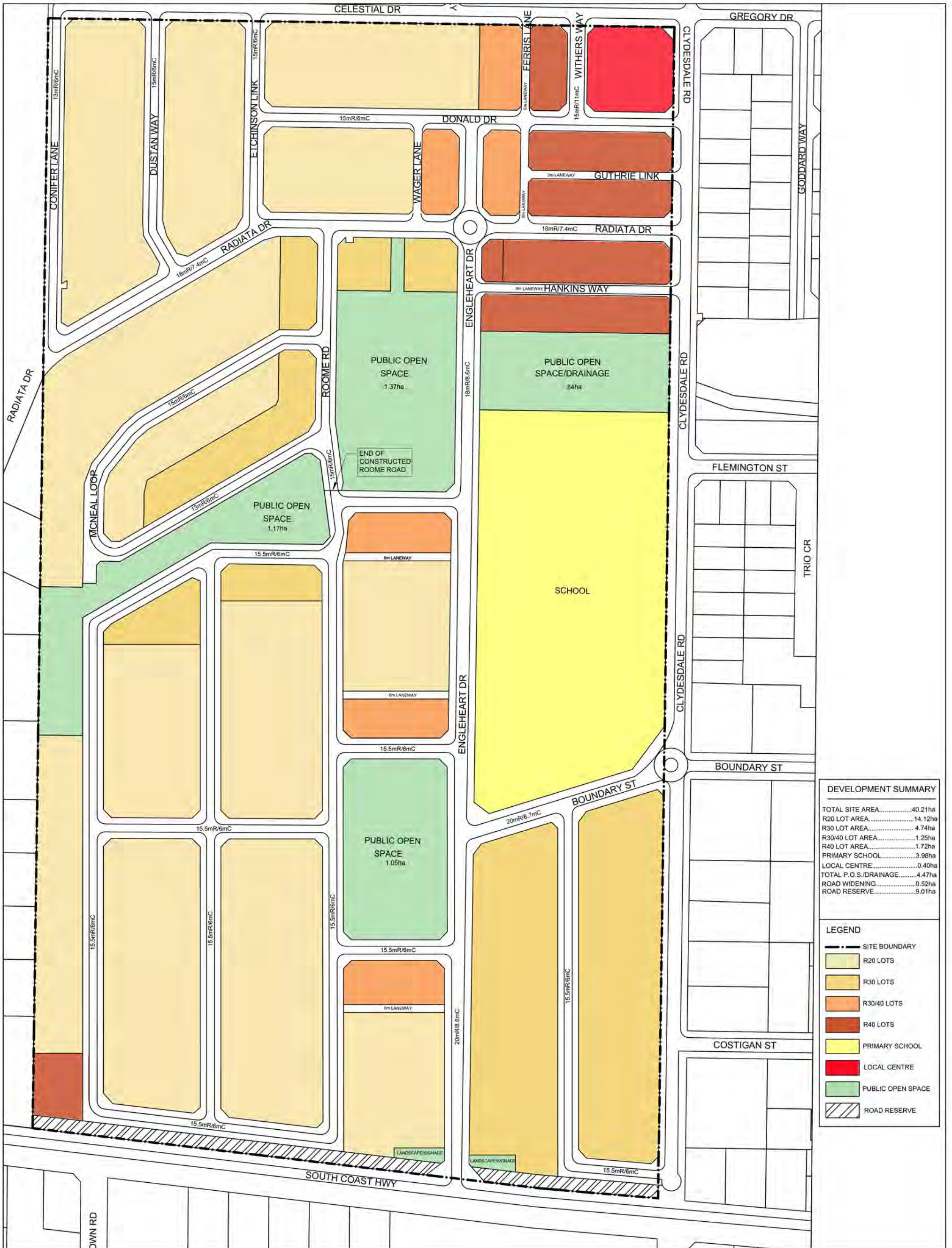


Appendix 3 - Staged Development of Structure Plan Area





Appendix 5 – Bushfire Management Plan



DEVELOPMENT SUMMARY

| | |
|----------------------------|---------|
| TOTAL SITE AREA..... | 40.21ha |
| R20 LOT AREA..... | 14.12ha |
| R30 LOT AREA..... | 4.74ha |
| R30/40 LOT AREA..... | 1.25ha |
| R40 LOT AREA..... | 1.72ha |
| PRIMARY SCHOOL..... | 3.98ha |
| LOCAL CENTRE..... | 0.40ha |
| TOTAL P.O.S./DRAINAGE..... | 4.47ha |
| ROAD WIDENING..... | 0.52ha |
| ROAD RESERVE..... | 9.01ha |

LEGEND

- SITE BOUNDARY
- R20 LOTS
- R30 LOTS
- R30/40 LOTS
- R40 LOTS
- PRIMARY SCHOOL
- LOCAL CENTRE
- PUBLIC OPEN SPACE
- ROAD RESERVE

| Rev | Date | Note |
|-----|----------|------------------------|
| 3 | 23.01.18 | ISSUED FOR INFORMATION |
| 2 | 03.10.17 | ISSUED FOR INFORMATION |
| 1 | 15.08.17 | ISSUED FOR INFORMATION |

North
 Scale: 1:2500 @ A3
 Drawn: J.K



**Lots 1, 2, 3 South Coast Highway, MCKAIL
 MODIFIED STRUCTURE PLAN**

Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

Bushfire Management Plan and Site Details

| | | | |
|---|----------------|---------------------------|--|
| Site Address / Plan Reference: Clydesdale Park | | | |
| Suburb: McKail | State: WA | P/code: 6330 | |
| Local government area: City of Albany | | | |
| Description of the planning proposal: Subdivision of existing lot into 244 residential lots | | | |
| BMP Plan / Reference Number: 18472 | Version: Rev A | Date of Issue: 12/03/2018 | |
| Client / Business Name: Department of Communities (Houseing) | | | |

| Reason for referral to DFES | Yes | No |
|---|--------------------------|-------------------------------------|
| Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the BPC elements)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is the proposal any of the following special development types (see SPP 3.7 for definitions)? | | |
| Unavoidable development (in BAL-40 or BAL-FZ) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Strategic planning proposal (including rezoning applications) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Minor development (in BAL-40 or BAL-FZ) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| High risk land-use | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Vulnerable land-use | <input type="checkbox"/> | <input checked="" type="checkbox"/> |


If the development is a special development type as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Note: The decision maker (e.g. local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

BPAD Accredited Practitioner Details and Declaration

| | | | |
|--------------------------------|--------------------------------|-----------------------------|---------------------------------|
| Name Gary McMahan | Accreditation Level Level 3 | Accreditation No. 35078 | Accreditation Expiry 11/2018 |
| Company Ecosystem Solutions | | Contact No. 0427 59 1960 | |

I declare that the information provided within this bushfire management plan is to the best of my knowledge true and correct

| | | | |
|---------------------------|---|------|------------|
| Signature of Practitioner |  | Date | 12/03/2018 |
|---------------------------|---|------|------------|



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Bushfire Management Plan

Lot 1, 2 & 3 South Coast Highway, McKail

8 March 2018

Prepared for:
Department of Communities (Housing)
C/- Graham Findlay



Limitations Statement

This report has been solely prepared for Department of Communities (Housing) (C/- Graham Findlay). No express or implied warranties are made by Ecosystem Solutions Pty Ltd regarding the findings and data contained in this report. No new research or field studies were conducted other than those specifically outlined in this report. All of the information details included in this report are based upon the research provided and obtained at the time Ecosystem Solutions Pty Ltd conducted its analysis.

In undertaking this work the authors have made every effort to ensure the accuracy of the information used. Any conclusions drawn or recommendations made in the report are done in good faith and the consultants take no responsibility for how this information and the report are used subsequently by others.

Please note that the contents in this report may not be directly applicable towards another organisation's needs. Ecosystem Solutions Pty Ltd accepts no liability whatsoever for a third party's use of, or reliance upon, this specific report.

Document Control

Client - Department of Communities (Housing)

Site - Lot 1, 2 & 3 South Coast Highway, McKail

| Version | Revision | Purpose | Author | Reviewer | Submitted | |
|--------------|----------|--------------|--------|----------|--------------------|-----------|
| | | | | | Form | Date |
| Draft Report | Rev A | Draft Report | DP | KP | Electronic (email) | 8/03/2018 |
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Filename: \\ECONAS\Data\PROJECTS\18472 Clydesdale Park McKail Stage 2 BMP (Dept of Communities - Housing)\Reports\Lot 1, 2, 3 South Coast Highway BMP.docx

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1 Proposal

This Bushfire Management Plan (BMP) has been prepared for Lot 1, 2 & 3 South Coast Highway, McKail, within the Clydesdale Park Estate (**hereafter referred to as the 'Site'**) by Ecosystem Solutions Pty Ltd, Gary McMahon (B.Sc. M. Env Mgmt. PG Dip Bushfire Protection).

The Site is 40.21 ha and borders Clydesdale Road to the east and South Coast Highway to the south. The vegetation consists of introduced *Eucalyptus* trees, mainly Blue Gums.

The Site is located within the urban area of the City of Albany, with Albany town centre approximately 7km south east of the Site. Residential houses and small pockets of trees surround the Site, with public open space provided to the north.

The proposal is to subdivide the Site (Figure 1) to contain:

- Residential lots, 244, with areas ranging from 293 m² to 608 m²;
- Public open space;
- Local shopping;
- Primary School;
- Internal roads, 11; and
- Roadside verge on the south of the Site, bordering South Coast Highway.

The Site is located within a bushfire prone area, as declared by State Planning Policy 3.7: Planning in Bushfire Prone Areas (Figure 2).

The purpose of this BMP is to detail the fire management methods and requirements that will be implemented within and around the Site to reduce the threat to residents and fire fighters in the event of a fire.



Figure 1 Proposed Development for Lot 1, 2 & 3 South Coast Highway, McKail



Figure 2 Map of Bushfire Prone Areas for Lot 1, 2 & 3 South Coast Highway, McKail

2 Bushfire Assessment Results

2.1 Assessment Inputs

The Site assessment was conducted on 25 January 2018 by a BPAD Accredited Practitioner for the purpose of determining the Bushfire Attack Level in accordance with AS 3959-2009 Simplified Procedure (Method 1).

All vegetation within 150m of the Site was classified and the slope under the vegetation determined in accordance with Clause 2.2.3 & 2.2.5 of AS 3959-2009, shown in the photos below with map

provided in

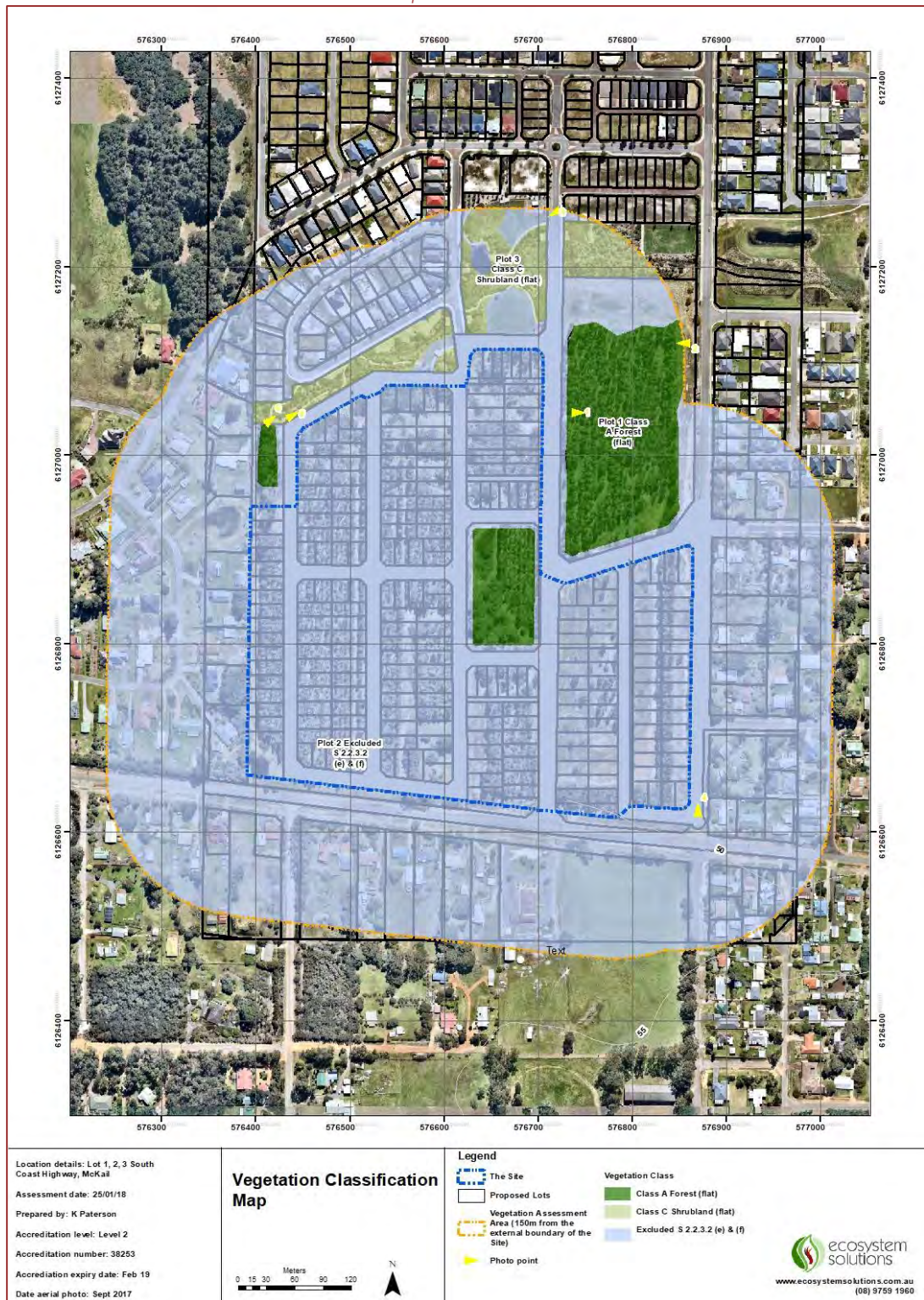


Figure 3.

Plot 1 Vegetation Classification or Exclusion Clause

Class A Forest Flat



Photo ID: 1



Photo ID: 2

Description / Justification for Classification:

Eucalyptus globulus (Blue Gum) plantations. All vegetation remaining within the lots will be cleared as part of the development process

Plot 2

Vegetation Classification or Exclusion Clause

Excluded Cl. S. 2.2.3.2 (e) & (f)



Photo ID: 3

Description / Justification for Classification:



Photo ID: 4

Managed land within the Site and surrounding landscape

Plot 3

Vegetation Classification or Exclusion Clause

Class C Shrubland Flat



Photo ID: 5

Description / Justification for Classification:



Photo ID: 6

Mixed native shrub and sedge species including *Taxandria* and *Melaleuca*

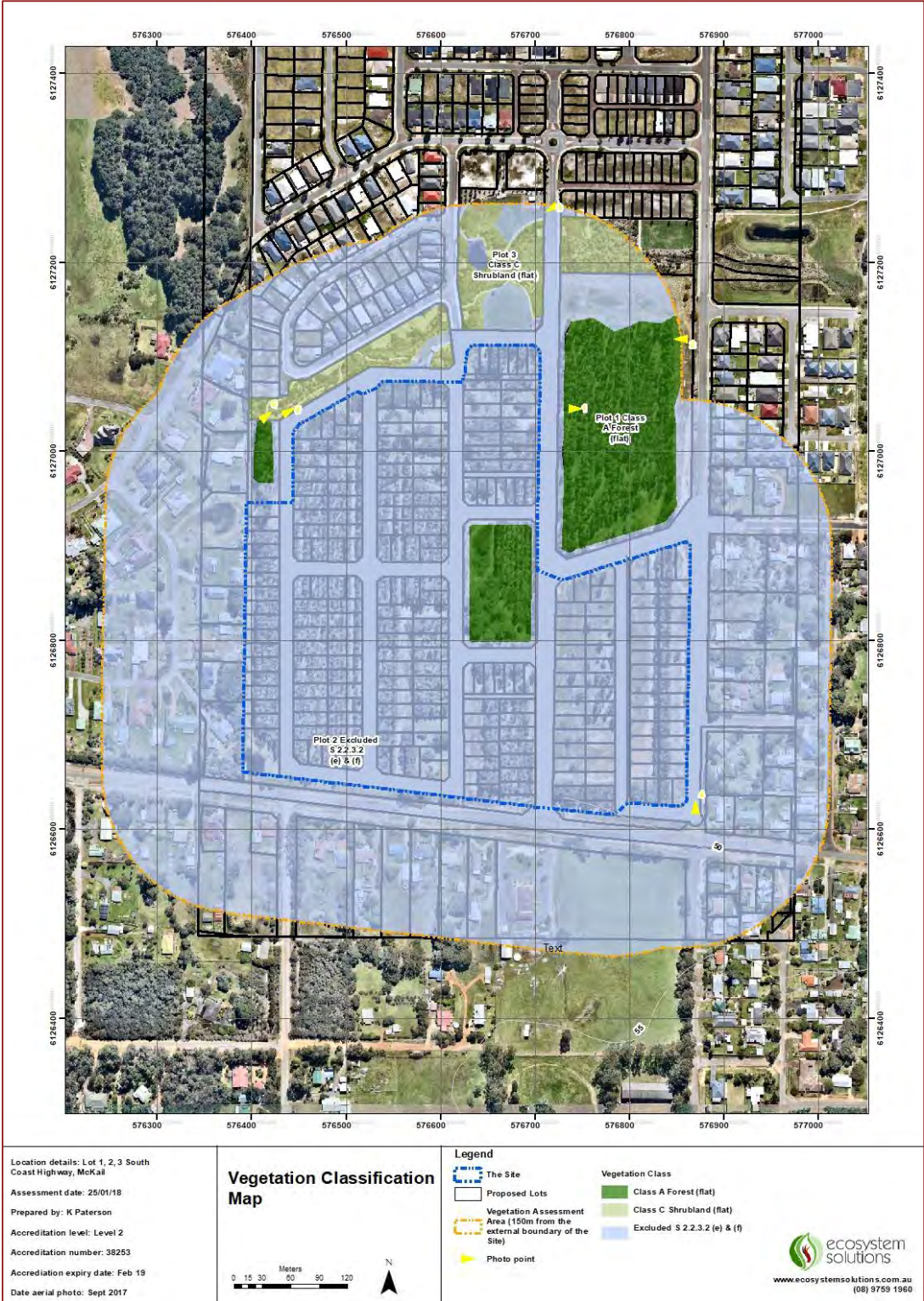


Figure 3 Map of Vegetation Class and Effective Slope

2.2 Assessment Outputs

The results from the Site assessment are provided in Table 1. The Determined Bushfire Attack Level (highest BAL) for the Site has been determined in accordance with clause 2.2.6 of AS 3959-

2009 with map provided in

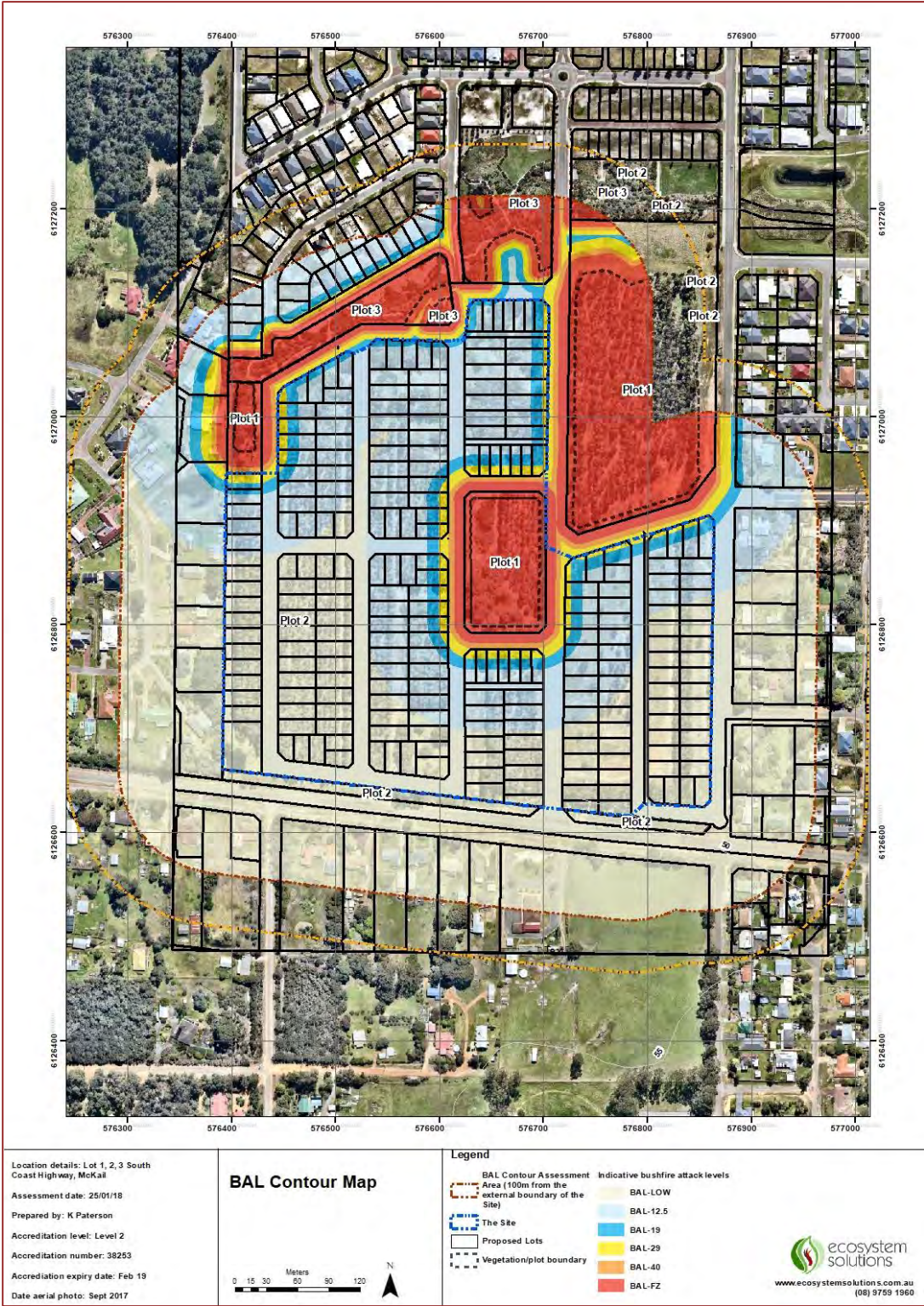


Figure 4.

The Separation distance, described in Table 1 Site Assessment ResultsTable 1, will be achieved with the establishment and maintenance of the low-fuel zone within the Public Open Space (shown in Figure 5).

Table 1 Site Assessment Results

| Method 1 BAL Determination | | | | |
|--|------------------------------|---|---|-----------------------|
| Fire Danger Index - 80 (AS3959-2009 Table 2.1) | | | | |
| Plot | Vegetation Classification | Effective Slope Under the Classified Vegetation (degrees) | Separation Distance to the Classification Vegetation (metres) | Bushfire Attack Level |
| 1 | Class A Forest | Flat | Minimum 21m | BAL-29 |
| 2 | Excluded S 2.2.3.2 (e) & (f) | N/A | N/A | BAL-LOW |
| 3 | Class C Shrubland | Flat | Minimum 9m | BAL-29 |
| Determined Bushfire Attack Level | | | | BAL-29 |

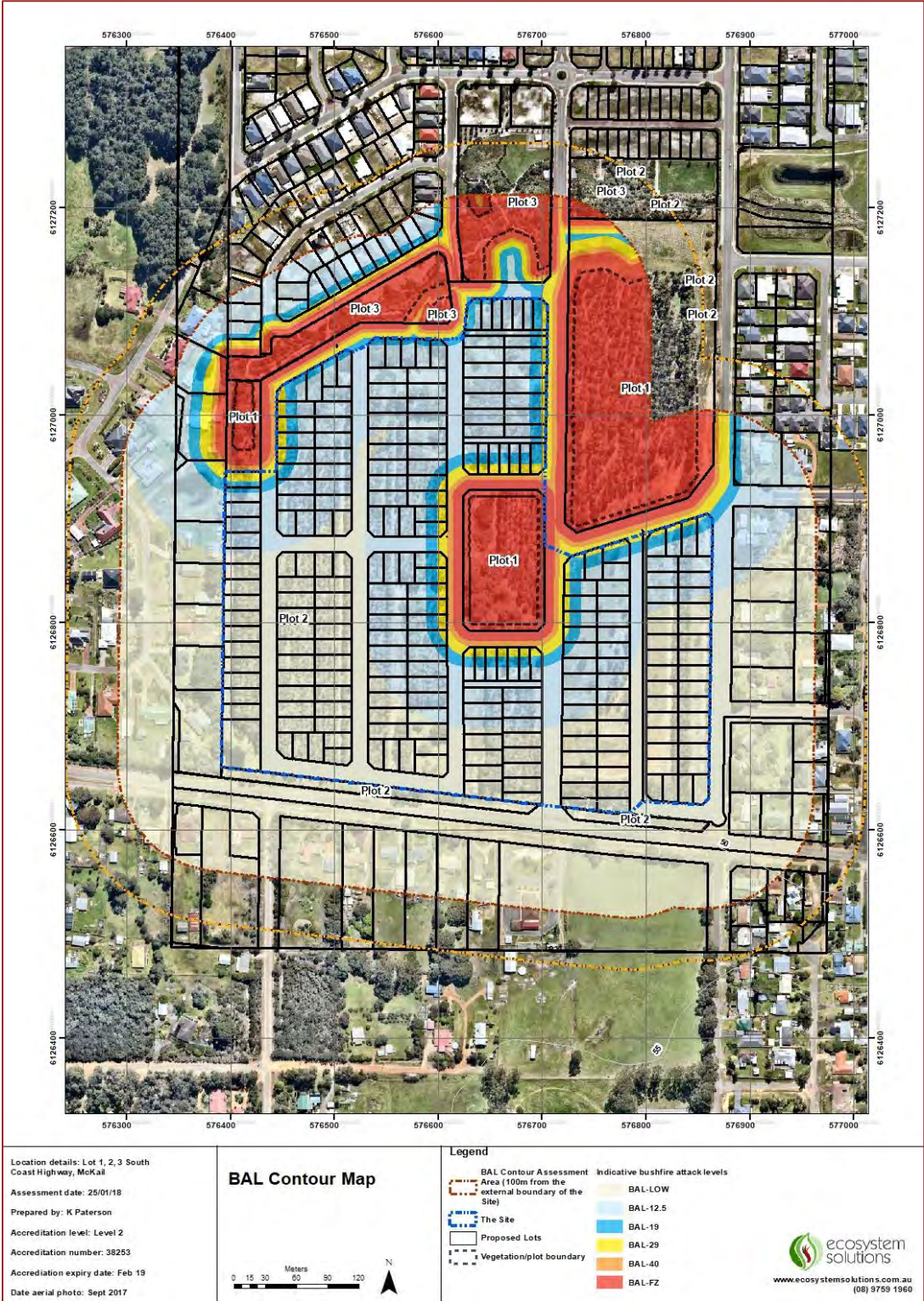


Figure 4 Map of Bushfire Attack Level Assessment

3 Environmental Considerations

3.1 Native Vegetation - modification and clearing

The proposal includes clearing of approximately 40.21 ha of introduced *Eucalyptus* trees, mainly Blue Gums. The Site contains minimal native vegetation. The area has been assessed for environmental values, with no significant environmental values identified (Table 2).

Table 2 Significant environmental values identified within the Site

| Environmental Value | Yes or No | If Yes - describe |
|---|-----------|-------------------|
| Conservation Covenants | No | Not applicable |
| Bushfire Forever Sites | No | Not applicable |
| Conservation Category Wetlands and Buffer | No | Not applicable |
| Threatened Ecological Communities (TECs) | No | Not applicable |
| Declared Rare Flora (DRF) | No | Not applicable |
| Significant through Local Planning or Biodiversity Strategy | No | Not applicable |

The bushfire assessment and management strategies contained in this BMP assume that environmental approval for the clearing of vegetation will be achieved or clearing permit exemptions will apply.

3.2 Re-vegetation / Landscape Plans

The Public Open Spaces will retain the current vegetation with a low-fuel zone border as required according to Figure 5.

The Roadside reserve on the south of the Site, bordering South Coast Highway, will be grass to retain a low-fuel zone.

4 Identification of Bushfire Hazard Issues

Bushfire behaviour is significantly affected by weather conditions. Bushfires will burn more aggressively when high temperatures combine with low humidity and strong winds. Generally, the greatest fire risk occurs from summer through to autumn, when the moisture levels in the soil and vegetation are low.

The surrounding landscape includes extensive areas that have been cleared for residential purposes, with pockets of native remnant vegetation.

The removal of the introduced *Eucalyptus* species as part of this proposal on the Site will reduce the bushfire hazard within the area.

The cleared areas in the surrounding landscape pose a Low bushfire hazard due to the lack of remaining vegetation. The remnant vegetation within neighbouring properties poses a Moderate bushfire hazard due to most of this vegetation being parkland cleared and lacking in understorey, as well as the fragmented nature of the bushland.

The overall fire risk to people and property within the Site is considered Moderate due to the mixture of cleared areas and remnant bushland surrounding the Site. By complying with the requirements of this BMP, this risk can be appropriately managed.

5 Assessment Against the Bushfire Protection Criteria

5.1 Compliance with the Acceptable Solutions for each Element

Bushfire Protection Criteria - Element 1 - Location

Intent: To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.

Performance Principle P1: The intent may be achieved where the strategic planning proposal, subdivision or development application is located in an area where the bushfire hazard assessment is or will, on completion, be moderate or low OR a BAL-29 or below applies AND the risk can be managed. For unavoidable development in areas where BAL-40 or BAL-FZ applies, demonstrating that the risk can be managed to the satisfaction of DFES and the decision-maker.

| Acceptable Solution | Compliance | Assessment Statements |
|--|--|---|
| <p>A1.1 Development location</p> <p>The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.</p> | <p>Compliance with this element is achieved.</p> | <p>The Site was assessed with all lots to be BAL-29 with the provision of a low-fuel zones established and maintained in the Public Open Space according to Figure 5.</p> |

Bushfire Protection Criteria - Element 2 - Siting and Design

Intent: To ensure that the siting and design of development minimises the level of bushfire impact.

Performance Principle P2: The siting and design of the strategic planning proposal, subdivision or development application, including roads, paths and landscaping, is appropriate to the level of bushfire threat that applies to the site. That it incorporates a defensible space and significantly reduces the heat intensities at the building surface thereby minimising the bushfire risk to people, property and infrastructure, including compliance with AS 3959 if appropriate.

| Acceptable Solution | Compliance | Assessment Statements |
|---|--|---|
| <p>A2.1 Asset Protection Zone (APZ)</p> <p>Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:</p> <ul style="list-style-type: none"> • Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m² (BAL-29) in all circumstances. • Location: the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity (see explanatory notes). • Management: the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones'. (see Schedule 1). | <p>Compliance with this element is achieved.</p> | <p>Asset Protection Zones will be achieved with the provision of low-fuel zones established and maintained in the Public Open Spaces according to Figure 5.</p> |

Bushfire Protection Criteria - Element 3 - Vehicular Access

Intent: To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.

Performance Principle P3: The internal layout, design and construction of public and private vehicular access and egress in the subdivision/ development allow emergency and other vehicles to move through it easily and safely at all times.

| Acceptable Solution | Compliance | Assessment Statements |
|--|--|---|
| <p>A3.1 Two Access Routes</p> <p>Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions.</p> | <p>Compliance with this element is achieved.</p> | <p>Every lot within the Site has two internal vehicular access routes which connect to South Coast Highway to the south and Albany Highway to the north.</p> <p>South Coast Highway can be taken to Albany town centre to the west or Denmark to the east.</p> <p>Albany Highway can be taken to Albany town centre to the south east or Mount Barker to the north west.</p> <p>All roads are well constructed public roads with clear shoulders for good vision.</p> |
| <p>A3.2 Public Road</p> <p>A public road is to meet the requirements in Table 4, Column 1.</p> | <p>Compliance with this element is achieved.</p> | <p>Eleven roads have been proposed within the Site which connect to Engleheart Drive and Clydesdale Road.</p> <p>All roads will be public and built to comply with the requirements in Table 6, Column 1.</p> |

 Bushfire Protection Criteria - Element 3 - Vehicular Access

A3.3 Cul-de-sac (including a dead-end road) Not applicable to this Site.

Where no alternative exists (i.e. the lot layout already exists, demonstration required):

- Requirements in Table 4, Column 2;
- Maximum length: 200 m (if public emergency access is provided between cul-de-sac heads maximum length can be increased to 600 m provided no more than eight lots are serviced and the emergency access way is no more than 600 m); and
- Turn-around area requirements, including a minimum 17.5 metre diameter head.

A3.4 Battle-axe Not applicable to this Site.

Where no alternative exists, (demonstration required):

- Requirements in Table 4, Column 3;
 - Maximum length: 600 m; and
 - Minimum width: 6 m.
-

Bushfire Protection Criteria - Element 3 - Vehicular Access

| | | |
|---|------------------------------|--|
| A3.5 Private driveway >50m | Not applicable to this Site. | Each lot within the Site will have a private driveway less than 50m. |
| <ul style="list-style-type: none"> • Requirements in Table 4, Column 3; • Required where a house site is more than 50 m from a public road; • Passing bays: every 200 m with a minimum length of 20 m and a minimum width of 2 m; • Turn-around areas designed to accommodate type 3.4 fire appliances and to enable them to turn around safely every 500 m (i.e. kerb to kerb 17.5 m) and within 50 m of a house; • Any bridges or culverts are able to support a minimum weight capacity of 15 t; and • All-weather surface (i.e. compacted gravel, limestone or sealed). | | |

| | | |
|---|------------------------------|--|
| A3.6 Emergency Access Way | Not applicable to this Site. | |
| <p>Where no alternative exists (demonstration required), an emergency access way is to be provided as an alternative link to a public road during emergencies:</p> | | |
| <ul style="list-style-type: none"> • Requirements in Table 4, Column 4; • No further than 600 m from a public road; • Provided as right of way or public access easement in gross to ensure accessibility to the public and fire services during an emergency; and • Must be signposted | | |

Bushfire Protection Criteria - Element 3 - Vehicular Access

A3.7 Fire Service Access Routes (perimeter roads) Not applicable to this Site.

To provide access within and around the edge of the subdivision and related development to provide direct access to bushfire prone areas for fire fighters and link between public road networks for firefighting purposes:

- Requirements Table 4, Column 5;
- Provided as right of ways or public access easements in gross to ensure accessibility to the public and fire services during an emergency;
- Surface: all-weather (i.e. compacted gravel, limestone or sealed);
- Dead end roads are not permitted;
- Turn-around areas designed to accommodate type 3.4 appliances and to enable them to turn around safely every 500 m (i.e. kerb to kerb 17.5 m);
- No further than 600 m from a public road;
- Allow for two-way traffic; and
- Must be signposted.

A3.8 Firebreak Width Not applicable to this Site.

Lots greater than 0.5 ha must have an internal perimeter firebreak of a minimum width of 3 m or to the level as prescribed in the local firebreak notice issued by the local government.

Bushfire Protection Criteria - Element 4 - Water

Intent: To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.

Performance Principle P4: The subdivision, development or land use is provided with a permanent and secure water supply that is sufficient for fire fighting purposes.

| Acceptable Solution | Compliance | Assessment Statements |
|---|--|--|
| <p>A4.1 Reticulated Areas</p> <p>The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency Services.</p> | <p>Compliance with this element is achieved.</p> | <p>A reticulated water supply will be provided to all lots in accordance with the Department of Water requirements.</p> <p>Fire Hydrants will be supplied in accordance with the Department of Fire and Emergency Services requirements.</p> |
| <p>A4.2 Non-reticulated Areas</p> <p>Water tanks for fire fighting purposes with a hydrant or standpipe are provided:</p> <ul style="list-style-type: none"> • Volume: minimum 50,000 L per tank; • Ratio of tanks to lots: minimum one tank per 25 lots (or part thereof); • Tank location: no more than 2 km to the further most house site within the residential development to allow a 2.4 fire appliance to achieve a 20 minute turnaround time at legal road speeds; • Hardstand and turn-around areas suitable for a type 3.4 fire appliance (i.e. kerb to kerb 17.5 m) are provided within 3 m of each water tank; and • Water tanks and associated facilities are vested in the relevant local government. | <p>Not applicable to this Site.</p> | |

Bushfire Protection Criteria - Element 4 - Water

A4.3 Individual lots within non-reticulated areas (only for one additional lot) Not applicable to this Site.

Single lots above 500 m² need a dedicated static water supply on the lot that has the effective capacity of 10,000 L.

5.2 Performance Based Solutions

The Site assessment was conducted in accordance with AS 3959-2009 Simplified Procedure (Method 1). The Proposal meets all the compliance requirements for the four Bushfire Protection Criteria Elements. There are no performance-based solutions proposed.

5.3 Summary of the Assessment Outcomes

This plan provides acceptable solutions and responses to the performance criteria outlined in Guidelines for Planning in Bushfire Prone Areas (WAPC, 2017).

The layout and design of the development is such that no structure will be required to be exposed to a radiant heat flux in excess of 29kW/m² (BAL-29) provided the management as outlined in the plan is adopted.

Any class 1,2, 3 or 10 structure that is to be constructed, or additions planned to existing dwellings shall be designed and built to conform with Australian Standards AS3959-2009:

- BAL-29: sections 3 & 7;
- BAL-19 sections 3 & 6; and
- BAL 12.5 sections 3 & 5.

A summary of the Bushfire Management Strategies to be implemented is provided in Figure 5.



Figure 5 Map of Bushfire Management Strategies

6 Responsibilities for Implementation and Management of the Required Bushfire Measures

The responsibilities for the Developer, Builder, Landowner/Occupier and City of Albany are outlined in Table 3, Table 4, Table 5 and Table 6 respectively.

Table 3 Developer Responsibilities

| Number | Action | Due | Completed |
|--------|--|---------------------------------------|--------------------------|
| 1 | Install the public roads to the standards stated in the BMP. | Prior to occupancy | <input type="checkbox"/> |
| 2 | Install the water reticulation to all lots in accordance with the Department of Water requirements. | Prior to occupancy | <input type="checkbox"/> |
| 3 | Install Fire Hydrants in accordance with the Department of Fire and Emergency Services requirements | Prior to occupancy | <input type="checkbox"/> |
| 4 | Establish Asset Protection Zones as described in this Bushfire Management Plan. | Prior to occupancy | <input type="checkbox"/> |
| 5 | Establish the Public Open Space with low-fuel zones according to Figure 5 | Prior to occupancy | <input type="checkbox"/> |
| 6 | Establish the roadside verge as a low-fuel zone. | Prior to occupancy | <input type="checkbox"/> |
| 7 | Transfer the ownership of the Public Open Space and Roadside verge to the Shire City of Albany for management. | Prior to occupancy | <input type="checkbox"/> |
| 8 | Where WAPC condition a subdivision application approval with a requirement to place a notification onto the certificate(s) of title and a notice of the notification onto the diagram or plan of survey (deposited plan). This will be done pursuant to Section 165 of the <i>Planning and Development Act 2005</i> ('Hazard etc. affecting land, notating titles as to:') and applies to lots with a determined BAL rating of BAL-12.5 or above. The notification will be required to state: 'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land'. | Creation of titles and deposited plan | <input type="checkbox"/> |

| | | | |
|---|--|--|--------------------------|
| 9 | Provide a copy and obtain endorsement of this Bushfire Management Plan by those with responsibility under this plan including Builders, Landowners/Occupiers and City of Albany. | Post planning approval and prior to lot sale | <input type="checkbox"/> |
|---|--|--|--------------------------|

Table 4 *Builder Responsibilities*

| Number | Action | Due | Completed |
|--------|---|-----------------------------|--------------------------|
| 1 | Be aware of the existence of any BMP that refers to the Site. | Prior to any building work. | <input type="checkbox"/> |
| 2 | Ensure the building or incidental structure to which a building permit applies is compliant on completion with the bushfire provisions of the Building Code of Australia (BCA) as it applies in WA. | Prior to any building work. | <input type="checkbox"/> |

Table 5 *Landowner/Occupier Responsibilities*

| Number | Action | Due |
|--------|---|---------|
| 1 | Maintain the Asset Protection Zone (APZ) to the dimensions and standard stated in the BMP. | Ongoing |
| 2 | Maintain vehicular access routes within the lot to the required surface condition and clearances. | Ongoing |
| 3 | Ensure that any builders (of future structures on the Lot) are aware of the existence of this Bushfire Management Plan and the responsibilities it contains regarding the application of construction standards corresponding to the determined BAL rating. | Ongoing |
| 4 | Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with: (a) the requirements of the <i>WA Building Act 2011</i> and the bushfire provisions of the Building Code of Australia (BCA) as applicable to WA; and (b) with any identified additional requirements established by this BMP or the relevant local government. | Ongoing |
| 8 | Be aware updating the Bushfire Management Plan may be required to ensure that the bushfire risk management measures remain effective. Bushfire plans do not expire and are a 'living document'. Updating is required in certain circumstances, including (but not limited to) if site conditions change, if further details are required at subsequent development stages or to reflect new technologies or methodologies in best practice bushfire risk management ('Guidelines' s4.6.4 and s4.6.5). | Ongoing |

Table 6 *City of Albany Responsibilities*

| Number | Action | Due |
|--------|---|---------|
| 1 | Manage the Public Open Space with low-fuel zones according to Figure 5. | Ongoing |
| 2 | Manage Roadside verge as a low-fuel zone to reduce the bushfire hazard. | Ongoing |

| | | |
|---|--|---------|
| 3 | Maintain fire hydrants in good operational condition and at or above designated capacity. | Ongoing |
| 4 | Develop and maintain district bushfire fighting services and facilities. | Ongoing |
| 5 | Administer the <i>Bushfire Act 1954</i> and monitor landowner compliance. | Ongoing |
| 6 | Promote education and awareness of bushfire prevention and preparation measures through the community. | Ongoing |
| 7 | Administer the requirements of the <i>Planning and Development Act 2005</i> and the <i>Building Act 2011</i> . | Ongoing |

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Information Officer – Development Services
Subject : Development Application Approvals – April 2018
Date : 1 May 2018

1. The attached report shows Development Application Approvals issued under delegation by a planning officer for the month of April 2018.
2. Within this period 48 Development applications were determined, of these;
 - 47 Development applications were approved under delegated authority; and
 - 1 Development application was cancelled.



Vicki Martin
Information Officer – Development Services

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for April 2018

| Application Number | Application Date | Street Address | Locality | Description of Application | Decision | Decision Date | Assessing Officer |
|--------------------|------------------|--------------------|---------------------|--|-------------------|---------------|-------------------|
| P2180146 | 22/03/2018 | York Street | Albany | Change of Use - Shop (Hairdressing) | Delegate Approved | 26/04/2018 | Craig McMurtrie |
| P2180166 | 10/04/2018 | Allwood Parade | Bayonet Head | Single House - Patio | Delegate Approved | 16/04/2018 | Jessica Anderson |
| P2180132 | 15/03/2018 | Boronia Avenue | Collingwood Heights | Single House - Outbuilding (Design Codes Assessment) | Delegate Approved | 4/04/2018 | Taylor Gunn |
| P2180161 | 5/04/2018 | Breaksea Crescent | Collingwood Heights | Single House - Garage Addition | Delegate Approved | 13/04/2018 | Taylor Gunn |
| P2180173 | 12/04/2018 | Roe Parade | Emu Point | Single House (Carport) | Delegate Approved | 17/04/2018 | Jessica Anderson |
| P2180018 | 15/01/2018 | Nanarup Road | Kalgan | Telecommunications Infrastructure | Delegate Approved | 6/04/2018 | Craig McMurtrie |
| P2180151 | 26/03/2018 | Mount Boyle Road | Kalgan | Development - Outbuilding | Delegate Approved | 3/04/2018 | Jessica Anderson |
| P2180179 | 12/04/2018 | Hart View | King River | Single House | Delegate Approved | 20/04/2018 | Craig McMurtrie |
| P2170087 | 22/02/2017 | Shelley Beach Road | Kronkup | Development - Earthworks Exceeding 600mm (Dam) | Delegate Approved | 24/04/2018 | Alex Bott |
| P2170559 | 20/10/2017 | Catalina Road | Lange | Aged Person's Village | Delegate Approved | 10/04/2018 | Alex Bott |
| P2180155 | 27/03/2018 | Mercer Road | Lange | Development - Outbuilding Extension and Rainwater Tank | Delegate Approved | 30/04/2018 | Craig McMurtrie |
| P2170646 | 5/12/2017 | Harbour Esplanade | Little Grove | Single House Garage Outbuilding and Retaining Wall | Delegate Approved | 10/04/2018 | Jessica Anderson |
| P2180068 | 12/02/2018 | Bay View Drive | Little Grove | Single House - Carport and Retaining Wall (Repair) | Delegate Approved | 9/04/2018 | Jessica Anderson |
| P2180056 | 6/02/2018 | Cuming Road | Lockyer | Existing Development - Carport x 2 Garage Deck and Outbuilding | Delegate Approved | 3/04/2018 | Craig McMurtrie |
| P2180165 | 9/04/2018 | Humphreys Street | Lockyer | Single House (Outbuilding & Carport) | Delegate Approved | 12/04/2018 | Jessica Anderson |
| P2180152 | 26/03/2018 | Shell Bay Road | Lower King | Single House - Outbuilding (Policy Variation) | Delegate Approved | 3/04/2018 | Jessica Anderson |
| P2180100 | 1/03/2018 | Laithwood Circuit | Marbelup | Change of Use - Portion of Outbuilding to Single House | Delegate Approved | 3/04/2018 | Alex Bott |

| Application Number | Application Date | Street Address | Locality | Description of Application | Decision | Decision Date | Assessing Officer |
|--------------------|------------------|--------------------|----------------|--|-------------------|---------------|-------------------|
| P2180080 | 16/02/2018 | McGonnell Road | McKail | Home Business (Photography) & Outbuilding Extension | Delegate Approved | 24/04/2018 | Taylor Gunn |
| P2180089 | 21/02/2018 | Lancaster Road | McKail | Single House - Outbuilding | Delegate Approved | 10/04/2018 | Taylor Gunn |
| P2180129 | 13/03/2018 | Lunar Rise | McKail | Home Occupation - Dress Hire | Delegate Approved | 16/04/2018 | Craig McMurtrie |
| P2180153 | 26/03/2018 | McKail Road | McKail | Development - Outbuilding (Side Setback Variation) | Delegate Approved | 3/04/2018 | Jessica Anderson |
| P2180191 | 18/04/2018 | Lancaster Road | McKail | Single House (Rainwater Tank) | Delegate Approved | 26/04/2018 | Jessica Anderson |
| P2180149 | 23/03/2018 | Hereford Way | Milpara | Single House | Delegate Approved | 3/04/2018 | Jessica Anderson |
| P2180181 | 13/04/2018 | Friesian Rise | Milpara | Single House - Rainwater Tank | Delegate Approved | 17/04/2018 | Taylor Gunn |
| P2180196 | 20/04/2018 | Hereford Way | Milpara | Single House & Outbuilding | Delegate Approved | 30/04/2018 | Jessica Anderson |
| P2180120 | 9/03/2018 | Bathurst Street | Mira Mar | Grouped Dwelling | Delegate Approved | 3/04/2018 | Craig McMurtrie |
| P2180158 | 29/03/2018 | Hanson Street | Mira Mar | Single House - Decking | Delegate Approved | 17/04/2018 | Jessica Anderson |
| P2180198 | 23/04/2018 | Denman Road | Mount Clarence | Single House (Retaining Wall) | Delegate Approved | 30/04/2018 | Jessica Anderson |
| P2180123 | 9/03/2018 | Sherratt Street | Mount Melville | Single House - Deck (Design Codes Assessment) | Delegate Approved | 12/04/2018 | Craig McMurtrie |
| P2180075 | 15/02/2018 | Eden Road | Nullaki | Approval of Existing Development - Spa enclosure Patio Soak and Outbuilding (x2) | Delegate Approved | 13/04/2018 | Taylor Gunn |
| P2180144 | 21/03/2018 | Eden Road | Nullaki | Development - Outbuilding & Water Tanks x 2 | Delegate Approved | 17/04/2018 | Alex Bott |
| P2180169 | 11/04/2018 | Minor Road | Orana | Single House (Outbuilding) | Delegate Approved | 17/04/2018 | Jessica Anderson |
| P2160194 | 13/04/2016 | Knights Road | Robinson | Single House - Outbuilding (Vintage Machinery Storage) | Cancelled | 26/04/2018 | Jessica Anderson |
| P2180116 | 8/03/2018 | Harding Road | Robinson | Single House - Scheme Variation (Rear and Side Setback) | Delegate Approved | 4/04/2018 | Alex Bott |
| P2180139 | 19/03/2018 | Monroe Court | Robinson | Single House - Outbuilding Extension | Delegate Approved | 3/04/2018 | Alex Bott |
| P2180145 | 21/03/2018 | Frenchman Bay Road | Robinson | Single House - Addition Design Code Setback | Delegate Approved | 3/04/2018 | Jessica Anderson |

| Application Number | Application Date | Street Address | Locality | Description of Application | Decision | Decision Date | Assessing Officer |
|--------------------|------------------|---------------------|----------------|---|-------------------|---------------|--------------------|
| P2180159 | 3/04/2018 | Princess Avenue | Robinson | Single House - Patio | Delegate Approved | 9/04/2018 | Taylor Gunn |
| P2180174 | 12/04/2018 | Roberts Road | Robinson | Single House (Rainwater Tank) | Delegate Approved | 17/04/2018 | Jessica Anderson |
| P2180150 | 23/03/2018 | Drawbin Road | South Stirling | Agriculture - Extensive - Incidental Meeting/Lunch Room | Delegate Approved | 6/04/2018 | Taylor Gunn |
| P2180069 | 12/02/2018 | Bardley Road | Spencer Park | Single House - Outbuilding (Overheight) | Delegate Approved | 6/04/2018 | Craig McMurtrie |
| P2180133 | 15/03/2018 | Andrews Street | Spencer Park | Single House - Outbuilding Patio and Carport | Delegate Approved | 5/04/2018 | Taylor Gunn |
| P2180130 | 13/03/2018 | Lower Denmark Road | Torbay | Development - Outbuilding (Storage) Relocation of Existing Outbuilding & Rainwater Tank | Delegate Approved | 4/04/2018 | Taylor Gunn |
| P2180183 | 16/04/2018 | Perkins Beach Road | Torbay | Single House | Delegate Approved | 23/04/2018 | Alex Bott |
| P2180175 | 12/04/2018 | Owen Court | Warrenup | Single House (Patio) | Delegate Approved | 17/04/2018 | Taylor Gunn |
| P2180194 | 20/04/2018 | Warrenup Place | Warrenup | Single House - Water Tank | Delegate Approved | 30/04/2018 | Jessica Anderson |
| P2180172 | 12/04/2018 | Nevile Rise | Willyung | Single House | Delegate Approved | 17/04/2018 | Alex Bott |
| P2180142 | 21/03/2018 | South Coast Highway | Youngs Siding | Change of Use - Exhibition Centre | Delegate Approved | 12/04/2018 | Jan van der Mescht |
| P2180164 | 6/04/2018 | Freeborough Road | Youngs Siding | Development (Outbuilding) | Delegate Approved | 11/04/2018 | Alex Bott |

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Information Officer - Development Services
Subject : Building Activity – April 2018
Date : 1 May 2018

1. In April 2018, seventy one (71) building permits were issued for building activity worth \$8,630,721.00. This included six (6) demolition licences and one (1) sign licence.

It's brought to Council's attention that these figures included building licence #162326 for internal refurbishment of existing City of Albany Offices; estimated value: \$1,096,097.00, and building licence #162312 for a Service Station & Convenience Store; estimated value: \$1,470,000.00.

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 permits issued for April 2018, the tenth month of activity in the City of Albany for the financial year 2017/2018.



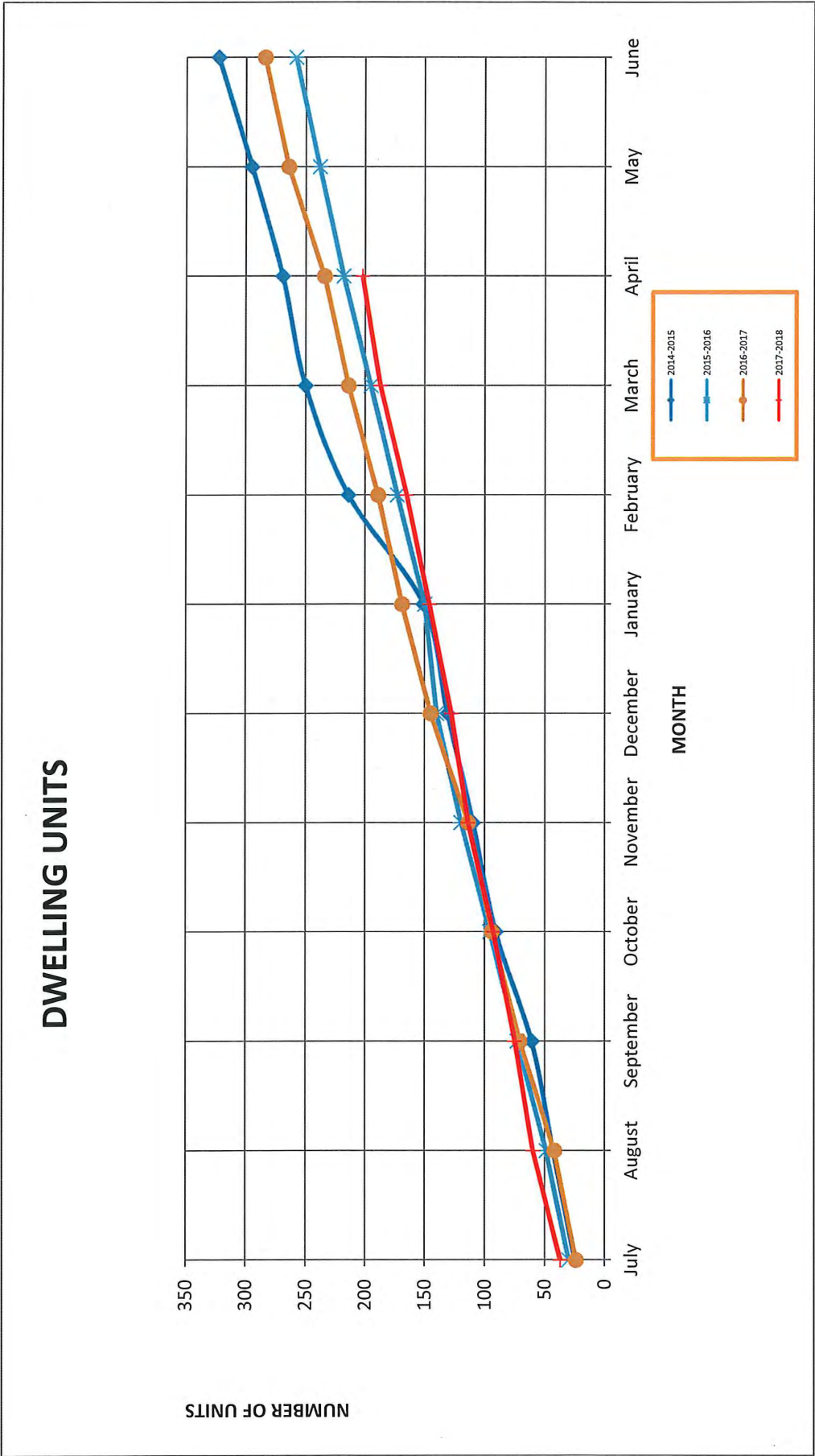
Zoe Sewell

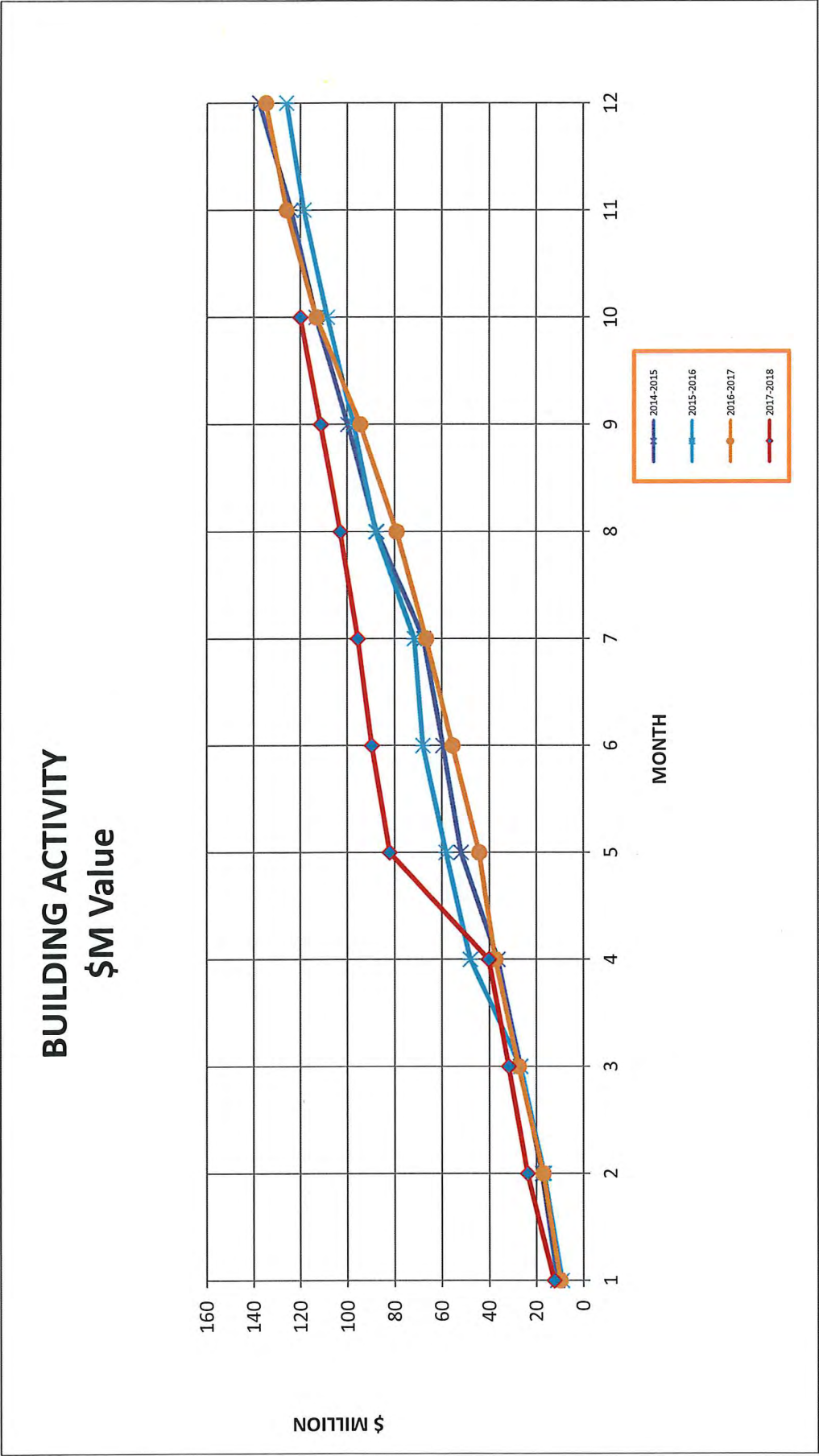
Information Officer – Development Services

CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2017 - 2018

| 2017-2018 | SINGLE DWELLING | | GROUP DWELLING | | APARTMENTS | | 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 | No | \$ Value | |
| JULY | 35 | 9,772,133 | 2 | 661,012 | 37 | 16 | 344,567 | 16 | 528,190 | 0 | 0 | 2 | 279,000 | 3 | 818,000 | 4 | 41,000 | | 12,443,902 |
| AUGUST | 20 | 5,297,962 | 3 | 973,006 | 23 | 16 | 328,817 | 23 | 545,280 | 0 | 0 | 8 | 2,011,063 | 4 | 1,615,679 | 11 | 519,000 | | 11,290,807 |
| SEPTEMBER | 12 | 4,431,744 | 3 | 700,240 | 15 | 15 | 319,910 | 35 | 865,282 | 0 | 0 | 2 | 1,336,500 | 3 | 160,433 | 8 | 176,392 | | 7,990,501 |
| OCTOBER | 18 | 5,708,639 | 0 | 0 | 18 | 14 | 257,250 | 29 | 1,042,409 | 0 | 0 | 1 | 381,032 | 6 | 808,975 | 8 | 286,865 | | 8,485,170 |
| NOVEMBER | 21 | 8,050,632 | 0 | 0 | 21 | 22 | 328,786 | 24 | 688,035 | 0 | 0 | 2 | 32,186,179 | 9 | 595,250 | 8 | 75,000 | | 41,923,882 |
| DECEMBER | 14 | 4,499,888 | 0 | 0 | 14 | 6 | 107,500 | 29 | 890,930 | 0 | 0 | 3 | 1,069,000 | 10 | 777,514 | 7 | 79,401 | | 7,424,233 |
| JANUARY | 16 | 4,116,644 | 2 | 519,711 | 18 | 8 | 134,645 | 21 | 514,630 | 0 | 0 | 1 | 360,800 | 2 | 170,000 | 11 | 176,750 | | 5,993,180 |
| FEBRUARY | 18 | 4,151,304 | 1 | 213,406 | 19 | 18 | 570,087 | 30 | 1,675,569 | 0 | 0 | 2 | 194,182 | 5 | 334,661 | 15 | 282,977 | | 7,422,186 |
| MARCH | 22 | 6,887,100 | 0 | 0 | 22 | 18 | 557,700 | 25 | 548,460 | 0 | 0 | 0 | 0 | 2 | 23,700 | 11 | 318,700 | | 8,335,660 |
| APRIL | 13 | 4,074,198 | 2 | 312,600 | 15 | 14 | 334,588 | 19 | 314,045 | 0 | 0 | 4 | 1,864,565 | 5 | 1,654,847 | 8 | 75,878 | | 8,630,721 |
| MAY | | | | | | | | | | | | | | | | | | | |
| JUNE | | | | | | | | | | | | | | | | | | | |
| TOTALS TO DATE | 189 | 56,990,244 | 13 | 3,379,975 | 202 | 147 | 3,283,850 | 251 | 7,612,830 | 0 | 0 | 25 | 39,682,321 | 49 | 6,959,059 | 91 | 2,031,963 | | 119,940,242 |





BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for April 2018

| Application Number | Builder | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|-----------------------------|---|----------|-----------------------|-----------------------|---------------------|
| 162337 | OCCUPANCY PERMIT | OCCUPANCY PERMIT - CHANGE OF CLASSIFICATION | Unit 8/5 | Lot 8 | ST EMILIE WAY | ALBANY |
| 162359 | CITY OF ALBANY | DEMOLITION - REMOVAL OF NON-STRUCTURAL STEEL FRAME WORK | 77 | RES 42792 Lot 1404 | PROUDLOVE PARADE | ALBANY |
| 162358 | DOWNRITE DEMOLITION | DEMOLITION - GARAGE & CARPORT | 14 | Lot 11 66 | VIEW STREET | ALBANY |
| 162373 | COLAB CONSTRUCTION PTY LTD | DECK WITH VERANDA-UNCERTIFIED | 29 | Lot 11 | ROWLEY STREET | ALBANY |
| 162322 | WREN (WA) PTY LTD | NEW DWELLING (LOT 101 KARROO VISTA) - UNCERTIFIED | Lot 101 | Lot 101 | KARROO VISTA | BAYONET HEAD |
| 162340 | J BOCCAMAZZO | RE-ROOF OF EXISTING DWELLING & NEW PATIO - UNCERTIFIED | 3 | Lot 529 | GOOD STREET | BAYONET HEAD |
| 162323 | WA COUNTRY BUILDERS PTY LTD | NEW DWELLING - CERTIFIED | Lot 41 | Lot 41 | BARAMBAH CIRCUIT | BAYONET HEAD |
| 162351 | HACER PTY LTD | STAGE 1 CLUB HOUSE - FORWARD WORKS - CERTIFIED | 20 | Lot 501 | ALISON PARADE | BAYONET HEAD |
| 162357 | OUTDOOR WORLD | SHED - UNCERTIFIED | 12 | Lot 458 | GREEN ISLAND CRESCENT | BAYONET HEAD |
| 162332 | OCCUPANCY PERMIT | OCCUPANCY PERMIT - CLASS 5 DOCTORS SURGERY - CERTIFIED | 130-138 | Lot 103 | LOCKYER AVENUE | CENTENNIAL PARK |
| 162342 | OCCUPANCY PERMIT | OCCUPANCY PERMIT - STORAGE/WAREHOUSE SHED - CERTIFIED | 77 | Lot 745 | SANFORD ROAD | CENTENNIAL PARK |
| 162345 | A GLENDINNING | TEMPORARY TRANSPORTABLE OFFICES X 2 - CERTIFIED | 88 | Lot 305 | COCKBURN ROAD | CENTENNIAL PARK |
| 162369 | APA HODGE | RESIDENTIAL ALTERATIONS - NEW ENSUITE & WALK IN ROBE | 33 | Lot 14 | PIONEER ROAD | CENTENNIAL PARK |
| 162363 | COLAB CONSTRUCTION PTY LTD | SHED - UNCERTIFIED | 61 | Lot 209 | BORONIA AVENUE | COLLINGWOOD HEIGHTS |
| 162387 | GREGORY LEEDER | AMENDMENT TO ORIGINAL BUILDING PERMIT #161167 - ASSEMBLY BUILDING | 85 | Lot 26 | BREWSTER ROAD | COLLINGWOOD HEIGHTS |
| 162336 | DUNKELD CONSTRUCTION PTY | SHED - UNCERTIFIED | 688 | Lot 9001 200 | LOWER DENMARK ROAD | CUTHBERT |
| 162328 | L WILLIAM | SINGLE STOREY DWELLING & WATER TANK - UNCERTIFIED | 1387 | Lot 201 | LOWER DENMARK ROAD | ELLEKER |
| 162374 | TURPS STEEL FABRICATIONS | CARPORT - UNCERTIFIED | 9 | Lot 932 | ROE PARADE | EMU POINT |
| 162347 | MCB CONSTRUCTION PTY LTD | SHED - UNCERTIFIED | 144 | Lot 12 | MOUNT BOYLE ROAD | KALGAN |
| 162353 | D BYATT | SOLAR PANELS TO EXISTING CLASSROOM BUILDING - CERTIFIED | 244 | Lot 14 | NANARUP ROAD | KALGAN |
| 162385 | MOUNT BARKER TANKS | WATER TANK - UNCERTIFIED | 144 | Lot 12 | MOUNT BOYLE ROAD | KALGAN |
| 162384 | WAUTERS ENTERPRISES PTY LTD | SINGLE STOREY DWELLING - UNCERTIFIED | 40 | Lot 121 | HART VIEW | KING RIVER |
| 162318 | P KINDER | DEMOLITION - REMOVAL OF AESBESTOS ROOF | 111 | Lot 23 | BAY VIEW DRIVE | LITTLE GROVE |
| 162319 | RANBUILD GREAT SOUTHERN | PATIO (x2) - UNCERTIFIED | 1 | Lot 217 | WATTLEBIRD COVE | LITTLE GROVE |
| 162327 | PJJ PIETTE & AM JOYCE | CARPORT - UNCERTIFIED | 81 | Lot 8 | WILSON STREET | LITTLE GROVE |
| 162356 | JE & KM SHANHUN | NEW CARPORT & RETAINING WALLS - UNCERTIFIED | 112 | Lot 7 | BAY VIEW DRIVE | LITTLE GROVE |
| 162388 | BLUEWATER TANKS | WATER TANKS X2 - UNCERTIFIED | 11 | Lot 209 | BLUEWREN COURT | LITTLE GROVE |
| 162375 | TURPS STEEL FABRICATIONS | CARPORT & SHED - UNCERTIFIED | 27 | Lot 313 | HUMPHREYS STREET | LOCKYER |
| 162378 | KOSTER'S OUTDOOR PTY LTD | SHED - UNCERTIFIED | 41 | Lot 24 | SOUTH COAST HIGHWAY | LOCKYER |
| 162362 | KOSTER'S OUTDOOR PTY LTD | SHED - UNCERTIFIED | 63 | Lot 24 | SHELL BAY ROAD | LOWER KING |
| 162331 | WA COUNTRY BUILDERS PTY LTD | NEW DWELLING - CERTIFIED | 46 | Lot 261 | CELESTIAL DRIVE | MCKAIL |
| 162338 | OWNER BUILDER | RELOCATION OF SHED POSITION - CHANGE TO BP#162275 | 24 | Lot 312 | CELESTIAL DRIVE | MCKAIL |
| 162361 | KOSTER'S OUTDOOR PTY LTD | SHED - UNCERTIFIED | 12 | Lot 25 | MCKAIL ROAD | MCKAIL |
| 162329 | J & TW DEKKER PTY LTD | NEW DWELLING - UNCERTIFIED | 53 | Lot 204 | CELESTIAL DRIVE | MCKAIL |

REPORT ITEM DIS 096 REFERS

| Application Number | Builder | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|---------------------------------------|--|----------|-----------------------|--------------------|-----------------|
| 162333 | PLUNKETT HOMES (1903) PTY LTD | SINGLE STOREY DWELLING - UNCERTIFIED | 20 | Lot 48 | LANCASTER ROAD | MCKAIL |
| 162302 | S MALONE | SIGN LICENCE - ENTRY STATEMENT | 15-25 | Lot 2 | GARDEN STREET | MIDDLETON |
| 162307 | POCOCK BUILDING COMPANY PTY LTD | NEW TWO STOREY DWELLING - UNCERTIFIED | 5 | Lot 302 | SEPPINGS STREET | MIDDLETON BEACH |
| 162344 | P.M.A DEMO PTY LTD | DEMOLITION OF DWELLING & SHED | 33 | Lot 52 | GOLF LINKS ROAD | MIDDLETON |
| 162317 | A & J HUGHES | ANCILLARY ACCOMMODATION & WATER TANK - UNCERTIFIED | 49 | Lot 30 | GIDLEY FARM ROAD | MILLBROOK |
| 162316 | J & HE HUMMERSTON | BUILDING APPROVAL CERTIFICATE - PATIO - CERTIFIED | 19-21 | Lot 157 156 | ANDERSON PLACE | MIRA MAR |
| 162325 | DOWNRITE DEMOLITION | DEMOLITION OF KIOSK & TOILET BLOCK | 49-55 | Lot 32 | NORTH ROAD | MIRA MAR |
| 162343 | A TAMAS | NEW TWO STOREY DWELLING - UNCERTIFIED | 2 | Lot 76 | QUOKKA PLACE | MIRA MAR |
| 162372 | POCOCK BUILDING COMPANY PTY LTD | NEW DWELLING - UNIT 2 PART OF GROUP DWELLING - UNCERTIFIED | 24 | Lot 193 | BATHURST STREET | MIRA MAR |
| 162311 | D & E HAYES | NEW TWO STOREY DWELLING - UNCERTIFIED | 7B | Lot 104 | DENMAN ROAD | MOUNT CLARENCE |
| 162383 | DW & E HAYES | SHED & RETAINING WALLS - UNCERTIFIED | 7B | Lot 104 | DENMAN ROAD | MOUNT CLARENCE |
| 162386 | LB MEUZELAAR | DEMOLITION OF DWELLING & SHEDS X2 | 123 | Lot 4 | MIDDLETON ROAD | MOUNT CLARENCE |
| 162320 | TM SHAW & KA LEWIS | PATIO - UNCERTIFIED | 37 | Lot 80 | CROSSMAN STREET | MOUNT MELVILLE |
| 162339 | D MARROWS | PART 2 ONLY - INTERNAL FITOUT OF TIP SHOP | 37-43 | RES 52474 Lot 1135 | MAXWELL STREET | MOUNT MELVILLE |
| 162312 | L KEY | SERVICE STATION & CONVENIENCE STORE - CERTIFIED | 342-346 | Lot 40 41 | ALBANY HIGHWAY | ORANA |
| 162367 | CJ GREEN | PATIO - UNCERTIFIED | 40 | Lot 88 | BROUGHTON STREET | ORANA |
| 162391 | WJ WELLINGTON | SEA CONTAINER - UNCERTIFIED | 64 | Lot 5 | MINOR ROAD | ORANA |
| 162350 | R TWEDDLE | ADDITIONS TO EXISTING SHED - UNCERTIFIED | 12 | Lot 115 | MONROE COURT | ROBINSON |
| 162355 | PULS PATIOS | PATIO - UNCERTIFIED | 46 | Lot 140 | PRINCESS AVENUE | ROBINSON |
| 162376 | DJ & SL TOOVEY | WATER TANK - UNCERTIFIED | 63 | Lot 1 | ROBERTS ROAD | ROBINSON |
| 162315 | PLUNKETT HOMES (1903) PTY LTD | TWO STOREY DWELLING - UNCERTIFIED | 20-24 | Lot 108 | DREW STREET | SEPPINGS |
| 162334 | TURPS STEEL FABRICATIONS | SHED CARPORT & PATIO - UNCERTIFIED | 10 | Lot 43 | ANDREWS STREET | SPENCER PARK |
| 162366 | E VAN DER BRUGGE | PATIO - UNCERTIFIED | 57 | Lot 18 | CAMPBELL ROAD | SPENCER PARK |
| 162371 | G THWAITES | LIMESTONE BOUNDARY FENCE - UNCERTIFIED | 1 | Lot 12 | PREMIER CIRCLE | SPENCER PARK |
| 162377 | COLAB CONSTRUCTION PTY LTD | SHED - UNCERTIFIED | 12 | Lot 210 | BARDLEY ROAD | SPENCER PARK |
| 162396 | PULS PATIOS | PATIO - UNCERTIFIED | 10 | Lot 4 | WANSBROUGH STREET | SPENCER PARK |
| 162368 | AUSPAN BUILDING SYSTEMS PTY LTD | AGRICULTURE SHED - CERTIFIED | 1834 | Lot 101 | LOWER DENMARK ROAD | TORBAY |
| 162326 | WALTERS ENTERPRISES PTY LTD | INTERNAL REFURBISHMENT OF EXISTING CITY OF ALBANY OFFICES | 61 | Lot 52 | MERCER ROAD | WALMSLEY |
| 162379 | AUSCAN CONSTRUCTION | PATIO - UNCERTIFIED | 18 | Lot 249 | OWEN COURT | WARRENUP |
| 162382 | AUSCAN CONSTRUCTION | SHED - UNCERTIFIED | 27 | Lot 12 | PEPPERMINT DRIVE | WARRENUP |
| 162301 | C & R GLIOSCA | NEW WORKSHOP/STORAGE & WATER TANK - CERTIFIED | Lot 100 | Lot 100 | COPAL ROAD | WILLYUNG |
| 162360 | KOSTER'S OUTDOOR PTY LTD | SHED - UNCERTIFIED | 92 | Lot 832 | WILLYUNG ROAD | WILLYUNG |
| 162341 | RYDE BUILDING COMPANY PTY LTD | NEW DWELLING - UNCERTIFIED | Lot 719 | Lot 719 | GREENWOOD DRIVE | WILLYUNG |
| 162381 | D TEN HAAF | PATIO - UNCERTIFIED | 795 | Lot 4 | CHESTER PASS ROAD | WILLYUNG |
| 162364 | TECTONICS CONSTRUCTIONS GROUP PTY LTD | WATER TANK X2 - UNCERTIFIED | 19 | Lot 202 | SYDNEY STREET | YAKAMIA |
| 162365 | RYDE BUILDING COMPANY PTY LTD | NEW DWELLING - UNCERTIFIED | 17 | Lot 838 | NOTLEY STREET | YAKAMIA |
| 162380 | KOSTER'S OUTDOOR PTY LTD | PATIO - UNCERTIFIED | 6 | Lot 817 | NOTLEY STREET | YAKAMIA |



ger
**LOCAL EMERGENCY MANAGEMENT COMMITTEE MEETING
AGENDA**

Thursday 14 December 2017 at 8.30am
VENUE: Civic Rooms, 102 North Road, Yakamia WA

(File Ref: ES.MEE.5 /AM1877777)

Committee Terms of Reference: *The aim of the Local Emergency Management Committee (LEMC) is to overview, plan and test the local community emergency management arrangements. The committee includes representatives from agencies, organisations and community groups with expertise relevant to the identified community hazards and risks and emergency management arrangements.*

1 ATTENDANCE:

| Name | Organisation |
|-------------------|------------------------|
| John Shanhun | City of Albany |
| Brendan Gordon | City of Albany |
| Charlotte Powis | DFES |
| Colin Hyde | City of Albany |
| Gary Berg | Main Roads WA |
| Kelly Hill | DPIRD |
| Neville Blackburn | Dept Communities |
| Rob Lake | DFES |
| Mike Cole | City of Albany |
| Dave Murphy | WAPOL |
| Darren Prior | City of Albany CBFCO |
| Nigel De Snoo | Albany SES |
| Heather Bell | City of Albany (Guest) |
| Megan Bob | Silver Chain |
| Paul Camins | City of Albany |
| Peter Tomlinson | Cemetery Board |
| Simone Klose | City of Albany |
| Tony Ward | City of Albany |
| Vince Hilder | DBCA |
| Judy Clark | WACHS |
| Steve Childs | Water Corp |
| Grant Pollard | WAPOL |
| Noel Chambers | Dept of Transport |
| Tony Ward | City of Albany |
| Suzan Lees | City of Albany |

2 APOLOGIES:

| Name | Organisation |
|-------------------|---------------------|
| Garry Turner | City of Albany |
| Adele Leahy | City of Albany |
| Craig Andrew | ARC Infrastructure |
| Ray Spurr | ARC Infrastructure |
| Stacey Abbott | SJA |
| Lorna Woodward | Dept of Communities |
| Sumanth Suredan | Southern Ports |
| Alison Benson | DBCA |
| Cassandra Hughes | SJA |
| Dennis Wellington | City of Albany |

3 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING

| | | |
|---|---------------------------|----------------|
| ITEM 3.1: COMMITTEE RECOMMENDATION | | |
| The minutes of the Local Emergency Management Committee meeting held on 21 September 2017 to be confirmed as a true and accurate record of proceedings. | | |
| Moved: M Cole | Seconded: D Murphy | Carried |

4 DISCLOSURE OF INTEREST - Nil

5 BUSINESS ARISING FROM PREVIOUS MEETINGS:

| Item | Status |
|------|--------|
| Nil | |

6 STANDARD AGENDA ITEMS (AS PER State EM PROCEDURE 7)

6.1 Confirmation of Contact Details and Key Stakeholders

As per attached contact list (Attachment 1).

6.2 City of Albany Events

Overview of the City of Albany’s New Year’s Eve and Australia Day events was presented by Simone Klose. A briefing note will be issued regarding Australia Day traffic management plans, once finalised.

6.3 Post Incident Reports

Nil

6.4 Post Exercise Reports

A report of the Airport desk-top emergency exercise conducted on 5 December 2017 was presented by Stuart Jamieson. The following findings were reported:

What worked well:

- The use of the Emergo Train system, which allows resources to be allocated and accounted for in real time.
- Local knowledge provided by Airport staff.
- The use of the “donga” as a training room.
- Response times and communications.
- Clarification for Airport staff that their role is to provide support to emergency agencies, but not responsible for the control of the incident.

Challenges and opportunities for improvement identified:

- Only having one Airport Reporting Officer (ARO) on duty made accessing facilities problematic.
- Clarification on roles and responsibilities between the HMA and combat agencies required.
- The opportunity to equip the “donga” for use as an incident control rooms (some minor modifications and additional equipment required).
- Using social media more effectively.
- Management of spontaneous volunteers.
- Better understanding of what internal resources are available.

6.5 State Emergency Services (SES) – Resource Availability

Presented by SES Albany Manager Nigel De Snoo. (See Attachment 2)

6.6 Funding Nominations and Application Progress

City of Albany AWARE Grants:

- Community Engagement Project – Brendan Gordon extended thanks on behalf of the City of Albany to the agencies involved in the Community Chat forum conducted at Little Grove.
- Grant has now been fully acquitted. Funding body has allowed the City to retain unspent funds of approximately \$4,000 which will be used for further community engagement work in autumn and spring of 2018.

6.7 Risk Management / Treatment Strategies

Update provided by City of Albany CESM, Brendan Gordon:

- State Risk Project –local workshops will recommence in 2018. Dates to be advised.
- Little Grove/Torndirrup Peninsula bush fire risk management plan:
 - Emergency agencies are combining to come up with a working operational document to cover the fire risk out on the peninsula.
 - A working group has been established with members from DFES Parks and City represented.
 - Once main document has been completed, LEMC members will review and add input from their respective agency.

7 GENERAL BUSINESS

7.1 Agency Reports

Including seasonal review (i.e.: bush fire season preparedness)

Parks & Wildlife:

- Water bombers will commence this week.
- There have been some arson events, although a relatively quiet start to the fire season.
- Have been working with the City and other agencies on the Torndirrup Peninsula fire management plan.

Albany Airport:

- Race Wars event will take place in March which is expected to bring many visitors to Albany.

City of Albany:

- The City is looking at setting up joint LEMC with Shires of Plantagenet and Denmark.
- Advice of a planned rodeo at the Kalgan River Caravan Park on January 12 – 14.

Department of Communities:

- Recently conducted an evacuation centre exercise with the Shire of Plantagenet. Further exercises planned for 2018.

Department of Transport:

- Shoreline assessment trailer is now available to assist with evaluation of oil pollution incidents, along with a trained team. This is a resource for assessment, not response.

- State exercise will be held in Albany in 2018.

7.2 City of Albany Emergency Management Report

- The City is reviewing its process for the distribution of LGGS funding to brigades this year to ensure expenditure is accordance with the DFES LGGS expenditure rules.
- CBFCO reported that brigades have attended 34 fires for the year.

7.3 Desk Top Emergency Exercise


A 45 minute exercise to practice the establishment of an Incident Support Group in response to a level two incident was conducted (see Attachment 3).

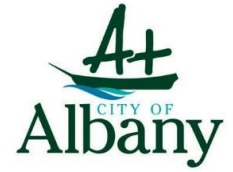
8 DATE OF NEXT MEETING:

Thursday 15 March 2018

9 CLOSURE OF MEETING:

10.30am

Signed:  (Cr John Shanhun)



City of Albany
Register

REGISTER OF DELEGATIONS



Introduction

A register of Delegations of Authority is essential in order to inform the public of the activities, functions, powers and duties of the Local Government as well meeting the requirements of Section 5.46 of the Local Government Act 1995 (the Act).

This Act requires the Chief Executive Officer (CEO) of the Local Government to keep a Register of Delegations made by the Council to a Committee or the Chief Executive Officer, and by the CEO to other employees.

The compilation of the content of this Register was prepared through references to the Act, the Complete Guide to the Local Government Act 1995 (which is a joint production of the Western Australian Municipal Association, the Institute of Municipal Management (WA Division) and the Western Australia Department of Local Government).

When perusing the register, please be aware that some delegations are ongoing and some are given for a "one of" specific reason.

Once exercised, "one of" delegations are removed from the current register and transferred to the City's Records System for permanent retention.

This register is maintained by the Governance & Risk Management Team on behalf of the Chief Executive Officer.

Statutory Requirements

Section 5.42 of the Act enables the delegation of some powers and duties to the Chief Executive Officer.

A local government may delegate to the Chief Executive Officer the exercise of any of its powers, or the discharge of any of its duties under this Act, other than those referred to in section 5.43.

A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

Limits of delegations to the Chief Executive Officer

The following are decisions that cannot be delegated to the Chief Executive Officer:

- any power or duty that requires a decision of an absolute majority or 75% majority of the local government;
- accepting a tender which exceeds an amount determined by the local government;
- appointing an auditor;
- acquiring or disposing of any property valued at an amount determined by the local government;
- any of the local government's powers under Sections 5.98, 5.99 and 5.100 of the Act;
- borrowing money on behalf of the local government;
- hearing or determining an objection of a kind referred to in Section 9.5;
- any power or duty that requires the approval of the Minister or Governor; or
- such other duties or powers that may be prescribed by the Act.

Limits of delegations to Committees

Sections 5.16 and 5.17 of the Act enables the delegation of some powers and duties to a committee.

The following conditions apply:

- a delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation;
- which have effect for the period of time specified or if no period specified, indefinitely;
- but cannot include any power or duty that requires a decision of an absolute majority or a 75% majority of the local government; and
- any powers or duties that can be delegated to the CEO under the Act, Part 5 (Administration), Division 4 (Local government employees);
- under the provisions of section 5.46 of the Act, delegations must be reviewed at least once every financial year.

Register of, Records Relevant to, Delegations

A register of delegations, being this manual, relevant to the Chief Executive Officer and other employees is to be kept and reviewed at least once every financial year.

If a person is exercising a power or duty that they have been delegated, the Act requires them to keep a written record of the power or discharge of the duty. The written record is to contain:

- how the person exercised the power or discharged the duty;
- when the person exercised the power or discharged the duty; and
- the persons or classes of persons, other than council or committee members or employees of the local government, directly affected by the exercise of the power or the discharge of the duty.

Transfer of Authority Due to Absence

Where an Officer not named has been appointed by Council or by an Officer authorised to make the appointment to act in a position to which the named Officer is appointed, the authority shall transfer to the Officer acting as appointed, for the duration of Council authorisation.

Where a named Officer holding a delegation is temporarily absent and no Officer has been appointed to act in the position, the authority will transfer to the relevant Directorate or Senior Line Manager for the period of absence.

| Document Approval | | | |
|---------------------------------|--|--|----------------|
| Document Development Officer: | | Document Owners: | |
| Manager Governance & Risk (MGR) | | Chief Executive Officer (CEO) Executive Director Corporate Services (EDCS) | |
| Document Control | | | |
| File Number - Document Type: | PE.AUT.1 – Register of Delegations | | |
| Document Reference Number: | PU14121_9 | | |
| Meta Data: Key Search Terms | Delegations, Authorisation | | |
| Status of Document: | Council decision: Adopted & Reviewed. | | |
| Quality Assurance: | Chief Executive Officer, Executive Management Team, Council Committee. | | |
| Distribution: | Public Document | | |
| Document Revision History | | | |
| Version | Author | Version Description | Date Completed |
| 9.1 | MGR | <p>Adoption Ref: OCM 23/05/2017 Resolution CCCS028.</p> <p>Council resolved: That the delegations detailed in the Register of Delegations be ADOPTED, noting the associated Council Policy positions and amendments:</p> <p>(a) Delegation 2017:031 – Animal Control. Specifies sections 16(3), 17A & 17 of the Dog Act 1976, being:</p> <p>(i) The local government may direct the registration officer to refuse to effect or renew the registration of a dog, and may direct that the registration of a dog shall be cancelled.</p> <p>(ii) A local government may give written notice to the owner of a dog that the dog cannot be registered by the local government.</p> <p>(iii) Where a local government refuses to effect or renew the registration of a dog, or cancels a registration or gives a written notice under section 17A(2), the applicant or the registered owner or owner of the dog, as the case may be, may apply to the State Administrative Tribunal for a review of the decision.</p> <p>(b) 2017:033 – Public Health. Updated to reflect new Public Health Act 2016 and Health (Miscellaneous) Provisions Act 1911.</p> <p>Minor administrative amendments:</p> <ul style="list-style-type: none"> Title change: Manager Planning Services to Manager Development, Planning and Information Services. | 06/06/2017 |

| Document Revision History | | | |
|---------------------------|--------|--|----------------|
| Version | Author | Version Description | Date Completed |
| 9.2 | MGR | <p>Note: Interim organisation structure reporting changes:</p> <p>Executive Director Commercial Services:</p> <ul style="list-style-type: none"> • Albany Heritage Park (NAC & Princess Royal Fortress) • Albany Public Library • Albany Regional Airport • Albany Visitors Centre • Communications & Events Management Team • Tourism & Development Services <p>Executive Manager Community Services:</p> <ul style="list-style-type: none"> • Community Services Development Team • Day Care Centre • Recreational Services & Albany Leisure & Aquatic Centre (ALAC) • Vancouver Arts Centre (VAC) <p>Amended:</p> <ul style="list-style-type: none"> • Council Policies listed at attachment C, updated to include the Council policy position: Regulatory Compliance. | 05/07/2017 |
| 9.3 | MGR | Authorisations update: 2017:023, 024 & 041. | 13/07/2017 |
| 9.4 | MGR | <p>Authorisation update: 2017:031: Administrative amendment to reflect changes to reporting lines:</p> <ul style="list-style-type: none"> - Airport Operations from Commercial Services to Corporate Services Directorate. - Major Projects Team from Office of CEO to Works & Services Directorate. - Minor formatting changes to 2017:031. | 23/08/2017 |
| 9.5 | MGR | <p>Amended:</p> <ul style="list-style-type: none"> • Following Teams now report to the Manager Finance & Corporate Services (new title: Formally Manager Finance): <ul style="list-style-type: none"> ○ Property, Leasing and Customer Service; ○ Procurement; and ○ Revenue Development. • Airport now reports to the Manager Governance & Risk. • Delegation: 2017:018 (1): Manager Finance & Corporate Services. | 07/09/2017 |
| 9.6 | MGR | <p>Amended:</p> <ul style="list-style-type: none"> • To reflect changes to organisation chart and reporting lines and titles. • Amended and new policies: <ul style="list-style-type: none"> ○ Habitable Structures ○ Beach Closure Policy & Procedure ○ Right of Way ○ Sponsorship Policy & Procedures | 12/12/2017 |

| Document Revision History | | | |
|----------------------------------|---------------|---|-----------------------|
| Version | Author | Version Description | Date Completed |
| 9.7 | MGR | Amended. Position titles, to reflect changes to organisation structure. | 16/04/2018 |
| 9.8 | MGR | Prepared for review and delegations renumbered to reflect 2018 | 24/04/2018 |

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Attachment A – Delegations Designated & Authorised Positions Register

Attachment B – Local Laws Designated & Authorised Positions Register

Attachment C - Council Policy Position Register

Local Government Act 1995

2018:001 - LOCAL GOVERNMENT ACT 1995 AND LOCAL LAWS

(Additional Power, Deal with Objections, Grant Time Extensions)

Delegated Power:

1. Authorise persons to administer and enforce the Local Government Act 1995 (the Act) and local laws.
2. Issue licences, notices, approvals and permits relating to Local Laws.
3. Direct (Additional Powers when giving a notice under s3.25 of the Act):
 - a. Do anything that is considered necessary to achieve the purpose for which the notice was given, including recovering the cost of anything it does as a debt due from the person who failed to comply with the notice.
 - b. Take action to recover any outstanding debts pursuant to the Act, s6.10.
4. Deal with objections and granting of extension of time:
 - a. Administer the suspension of the effect of a decision (including the advising of an outcome of an objection when a decision is made under the Act).
 - b. Receive an objection and grant an extension of time for an objection to be lodged.
 - c. Deal with an objection of a decision made by the City of Albany, under authority of the Local Government Act 1995, any local law or regulation.

Notes:

- (i) If a person who is given a notice under s3.25 of the Act fails to comply with it, the local government may do anything that it considers necessary to achieve, so far as is practicable, the purpose for which the notice was given, including recovering the cost of as a debt due from the person who failed to comply with the notice.
- (ii) If a debt (other than a rate or service charge) remains unpaid after it becomes due and payable, the local government may recover it, as well as the costs of proceedings, if any, for that recovery, in a court of competent jurisdiction.

Condition of Delegation:

- (a) The power to authorise persons is limited to Executive Directors and above and must be given in writing.
- (b) A person who is authorised to give an infringement notice under s9.16 of the Act is not eligible to be an authorised person for the purposes extending time or withdrawal.
- (c) The power to direct (additional powers) is limited to Executive Directors and above and the following designated positions:
 - Manager Planning Services
 - Manager Ranger & Emergency Services
 - Manager Building, Health & Compliance
 - Manager City Engineering
- (d) The power to deal with objections and granting extension of time is limited to Executive Directors and above and the following designated positions:
 - Manager Governance & Risk
 - Manager Finance

Legislative or Policy Reference:

- **Local Government Act 1995:** *Part 3 - Functions of local governments, Division 2 - Legislative functions of local governments, Subdivision 1 — Local laws made under this Act, Division 3 — Executive functions of local governments, s3.24 (Authorising persons under this Subdivision), s3.25 (Notices requiring certain things to be done by owner or occupier of land), s3.26 (Additional powers when notices given), S3.26 (Additional powers when notices given), Part 9 - Miscellaneous provisions, Division 1 - Objections and review, s9.5 (Objection may be lodged), s9.6 (Dealing with objection), s9.7 (Review), s9.9 (Suspension of effect of decision)*
- **Local Government (Financial Management) Regulations 1996:** *r.5 (CEO's duties as to financial management).*

Report Requirement: Report to file.

Designated Persons: Listed at: Attachment A – Delegations Designated & Authorised Positions Register & Attachment B – Local Laws Designated & Authorised Positions Register.

Local Government Act 1995
2018:002 - CORPORATE DOCUMENTS & BRANDING

Delegated Power:

1. Approve the use of the City of Albany Crest and Corporate Logos.
2. Update administrative policies, guidelines, procedures and processes.
3. Authorise persons to administer any or all of the above functions.

Note: It is the role of Council to determine local government's policies.

Condition of Delegation:

- (a) Minor administrative amendments can be made to Council adopted policies, if authorised by the Chief Executive Officer.
- (b) On effecting the amendment a copy of the updated policy is to be distributed to all elected members.
- (c) The power to authorise persons is limited to Executive Directors and above.

Legislative or Policy Reference:

- **Local Government Act 1995:** s2.7 (*Role of council*) (2)(b), s3.1 (*General function*); s5.41(*Functions of CEO*).

Policy Position:

- Council Policy: Corporate Document Policy

Report Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Community Services
 - Manager Community Engagement
 - Manager Communications & Events
- Executive Director Corporate Services
 - Manager Governance & Risk
- Executive Director Development Services
- Executive Director Infrastructure & Environment

Local Government Act 1995

2018:003 - PUBLIC RELATIONS, MEDIA RELEASES & MAKE COMMENT TO MEDIA

Delegated Power:

1. Represent the City of Albany on external committees and working groups and make operational decisions on behalf of the City.
2. Prepare, produce and distribute City information, media releases and publications, and make comment, with the condition that comment is limited to matters relating to functions of the CEO, defined by the Act.
3. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- The power to authorise persons is limited to Executive Directors and above.

Legislative or Policy Reference:

- **Local Government Act 1995:** s5.41 (*Functions of CEO*) (d)&(f)

Report Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Community Services
 - Manager Recreation Services (incl. ALAC)
 - Manager Community Engagement
 - Manager Communications & Events
 - Manager Facilities (incl. NAC & Day Care)
 - Manager Precinct (incl. VAC, Library & Townhall)
- Executive Director Corporate Services
 - Manager Economic Development & Tourism
 - Manager Business Development & Tourism (Inc. AVC)
- Executive Director Development Services
- Executive Director Infrastructure & Environment

Local Government Act 1995

2018:004 - POWER TO REMOVE, IMPOUND & DISPOSE PROPERTY

Delegated Power:

1. Dispose surplus plant, equipment and material.
2. Sell or otherwise dispose:
 - a. any goods that have been confiscated subject to s3.47(1) of the Act;
 - b. impounded goods that have not been collected within the period specified in s3.42(1)b, s3.47(2b) or s3.44 of the Act;
 - c. any vehicle that has not been collected within two months of a notice having been given under s3.40(3) or seven days of declaration being made that a vehicle is an abandoned vehicle wreck; and
 - d. artworks, not exceeding \$5,000.
3. Determine that court action be taken to recover impounding expenses in accordance with s3.48 of the Act.
4. Authority to remove or impound goods under section 3.39 of the Act.
5. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) Disposal of surplus plant, equipment and material is subject to the CEO providing Elected Members with two weeks written notice with any intention to do so:
 - The CEO may either proceed with such a sale or if appropriate instead donate the property available for sale to suitable not for profit community groups or Schools;
 - In the absence of any sale being made, it shall be at the absolute discretion of the CEO to dispose of any surplus goods, plant and equipment in any manner thought fit by the CEO.
- (b) All goods, plant and equipment with an estimated market value above \$1000 must be:
 - Advertised for sale in a local newspaper; or
 - Sold by public auction; or Offered for sale by public tender.
- (c) All goods, plant and equipment with an estimated market value of \$1000 or less shall be:
 - Advertised for sale in an email or notice sent to all staff; or
 - Offered for sale by seeking bids from staff with a one week closing date for bids to be lodged with the CEO.
- (d) The team that administers the impounding cannot administer the disposal.
- (e) The CEO shall approve any legal action and sign any legal documents.

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.39(Power to remove and impound), s3.40(Vehicle may be removed if goods to be impounded are in or on vehicle), s3.40A (Abandoned vehicle wreck may be taken), s3.43(Impounded non-perishable goods, court may confiscate), s3.47(Confiscated or uncollected goods, disposal of), s3.48(Impounding expenses, recovery of), s3.58(Disposing of property).

Report Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Community Services
- Executive Director Corporate Services
 - Manager Economic Development & Tourism (2 only)
 - Manager Business Development & Tourism (2 only)
- Executive Director Infrastructure & Environment
 - Manager City Operations (1 & 2 only)
- Executive Director Development Services
 - Manager Ranger & Emergency Services (2a,b,c & 4 only)
 - Ranger Team Leader (4 only)
 - Rangers (4 only)
 - Manager Planning Services (2a & b only)
 - Coordinator Planning Services (2a,b only)
 - Development Engineer (2a & b only)
 - Manage Building, Health & Compliance
 - Senior Planning & Development Compliance Officer (2a & b only)
 - Development Compliance Officer(s) (2a & b only)

Local Government Act 1995

2018:005 - APPOINTMENT OF AN ACTING CEO, STAFFING, HR MANAGEMENT

Delegated Power:

1. Appoint an Acting Chief Executive Officer for a period of less than 6 weeks.
2. Determine an organisational structure.

CEO FUNCTION: Authority to:

3. Appoint and dismiss employees.
4. Undertake executive functions relating to provision of services and/or facilities.
5. Authorise persons to administer any or all of the above CEO functions.

Condition of Delegation:

- (a) Appointment subject to funding being available in the City's Annual Budget.
- (b) Structure changes must be approved by the relevant Executive Director.
- (c) Appointment and dismissal of:
 - permanent employees; and
 - casual employees;

must be conducted in consultation with Manager Human Resource and/or delegate.

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.1 (*General Function*), s3.18 (*Performing Executive Functions*), s3.21 (*Duties when performing functions*), s5.2 (*Administration of local governments*), s5.36 (*Local government employees*), s5.39 (*Contracts for CEO and senior employees*) - (1a)(a), s5.41 (*Functions of CEO*), s5.42 (*Delegation of some powers and duties to CEO*)

Reporting Requirement:

- Human Resources Team to report to the Commercial, Community and Corporate Services Committee monthly.

Designated Persons:

- Chief Executive Officer
- Executive Director Community Services (3,4 only)
 - Manager Precinct (Incl. VAC & Library)(3 only) limited to casual employees only
 - Vancouver Arts Centre Team Leader (3 only) limited to casual employees only
 - Manager Recreation Services (incl. ALAC) (3 only), limited to casual employees only
 - Coordinators: Business, Club Development, Facilities, Commercial Services (3 only), limited to casual employees only
 - Manager Facilities
 - Team Leader - NAC Operations (3 only), limited to casual employees only
 - Team Leader Albany Day Care Services (3 only), limited to casual employees only
- Executive Director Corporate Services (3, 4 only)
 - Manager Human Resources (3,4 only)
 - Manager Economic Development & Tourism (3 only), limited to casual employees only
 - Manager Business Development & Tourism (3 only), limited to casual employees only
- Executive Director Infrastructure & Environment (3,4 only)
 - Manager City Operations (3 only), limited to casual employees only
 - Manager City Engineering (3 only), limited to casual employees only
 - Manager City Reserves (3 only), limited to casual employees only
- Executive Director Development Services (3,4 only)
 - Manager Ranger & Emergency Services (3 only), limited to casual employees only.

Local Government Act 1995

2018:006 - SIGN DOCUMENTS ON BEHALF OF THE CITY OF ALBANY

(Common Seal, Deeds, Agreements)

Delegated Power:

1. Execute a document on behalf of the City where there is a requirement for the document to be executed as a deed, pursuant to s9.49A(5) of the Act;
2. Affix the Council's Common Seal to documents, pursuant to s9.49A(2) of the Act; and
3. Sign documents on behalf of the local government for all matters arising under delegated authority given by the Council under s5.42 and s9.49A(4) of the Act and generally as is necessary or appropriate in reasonably carrying out his or her function under the Act or under any written law.

Condition of Delegation:

- (a) Power to sub-delegate: In accordance with s5.43(ha) of the Act, the Chief Executive Officer or Acting Chief Executive Officer, appointed in writing, is NOT authorised to delegate this function; and
- (b) Compliance with Council Policy: Use of Common Seal Policy.

Legislative or Policy Reference:

- **Local Government Act 1995**: s2.5 (*Local governments created as bodies corporate*), s5.42 (*Delegation of some powers and duties to CEO*), s5.43 (*Limits on delegations to CEO*)(ha), s9.49A (*Execution of documents*) (2)(4)(5)
- **Local Government (Functions and General) Regulations 1996**: r.34 (*Common seal, unauthorised use of*)
- **Fire and Emergency Services Authority of Western Australia Act 1998**: Part 6A — *Emergency services levy, Division 9 — ESL agreements, s36ZJ (ESL agreement, nature of etc.), s36ZK (Part 6A modified for ESL agreement (Sch. 1A))*
- **Rates and Charges (Rebates and Deferments) Act 1992**: s.16 (*Claims by administrative authorities*)

Policy Position:

- Council Policy: Use of Common Seal Policy

Reporting Requirement: Report to Council monthly.

Designated Persons:

- Mayor
- Chief Executive Officer

Local Government Act 1995

2018:007 - DEALING WITH AN OBJECTION, EXTENSION OF TIME, SUSPENDING A DECISION

Delegated Power:

1. Administer the suspension of effect of decision (including the advising of an outcome of an objection when a decision is made under the Act.
2. Receive an objection and grant an extension of time for an objection to be lodged.
3. Deal with an Objection of a decision made by the City of Albany, under authority of the Act, any local law or regulation.

Condition of Delegation:

- Nil.

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.50A (1), Part 9 - Miscellaneous provisions, Division 1 - Objections and review, s9.5 (Objection may be lodged), s9.6 (Dealing with objection), s9.7 (Review), s9.9 (Suspension of effect of decision)
- **Local Government (Functions and General) Regulations 1996:** r.6 (3)(Transitional provisions about road closures)

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Community Services
- Executive Director Development Services
 - Manager Planning Services
 - Coordinator Planning Services
 - Manager Building, Health & Compliance
 - Coordinator Building Services
- Executive Director Infrastructure & Environment
- Executive Director Corporate Services
 - Manager Finance

Local Government Act 1995
2018:008 - LEGAL PROCEEDINGS
(Approve Representation & Legal Expenses)

Delegated Power:

1. Authorise Legal Expenses for Council Members, Employees and Volunteers.
2. Enact legal proceedings and authorise persons to represent the City in a Court.
3. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) Compliance with Council Policy: Legal Representation for Elected Members, Employees and Volunteers.
- (b) The City's Insurance Broker must be notified before proceeding with action.

Legislative or Policy Reference:

- **Local Government Act 1995:**
 - *Part 9 — Miscellaneous provisions, Division 2 — Enforcement and legal proceedings, Subdivision 1 — Miscellaneous provisions about enforcement, s9.10(Appointment of authorised persons)(1)(2), s9.29 (Representing local government in court)(2).*
 - *Part 6 — Financial management, Division 6 — Rates and service charges, Subdivision 5 — Recovery of unpaid rates and service charges, s6.56(Rates or service charges recoverable in court)(1)(2)*

Policy Position:

- Council Policy: Legal Representation for Elected Members, Employees and Volunteers Policy

Reporting Requirement:

- Governance & Risk Management Team to report quarterly to the Audit & Risk Committee.

Designated Persons:

- Chief Executive Officer
- Executive Director Community Services
- Executive Director Corporate Services
 - Manager Governance & Risk (2 only)
 - Manager Finance (2 only)
- Executive Director Development Services
 - Manager Ranger & Emergency Services (2 only)
 - Team Leader Ranger Services (2 only)
- Executive Director Infrastructure & Environment

Local Government Act 1995

2018:009 - GRANT FUNDING, DONATIONS, SPONSORSHIP

(Sponsorship through the waiver of fees & charges)

Delegated Power:

1. Authorise donations, grants, sponsorship, financial assistance (waive fees and charges), under the *Local Government Act 1995*, s6.7(2) and s6.12(1)(2)&(3).
2. Apply for grant and subsidy applications on behalf of the City of Albany.
3. Waive fees for goods, services and charges.
4. Determine eligibility of charitable or benevolent community based organisations within the City of Albany to qualify for the Waste Services Subsidy.

Building Specific:

5. Waive, increase, reduce or refund the payment of building service application fees in the following circumstances:
 - a. Application is cancelled prior to final determination.
 - b. Applicant has requested a renewal of an expired decision.
 - c. For a request for the City to provide a Certificate in respect to a proposed development that is not part of a statutory application.
 - d. Any major development made on behalf of local government or government department where most of the assessment has already been carried out.
6. Authorise persons to administer any or all of the above functions.

Note: A local government cannot delegate to a CEO the power under section 9.49A(4) of the Act to authorise a person to sign documents on behalf of the local government.

Condition of Delegation:

- (a) This authorisation:
 - does not extend to statutory charges, the municipal rate or service charges incorporated within the rate notice.
 - is subject to:
 - Conditions contained in Council Policies;
 - Funding being allocated in the City's Annual Budget; and
 - Funding/Donations limited to \$10,000.
- (b) Any waiver, reduction or refund of a fee shall be based on the following criteria:
 - The proposal not being intended to be a money making venture for the benefit of the organisation.
 - The cost of work undertaken by the City of Albany.
 - The application is on behalf of a non-profit or charitable organisation or be reflective of the benefit of the proposal to the community.

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.1 (*General function*), s5.42 (*Delegation of some powers and duties to CEO*), s5.43 (*Limits on delegations to CEO*) (ha), s5.44 (*CEO may delegate powers and duties to other employees*), s6.7 (*Municipal fund*) (2), s6.12 (*Power to defer, grant discounts, waive or write off debts*)(1)(2) & (3), s9.49A (*Execution of documents*)
- **Local Government (Financial Management) Regulations 1996:** r.5 (*CEO's duties as to financial management*), r.12 (*Payments from municipal fund or trust fund, restrictions on making*), r.13 (*Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.*)

Policy Positions:

- Council Policy – Community Funding Policy
- Council Policy – Community Sports & Recreational Facilities Small Grant Funding Policy
- City's Annual Budget
- Council Policy: Land Fill Subsidy Scheme

Reporting Requirement: Report to file.

Designated Positions:

- Chief Executive Officer
- Executive Director Community Services
 - Manager Recreation Services (incl. ALAC) (1 only)
 - Manager Precinct (Incl. VAC, Library, Townhall)(1 only)
 - Manager Facilities (Incl. Heritage Park, NAC & Day Care)(1 only)
 - Team Leader NAC (1 only)
 - Team Leader Day Care (1 only)
- Executive Director Corporate Services
 - Manager Finance
 - Revenue Development Officer (1 & 2 only)
 - Manager Economic Development & Tourism (1 only)
 - Manager Business Development & Tourism (1 only)
- Executive Director Development Services
 - Manager Planning Services (1, 2 & 3 only)
 - Manager Ranger and Emergency Services (1, 2 & 3 only)
 - Manager Building, Health & Compliance (1,2 & 3 only)
- Executive Director Infrastructure & Environment
 - Manager City Engineering
 - Manager City Operations

Local Government Act 1995

2018:010 - LIBRARY SPECIFIC

(Recover Overdue Library Books and Other Loaned Items)

Delegated Power:

1. Authorise the recovery of overdue library books and other loaned Items.
2. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- Nil.

Legislative or Policy Reference:

- **Local Government Act 1995:** *s6.10 (Financial management regulations)*
- **Local Government (Financial Management) Regulation 1996:** *r.5 (CEO's duties as to financial management)*

Reporting Requirement: Report to file.

Designated Positions:

- Chief Executive Officer
- Executive Director Community Services
 - Manager Precinct (Incl. VAC, Library & Townhall)
 - Library Team Leader

Local Government Act 1995 & Trustees Act 1962

2018:011 - POWER TO INVEST

(Investment of Municipal Funds)

Delegated Power:

1. Invest money and establish investment internal control procedures, pursuant to the *Local Government Act 1995*, s6.14 (1) and *Local Government (Financial Management) Regulation 1996*, r.19.
2. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- Compliance with Council Policies:
 - Council Policy: Investment of Surplus Funds Policy
 - Council Policy: Cash/Investment Backing for Reserve Accounts Policy

Legislative or Policy Reference:

- **Local Government Act 1995:** s6.14 (*Power to invest*)
- **Local Government (Financial Management) Regulation 1996:** r.19 (*Investments, control procedures for*), r.38 (*Reserve accounts, information about in annual financial report*) (1)(f)
- **Trustees Act 1962:** Part III (*Investments*)

Report Requirement:

- Finance Team is responsible for reporting to Council monthly.

Designated Persons:

- Chief Executive Officer
- Executive Director Corporate Services
 - Manager Finance

Local Government Act 1995

2018:012 - TAKE POSSESSION OF LAND & APPLY CAVEATS

Delegated Power:

1. Make an agreement with a person for payment of rates and service charges, pursuant to the Act, s6.49.
2. Determine whether to amend the rate record for the preceding five years, pursuant to the Act, s6.39.
3. Unpaid rates and service charges:
 - a. Take possession of land and hold land to secure unpaid rates or service charges:
 - (i) from time to time lease the land;
 - (ii) sell the land;
 - (iii) cause the land to be transferred to the Crown; or
 - (iv) cause the land to be transferred to itself.
 - b. Lodge a caveat on a property to preclude dealings in respect of the land, and may withdraw caveats so lodged by it.
4. Revoke a payment by instalment option for rates and service charges and/or the additional charge.
5. Withdraw a caveat that has been lodged on a property, where the purpose for which the caveat was lodged has been satisfied, or the temporary withdrawal and re-lodging of the caveat will allow dealings on a title.
6. Apply a Gross Rental Valuation (GRV) rating to areas.
7. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) Power (2): Must be for the purpose of correcting a financial administrative error.
- (b) Power (3): Unpaid rates and service charges:
 - Rates or service charges to be unpaid for at least 3 years.
 - On taking possession of any land staff is to notify the owner of the land such notification as is prescribed.
 - Affix on a conspicuous part of the land a notice, in the form or substantially in the form prescribed.
 - The designated officer (delegate) must, at least once, attempt under s6.56 of the Act to recover money due in a court of competent jurisdiction.
 - Power of sale of land must be conducted in accordance with Schedule 6.3 of the Act.

Legislative or Policy Reference:

- **Local Government Act 1995:** Part 6 — *Financial management, s6.32 (Rates and service charges), s6.39(Rate record)(2), s6.45 (Options for payment of rates or service charges), s6.49 (Agreement as to payment of rates and service charges) s6.56 (Rates or service charges recoverable in court), s6.64 (Actions to be taken) Schedule 6.3 - Provisions relating to sale or transfer of land where rates or service charges unpaid*
- **Bush Fires Act 1954:** s33(8) (*Local government may require occupier of land to plough or clear fire-break*)

Report Requirement:

- Report to the Community and Corporate Services Committee.

Designated Persons:

- Chief Executive Officer
- Executive Director Corporate Services
 - Manager Finance
- Executive Director Development Services (3b and 5 only)
- Executive Director Infrastructure & Environment (3b and 5 only)

Local Government Act 1995
2018:013 - PAYMENT OF MUNICIPAL FUNDS
(Purchase Orders, Petty Cash, Allowances)

Delegated Power:

1. Approve requisitions and purchase orders for the supply of goods and services.
2. Approve Payments from the Municipal Fund and Trust Fund and Signing of Requisition and Purchase Orders.
3. Issue Petty Cash Advances (up to \$1000.00).
4. Make a cash advance to a person in respect of an expense for which the person can be reimbursed, in accordance with the Act, Division 8 of Part 5.
5. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) As per the requirements of *the Local Government (Financial Management) Regulations 1996*, r.13.
- (b) Where a local government has delegated to the Chief Executive Officer the exercise of its power to make payments from the municipal fund or the trust fund, each payment from the municipal fund or the trust fund is to be noted on a list compiled for each month which is to be presented to the next ordinary meeting of Council.
- (c) The following spending limits apply:

Category A = Chief Executive Officer

Category B = Executive Director Infrastructure & Environment

Category B = Executive Director Corporate Services

Category C = Executive Director Development Services

Category C = Executive Director Community Services

Category D = Managers, Assistant Managers

Category E = Team Leaders, Coordinators, Personal Assistant to Mayor & Councillors

Category F = Officers

Limit for Category A - \$250,000 and over

Limit for Category B - \$250,000 and under

Limit for Category C - \$100,000 and under

Limit for Category D - \$50,000 and under

Limit for Category E - \$10,000 and under

Limit for Category F - Payments under \$5,000

- (d) Requests for "Miscellaneous Expenses" by Elected Members to be jointly signed by the Mayor and Chief Executive Officer.

Legislative or Policy Reference:

- **Local Government Act 1995:** Part 3 - Functions of local governments, s3.1 (General function), Part 5 - Administration, s5.98 (Fees etc. for council members), Part 6 - General financial provisions, s6.10 (Financial management regulations)
- **Local Government (Financial Management) Regulations 1996:** r.5 (CEO's duties as to financial management), r.8 (Separate bank etc. accounts required for some moneys) r.11 (Payments, procedures for making etc.), r.12 (Payments from municipal fund or trust fund, restrictions on making) (1)(a), r.13 (Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.)

Report Requirement:

- Report to the Community and Corporate Services Committee and Council monthly.

Designated Persons:

- Chief Executive Officer (Cat A)
 - Personal Assistant to Mayor and Councillors (4 only) (Cat E)
- Executive Director Community Services (Cat C)
- Executive Director Corporate Services (Cat A)
 - Manager Finance (Cat C)
 - Manager Governance & Risk (1 & 2 only) (Cat D)
- Executive Director Infrastructure & Environment (Cat B)
 - Manager City Engineering (Cat C)
 - Manager City Operations (Cat C)
- Executive Director Development Services (Cat C)
- Executive Director Commercial Services (Cat C)

Designated Positions:

- Managers (3 only) (Cat D)
- Assistant Managers (3 only) (Cat D)
- Coordinators & Team Leaders (Cat E)
- Officers (Cat F)

Local Government Act 1995 & Freedom of Information Act 1992
2018:014 - FREEDOM OF INFORMATION, RELEASE INFORMATION

Delegated Power:

- Not applicable, legislated function of the Chief Executive Officer (CEO).

CEO FUNCTION: Authorisation to:

1. Make decisions regarding access to information under the *Freedom of Information Act 1992*.
2. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- Nil.

Legislative or Policy Reference:

- **Freedom of Information Act 1992:** s3 (*Objects of Act*), s4 (*Agencies, duties of when applying Act*)
- **Local Government Act 1995:** s5.94 (*Public can inspect certain local government information*)

Policy Position:

- **City Policy: Code of Conduct for Staff with Access to Recorded Material** (*Audio, CCTV, Camera Footage*)

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Corporate Services
 - Manager Governance & Risk (1 only)
 - Team Leader Records and Council Liaison (1 only)
 - Manager Information Technology (IT) (1 only in relation to access to recorded material)
- Executive Director Development Services (1 only in relation to access to recorded material)
 - Manager Ranger & Emergency Services (1 only in relation to access to recorded material)
 - Manager Building, Health & Compliance (1 only in relation to access to recorded material)

Local Government Act 1995

2018:015 - ELECTIONS

Delegated Power:

- Not applicable, legislated function of the Chief Executive Officer (CEO).

CEO FUNCTION: Authorisation to:

1. Electoral Rolls & Enrolment Eligibility. Prepare an owners and occupiers roll for an election and decide whether or not a claim made for enrolment eligibility is to be accepted or rejected.
2. Dispose Election Records. Undertake the duties of the Chief Executive Officer as provided in regulation 82(4) of the Local Government (Elections) Regulations 1997, that is to undertake or to supervise the destruction of any election material).
3. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- Authorisation 3 limited to the Chief Executive Officer.

Legislative or Policy Reference:

- **Local Government Act 1995:** s4.32 (*Eligibility to enrol under s. 4.30, how to claim*) (4) (5); s4.41(*Owners and occupiers roll*) (1); and
- **Local Government (Elections) Regulations 1997:** r.82 (*Keeping election papers - s4.84(a)*) (4).

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Corporate Services
 - Manager Governance & Risk (1 & 2 only)
 - Team Leader Records and Council Liaison (1 & 2 only)
 - Manager Finance (1 only)
 - Senior Rates Officer (1 only)
 - Rates Officers (1 only)

Local Government Act 1995

2018:016 – GIFT & TRAVEL CONTRIBUTIONS, PRIMARY & ANNUAL RETURNS

(Acknowledgement of Receipt)

Delegated Power:

- Not applicable, legislated function of the Chief Executive Officer (CEO).

CEO FUNCTION:

1. Authority to acknowledge the receipt of Primary and Annual Returns in accordance with s5.77 of the Act.
2. Authority to acknowledge and receipt of declarations of gifts and travel in accordance with sections 5.82 and 5.83 of the Act.

Condition of Delegation:

- (a) Compliance with the City Procedure: Suggested Procedure and Timeline for Lodgement of Financial Interest Returns.
- (b) All acknowledgements to be communicated by email copied to CEO and Manager Governance & Risk (Incl. Airport) or Mayor if applicable.

Legislative or Policy Reference:

- **Local Government Act 1995: Part 5 — Administration, s5.77 (Acknowledging receipt of returns), s5.82 (What is a gift); s5.83 (What is a contribution to travel)**
- **Local Government (Administration) Regulations 1996**

Reporting Requirement:

- Report to file and Register of Gifts and Contributions to Travel as prescribed.

Designated Persons:

- Chief Executive Officer
 - Manager Governance & Risk
 - Team Leader Records and Council Liaison

Local Government Act 1995
2018:017 - COMPENSATION
(Public Liability Claims)

Delegated Power:

1. Determine and pay compensation for damage to property up to \$1,000.
2. Authorise persons to administer any or all of the above functions.

Notes:

- (i) *A local government is to compensate the person if the person requests compensation unless it is otherwise expressly stated in subsection (5) of s3.22, or in Schedule 3.1 or Schedule 3.2 of the Act.*
- (ii) *s3.22 does not limit section s9.57 of the Act.*

Condition of Delegation:

- Nil.

Legislative or Policy Reference:

- **Local Government Act 1995:** *Part 3 — Functions of local governments, Division 3 — Executive functions of local governments, Subdivision 1 — Performing executive functions; s3.22 (Compensation); s3.51 (Affected owners to be notified of certain proposals)(2)(b); s9.57 (Local government protected from certain liability)*

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Corporate Services
 - Manager Governance & Risk (1 only)

Local Government Act 1995

2018:018 - CHOICE OF TENDER, AWARD CONTRACT

(Procurement of Goods, Services, Heavy Plant and Fleet Vehicles)

Delegated Power:

1. Award a tender or contract.
2. Vary, extend or renew a contract or tender.
3. Vary the requirements before entering into contract, in accordance with functions provided for in r.20 and specifically r.20 (2) of the *Local Government (Functions and General) Regulations 1996*.
4. With the approval of the tenderer, make a variation in the contract for goods or services before the City enters the contract with the successful tenderer, in accordance with the *Local Government (Functions and General) Regulations 1996*, r.20(1).
5. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) Quotations and tenders called are to comply with Council's:
 - Purchasing Policy (Tenders & Quotes); and
 - Buy Local (Regional Price Preference) Policy.
- (b) Contract value determined by delegation 2018:013 Payments from Municipal Fund

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.18 (*Performing executive functions*) (2); s3.57 (*Tenders for providing goods or services*) (1); s5.41 (*Functions of CEO*)(d); s5.43 (*Limits on delegations to CEO*)(b)
- **Local Government (Functions and General) Regulations 1996:** r.11 (*When tenders have to be publicly invited*)(1)(2)(f); r.14 (*Publicly inviting tenders, requirements for*)(2a); r.15 (*Minimum time to be allowed for submitting tenders*); r.16 (*Receiving and opening tenders, procedure for*); r.17 (*Tenders register*); r.18 (*Rejecting and accepting tenders*); r.19 (*Tenderers to be notified of outcome*); r.20 (*Variation of requirements before entry into contract*); r.21 (*Limiting who can tender, procedure for*); r.22 (*Minimum time to be allowed for submitting expressions of interest*); r.23 (*Rejecting and accepting expressions of interest to be acceptable tenderer*); r.24 (*People who submitted expression of interest to be notified of outcome*)

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Community Services (Exempt: 1)
- Executive Director Corporate Services
 - Manager Finance (1, 2 & 3 only)
 - Procurement Officers (2 & 3 only)
- Executive Director Development Services (Exempt: 1)
- Executive Director Infrastructure & Environment (Exempt: 1)
 - Manager City Engineering (2,3 & 4 only) (limited to \$50,000 for variation approval)
 - Senior Civil Engineering Officer – Roads (2,3 & 4 only) (limited to \$10,000 for variation approval)
 - Senior Civil Engineering Officer – Drainage (2,3 & 4 only) (limited to \$10,000 for variation approval)

Local Government Act 1995

2018:019 - PROPERTY MANAGEMENT, LEASES AND LICENCES**Delegated Power:**

1. Process requests related to leases and licences.
2. Negotiate terms, conditions and rent for leases and licences.
3. Approve requests to renew existing leases and licences with community groups (being charitable, benevolent, religious, cultural, educational, recreational, sporting or other like nature groups), airport hangar sites, government agencies or telecommunication entities for properties that are under the care, control and management of the City of Albany.
4. Approve new leases for Lotteries House in accordance with Lotteries House Tenant Management Committee recommendations.
5. Approve requests to take up an option for a further term on a current lease/licence or sub-lease/licence, provided there being no variation to the principle terms of the lease/licence and all accounts being paid in full.
6. Approve requests to vary existing leases/licences.
7. Renegotiate current lessee or sub-lessee rental.
8. Approve requests to assign existing leases or sub-leases, provided there being no variation to the principle terms of the lease.
9. Approve requests for a sub-lease/sub-licence where there is a current lease/licence in place.
10. Surrender of a lease/licence of any property, where the balance of lease/licence payable does not exceed \$10,000 and all accounts being paid in full.
11. Appoint persons to administer any or all of the above functions.

Condition of Delegation:

- (a) **Process leases and licences** (1) Authority to process matters relating to Leases and Licences, as follows:
 - (i) Settled terms and conditions to be approved by the delegate as soon as practicable;
 - (ii) Definition of lessee includes a licensee where the context permits;
 - (iii) Where the lessee disputes the market rent increase, the delegate may negotiate a lesser increase to lease/licence rent subject to:
 - the lessee providing to the City at the lessee's cost, a current written rental valuation undertaken by a licensed Valuer on or prior to the date upon which the increased rent is to apply; or
 - the City and the lessee reaching agreement on a new lease/licence rental that is not less than 80% of the market rate as determined by the City's Valuer to a maximum amount of \$5,000 per annum.
- (b) **Variation of existing lease/licence** terms subject to (2)(6):
 - (i) To comply with legislative or other statutory or government authority requirements issued from time to time.
 - (ii) Leased area:
 - Increase not exceeding 10% or 100m² of the existing area, whichever is the greater;
 - Any reduction to the existing lease area.
 - (iii) Permitted Use provided there being:
 - no change to the primary use and in accordance with the Management Order over the land (if applicable).
 - proposed amendment is ancillary to the existing permitted use; and
 - has local authority planning approval (if required).
 - (iv) Guarantee & Indemnity or Insurance provided Council interests remain protected.
- (c) **Approve requests** (3) Compliance with Council Policy Property Management – Leases and Licences is required.

2018:019 (continued)

- (d) **Approve new and renew requests** (3 & 4) All new leases and licences (other than those delegated by Council) will be referred to Council for consideration.

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.58 (*Disposing of property*)
- **Land Administration Act 1997:** Part 6 (*Sales, lease, licences, etc. of Crown land*)

Policy Position:

- Council Policy: Property Management – Leases and Licences

Reporting Requirement:

- Report to Council monthly. *Note: All new leases and licences (other than those delegated by Council) will be referred to Council for consideration.*

Designated Persons:

- Chief Executive Officer
- Executive Director Corporate Services

Local Government Act 1995

2018:020 - PROPERTY MANAGEMENT

(Public Facilities, Municipal Halls, Parks, Reserves, Hire, Fees, Selling Goods)

Delegated Power:

1. Approve or refuse applications for hire of recreation centres, facilities, halls and buildings to the public and determine appropriate conditions (including signage: sporting and event banners).
2. Waive or vary hire fees for charitable organisations or others persons; and
3. Determine the rights of lessees to sell goods to patrons attending sporting functions at venues owned or leased by the City to various clubs and organisations.
4. Manage City facilities and reserves:
 - a. Allocate sporting facilities and recreational reserves grounds to seasonal and casual hirers who may apply for the use of such facilities, including requests for use (and level of use) of turf matches and practice wickets;
 - b. Determine costs for damage to buildings, parks and recreational reserves;
 - c. Determine applications for the sale or consumption of alcohol on parks and reserves and leased premises; and
 - d. Approve service and tourist signage on reserves.
5. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) City managed facilities and reserves:
 - (i) Such use to be at an appropriate fee as set by the Council.
 - (ii) Having regard to existing and previous usage.
 - (iii) Approval is based on the following criteria:
 - the event being conducted at no cost to the Council;
 - the organiser being required to meet the cost of all outgoings;
 - adjoining residential areas being notified of the event in advance;
 - the event not causing any inconvenience to adjacent business/commercial operations;
 - the Council being indemnified against any claims for damages;
 - approval is a time limit; and
 - the City's Service and Tourist Signage Policy.

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.54 (*Reserves under control of a local government*); s6.12 (*Power to defer, grant discounts, waive or write off debts*) (1)(b) (3)

Local Law:

- Local Government Property Local Law 2011

Policy Position:

- Council Policy: Public Works, Service and Tourist Signs Policy

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Community Services
 - Manager Recreation Services (incl. ALAC)
 - Coordinators: Business, Club Development, Facilities, Commercial Services (Exempt 2 & 3)
 - Manager Precinct (Incl. VAC, Library & Townhall)
 - Library Team Leader (Exempt 2 & 3)
 - Vancouver Arts Centre Team Leader (Exempt 2 & 3)
 - Manager Facilities
 - Team Leader NAC and Albany Heritage Park
 - Team Lead Leader Day Care
 - Manager Communications & Events
 - Events Team Leader (Exempt 2 & 3)
- Executive Director Corporate Services
 - Manager Business Development & Tourism
 - Manager Economic Development & Tourism
- Executive Director Infrastructure & Environment
 - Manager Reserves (Exempt 2 & 3)

Local Government Act 1995

2018:021 - OBJECTION TO RATE RECORD, RELEASE INFORMATION**Delegated Power:**

1. Consider any objection to the rate record and may either disallow it or allow it, wholly or in part, pursuant to the Act, s6.76(5).
2. Grant an extension to the time to make an objection, pursuant to the Act, s6.76(4).
3. Consider applications to release information detailed in s5.94(m) of the Act, subject to:
 - a. Applications being submitted in the form prescribed from time to time; and
 - b. A Statutory Declaration being completed.
4. Authorise persons to administer any or all of the above functions.

Notes:

- (i) A local government is to promptly consider any objection to the rate record and may either disallow it or allow it, wholly or in part.
- (ii) A local government may, on application by a person proposed to make an objection to the rate record, extend the time for making the objection for such period as it thinks fit.

Condition of Delegation:

- (a) An extension will only be granted for a maximum period of 30 days.
- (b) If the authorised persons are not satisfied that the information will not be used for commercial purposes the application for information shall be rejected.

Legislative or Policy Reference:

- **Local Government Act 1995:** s5.94 (*Public can inspect certain local government information*); s5.95 (*Limits on right to inspect local government information*); s5.96 (*Copies of information to be available*); s6.76 (*Grounds of objection*)(4)(5).
- **Local Government (Administration) Regulations 1996:** r.29B (*Copies of certain information not to be provided (Act s. 5.96)*)

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Corporate Services
 - Manager Finance (1, 2 & 3 only)
 - Rates Officer (3 only)
 - Manager Governance & Risk (Incl. Airport)(3 only)
 - Team Leader Records and Council Liaison (3 only)

Local Government Act 1995

2018:022 - RATES & RECOVER DEBT, WRITE OFF RATE DEBT, EXEMPTIONS

Delegated Power:

1. Waive, grant concessions or write off any amount of money owed to the City, pursuant to the Local Government Act 1995, s6.12(1).
2. Write off any amount of money, including rate debts 'penalty interest' where the cost of recovering the debt will be greater than the actual debt.
3. Instruct the City's Debt Recovery Agent to proceed against land and/or property for unpaid rates through the Magistrate's Court.
4. Approve Rate Exemptions. Consider and approve applications for exemption under s6.26 of the Local Government Act 1995, subject to applications being submitted in writing and proof of ownership.
5. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) **Write Off Debt** (monies owed):
 - maximum \$10,000. Rates Officers: limited \$1,500.
 - The full details of the waiver, concession or write off to be recorded on the appropriate financial record and a report being provided to the Community and Corporate Services Committee on a bi-annual basis on the exercise of this delegation.
- (b) **Rate Debt Recovery**(3):
 - Rates or service charges to be unpaid.
 - A General Procedure Claim and Property Seizure & Sale Order through the Magistrate's Court has been served on the ratepayer.
 - Property Seizure & Sale Order to be lodged on the land title.
 - Proceed to sell the land through the Bailiff's Office.
- (c) **Approve Rate Exemption**(4). If the delegates are not satisfied that the use of the property is exempt under s6.26, of the Act, the application must be referred to the Chief Executive Officer.

Legislative or Policy Reference:

- **Local Government Act 1995:** s6.12 (*Power to defer, grant discounts, waive or write off debts*) (1)(c); s6.26 (*Rateable land*); s6.56 (*Rates or service charges recoverable in court*); s6.64 (*Actions to be taken*); s6.66 (*Effect of lease*); s6.68 (*Exercise of power to sell land*).
- **Council Policy – Rating Subsidy: Sporting and Community Organisations:** *Subject to a qualifying criteria, a full subsidy of annual rates may be applied.*

Reporting Requirement:

- Report to file and to Council annually.

Designated Persons:

- Chief Executive Officer
- Executive Director Corporate Services
 - Manager Finance
 - Rates Officers (2 only)

Building Act 2011 & Strata Titles Act 1985

2018:023 - BUILDING ACT 2011 & STRATA TITLES ACT 1985

(Occupancy Permit, Building Approval, Certificate for Strata Scheme, Plan of Re-Subdivision)

Delegated Power: Council designates the following positions to discharge duties, under s50 of the *Building Act 2011*, subject to conditions:

Chief Executive Officer; Executive Director Development Services; Manager Planning Services; Development Engineer; Senior Planning Officer, Manager Building, Health & Compliance; Coordinator Building Services; Senior Building Surveyors; Building Surveyors

Power under s50 of the Building Act 2011:

1. Grant:
 - a. an Occupancy Permit for a building that is a subject of the strata plan to accompany the strata plan as required under the *Strata Titles Act 1985* s5B(2)(a) ; or
 - b. a building Approval Certificate for a building that is a subject of the strata plan to accompany the strata plan as required under the *Strata Titles Act 1985* s5B(2)(b), wherein the opinion of the Chief Executive Officer:
 - (i) The buildings shown on the strata plan are first inspected to ensure compliance with approved building plans and specifications; and
 - (ii) The buildings are of sufficient standard and suitable to be divided into lots pursuant to the *Strata Titles Act 1985*.
2. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) **Occupancy Permit** (1). Also satisfied that:
 - (i) separate occupation of the proposed lots will not contravene the provisions of any local planning scheme in force under the Planning and Development Act 2005;
 - (ii) any consent or approval required under any such local planning scheme or under the provisions of the last-mentioned Act relating to any interim development order, has been given in relation to the separate occupation of the proposed lots; and
 - (iii) the development of the parcel as a whole, the building and the proposed subdivision of the parcel into lots for separate occupation will not interfere with the existing or likely future amenity of the neighbourhood, having regard to the circumstances of the case and to the public interest.
- (b) **Approval Certificate** (2). Power to determine applications for the issuing of a certificate of approval under the Building Act 2011, s50 for a plan of subdivision, re-subdivision or consolidation, except those applications that:
 - (i) propose the creation of a vacant lot;
 - (ii) proposed vacant air strata's in multi-tiered strata scheme developments;
 - (iii) in the opinion of the WAPC as notified to the relevant local government in writing, or in the opinion of the relevant local government as notified to the WAPC in writing, relating to:
 - a type of development; and/or
 - land within an area;
 which is of state or regional significance, or in respect of which the WAPC has determined is otherwise in the public interest for the WAPC to determine the application.
- (c) A local government that exercises the power referred to in clause 1(b)(ii) above (Functions to be performed) is to provide WAPC with data on all applications determined under this Instrument of delegation at the conclusion of each financial year in the format prescribed by the WAPC.

Legislative or Policy Reference:

- **Building Act 2011:** s50 (*Application for occupancy permit or building approval certificate for registration of strata scheme, plan of re-subdivision*)
- **Strata Titles Act 1985:** Part II (*Strata schemes and survey-strata schemes, Division 1 — Creation of lots and common property*); s5B (*Further provisions as to registration of plans*) (2)(a), (2)(b).

Reporting Requirement:

- Report to Council monthly.

Designated Positions:

- Chief Executive Officer
- Executive Director Development Services
 - Manager Building, Health & Compliance (1a & 1b only)
 - Coordinator Building Services (1a & 1b only)
 - Senior Building Surveyor(s) (1a & 1b only)
 - Building Surveyor(s) (1a & 1b only)

Building Act 2011

2018:024 - BUILDING ACT 2011

(Administration and Compliance Powers)

Delegated Power:

1. Appoint authorised persons: to administer the *Building Act 2011* (the Building Act) and sign the certificate of appointment.
2. Commence Prosecutions pursuant to s139 of the Building Act.
3. Conduct duties as an authorised person pursuant to s96 of the Building Act:
 - a. Enter and inspect buildings (completed or not) and land;
 - b. Serve requirements on an owner or builder imposing requirements as to the manner of carrying out such operations or earthworks for the purpose of minimising such damage, under the Building Act.
4. Serve Notices:
 - a. To stop unlawful work in accordance with s191 of the Building Act;
 - b. Where a building is deemed to be in a dangerous state, cause it to be shored up or otherwise secured and a proper hoarding or fence to be put up for the protection of the public from danger, and shall cause written notice to be served on the owner or occupier, under s192 of the Building Act;
 - c. On the owner or occupier of a neglected and/or dangerous building, to compel removal in accordance with the Building Act, s192 & s193;
 - d. On the owner or occupier of a dilapidated building, to compel renovation in accordance with s194 of the Building Act;
 - e. On the owner or occupier of a uncompleted building, in accordance with s195 of the Building Act.
5. Permits:
 - a. Approve or refuse to approve plans and specifications for a Building Permit submitted under s20 of the Building Act;
 - b. Approve or refuse to approve plans and specifications for a Demolition Permit submitted under s21 of the Building Act;
 - c. Approve, modify or refuse to approve applications for an extension of period of duration for a Occupancy Permit and Building Approval Certificate submitted under s58 of the Building Act;
 - d. Approve, modify or refuse to approve applications for Granting of an Occupancy Permit and Building Approval Certificate submitted under s58 of the Building Act.

Condition of Delegation:

- (a) Authorisation (1) & (3): Authorised Persons:
 - Appointed authorised person must hold a current authority card.
 - An authorised person, shall on demand by the builder, owner or person apparently in charge thereof, produce his authority to so enter to the person demanding it.
- (b) Authorisation (2) is restricted to Executive Director or above.
- (c) Authorisation (4) Serve Notices:
 - Executive Director to sign the Notice.
 - Notice must be in accordance with prescribed content.
- (d) In undertaking the functions of these delegations, Building Surveyors must:
 - Be employed by the City of Albany in accordance with s5.36 of *the Local Government Act 1995*.
 - Hold the appropriate qualifications as set out under r.6 of the *Building Services (Registration) Regulations 2011*.

Legislative or Policy Reference:

- **Building Act 2011:** s20 (*Grant of building permit*); s21 (*Grant of demolition permit*); s22 (*Further grounds for not granting an application*); s58 (*Grant of occupancy permit, building approval certificate*); s65 (*Extension of period of duration*); s96 (*Authorised persons*); s110 (*Building orders*); s117 (*Revocation of building order*); s127 (*Delegation: special permit authorities and local governments*); s139 (*Presumptions about authority to do certain things*); s191 (*Notices to stop unlawful work*); s192 (*Dangerous buildings*); s193 (*Neglected buildings*); s194 (*Dilapidated buildings*); s195 (*Uncompleted buildings*)
- **Building Services (Registration) Act 2011**
- **Building Services (Registration) Regulations 2011:** r.6 (*Classes of building service practitioner and building service contractor*)
- **Building Regulations 2012:** Part 10 - *Infringement Notices*; r69 (*Prescribed offences and modified penalties*); r70 (*Approved officers and authorised officers*)
- **Local Government Act 1995:** s5.36 (*Local government employees*)

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer (1, 2 & 4 only)
- Executive Director Development Services ((1, 2 & 4 only)
 - Manager Planning Services (3 only)
 - Development Engineer (3 only)
 - Manager Building, Health & Compliance (3 only)
 - Coordinator Building Services (3, 4 & 5 only)
 - Senior Building Surveyor(s) (3, 4 & 5 only)
 - Building Surveyor(s) (3 & 5 only)
 - Senior Planning & Development Compliance Officer (3 & 4 only)
 - Development Compliance Officer(s) (3 & 4 only)

Building Act 2011

2018:025 - SWIMMING POOLS

Delegated Power: Council designates the following positions under the Building Act 2011, subject to conditions:

*Chief Executive Officer, Executive Director Development Services, Manager Planning Services, **Senior Planning and Development Compliance Officer**, Manager Environmental Health, Manager Building & Engineering Services, Coordinator Building Services, Development Compliance Officer, Senior Building Surveyors, Building Surveyors*

Power to:

1. Enter and inspect land and swimming pools, issue notices and take out such measures with or without assistants as considered necessary in order to prevent the swimming pool from being a danger to persons who may enter upon the land.
2. Inspect private swimming pools and enforce the provisions of the Building Act 2011 and associated regulations and standards.
3. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) Enter and inspect land and swimming pools:
 - Must hold a current authority card, compliant with the transitional provisions prescribed in the regulations.
 - An authorised person, shall on demand by the builder, owner or person apparently in charge thereof, produce his authority to so enter to the person demanding it.
- (b) Inspect private swimming pools:
 - Executive Director to sign any Prosecution Notices.
 - The inspection that is to be conducted at the completion of building work for an enclosure of a private swimming pool is an inspection to assess whether the pool enclosure complies with the requirements in regulation 50.

Legislative or Policy Reference:

- **Building Act 2011**
- **Building Regulations 2012:** *Division 2 — Kinds of applications for occupancy permits and building approval certificates, r.50 (Application for occupancy permit), Division 3 — Making and dealing with applications for occupancy permits and building approval certificates, r.54 (Manner of application)*

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Development Services
 - Manager Planning Services
 - Development Engineer
 - Manager Building, Health & Compliance
 - Coordinator Building Services (1 & 2 only)
 - Senior Building Surveyor(s) (1 & 2 only)
 - Building Surveyor(s) (1 & 2 only)
 - Senior Planning and Development Compliance Officer (1 & 2 only)
 - Development Compliance Officer (1 & 2 only)

Local Government Act 1995

2018:026 - ACTIVITIES ON PRIVATE AND PUBLIC LAND

Delegated Power:

Schedule 3.1 - Powers under notices to owners or occupiers of land

1. Issue notices in writing requiring the person to do anything, but not limited to, the following:
 - a. prevent water from dripping or running from a building;
 - b. placing a number on a property to indicate an address;
 - c. repair a public thoroughfare;
 - d. ensure that land that adjoins a public thoroughfare is suitably enclosed;
 - e. ensure that land adjoining a public thoroughfare is not overgrown;
 - f. removing a tree or part that is obstructing a thoroughfare;
 - g. make safe anything that is obstructing a private thoroughfare;
 - h. ensure unsightly (i.e. recyclable material) land is enclosed;
 - i. ensure overgrown vegetation, rubbish or disused material is removed from land;
 - j. ensure that graffiti is obliterated;
 - k. ensuring that a tree that may endanger any person or private property is made safe (dangerous tree);
 - l. taking specified measures to prevent damage to the public or property from high wind activity;
 - m. remove bees, wasps and other similar animals that are a danger or nuisance;
 - n. ensure that unsightly dilapidated or dangerous fences are modified or repaired; and take measures to prevent artificial light or other light being omitted or reflected to remove a nuisance.

Schedule 3.2 - Particular things local governments can do on land even though it is not local government property

2. Carry out things prescribed in Schedule 3.2 even though the land is not local government property and the local government does not have consent to act:
 - a. Carry out works for the drainage of land;
 - b. Do earthworks or other works on land for preventing or reducing flooding;
 - c. Take from land any native growing or dead timber, earth, stone, sand or gravel that, in its opinion, the local government requires for making or repairing a thoroughfare, bridge, culvert, fence or gate;
 - d. Deposit and leave on land adjoining a thoroughfare any timber, earth, stone, sand, gravel that is required for making or repairing a thoroughfare, bridge, culvert, fence, or gate;
 - e. Make a temporary thoroughfare through land for use by the public as a detour while work is being done on a public thoroughfare;
 - f. Place on land signs to indicate the names of public thoroughfares;
 - g. Make safe a tree that presents serious and immediate danger to life or property;
 - h. Obliterate graffiti that is visible from a public place and that has been applied without the consent of the owner or occupier;
 - i. Obtain drainage easements;
 - j. Fuel Reduction Activities (slashing, mulching).

Condition of Delegation:

- The authorised persons must document how they formed the opinion that the things to be performed are necessary to protect and/or enhance the health, safety or amenity of the persons or property in the district or to remove a nuisance.

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.25 (*Notices requiring certain things to be done by owner or occupier of land*); s3.27 (*Particular things local governments can do on land that is not local government property*); s3.36 (*Opening fences*); Schedule 3.1 - *Powers under notices*; Division 1 (*Things a notice may require to be done*); Schedule 3.2 - *Particular things local governments can do on land even though it is not local government property*.
- **Local Government (Uniform Local Provisions) Regulations 1996:** r.13 (*Requirement to construct or repair crossing — Sch. 9.1 cl. 7(3)*)

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Development Services (1e,f,g,h,i,l,m,n,o & 2j only)
 - Manager Planning Services (1e,f,g,h,i,l,m,n,o & 2j only)
 - Development Engineer (1a,d,l,n only)
 - Coordinator Planning Services (1e,f,g,h,i,l,m,n,o & 2j only)
 - Manager Building, Health & Compliance (1a,d,l,n only)
 - Senior Planning & Development Compliance Officer (1e,f,g,h,i,l,m,n,o & 2j only)
 - Development Compliance Officer (1a,d,l,n only)
 - Coordinator Environmental Health (1h,m,o only)
 - Coordinator Building Services (1n,l only)
 - Manager Ranger & Emergency Services (1e,f,g,i,l,m & 2 j only)
 - Team Leader Ranger Services (1e,f,g,i,l,m & 2 j only)
 - Rangers (1e,f,g,i,l,m & 2j only)
- Executive Director Infrastructure & Environment (1a,b,c,d,e,f,g,i,j,k,l,n & 2 only)
 - Manager City Reserves (1f, k & 2 only)
 - Manager City Engineering (1a,b,c,d,e,g,j,k,l,n & 2 only)
 - Manager City Operations (1a,b,c,d,e,g,j,k,l,n & 2 only)

Local Government Act 1995

2018:027 - DESIGNATE PROSECUTION OFFICERS & POWER OF ENTRY**Delegated Power:**

1. Authorise a local government person to lawfully enter land or premises or thing without the consent of the owner or occupier.
2. Lawfully enter land, premises or thing unless the owner or occupier or a person authorised by the owner or occupier objects to the entry.
3. Appoint Prosecution Officers for Fines, Penalties and Infringement Notices under the *Enforcement Act 1994* (including Provide written notice to the Registrar designating those officers that are Prosecution Officers for the purposes of the *Fines, Penalties and Infringement Notices Enforcement Act 1994*, Section 13(2)).

Condition of Delegation:

- (a) The power to enter property without the consent of the owner (1) is only to be enacted once verbal approval has been given by Executive Director and/or Line Manager.

Legislative or Policy Reference:

- **Local Government Act 1995:** *Part 3 — Functions of local governments, Division 3 — Executive functions of local governments, Subdivision 3 — Powers of entry; s3.28 (When this Subdivision applies); s3.31 (General procedure for entering property) (2); s3.32 (Notice of entry)*
- **Fines, Penalties and Infringement Notices Enforcement Act 1994:** *s13 (Approved prosecuting authorities and officers) (2)*

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Development Services
 - Manager Ranger & Emergency Services (1 & 2 only)
 - Team Leader Ranger Services (2 only)
 - Manager Planning Services (1 & 2 only)
 - Development Engineer (1 & 2 only)
 - Coordinator Planning Services (1 & 2 only)
 - Senior Planners (2 only)
 - Planning Officer (2 only)
 - Manager Building, Health & Compliance (1 & 2 only)
 - Environmental Health Officers & Technicians (2 only)
 - Coordinator Building Services (1 & 2 only)
 - Senior Building Surveyor(s) (2 only)
 - Building Surveyor(s) (2 only)
 - Senior Planning & Development Compliance Officer (1 & 2 only)
 - Development Compliance Officer(s) (1 & 2 only)
- Executive Director Infrastructure & Environment
 - Manager City Engineering (2 only)
 - Manager City Reserves (2 only)

Local Government Act 1995
2018:028 - SUBDIVISION OF LAND

Delegated Power:

1. Approve subdivision and development that does not comply with Council engineering design guidelines, however satisfies sound engineering principles.
2. Exercise discretion and to make recommendations to the Department of Planning and/or the Western Australian Planning Commission on applications for subdivisions, amalgamation, survey strata and strata of land.
3. Authorise matters relating to the performance of Council's functions with regard to subdivision (including strata and survey strata) applications.
4. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) The application complies with the provisions of the:
 - Local Planning Scheme (LPS1);
 - Residential Design Codes;
 - Building Code of Australia;
 - Building Regulations of Western Australia; and
 - City of Albany Policies and Local Laws.
- (b) The provision of truncations where necessary, must be to the satisfaction of the Executive Director Development Services and documented on the appropriate file and record.
- (c) Any Applications where the recommendations would be inconsistent with the objectives of Local Planning Scheme (LPS1), a relevant structure plan, outline development plan, policy or strategy to be referred to Council.

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.25 (*Notices requiring certain things to be done by owner or occupier of land*); Schedule 3.1 — *Powers under notices to owners or occupiers of land*

Policy Position:

- City Guideline: Subdivision and Development Guidelines.

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Development Services
 - Manager Planning Services
 - Development Engineer
 - Coordinator Planning Services
 - Senior Planning Officers (2 & 3 only)
 - Planning Officers (2 & 3 only)

Bush Fire Act 1954

2018:029 - BUSH FIRE ACT 1954

(Administer & Compliance)

Delegated Power: Council Designates the following positions to issue notices and enforce the *Bush Fire Act 1954*, subject to conditions:

Chief Executive Officer, Executive Director Development Services, Manager Ranger & Emergency Services, Community Emergency Services Manager - CESM, Team Leader Ranger Services, Rangers, Chief Bush Fire Control Officer, Deputy Chief Bush Fire Control Officer

Power to:

1. Issue directions to Bush Fire Brigades (includes authority to issue direction regarding burning bush on, or at the margin of, streets, roads and ways under the care, control and management of the local government and give direction to Bush Fire Control Officers, appointed under the Bush Fires Act 1954).
2. Appoint Fire Control Officers & define areas of responsibility (includes the authority to appoint Fire Control Officers, the Chief Bush Fire Control Officer and Deputy Bush Fire Control Officers in accordance with s48 of the Bush Fires Act 1954).
3. Approve Fire Hazard Reduction by Burning Applications (includes Authority to endorse applications submitted for hazard reduction by burning on any land in the district, at the request of the owner or occupier of the land).
4. Give Notice to Install Firebreaks around Properties (includes Authority to take measures for preventing a bush fire, including requiring firebreaks (fire access tracks) around properties).
5. Prosecute and Serve Infringement Notices (Consider allegations and issue infringement notices committed against the Bush Fires Act 1954).
6. Vary Prohibited and Restricted Burning Times. (including Authority to Vary Prohibited Burning Times, in accordance with s17(7) and (8), of the Bush Fires Act 1954: shortening, extending, suspending or reimposing a period of prohibited burning times; or imposing a further period of prohibited burning times).

Condition of Delegation:

- (a) Issue direction to a registered Bush Fire Brigade: Having reasonably sought information prior to issuing directions and so satisfying themselves that direction is needed.
- (b) Prior to persons appointed as Rangers instigating proceedings in a Court of Competent jurisdiction the section Manager is to be consulted.
- (c) Appointed persons must be qualified in accordance with DFES prescribed qualifications.
- (d) The Chief Bush Fire Control Officer and Deputy Bush Fire Control Officers who shall be first, second in seniority of those officer, and subject thereto may determine the respective seniority of the other Bush Fire Control Officers appointed.
- (e) Appointments must be published in a newspaper circulating in the district and Government Gazette.
- (f) Approve Fire Hazard Reduction by Burning Applications: DFES and DPaW must be consulted.
- (g) Give Notice to Install Firebreaks Around Properties: Prevention measure and fire breaks (fire access tracks) are to be in accordance with the City of Albany Fire Management Requirements Notice (s33 of the Bush Fires Act 1954).
- (h) Vary Prohibited and Restricted Burning Times: The Officer in charge of the regional offices of the Department of Parks & Wildlife (DPaW) and Department of Fire and Emergency Services (DFES) are to be consulted before the authority under this delegation is exercised.
- (i) A notice signed by the CEO is to be published in accordance with the Act for all variations.

Legislative or Policy Reference:

- **Bush Fires Act 1954:** *s17 (Prohibited burning times may be declared by Minister)(7)(8)(10), s18 (Restricted burning times may be declared by FES commissioner)(5)(a), s33 (Local government may require occupier of land to plough or clear fire-break) (6), s38 (Local government may appoint bush fire control officer) s48 (Delegation by local governments)(1), s59 (Prosecution of offences)(3), s59A (Alternative procedure — infringement notices)(2)*
- **Fire & Emergency Services Act 1998:** *Part 3, s12 (2)(e)(f)*

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Development Services
 - Manager Ranger & Emergency Services (Exempt 2)
 - Community Emergency Services Manager (CESM) (Exempt 2 & 5)
 - Team Leader Ranger Services (4 & 5 only)
 - Rangers (4 & 5 only)
 - Chief Bush Fire Control Officer (1 only)
 - Deputy Chief Bush Fire Control Officer (1 only)

Caravan Parks & Camping Grounds Act 1995, Control of Vehicles (Off-Road Areas) Act 1978

2018:030 - CONTROL OF VEHICLES & CAMPING ON PUBLIC LAND

Delegated Power: Council designates the following positions to issue notices and enforce the *Caravan Parks and Camping Grounds Act 1995*, subject to conditions:

Chief Executive Officer, Executive Director Development Services, Manager Ranger & Emergency Services, Team Leader Ranger Services, Rangers

Power to:

1. Enforce the Control of Vehicles (Off Road Areas) Act 1978:
 - a. s6(1) Driving or use of off-road vehicle in area other than private land by consent or permitted area;
 - b. s6(2) Driving or use of vehicle in prohibited area;
 - c. s6(4)a. Using or driving an off-road vehicle in a manner which creates or causes undue or excessive noise;
 - d. s6(4)b. Using or driving off-road vehicle not fitted with an efficient silencing device;
 - e. s7(2) Failure to register vehicle or driving or use of unregistered vehicle;
 - f. s10 Knowingly permitting under-age person to be in charge of vehicle;
 - g. s19(3) Destroying, etc., notice or mark identifying permitted or prohibited area;
 - h. s37(8) Illegal removal of infringement notice from vehicle;
 - i. s38(10) Use of vehicle contrary to prohibition of use notice;
 - j. s38(10) Removal, damage or obliteration of or to prohibition of use notice attached to vehicle.
2. Declare that a vehicle is an abandoned vehicle wreck under s3.40A(4) of the Local Government Act 1995.

Notes:

- (i) Appointment of Designated Officers: *The Caravan Parks and Camping Grounds Act 1995 does not contain a head of power to delegate the appointment of authorised persons to the CEO.*
- (ii) Designated officers are empowered to sign documents, enter and inspect a facility, caravan or camp, issue and withdraw notices, extend the payment date for modified penalties, and initiate appropriate legal action on behalf of the City of Albany when a breach of the Caravan Parks and Camping Grounds Act 1995 and related legislation warrants such action.

Condition of Delegation:

- (a) The power to prosecute any person is only exercised by agreement of the Executive Director Development Services or Manager Ranger & Emergency Services.
- (b) A withdrawal notice shall be signed by a person appointed in writing to withdraw infringement notices by the public authority.
- (c) The person who issues an infringement under s23(2) must not withdraw the infringement under s23(7).

Legislative or Policy Reference:

- **Control of Vehicles (Off-Road Areas) Act 1978:** s5 (*Local government's functions*) (1)(5), s38 (*Authorised officers, who are, functions of etc.*), *Caravan Parks & Camping Grounds Act 1995:* s17 (*Appointment of authorised person*), s18 (*Powers of entry*), s22 (*Legal proceedings to be taken by authorised person*), s23 (*Infringement notices*)
- **Local Government Act 1995:** s3.40A (*Abandoned vehicle wreck may be taken*) (4).

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Development Services
 - Manager Ranger & Emergency Services
 - Team Leader Ranger Services
 - Rangers

Cat Act 2011, Dog Act 1976, Local Government (Miscellaneous Provisions) Act 1960

2018:031 - ANIMAL CONTROL

(Cats & Dogs, Stock)

Delegated Power: Council designates the following positions to administer enforce the Cat Act 2011, Dog Act 1978 and Local Government (Miscellaneous Provisions) Act 1960, subject to conditions:

Chief Executive Officer, Executive Director Development Services, Manager Ranger & Emergency Services, Team Leader Ranger Services, All Rangers, Customer Service Officers

Power to:

1. Register, seize, detain and dispose a dog or cat.
2. Register a dog or cat.
3. Declare a Dog Dangerous in accordance with s33E and s33F of the *Dog Act 1976*.
4. Consent for a Dog to be destroyed in accordance with s33G of the *Dog Act 1976*.
5. Impound Stock, Dispose Sick or Injured Impounded Animals, Remove and Impound Goods (including Animals) under the *Local Government (Miscellaneous Provisions) Act 1960*.
6. Appoint persons, establish and operate cat management facilities under the *Cat Act 2011*.
7. Appoint persons, establish and operate dog management facilities under s11 the *Dog Act 1976*.
8. Establish public pounds under the *Local Government (Miscellaneous Provisions) Act 1960*.
9. Refuse registration of a dog in the City of Albany municipality in accordance with s16(3), s17A and s17 of the *Dog Act 1976*.

Note: For the purpose of Part XX of the Local Government (Miscellaneous Provisions) Act 1960, a local government is to be regarded as the owner and occupier of streets, ways, reserves, bridges, ferries, foreshores, jetties, wharves, other public places, and unenclosed land abutting them within its district.

Condition of Delegation:

- (a) Withdrawal of an Infringement Notice can only to be approved by the Chief Executive Officer, Executive Director Corporate Services, Executive Director Development Services or the Manager Ranger & Emergency Services.
- (b) Authorisation under the *Dog Act 1976* must be from Council.
- (c) Gazettal of appointment is required.

Legislative or Policy Reference:

- **Cat Act 2011:** s42 (*Administration by local governments*), s44 (*Delegation by local government*), s45 (*Delegation by CEO of local government*), s48 (*Authorised persons*)
- **Cat Regulations 2012:** r.30 (*Modified penalties (s. 63(2))*)
- **Cat (Uniform Local Provisions) Regulations 2013:** r.3 (*These regulations operate as local laws*)
- **Dog Act 1976:** s10AA (*Delegation of local government powers and duties*), s11 (*Staff and services*), s29 (*Power to seize dogs*) (1), s30A (*Operator of dog management facility may have dog micro chipped at owner's expense*), s33E (*Individual dog may be declared to be dangerous dog (declared)*)*, s33G (*Seizure and destruction*), s48 (*Regulations to operate as local laws*)
- **Dog Regulations 2013:** r.33 (*Modified penalties for offences under the principal Act*), r.36 (*Dog Regulations 1976 repealed*)
- **Local Government Act 1995:** s3.39 (*Power to remove and impound*), s3.48 (*Impounding expenses, recovery of*),
- **Local Government (Miscellaneous Provisions) Act 1960:** r.449 (*Pounds, establishing; pound keepers and rangers, appointing*)
- **Dog Local Law 2017:** Part 2 *Impounding of Dogs*, Part 3 – *Requirements and Limitations on the Keeping of Dogs*, Part 4 – *Approved Kennel Establishments*, Part 5 – *Misc (Offence to excrete)*, Part 6 - *Enforcement*

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Development Services
 - Manager Ranger & Emergency Services (Exempt 3)
 - Team Leader Ranger Services (Exempt 3 & 10)
 - Rangers (1, 2, 5 & 7 only)
 - Customer Service Officers (2 only)

Emergency Management Act 2005, Bush Fire Act 1954, Fire & Emergency Services Act 1998

2018:032 - EMERGENCY MANAGEMENT

(Administer & Compliance)

Delegated Power: Council designates the following positions to administer and enforce the *Emergency Management Act 2005, Bush Fire Act 1954, and Fire & Emergency Services Act 1998*, subject to conditions:

Chief Executive Officer, Executive Directors, Manager Ranger & Emergency Services Community Emergency Services Manager - CESM, Emergency Management Team Leader

Power to:

1. Authorise persons under the Emergency Management Act 2005.
2. Authorise persons to perform all powers and duties relating to Emergency Management under s48 of the *Bush Fires Act 1954* relating to emergency management of fire and the operational and strategic preparedness to manage such emergencies.
3. Assist Emergency Services & engage contractors.

Notes: Under section 36 of the Emergency Management Act 2005 it is a function of local government to:

- (i) Subject to this act, to ensure that effective emergency management arrangements are prepared and maintained for its district;
- (ii) To manage recovery following an emergency affecting the community in its district; and
- (iii) To perform other functions given to the local government under this Act to have Local Emergency Arrangements.

Condition of Delegation:

- (a) If potential engagement cost exceeds allocated budget, the designated officer as soon as reasonably possible is to contact with the Chief Executive Officer before engaging private contractors or incurring any expenses.
- (b) Excludes powers and duties that are prescribed in the Act that must be appointed by the local government.

Legislative or Policy Reference:

- **Emergency Management Act 2005:** s36 (*Functions of Local Government*), s37 (*Local emergency coordinators*), s38 (*Local emergency management committees*) and s39 (*Functions of local emergency management committees*)
- **Fire & Emergency Services Act 1998:** Part 3, s12 (2)(e)(f)

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Community Services
- Executive Director Corporate Services
- Executive Director Infrastructure & Environment
- Executive Director Development Services
 - Manager Ranger & Emergency Services
 - Community Emergency Services Manager (CESM)
 - Emergency Management Team Leader

Local Government Act 1995, Food Act 2008, Health (Miscellaneous Provisions) Act 1911,
Litter Act 1979, Public Health Act 2016

2018:033 - PUBLIC HEALTH

(Administer & Compliance)

Delegated Power: Council designates the following positions, pursuant to s21 of the *Public Health Act 2016* and s26 of the *Health (Miscellaneous Provisions) Act 1911* as appointed authorised persons and deputies for the purpose of discharging the City's local government powers and functions:

Chief Executive Officer, Executive Director Development Services; Manager Building, Health & Compliance; Coordinator Health Services; and all Environmental Health Officers.

Power to:

Food Act 2008:

1. Appoint Authorised Officers to exercise the powers and duties set out in the *Food Act 2008*.
2. Issue prohibition orders in accordance with section 65 of the *Food Act 2008*;
3. Clear and remove a prohibition order in accordance with section 66 of the *Food Act 2008*;
4. Provide written notification not to issue a certificate of clearance in accordance with section 67 of the *Food Act 2008*; and
5. Grant, apply conditions, refuse, vary or cancel registration of a food business in accordance with sections 110 and 112 of the *Food Act 2008*.

Health (Miscellaneous Provisions) Act 1911:

6. City Environmental Health Officer may only:
 - a. Serve health orders in connection with requirements and repairs to businesses, shops and dwellings in accordance with the provisions of s354.
 - b. Sign and issue licences and registrations issued.
 - c. Enter premises under s349 and administer the provisions in the regulations.

Litter Act 1979:

7. Appoint Authorised Officers to exercise the powers and duties set out in the *Litter Act 1979*.
8. Enforce the *Litter Act 1979* and withdrawal infringements issued under s30(4) of the *Litter Act 1979*, being: s23 Littering — cigarette butt; s23 Littering — any other litter; s24 Breaking glass, metal or earthenware; s24A(1) Bill posting; s24A(2) Bill posting on a vehicle; r.6 Deposit of domestic or commercial waste in a public litter receptacle; and r.8 Transporting load inadequately secured.

Public Health Act 2016:

9. Appoint Authorised Officers to exercise the powers and duties set out in the *Public Health Act 2016*.
10. All powers and duties conferred or imposed on the City of Albany by the *Public Health Act 2016* in accordance with s21(1)(b)(i) of the *Public Health Act 2016*.

Condition of Delegation:

- Only the Chief Executive Officer and/or Executive Director Development Services may institute legal proceedings and appoint persons to authorised officer or deputy positions.
- A person who is authorised to give infringement notices and/or enforcement orders is not eligible to be an authorised person for the purposes of withdrawal.
- Setting of annual fees under s6.16 and s6.19 of the *Local Government Act 1995* is excluded.

- Environmental Health Officer conditions under the *Health (Miscellaneous Provisions) Act 1911*:
 - Part IV (Sanitary provisions), Divisions 4 (Sanitary conveniences) & 7 (Pollution of water): Authority is limited to the forming of opinion and issuing notices, requisitions, directions and orders and does not include the carrying out or causing to be carried out, of works in default of duly served notices, the undertaking or contracting of works, the provision of sanitary conveniences.
 - Part V (Dwellings) Division 1 (Houses unfit for occupation): Authority is limited to the forming of opinions and issuing notices and directions and does not include carrying out, or the arranging for the carrying out, of works in default of duly served notices.
 - Part VII (Nuisances and offensive trades) Division 1 (Nuisances): Authority extends to the issue of requisitions and, in the case of default, the causing of requisite work to be done.
 - Delegations with respect to the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* includes the approval of applications for effluent disposal systems as described in regulation 4 and issue permits to use effluent disposal systems as described in regulation 10.

Notes:

- (i) For the purposes of the Litter Act 1979 an authorised officer is:
- any member of the Police Force;
 - any person appointed as such pursuant to subsection (2) within the area of jurisdiction entrusted to a person by the appointment; within the district of a local government, any person who is:
 - a member of the council of the local government;
 - an employee of the local government; or
 - an honorary inspector appointed by the local government under s27AA;
- (ii) For the purpose of the **Food Act 2008** and **Food Regulations 2009**, Council is exercising its power of delegation under Section 122.

Legislative or Policy Reference:

- **Local Government Act 1995**: Part 9 — *Miscellaneous provisions, Division 2 — Enforcement and legal proceedings, Subdivision 1 — Miscellaneous provisions about enforcement, s9.10 (Appointment of authorised persons) (1)*
- **Food Act 2008**: s122(1)(a) - *Designated Non Environmental Health Officers, s122(3) - Maintain the Register of Authorised Officers, s123(1) - Issue Certificates of Authority to Authorised Officers, and s126(3) - Payment of Infringement Notices, Sections 65, 66, 67, 110, 112 and 118 of the Food Act 2008*
- **Food Regulations 2009**: r.5 (*Appropriate enforcement agency: local government- s.8*)
- **Public Health Act 2016**: Section 21(1)(b)(i) of the Public Health Act 2016.
- **Health (Miscellaneous Provisions) Act 1911**: s26 (*Powers of local government*),
- **Litter Act 1979**: s26 (*Authorised officers, appointment and jurisdiction of etc.*) (1)(c), s27 (*Authorised officers, powers of*); s27AA (*Honorary inspectors, appointment of*), s30 (*Infringement notices*)
- **Litter Regulations 1981**: r.6 *Deposit of domestic or commercial waste in a public litter receptacle; and r.8 Transporting load inadequately secured.*
- **Public Health Act 2016**: s21(*Enforcement agency may delegate to the Chief Executive Officer or an authorised officer designated by the local government*).

Local Laws:

- Health Local Laws 2001
- Health (Eating-Houses and Itinerant Food Vendors) Local Laws 2001

2018:033 (continued)

Reporting Requirement:

- Report to file. *Noting in accordance with section 38 of the Health (Miscellaneous Provisions) Act 1911, local government are to submit a report to the Chief Health Officer concerning the sanitary conditions of its district, and all works executed and proceedings taken by the local government in February annually.*

Designated Persons:

- Chief Executive Officer (All)
- Executive Director Development Services (All)
 - Manager Ranger & Emergency Services (7 & 8 only)
 - Team Leader Ranger Services 8 only
 - Rangers (8 only)
 - Manager Building, Health & Compliance ((All)
 - Coordinator Health Services (All)
 - Environmental Health Officers (All)

Environmental Protection Act 1986

2018:034 - ILLEGAL DUMPING AND NOISE

Delegated Power: Council designates the following positions to administer and enforce the *Environmental Protection Act 1986* in accordance with the conditions specified:

Chief Executive Officer, Executive Director Development Services, Manager Building, Health & Compliance, Coordinator Health Services, Environmental Health Officers, Manager Ranger & Emergency Services, Team Leader Ranger Services, Rangers, Executive Director Infrastructure & Environment, Manager City Reserves

Power to:

1. Exercise the powers and discharge the duties of the local government under the *Environmental Protection Act 1986*:
 - a. s79 (Noise); and
 - b. s49A (Dumping Waste).
2. Authorise persons to administer any or all of the above functions.

Notes:

- (i) *A prosecution for an offence under section 79 (Noise) may be instituted by a police officer, or the Chief Executive Officer of a local government, acting with the consent of the CEO of the Department of Environment Regulation.*
- (ii) *The delegated power (authorisation) under section 49A (dumping waste) must be delegated from the CEO of the Department of Environment Regulation and the hold the prescribed authority card.*
- (iii) *Delegation 52 (19 March 2004) – local government CEO has powers in relation to environmental protection notices under section 65 of the Act;*
- (iv) *Delegation 112 (20 December 2013) – local government CEO has powers in relation to various approvals and other activities under the noise regulations; and c. Delegation 119 (16 May 2014) - local government CEO and Environmental Health Officers have powers in relation to noise management plans for construction work on construction sites under noise regulation 13.*
- (v) *Authorisation must be endorsed by CEO of Department of Environment.*
- (vi) *Barking dogs are administered under the Dog Act 1976.*

Condition of Delegation: Nil.

Legislative or Policy Reference:

- **Environmental Protection Act 1986:** s20. (*Delegation by CEO*), s65. (*Environmental protection notices, issue and effect of*)
- **Environmental Protection (Noise) Regulations 1997**
- **Environmental Protection Regulations 1987**

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Development Services
 - Manager Building, Health & Compliance (Exempt 2)
 - Coordinator Health Services (Exempt 2)
 - Environmental Health Officers (Exempt 2)
 - Manager Ranger & Emergency Services (1b only)
 - Team Leader Ranger Services (1b only)
 - Rangers (1b only)
- Executive Director Infrastructure & Environment (1b only)
 - Manager City Reserves (1b only)

Land Administration Act 1997

2018:035 - CROWN RESERVES, STREET NAMES

Delegated Power: Council designates the following positions to administer and enforce the *Land Administration Act 1997*, subject to conditions:

Chief Executive Officer, Executive Director Corporate Services, Senior Land Officer, Executive Director Development Services, Manager Planning Services, Land Officer, Executive Director Infrastructure & Environment, Manager City Reserves.

Power to:

1. Process requests related to Crown Reserves, pursuant to s3.54 of the Local Government Act 1995 and Part 4 of the Land Administration Act 1997.
2. Comment on requests to lease Crown land, where the State manages the lease, pursuant to Part 6 of the Land Administration Act 1997.
3. Forward recommendations of street names to the Geographic Names Committee, Western Australia, under s26A of the Land Administration Act 1997.
4. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) Process requests related to Crown Reserves (1) Authority to process matters relating to Crown Reserves, as follows:
 - (i) Requests to the Minister for Lands to create a new reserve or transfer Crown land from one form to another (i.e. road reserve to Crown reserve; excision of road reserve from Crown reserve etc.);
 - (ii) Change of purpose of a Crown reserve;
 - (iii) Changes to reserve boundaries;
 - (iv) Acceptance of a management order, where the City is currently managing the land or can do so within existing operational budgets; and
 - (v) Requests to lease Crown land, where no structure will be built (i.e. leases managed by the State, pastoral leases etc).
- (b) Comment on requests to lease Crown Land (2) Compliance with the following documents is necessary:
 - (i) Local Planning Scheme & Strategies;
 - (ii) Adopted Asset Management Plans (Roads; Reserves: Natural and Developed; Drainage); and
 - (iii) City of Albany Bushfire Strategy.
- (c) The revocation of a management order of an existing City managed reserve or cancellation of an existing Crown reserve shall be considered by Council.

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.54 (*Reserves under control of a local government*)
- **Land Administration Act 1997:** Part 2 — *General administration, Division 3 – General, s26A (New subdivisions, names of roads and areas in), Part 4 — Reserves, Part 6 — Sales, leases, licences, etc. Of Crown land*

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Corporate Services
 - Senior Land Officer (1 only)
- Executive Director Development Services
 - Manager Planning Services (1, 2 & 3 only)
 - Development Engineer (1 only)
 - Land Officer (1 only)
- Executive Director Infrastructure & Environment
 - Manager City Reserves (1 only)

Land Administration Act 1997

2018:036 - LAND RESUMPTION, ROADS, DRAINAGE, FOOTPATHS, ROAD DEDICATIONS & CLOSURES

Delegated Power: Power to:

1. Obtain land for the City's infrastructure (roads, drainage, footpaths etc).
2. Road dedications and closures: Action requests to the Minister for Lands to dedicate land as a road and indemnify the Minister against any claims for compensation;
3. Initiate the public advertising period for the closure of road reserves.
4. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) Obtain land for the City's infrastructure (1):
 - (i) All land taking to be based on sound engineering principles, taking into account existing and future road and drainage systems;
 - (ii) Compensation for the resumption of private land shall be based initially on an independent valuation obtained from a licensed valuer;
 - (iii) Compensation to a maximum of \$100,000 dollars and within the confines of relevant budget allowances may be negotiated without referral to Council;
 - (iv) Landowners are to enter into Consent to Taking by Agreement for the land to be resumed and agreeing to the compensation amount and any other special conditions;
 - (v) No payment of compensation is to be paid for the land resumption until a caveat has been placed on title registering the City's interest or the final deposited plan is lodged in order for dealings.
- (b) Road dedications and closures (2):
 - (i) Requests to dedicate land as a road reserve shall comply with the following conditions:
 - Land is being used as part of an existing road or right of way; and
 - Land is to be acquired for road widening as part of a land resumption process.
 - (ii) Initiation of the public advertising for road closure shall only be actioned where it is identified that the road or right of way is surplus to current requirements and is not required as part of the future planning and development of an area.
 - (iii) Council to make the final decision on a road closure request following the advertising period, irrespective of whether submissions have been received.

Legislative or Policy Reference:

- **Land Administration Act 1997:** *Part 5 — Roads, Part 9 — Compulsory acquisition of interests in land, Part 10 — Compensation.*

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Corporate Services
- Executive Director Development Services
 - Manager Planning Services
 - Development Engineer (2 & 3 only)
 - Land Officer (2 & 3 only)

Dangerous Goods Safety Act 2004

2018:037 - BLASTING IN TOWN SITE AND FIRE WORKS

Delegated Power: Council designates the following positions to administer and discharge the City of Albany duties under the *Dangerous Goods Safety Act 2004*, subject to conditions:

Chief Executive Officer and Executive Director Development Services

Power to:

1. Grant permission of the local government to allow blasting within a town site in accordance with the Dangerous Goods Safety (Explosives) Regulations 2007, Part 12, Division 4.
2. Approve a Fire Works Application.
3. Authorise persons to administer any or all of the above functions.

Note: In accordance with section 131 of the Dangerous Goods Safety (Explosive) Regulations 2007, a person who wishes to use an explosive in a town site to blast rock or similar solid material, must obtain a written permit to do so from the local authority.

Condition of Delegation:

- (a) Consultation must be conducted with DFES (FRS district) and the Chief Bush Fire Control Officer (All other areas in municipality), prior to any approval being given.
- (b) The fireworks notice must be in an approved form and contain the following information:
 - (i) the details of the fireworks operator licence that the person holds;
 - (ii) the required details of the firework that will be used;
 - (iii) the date and time when the firework will be used;
 - (iv) where the firework will be used;
 - (v) the purpose of using the firework; and
 - (vi) must be a licensed operator.
- (c) In accordance with r.131 (6), on receipt of an application for blasting operations within a town site, the local authority may:
 - (i) Issue a notice that prohibits the explosion;
 - (ii) Issue a permit for the explosion; or
 - (iii) Issue a permit for the explosion that contains reasonable conditions to ensure the safety of people and or property, to ensure such people are notified of the proposed explosion and to reduce the potential disturbance.
- (d) Regulation 131(7) states that a local government shall not grant a permit unless it is satisfied that public risk insurance is in place of at least \$5,000,000 or such higher amount as the local government decides is reasonable.

Legislative or Policy Reference:

- **Dangerous Goods Safety Act 2004**
- **Dangerous Goods Safety (Explosives) Regulations 2007:** *Part 12 — Use of explosives other than fireworks, Division 4 — Using explosives to blast, damage, destroy or demolish, r131 (Blasting in town site, permit required for), Part 13 — Use of fireworks, Division 4 — Fireworks events, r139 (Using certain fireworks outdoors other than at fireworks events).*

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Development Services (1 & 2 only)

Liquor Control Act 1988

2018:038 - LIQUOR LICENSING AND CONTROL

Delegated Power: Council designates the following positions to administer and discharge the City of Albany's duties under the *Liquor Control Act 1988* in accordance with the conditions specified:

Chief Executive Officer; Executive Director Development Services; Manager Planning Services; Coordinator Planning Services; Manager Building, Health & Compliance; Coordinator Health Services.

Power to:

1. Enforce all local authority responsibilities under the Liquor Licensing Act 1988 and Liquor Control Act 1988 pursuant to s39 and s40 of the Liquor Control Act 1988;
2. Issue a s39 certificate; and
3. Issue a s40 certificate.

Note: The Liquor Control Act 1988 does not contain a head of power to delegate the appointment of authorised persons to the CEO.

Condition of Delegation:

- Enforcement (1) subject to compliance with the Local Planning Scheme (LPS1).

Legislative or Policy Reference:

- **Liquor Licensing Act 1988**
- **Liquor Control Act 1988:** s39 (*Certificate of local government as to whether premises comply with laws*) and s40 (*Certificate of planning authority as to whether use of premises complies with planning laws*).

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Development Services
 - Manager Planning Services (3 only)
 - Coordinator Planning Services (3 only)
 - Manager Building, Health and Compliance (1 & 2 only)
 - Coordinator Health Services (1 & 2 only)

Planning & Development Act 2005

2018:039 - DEVELOPMENT CONTROL, COMPLIANCE, LEGAL ACTION

Delegated Power: Power to:

1. Deal with unauthorised development. Give written direction regarding unauthorised development and remove or alter unauthorised development pursuant to s214 and s215 of the *Planning & Development Act 2005*.
2. Deal with development control, enforcement and legal action (including appeals and SAT matters).
3. Exercise discretion and to approve and apply conditions to planning applications and building licences under the City's Local Planning Scheme (LPS1), Residential Design Codes and Building Code of Australia;
4. Authorise persons to enter premises under the Local Planning Scheme (LPS1);
5. Implement enforcement and legal proceeding matters under the *Planning and Development Act 2005*, Part 13;
6. Implement matters delegated to the City of Albany under the *Planning and Development Act 2005*;
7. Exercise discretion when issuing, withdrawing, amending notices and requisitions pursuant to Part 13 of the *Planning and Development Act 2005* and the provisions the City's Local Planning Scheme;
8. Exercise discretion and to respond to appeals lodged with the State Administrative Tribunal (SAT) for:
 - a. The determination of planning application appeals under Part 14 of the *Planning and Development Act 2005*, and the City's Local Planning Scheme (LPS1);
 - b. The determination of building application appeals;
 - c. The determination of 'without prejudice' conditions;
 - d. Prosecute under the *Planning and Development Act 2005*, Part 13;
 - e. Make recommendations for appointment of consultants/legal representatives for SAT Matters; and
 - f. Mediate matters before the State Administrative Tribunal (SAT).
9. Take action for departure from the requirements and provisions of the City's Local Planning Scheme (LPS1), including the *Planning and Development Act 2005*, Part 13.
10. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) Development Control, Enforcement and Legal Action (including Appeals and SAT Matters):
 - The Executive Director Development Services shall sign any Prosecution Notices;
 - Quotations are to be obtained and a recommendation is to be provided to the CEO for approval of consultants for all matters which are appealed to the SAT;
- (b) "Without Prejudice" conditions and amended plans for matters mediated in the SAT are to be reported to the Council for consideration and determination;
- (c) Representation is only exercised after consultation with the Executive Director Development Services (or in his/her absence), the approval of the CEO.
- (d) Any third party action against the City must be reported to the City's insurer.

Legislative or Policy Reference:

- **Planning & Development Act 2005:** *Part 13 — Enforcement and legal proceedings, s214(Illegal development, responsible authority's powers as to), s215 (Illegal development, responsible authority's powers to remove etc.), Part 14 — Applications for review*

Policy Position:

- Local Planning Scheme (LPS1).

Reporting Requirement:

- Report to file.

Note: "Without Prejudice" conditions and amended plans for matters mediated in the SAT are to be reported to the Council for consideration and determination.

Designated Persons:

- Chief Executive Officer
- Executive Director Development Services
 - Manager Planning Services (1, 2, 3, 4, 8a,c,d,e & f only)
 - Development Engineer (1, 2, 8a,c,d,e & f only)
 - Coordinator Planning Services (1, 2, 8b & c only)
 - Senior Planning Officer(s) (3, 8a,c,d,e & f only)
 - Planning Officer (s) (3 Only)
 - Manager Building, Health & Compliance (1, 2, 3, 8c & f only)
 - Senior Planning & Development Compliance Officer (1, 2, 3, 8c & f only)
 - Development Compliance Officer ((1, 2 & 8b only)
 - Coordinator Building Services (1 & 2, & 8b only)

Planning & Development Act 2005
2018:040 - PLANNING & DEVELOPMENT ACT 2005
(Administration and Appointment of Authorised Persons)

Delegated Power: Council designates the following positions to administer and enforce the *Planning and Development Act 2005*, subject to conditions:

Chief Executive Officer, Executive Director Development Services, Manager Planning Services

Power to:

1. Approve or Refuse Local Development Plans (LDPs) after appropriate consultation and where it is unlikely to have an adverse impact on the local area;
2. Appoint persons to administer the *Planning and Development Act 2005*;
3. Pursuant to s234 of the *Planning and Development Act 2005*, appoint designated persons to enforce the following sections:
 - a. 228 (Giving of infringement notice)
 - b. 229 (Content of infringement notice)
 - c. 230 (Extension of time)
 - d. 231 (Withdrawal of infringement notice)
4. Approve and decline development applications under the City's Local Planning Scheme (LPS1).
5. Approve development applications with minor variation to Policies and Guidelines.
6. Determine whether to vary a Planning Scheme policy, guideline or provision and/or grant approval with or without conditions.

Condition of Delegation:

- (a) **Local Development Plans (LDPs) (1).** This delegation is limited to the Executive Director Development Services or CEO. If utilised Council is to be advised.
- (b) **Appoint Persons (2).** Persons must be:
 - a. approved by the Executive Director Development Services and/or Manager Planning Services;
 - b. selected based on experience and qualifications held; and
 - c. appointed in writing (*correspondence to be filed on an appropriate record and a copy of the appointment placed on the person's personal record*).
- (c) **Appointment of designated officers to enforce (2)** The Executive Director Development Services is to approve any legal action and sign any Requirements Prosecution Notices.
- (d) **Approve and decline development applications (3)** Planning Infringement Notices Planning and Development Act 2005, sections: s228, s229, s230 or s231:
 - **Level 1** – s228 (Giving of infringement notice), s229 (Content of infringement notice), and s230 (Extension of time), and s231 (Withdrawal of infringement notice).
 - **Level 2 & 3** – s228 (Giving of infringement notice), s229 (Content of infringement notice), and s230 (Extension of time).

Designated level assigned to position:

- **Level 1 –**
 - Executive Director Development Services
 - Manager Planning Services
 - Coordinator Planning Services
- **Level 2 & 3 –**
 - Senior Planning Officer(s)
 - Senior Planning Officer(s) – Strategic Planning
 - Senior Planning Officer(s) – **Senior Planning & Development Compliance**
 - Planning Officer(s)
- **Level 4 –**
 - Planning Officer(s)
 - Planning Technical Officer(s)
- **Level 5 & 6 –**
 - Planning Technical Officer(s)

(e) **Approval of development applications with minor variations (4).** Approval of development applications with minor variation to Policies and Guidelines are to be determined by the Executive Director Development Services after adjacent landowners, ward Councillors, and in some matters the community generally have been consulted and the concerns raised have been “adequately addressed” in the following ways:

- Where no submissions were received the application can be determined on its merits;
- Where Submissions objecting or seeking changes to the proposal were lodged, but were non-substantive, and subject to further liaison with the person(s) who lodged the submission prior to determining the application the Executive Director Development Services shall determine if it warrants Council’s consideration;
- Where Submissions were lodged with substantive arguments against the proposal then the Executive Director Development Services may refuse the application or refer the application to Council for determination.

Legislative or Policy Reference:

- **Planning and Development Act 2005:** s234 (*Designated persons, appointment of*)
- **Local Government Act 1995:** s5.42 (*Delegation of some powers and duties to CEO*), s9.10(*Appointment of authorised persons*) (1)

Policy Position:

- *Local Planning Scheme (LPS1)*

Reporting Requirement:

- Report to file and Council monthly.

Designated Persons:

- **Chief Executive Officer**
- **Level 1** - Development application up to prescribed amount that requires referral to the Development Assessment Panel (DAP), includes authority to refuse an application, approve non-conforming land use, permit a change in land use, and approve commercial and residential applications.
 - **Executive Director Development Services**
 - **Manager Planning Services**
 - **Coordinator Planning Services**
- **Level 2** - Development applications limited to **\$1.5 million**, approve commercial and residential applications, permit a change in land use, excludes Authority to: refuse an application; and approve non-conforming land use.
 - **Designated Senior Planning Officers**
- **Level 3** - Development applications limited to **\$1 million**, approve commercial and residential applications, permit a change in land use, excludes Authority to: refuse an application; and approve non-conforming land use.
 - **Designated Planning Officers**
- **Level 4** - Development applications limited to **\$750 thousand**, approve commercial and residential applications, permit a change in land use, excludes Authority to: refuse an application; and approve non-conforming land use.
 - **Designated Planning Officers**
 - **Designated Planning Technical Officer**
- **Level 5** - Development application limited to **\$500 thousand**, residential land use only, excludes Authority to: approve commercial land use, refuse an application; approve non-conforming land use; and permit a change in land use.
 - **Designated Planning Technical Officers**
- **Level 6** - Development application limited to **\$350 thousand**, residential land use only, excludes Authority to: approve commercial land use, refuse an application; approve non-conforming land use; and permit a change in land use.
 - **Designated Planning Technical Officers**

Local Government Act 1995
2018:041 - WIND EROSION & SAND DRIFT

Delegated Power:

1. Serve notice on a person to prevent wind erosion or sand from escaping a property onto other private land or land that is local government property, the Local Government (Uniform Local Provisions) Regulations 1996,r.21 and Local Government Act 1995, s3.25(1)(b).
2. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) Persons being local government employees.
- (b) Each person so authorised is to be issued with a certificate stating that the person is so authorised.

Legislative or Policy Reference:

- **Local Government Act 1995:** *Part 3 — Functions of local governments, Division 3 — Executive functions of local governments, s3.24 (Authorising persons under this Subdivision), s3.25 (Notices requiring certain things to be done by owner or occupier of land)(1)(b); Part 9 — Miscellaneous provisions, Division 2 — Enforcement and legal proceedings, s9.10 (Appointment of authorised persons)*
- **Local Government (Uniform Local Provisions) Regulations 1996:** *r.21 (Wind erosion and sand drifts — Sch. 9.1 cl. 12)*

Local Law:

- Sand Drift Prevention and Abatement Local Law 2009.

Reporting Requirement:

- Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Infrastructure & Environment
 - Manager City Engineering (1 only)
 - Manager City Operations (1 only)
- Executive Director Development Services
 - Manager Planning Services (1 only)
 - Development Engineer (1 only)
 - Manager Building, Health & Compliance (1 only)
 - Coordinator Building Services (1 only)
 - Development Compliance Officer (1 only)
 - Senior Planning & Development Compliance Officer (1 only)
 - Coordinator Health Services (1 only)
 - Senior Environmental Health Officer(s) (1 only)
 - Environmental Health Officer(s) (1 only)

Local Government Act 1995

2018:042 - ACTIVITIES ON PUBLIC LAND

(Close Thoroughfares, Road Reserves, Footpaths, Tracks, Right-of-Way, Alternations & Additions to City Premises)

Delegated Power:

1. Stop and mitigate dangerous excavation in or near public thoroughfares (i.e. Roads, Paths, and Tracks).
2. Exercise additional powers when giving a notice under s3.25 of the Act (specifically Schedule 3.1).
3. Obstructing or encroaching on public thoroughfare; Gates and other devices across public thoroughfares; Dangerous excavation in or near public thoroughfare; Constructing private works on, over, or under public places, etc)
4. Approve Private Works On, Over Or Under Public Places Close a thoroughfare, wholly or partially (period not exceeding four weeks)
5. Closing Certain Thoroughfares to Vehicles (period exceeding 4 Weeks)
6. Partial Closure of Thoroughfare for Repairs and Maintenance (i.e. Roads, Paths, Tracks)
7. Authorise the encroachment of a public thoroughfare.
8. Obstruct a Public Thoroughfare (i.e. Roads, Paths, Tracks)
9. Provide a gate or other device across a public thoroughfare or serve a Notice to Request the owner or occupier to repair a gate or fence.
10. Serves Notices and take action for offences relating to the protection of thoroughfares from water damage (i.e. Roads, Paths, Tracks).
11. Serve notices and take action to prevent damage to footpaths.
12. Issue a licence to deposit material on street.
13. Determine materials to be used in the road reserve (grant approval for the type and standard of material to be used in structures, including footpaths and road pavements, within the road reserve).
14. Grant permission to a person to alter, obstruct, or interfere with, any watercourse, drain, tunnel, or bridge that is local government property.
15. Approve the construction of a crossing giving access from a public thoroughfare to the land, or a private thoroughfare serving the land, the Local Government (Uniform Local Provisions) Regulations 1996, Regulation 12(1).
16. Manage Rights-of-Way, including paving, drainage and placement and/or removal of obstructions.
17. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- Nil.

2018:042 (continued)

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.25 (*Notices requiring certain things to be done by owner or occupier of land*), s3.26 (*Additional powers when notices given*), s3.50A (*Partial closure of thoroughfare for repairs or maintenance*), s3.50 (*Closing certain thoroughfares to vehicles*) - (1a) (4) (6), s3.54 (*Reserves under control of a local government*), Schedule 3.1 - *Powers under notices*
- **Local Government (Financial Management) Regulations 1996:** r.5 (*CEO's duties as to financial management*)
- **Local Government (Uniform Local Provisions) Regulations 1996:** r.6 (*Obstruction of public thoroughfare by things placed and left — Sch. 9.1 cl. 3(1)(a)*), r.7 (*Encroaching on public thoroughfare — Sch. 9.1 cl. 3(2)*); r.8 (*Separating land from public thoroughfare — Sch. 9.1 cl. 4*), r.11 (*Dangerous excavation in or near public thoroughfare — Sch. 9.1 cl. 6*), r.12 (*Crossing from public thoroughfare to private land or private thoroughfare — Sch. 9.1 cl. 7(2)*), r.14 (*Role of Commissioner of Main Roads in some cases — Sch. 9.1 cl. 7(2)*), r.17 (*Private works on, over, or under public places — Sch. 9.1 cl. 8*), r.18 (*Protection of watercourses, drains, tunnels and bridges — Sch. 9.1 cl. 9*), r.19 (*Protection of thoroughfares from water damage — Sch. 9.1 cl. 10*)

Local Laws:

- Local Government Property Local Law 2011
- Activities on Thoroughfares and Public Place and Trading Local Law 2011

Reporting Requirement: Report to file.**Designated Persons:**

- Chief Executive Officer
- Executive Director Corporate Services
- Executive Director Infrastructure & Environment
 - Manager City Engineering (Exempt 2, 15 & 16)
 - Manager City Operations (Exempt 2, 15 & 16)
 - Manager City Reserves (4, 5, 6, 8, 9 & 13 only)
- Executive Director Development Services
 - Manager Ranger & Emergency Services (4 & 8 only)
 - Manager Building, Health & Compliance (2,3,4 & 11 only)
 - Senior Planning and Development Compliance Officer (2,3,4 & 11 only)
 - Development Compliance Officer (2,3,4 & 11 only)
 - Coordinator Building Services (2,3,4 & 11 only)
 - Manager Planning Services (2,3,4 & 11 only)
 - Development Engineer (2,3,4 & 11 only)

Local Government Act 1995

2018:043 - APPROVE PUBLIC WORKS, STREET LIGHTING, VERGE DEVELOPMENT

Delegated Power:

1. Grant approval and impose conditions for works to be undertaken in the street by other authorities, private organisations or individuals, including the approval of applications to protect verges.
2. Serve notices on persons/ proprietors of premises who have conducted works in a street without Council's permission.
3. Upgrade Existing Street Lights and Underground Power:
 - a. Assess street lighting requests and designs, in relation to the functional road hierarchy, throughout the municipality;
 - b. Approve the installation of additional or higher rated lamps for street light upgrading if considered appropriate;
 - c. Approve the issuing of works orders to Western Power for the undergrounding or other modifications to power supplies;
 - d. Approve the upgrading of street lighting; and
 - e. Approve the consequential increased tariff, associated with approved Council projects.
4. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) **Grant approval and impose conditions (1):**
 - That the proposed works are legal and do not adversely affect the safety, functionality and aesthetics of the street or adjoining properties to an unacceptable degree.
 - The owners and occupiers of adjoining properties should be consulted as appropriate prior to approval being determined.
 - If there are objections to the proposal, it be referred to the Council for determination.
- (b) **Serve notices (2):** Chief Executive Officer to sign any Notices.
- (c) **Existing street lights and underground power (3):** That the works are associated with projects that has obtained the approval of the Council as necessary and is within the approved budget allocation.

Legislative or Policy Reference:

- **Local Government Act 1995: Part 3 - Functions of local government, Schedule 9.1 - Certain matter for which Governor may make regulations, Clause 8 (Private works on, over, or under public places)**

Local Laws:

- Local Government Property Local Law 2011
- Activities on Thoroughfares and Public Place and Trading Local Law 2011

Policy Positions:

- Council Policy: Memorial Plaque and Seat Policy
- City Guideline: Verge Development Guidelines

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Infrastructure & Environment
 - Manager City Engineering (1, 2 & 4 only)
 - Manager City Operations (1 & 2 only)
- Executive Director Development Services
 - Manager Planning Services (1 only)
 - Development Engineer (1 only)
 - Manager Building, Health & Compliance (1 only)
 - Senior Planning & Development Compliance Officer (Senior Compliance Officer) (1 only)
 - Development Compliance Officer (1 only)

Local Government Act 1995

2018:044 - PARKING, TRAFFIC MANAGEMENT, BUS SHELTERS & SEATS (*Amendments to Parking Schemes*)

Delegated Power:

1. Approve amendments to the Parking Scheme to implement and change time limits in streets and parking stations, ACROD bays and the designation of visitor and authorised vehicle parking.
2. Investigate and develop traffic management treatment proposals and Local Area Traffic Management Scheme proposals in order to identify and address traffic related issues.
3. Locate bus shelters and seats.
4. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- (a) **Traffic management treatment** (2) During the course of investigation contact to be made with the residents/residential groups, as appropriate, to:
 - identify problems and issues;
 - establish objects of traffic management and develop plans of alternative treatments;
 - evaluate alternative treatments and refine selected plan;
 - All alternative routes with regard to road construction or re-construction shall be investigated as part of the design process;
 - The selected plan with the proposed traffic treatment to then be presented to the Council for approval.
- (b) Where it is only necessary to consider remedial action, the Council's approval is not required.
- (c) **Bus shelters and seats** (3): Consultation must be conducted with local residents and Bus Operators, taking into consideration:
 - adjacent land use(s);
 - type and number of existing and likely future patrons;
 - the number of and areas served by the bus routes;
 - frequency of bus services; and
 - the above is inserted as a condition of approval.

Legislative or Policy Reference:

- **Local Government Act 1995:** *Part 3 - Functions of local government, Schedule 9.1 - Certain matter for which Governor may make regulations, Clause 1 (Parking for the disabled), Clause 2 (Disturbing local government land or anything on it)*

Local Law:

- Parking and Parking Facilities Amendment Local Law 2012

Policy Position:

- City of Albany Local Parking Schemes.

Reporting Requirement:

- Report to file. *Note: The traffic management treatment plan to be presented to Council for approval.*

Designated Persons:

- Chief Executive Officer
- Executive Director Infrastructure & Environment
 - Manager City Engineering
 - Senior Civil Engineering Officer - Roads (2 only)

Local Government Act 1995

2018:045 - PUBLIC UTILITY SERVICE WORK ORDERS

(Approve Disturbance of Public Land)

Delegated Power:

1. Interfere with soil or take anything from local government land in accordance with the *Local Government (Uniform Local Provisions) Regulations 1996* and s3.25(1)b. of the Act.
2. Approve and issue works orders to public utility service authorities for service modifications or upgrading associated approved projects.
3. Authorise persons to administer any or all of the above functions.

Condition of Delegation:

- Compliance with City Guideline: Environmental Code of Conduct Guidelines.

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.25 (*Notices requiring certain things to be done by owner or occupier of land*) (1)(b), Schedule 3.1 - Powers under notices to owners or occupiers of land
- **Local Government (Uniform Local Provisions) Regulations 1996:** r.5 (*Interfering with, or taking from, local government land*) (1)

Policy Position:

- City Guideline: Environmental Code of Conduct Guidelines.

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Infrastructure & Environment
 - Manager City Engineering
 - Manager City Operations
 - Manager City Reserves

Road Traffic Act 1974, Local Government Act 1995

2018:046 - WET WEATHER ROAD CLOSURE

Delegated Power:

1. Close Roads;
2. Define and impose conditions for road use;
3. Authorise Road Usage Requests; and
4. Authorise persons to administer any or all of the above functions.

Note: Under s3.50 of the Local Government Act 1995, the local authority is permitted to close an unsealed road to particular traffic in wet conditions. This is done to prevent unreasonable damage to roads due to excessive vehicle movements.

Condition of Delegation:

- (a) Install "Road Closed" signs where possible; and
- (b) Providing an information bulletin to affected agencies, distributed via email, local radio and by posting on the City of Albany website.
- (c) This delegations applies to:
 - (i) vehicles with a Gross Vehicle Mass of 4.5 tonne or greater;
 - (ii) vehicles which travel over road under the care and control of the City of Albany.
 - (iii) Local traffic (For example: where a resident is situated on a road which has been closed) shall be exempt from this policy regardless of the weight requirements provided that any vehicle exceeding 4.5 tonne is unloaded.
- (d) Affected agencies shall include but are not limited to:
 - (i) Heavy Haulage carriers;
 - (ii) Main Road Western Australia;
 - (iii) Neighbouring Local Authorities;
 - (iv) Department of Transport; and
 - (v) Local residents.
- (e) Conditions do not apply during flood or emergency situations where roads may be closed to all vehicles for public safety or other reasons.

Legislative or Policy Reference:

- **Local Government Act 1995:** Part 3 — Functions of local governments, Subdivision 5 — Certain provisions about thoroughfares, s3.50 (Closing certain thoroughfares to vehicles)
- **Road Traffic Act 1974:** Part VI — Miscellaneous, s84 (Damage to road etc. by vehicle, liability for)

Local Law:

- City of Albany Activities on Thoroughfares and Public Places and Trading Local Law 2011

Council Policy Position:

- Council Policy: Wet Weather Road Closure

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Infrastructure & Environment
 - Manager City Engineering
 - Manager City Operations
 - Manager City Reserves

Local Government Act 1995

2018:047 - PUBLIC RESERVE MANAGEMENT

(Street Scape, Tree Planting, Pruning, Removal, Picking Flora)

Delegated Power:

1. Provide for the management, planting, pruning and removal of street trees in order to enhance the streetscapes and not detract from the community landscape requirements.
2. Approve and refuse applications to pick flora from City of Albany vested reserves and road reserves for educational and scientific purposes in accordance with the conditions imposed by the *Local Government Act 1995, Land Administration Act 1997, Parks & Reserves Act 1895, and Wildlife Conservations Act 1950.*
3. Authorise persons to administer any or all of the above functions.

Condition of Delegation: Compliance with Council Policies and Guidelines.

Legislative or Policy Reference:

- **Local Government Act 1995:** *Schedule 3.2 — Particular things local governments can do on land even though it is not local government property; s3.54 (Reserves under control of a local government)*
- **Land Administration Act 1997**
- **Parks & Reserves Act 1895**
- **Wildlife Conservations Act 1950**

Local Law:

- *Local Government Property Local Law*

Policy Positions:

- Council Policy: Street Trees
- City Guideline: Street Trees

Reporting Requirement: Report to file.

Designated Persons:

- Chief Executive Officer
- Executive Director Infrastructure & Environment
 - Manager City Reserves

Local Government Act 1995

2018:048 - DISPOSAL OF PROPERTY (LAND) DELEGATION

Delegated Power:

1. To dispose of Council property, in accordance with section 3.58 of *the Local Government Act 1995*.
2. To engage an auctioneer, real estate agent and/or settlement agent to represent the City and to negotiate the sale of the property.

Condition of Delegation:

- a. The land is deemed surplus to the City's requirements;
- b. The land is valued at less than \$50,000 based on an independent market valuation prepared within 6 months of entering into a Contract of Sale;
- c. The land is not considered to be capable of being independently developed, in accordance with relevant planning and/or building legislation, and/or would not be of significant benefit to anyone other than the transferee;
- d. The intent to sell the property has been appropriately advertised under section 3.58 of the Local Government Act 1995 and all other requirements of this part have been addressed. Should any objections to the land sale be received, an item to Council is required;
- e. The appointment of an agent to act on behalf of the City meets the City's procurement processes.

Legislative or Policy Reference:

- **Local Government Act 1995:** s3.58(2) and (3) – Disposing of property.

Reporting Requirement:

- Report to file and Council Committee.

Designated Persons:

- Chief Executive Officer

| OFFICE OF CEO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Delegation/Position Title | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | |
| Mayor* | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Chief Executive Officer | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | |
| PA to Mayor & Councillors | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| COMMUNITY SERVICES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--|--|--|--|--|--|--|
| Delegation/Position Title | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | | | |
| ED Community Services | X | X | X | X | X | | | | X | X | | | X | | | | | X | | X | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | |
| Community Services Development Team | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Manager Community Engagement | | X | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Development Officer(s) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Communications & Event Management Team | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Communications & Events Manager | | X | X | | | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Events Team Leader | | | | | | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Events Coordinator | | | | | | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Albany Public Library & Vancouver Arts Centre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Manager Precinct | X | | | | X | | | | X | X | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Library Team Leader | X | | | | X | | | | X | X | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Team Leader VAC | X | | | | X | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Albany Heritage Park (incl. NAC) & Day Care | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Manager Facilities | X | | | | X | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Team Leader NAC Operations | X | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Team Leader Day Care Services | X | | X | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Recreational Services (Incl. ALAC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Manager Recreation Services | X | | X | | X | | | | X | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Business Coordinator | X | | | | X | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Administration Coordinator | X | | | | X | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Club Development Coordinator | X | | | | X | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Facilities Coordinator | X | | | | X | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Services Coordinator | X | | | | X | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Swim School Coordinator | X | | | | X | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Legend: X = Assigned, Blank = Not assigned * = position title change.

| CORPORATE SERVICES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|--|--|--|--|--|--|--|--|--|
| Delegation/Position Title | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | | | | | |
| ED Corporate Services | X | X | X | X | X | X | X | X | X | | X | X | X | X | X | | X | X | X | X | X | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Facilitator Strategy & Improvement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue Development Officer | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Administration | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | | | | | |
| Senior Land Officer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Governance, Risk & Insurance Team (Incl. Airport) | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | | | | | |
| Manager Governance & Risk | X | X | | | | | | | | | | | X | X | X | X | X | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Team Leader Records & Governance</i> | | | | | | | | | | | | | | X | X | X | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Risk Management/Insurance Officer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Senior Reporting Officer Albany Airport | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| IT Services Teams | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | | | | | |
| Manager IT | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Human Resources Team | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | | | | | |
| Manager Human Resources | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Occupational Health & Safety Advisor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance & Rates Team | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | | | | | |
| Manager Finance & Corporate Services | X | | | | | | X | | | | X | X | X | | X | | | X | | | X | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Senior Rates Officer & Rates Officers | | | | | | | | | | | | | | | X | | | | | | X | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property & Leasing Team | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | | | | | |
| Senior Team Leader Property, Leasing & Customer Service | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property Officer(s) | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Procurement Team | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | | | | | |
| Procurement Officers | | | | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Economic, Tourism & Development Services (incl. Visitors Centre) | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | | | | | |
| <i>Manager(s) Economic Development & Tourism Services</i> | X | | X | X | X | | | | X | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <i>Project Leader - Visitor Services</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Legend: X = Assigned, Blank = Not assigned, * = position title change.

| INFRASTRUCTURE & ENVIRONMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|---|---|---|---|---|
| Delegation/Position Title | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | |
| ED Infrastructure & Environment | X | X | X | X | X | | X | | X | | | X | X | | | | | | X | | X | | | | | | | X | X | | | | | X | | X | X | | | | | | | X | X | X | X | X | X | X | | | |
| Engineering & City Assets Teams | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | |
| Manager City Engineering | X | | | | X | | | | X | | | | X | | | | | | X | | | | | | | | X | X | | | | | | | | | | | | | | | | | | X | X | X | X | X | X | | |
| Senior Civil Engineering Officer (Roads) | | | | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Senior Civil Engineering Officer (Drainage) | | | | | | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Operations, Waste Management Teams | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | |
| Manager City Operations | X | | | X | X | | | | X | | | | X | | | | | | | | | | | | | | X | | | | | | | | | | | | | | | | | | | | | X | X | X | | X | X |
| Coordinator Waste Management | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Reserves Management Team | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | |
| Manager City Reserves | X | | | | | | | | | | | | | | | | | | | X | | | | | | | X | X | | | | | | | | | | | | | | | | | | | | | X | | X | X | X |
| Major Projects Team | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | | | | | |
| Manager Major Projects | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Legend: X = Assigned, Blank = Not assigned * = position title change.

| Delegation No: 2018:001 LOCAL GOVERNMENT ACT 1995 AND LOCAL LAWS (Additional Power, Deal with Objections, Grant Time Extensions) Function: Issue licences, notices, approvals and permits relating to City of Albany Local Laws. | | (a) Activities on Thoroughfares and Public Places and Trading Local Law | (b) Animals Local Law & Dog Local Law 2017 | (c) Extractive Industries Local Law | (d) Fencing Local Law | (e) Health Local Law | (f) Jetties, Bridges and Boat Pens Local Law | (g) Local Government Property Local Law | (h) Parking and Parking Facilities Local Law | (i) Prevention and Abatement of Sand Drift Local Law | (j) Signs Local Law | (k) Standing Orders Local Law | (l) The Former Perth | (m) Waste Local Law |
|--|--|---|--|-------------------------------------|-----------------------|----------------------|--|---|--|--|---------------------|-------------------------------|----------------------|---------------------|
| OFFICE OF THE CEO | | | | | | | | | | | | | | |
| | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Mayor & Councillors* | | | | | | | | | | | | X | | |
| Chief Executive Officer | | X | X | X | X | X | X | X | X | X | X | X | X | X |
| PA to Mayor & Councillors | | | | | | | | | | | | | | |
| COMMUNITY SERVICES | | | | | | | | | | | | | | |
| | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| ED Community Services | | X | X | X | X | X | X | X | X | X | X | X | X | X |
| | Community Services Development Team | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Manager Community Engagement | | | | | | | | | | | | | | |
| Community Development Officer(s) | | | | | | | | | | | | | | |
| | Communications & Event Management Team | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Communications & Events Manager | | X | | | | | | X | | | | | | |
| Events Team Leader, Events Coordinator & Events Officers | | X | | | | | | X | | | | | | |
| | Albany Public Library & Vancouver Arts Centre | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Manager Precinct | | X | | | | | | X | | | | | | |
| Library Team Leader | | X | | | | | | X | | | | | | |
| Team Leader VAC | | X | | | | | | X | | | | | | |
| | Albany Heritage Park (incl. NAC) & Day Care | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Manager Facilities | | X | | | | | | X | | | | | | |
| Team Leader NAC Operations | | X | | | | | | X | | | | | | |
| Team Leader Day Care Services | | X | | | | | | X | | | | | | |
| | Recreational Services (incl. ALAC) | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Manager Recreation Services | | X | | | | | | X | | | | | | |
| Business Coordinator, Administration Coordinator | | X | | | | | | X | | | | | | |
| Club Development Coordinator, Facilities Coordinator, Commercial Services Coordinator, Swim School Coordinator | | X | | | | | | X | | | | | | |

Legend: **X** = Assigned, **Blank** = Not assigned * = position title change.

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|--|--|---|--|-------------------------------------|-----------------------|----------------------|--|---|--|--|---------------------|-------------------------------|----------------------|---------------------|
| CORPORATE SERVICES | | | | | | | | | | | | | | |
| ED Corporate Services | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Facilitator Strategy & Improvement Revenue Development Officer | | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Land Administration | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Senior Land Officer | | | | | | | | | | | | | | |
| Governance, Risk & Insurance Team (incl. Airport) | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Manager Governance & Risk | | X | X | X | X | X | X | X | X | X | X | X | X | X |
| <i>Team Leader Records & Governance</i> | | | | | | | | | | | | | | |
| Risk Management/Insurance Officer | | | | | | | | | | | | | | |
| Senior Reporting Officer Albany Airport (incl. Duty Reporting Officer) | | X | | | | | | X | | | | | | |
| IT Services Team | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Information Manager | | | | | | | | | | | | | | |
| Human Resources Team | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Manager Human Resources | | | | | | | | | | | | | | |
| Occupational Health & Safety Advisor | | | | | | | | | | | | | | |
| Finance & Rates Team | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Manager Finance & Corporate Services | | X | | | | | X | X | | | | | | |
| Senior Rates Officer & Rates Officers | | | | | | | | | | | | | | |
| Property & Leasing Team | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Senior Team Leader Property, Leasing & Customer Service | | X | | | | | X | X | | | | | | |
| Property Officer (s) | | X | | | | | X | X | | | | | | |
| Procurement Team | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Procurement Officers | | | | | | | | | | | | | | |
| Economic, Tourism & Development Services (incl. Visitors Centre) | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| <i>Manager Economic Development & Tourism and Manager Business Development & Tourism</i> | | X | | | | | X | X | | | | | X | |
| <i>Project Leader - Visitor Services</i> | | X | | | | | | X | | | | | | |

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|--|--|---|--|-------------------------------------|-----------------------|----------------------|--|---|--|--|---------------------|-------------------------------|----------------------|---------------------|
| DEVELOPMENT SERVICES | | | | | | | | | | | | | | |
| ED Development Services | | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Planning & Engineering Services Team | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Manager Planning Services | | X | | X | X | | | X | | | X | | | |
| Coordinator Planning Services | | | | X | X | | | X | | | X | | | |
| Senior Planning Officers | | | | X | X | | | X | | | X | | | |
| Planning Officers | | | | X | X | | | X | | | X | | | |
| Planning Technical Officers | | | | | | | | | | | | | | |
| Development Engineer | | X | | X | X | | | X | | X | X | | | |
| Land Officers | | | | | | | | | | | | | | |
| Technical Officer - Planning and Engineering Support | | | | | | | | | | | | | | |
| Ranger & Emergency Services Team | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Manager Ranger & Emergency Services | | X | X | | | | X | X | X | | X | | | |
| Team Leader Ranger Services | | X | X | | | | X | X | X | | X | | | |
| Rangers | | X | X | | | | X | X | X | | X | | | |
| Customer Service Officers | | | | | | | | | | | | | | |
| Community Emergency Safety Manager (CESM) | | | | | | | | | | | | | | |
| Chief Bush Fire Control Officer (CBFCO) & Deputy CBFCO | | | | | | | | | | | | | | |
| Emergency Management Team Leader | | | | | | | | | | | | | | |
| Building, Health & Compliance Team | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Manager Building, Health and Compliance | | X | X | X | X | X | | X | | X | X | | | |
| Environmental Health Team | | | | | | | | | | | | | | |
| Coordinator Health Services | | X | X | X | | X | | | | X | | | | |
| Senior Environmental Health Officer(s) | | X | X | X | | X | | | | X | | | | |
| Environmental Health Officer(s) | | X | X | X | | X | | | | X | | | | |
| Building Services Team | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Coordinator Building Services | | X | | X | X | | | X | | X | X | | | |
| Senior Building Surveyors | | X | | X | X | | | X | | X | X | | | |
| Building Surveyors | | X | | X | X | | | X | | X | X | | | |
| Compliance Team | | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Senior Planning & Development Compliance Officer | | X | | X | X | | | X | | X | X | | | |
| Development Compliance Officers | | X | | X | X | | | X | | X | X | | | |

Legend: X = Assigned, Blank = Not assigned * = position title change.

| | | | | | | | | | | | | | |
|--|---|--|-------------------------------------|-----------------------|----------------------|--|---|--|--|---------------------|-------------------------------|----------------------|---------------------|
| <p>Delegation No: 2017:001</p> <p style="text-align: center;">LOCAL GOVERNMENT ACT 1995 AND LOCAL LAWS (Additional Power, Deal with Objections, Grant Time Extensions)</p> <p>Function: Issue licences, notices, approvals and permits relating to City of Albany Local Laws.</p> | (a) Activities on Thoroughfares and Public Places and Trading Local Law | (b) Animals Local Law & Dog Local Law 2017 | (c) Extractive Industries Local Law | (d) Fencing Local Law | (e) Health Local Law | (f) Jetties, Bridges and Boat Pens Local Law | (g) Local Government Property Local Law | (h) Parking and Parking Facilities Local Law | (i) Prevention and Abatement of Sand Drift Local Law | (j) Signs Local Law | (k) Standing Orders Local Law | (l) The Former Perth | (m) Waste Local Law |
| | INFRASTRUCTURE & ENVIRONMENT | | | | | | | | | | | | |
| ED Infrastructure & Environment | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Engineering & City Assets Teams | | | | | | | | | | | | | |
| Manager City Engineering | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Senior Civil Engineering Officers (Roads) (Drainage) | X | | | X | | X | X | X | X | X | | | |
| Operations, Waste Management Teams | | | | | | | | | | | | | |
| Manager City Operations | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| Coordinator Waste Management | X | | | X | | X | X | X | X | X | | | X |
| Reserves Management Teams | | | | | | | | | | | | | |
| Manager City Reserves | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| | | | | | | | X | | | X | | | |
| Major Project Team | | | | | | | | | | | | | |
| Manager Major Projects | (a) | (b) | (c) | (d) | (e) | (f) | (g) | (h) | (i) | (j) | (k) | (l) | (m) |
| | | | | | | | | | | | | | |

Legend: X = Assigned, Blank = Not assigned * = position title change.

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|--|---|--|---|---------------|
| Community Services | Executive Director Community Services | 2018:004 - POWER TO REMOVE, IMPOUND & DISPOSE PROPERTY | <p>Council Policy: Art in the Public Domain (2016) Adoption Ref: OCM 27/09/2016 Resolution CS030. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applies to employee's delegated authority to administer the City's artwork collection.</p> <p>Review Position and Date: This policy and procedure is to be reviewed by Council every three years.</p> | 23/05/2017 |
| Community Services | Executive Director Community Services | 2018:004 - POWER TO REMOVE, IMPOUND & DISPOSE PROPERTY | <p>Council Policy: Artwork Collection Adoption Ref: OCM 15/05/2007 Resolution 12.8.2 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applies to employee's delegated authority to administer the City's artwork collection.</p> <p>Review Position and Date: This policy is to be reviewed every two years by the document owner (Executive Director Community Services).</p> | 23/05/2017 |
| Corporate Services Finance Team | Executive Director Corporate Services Manager Finance | Nil | <p>Council Policy: Asset Impairment Policy Adoption Ref: OCM 18/06/2013 Report Item 1.1. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applicable to staff who administer the assessment of asset impairment.</p> <p>Review Position and Date: Chief Executive Officer to review every two years.</p> | 23/05/2017 |
| Development Services Ranger & Emergency Services Team | Council | 2018:001 – Local Laws | <p>Council Policy: Beach Closure Policy & Procedure Adoption Ref: OCM 31 October 2017 Resolution CCS051. Review Ref: Nil</p> <p>Review position and date: To be reviewed by the document owner every two years.</p> | 12/12/2017 |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|---|---|--|--|---------------|
| Corporate Services Procurement Team | Executive Director Corporate Services | 2018:018 - CHOICE OF TENDER, AWARD CONTRACT | <p>Council Policy: Buy Local Policy (Regional Price Preference) Adoption Ref: OCM 28/06/2016 Resolution CSF247 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applicable to staff delegated purchasing authority.</p> <p>Review Position and Date: Executive Director Corporate Services to review annually.</p> | 23/05/2017 |
| Corporate Services Finance Team | Executive Director Corporate Services | 2018:011 - POWER TO INVEST | <p>Council Policy: Cash Investment Backing for Reserve Accounts Policy Adoption Ref: OCM 19/02/2013 Resolution 1.1 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applicable to staff who administer the Reserve Accounts.</p> <p>Review Position and Date: Chief Executive Officer to review annually.</p> | 23/05/2017 |
| Infrastructure & Environment City Engineering Team | <p>Executive Director Infrastructure & Environment</p> <p>Executive Director Development Services</p> | 2018:044 - PARKING, TRAFFIC MANAGEMENT, BUS SHELTERS & SEATS | <p>Council Policy: CBD Parking Scheme Adoption Ref: OCM 27/08/2013 Resolution WS004 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applicable to staff who administer the Parking Scheme.</p> <p>Review Position and Date: Executive Director Infrastructure & Environment to review annually.</p> | 23/05/2017 |
| Corporate Services Human Resources Team | Council | 2018:005 - APPOINTMENT OF AN ACTING CEO, STAFFING, HR MANAGEMENT | <p>Council Policy: CEO Performance Review Process Adoption Ref: OCM 22/04/2014 Resolution CSF077, Review Ref: OCM 23/08/2016 Resolution PR002 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applicable to Council Committee and Council who review CEO's employment contract.</p> <p>Review Position and Date: To be reviewed annually by Council.</p> | 23/05/2017 |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|--|---|---|--|---------------|
| Office of CEO | Chief Executive Officer | 2018:003 - PUBLIC RELATIONS, MEDIA RELEASES & MAKE COMMENT TO MEDIA | <p>Council Policy: Civic Affiliations Adoption Ref: OCM 28/10/2014 Resolution ED017 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applicable to staff who administer Mayor and Council civic duties. Review Position and Date: Chief Executive Officer to review every two years.</p> | 23/05/2017 |
| Corporate Services Governance & Risk Team Human Resources Team | Executive Director Corporate Services | 2018:005 - APPOINTMENT OF AN ACTING CEO, STAFFING, HR MANAGEMENT | <p>Council Policy: Code of Conduct (Council Members, Committee Members, Staff and Volunteers) Adoption Ref: OCM 27/09/2016 Resolution CSF270. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applicable to all Councillors, Committee Members, Staff and Volunteers. Review Position and Date: This policy will be reviewed after each ordinary election of Council.</p> | 23/05/2017 |
| Community Services | Chief Executive Officer Executive Director Community Services | 2018:003 - PUBLIC RELATIONS, MEDIA RELEASES & MAKE COMMENT TO MEDIA 2018:005 - APPOINTMENT OF AN ACTING CEO, STAFFING, HR MANAGEMENT | <p>Council Policy: Community Engagement Adoption Ref: OCM 24/03/2015 Resolution CSF151. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applicable to staff who require to engage with the community. Review Position and Date: This policy is to be reviewed by the document owner annually.</p> | 23/05/2017 |
| Community Services | Executive Director Corporate Services Executive Manager Community Services | 2018:009 - GRANT FUNDING, DONATIONS, SPONSORSHIP | <p>Council Policy: Community Funding Adoption Ref: OCM 27/10/2015 Resolution CS025. Amendment Ref: Resolution CSF238. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Review Position and Date: This policy and procedure is to be reviewed by Council on or before 30 June 2019.</p> | 23/05/2017 |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|---|---|--|---|-------------------|
| <p>Community Services</p> <p>Recreation Services Team</p> | <p>Executive Director Community Services</p> | <p>2018:009 - GRANT FUNDING, DONATIONS, SPONSORSHIP</p> | <p>Council Policy: Community Sports & Recreation Facilities Small Grant Funding Adoption Ref: OCM 25/08/2015 Resolution CS022. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Review Position and Date: Responsibility and Policy Custodian Review Position and Date</p> <ul style="list-style-type: none"> • Oversight and delivery of activity generated by this Policy is within the Community Services Directorate. • This policy and procedure is to be reviewed by the Executive Director of Community Services on or before June 2016. • This policy will form part of the future Sport and Recreation Futures Plan suite of documents (2015 – 2030). | <p>23/05/2017</p> |
| <p>Corporate Services</p> | <p>Executive Director Corporate Services</p> <p>Manager Governance & Risk</p> | <p>2018:002 - CORPORATE DOCUMENTS & BRANDING</p> | <p>Council Policy: Corporate Documents Adoption Ref: 16/05/2006 Report Item 14.1.2. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applicable to staff who administer Corporate Documents.</p> <p>Review Position and Date: Chief Executive Officer to review annually.</p> | <p>23/05/2017</p> |
| <p>Corporate Services</p> <p>Governance & Risk Team</p> | <p>Chief Executive Officer</p> | <p>2018:003 - PUBLIC RELATIONS, MEDIA RELEASES & MAKE COMMENT TO MEDIA</p> | <p>Council Policy: Elected Member Communications Policy & Procedure Adoption Ref: OCM 11/10/2011 Resolution 1.6 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Review Position and Date: This policy and procedure must be reviewed every two years by the Chief Executive Officer.</p> | <p>23/05/2017</p> |
| <p>Development Services</p> <p>Ranger & Emergency Services Team</p> | <p>Council</p> | <p>2018:001 – Local Laws</p> | <p>Council Policy: Dogs In Public Places Policy Adoption Ref: Pending adoption at the OCM December 2017 Resolution DIS073. Review Ref: Nil</p> <p>Review position and date: To be reviewed by the document owner every two years.</p> | <p>12/12/2017</p> |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|------------------------------|---|--------------------------|---|---------------|
| Infrastructure & Environment | Executive Director Infrastructure & Environment | Nil | <p>Council Policy: Environmental Adoption Ref: OCM 17/08/2010 Report Item 3.7. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Delegated Authority:</p> <ul style="list-style-type: none"> • Responsibility and Reporting: Council: is responsible for approving (including amendments to) the following documents: <ol style="list-style-type: none"> Environmental Policy; Environmental Strategy, and Climate Change Plans. • Council is also responsible for ensuring (upon recommendation of the CEO) that resources are allocated to achieve the objectives of the above documents. • Chief Executive Officer (CEO): is responsible for ensuring that systems are in place to ensure that Council's Environmental (CC) Policy, CC Environmental, CC Plans are prepared and kept up to date, reviewed at least annually and that recommendations are put to Council (at least annually) in relation to appropriate resource allocation to fulfil the objectives of the above documents. The CEO reports to Council on all matters relating to Climate Change. • Executive Management Team (EMT): is responsible for monitoring the implementation of the Environmental Strategy across the organisation. The EMT will ensure that strategies are put in place to remove barriers to the successful implementation of Climate Change mitigation and adaptation initiatives. • Executive Director Infrastructure & Environment: is responsible for providing the administration and technical support for implement policy and strategy. <p>Review Position and Date: Executive Director Infrastructure & Environment to review annually.</p> | 23/05/2017 |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|-----------------------------------|---|---|---|---------------|
| Infrastructure & Environment | Executive Director Infrastructure & Environment Manager City Reserves | Nil | Council Policy: Environmental Impact Assessments Adoption Ref: OCM 29/10/2013 Report Item WS007. Review Ref: OCM 23 May 2017 Resolution CCCS028. Function: Applicable to staff who administer Environmental Impact Assessments. Review Position and Date: This policy is to be reviewed by the Chief Executive Officer every two years. | 23/05/2017 |
| Corporate Services | Chief Executive Officer Manager Governance & Risk (Council) | 2018:002 - CORPORATE DOCUMENTS & BRANDING | Council Policy: Governance & Meeting Framework Adoption Ref: OCM 22/11/2016 Resolution CSF280. Review Ref: OCM 23 May 2017 Resolution CCCS028. Function: Applicable to committee members and staff who administer council committees Review Position and Date: Chief Executive Officer to review with Council prior to an ordinary council election. | 4/12/2017 |
| Community Services | Executive Director Community Services Senior Community Development Officer | 2018:001 - LOCAL GOVERNMENT ACT 1995 AND LOCAL LAWS 2018:026 - ACTIVITIES ON PRIVATE AND PUBLIC LAND | Council Policy: Graffiti Management Adoption Ref: OCM 22/11/2016 Resolution CSF281 Review Ref: OCM 23 May 2017 Resolution CCCS028. Function: Applicable to staff who administer the control of graffiti and guides public on the process of reporting and treatment. Review Position and Date: This policy must be reviewed every two years by the document owner. | 23/05/2017 |
| Corporate Services HR Team | Executive Director Corporate Services Manager Human Resources | 2018:005 - APPOINTMENT OF AN ACTING CEO, STAFFING, HR MANAGEMENT | Council Policy: Grievance Management Policy & Procedure Adoption Ref: OCM 19/06/2012 Report Item 1.1.1. Review Ref: OCM 23 May 2017 Resolution CCCS028. Review Position and Date: This policy was adopted on 19 June 2012. This policy must be reviewed annually by the Chief Executive Officer. | 23/05/2017 |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|---|---|---|--|-------------------|
| <p>Corporate Services</p> <p>Governance & Risk Team</p> | <p>Chief Executive Officer</p> <p>Manager Governance & Risk</p> | <p>2018:005 - APPOINTMENT OF AN ACTING CEO, STAFFING, HR MANAGEMENT</p> | <p>Council Policy: Handling of Complaints By or Against Elected Members Policy & Procedure Adoption Ref: OCM 28/04/2017 Resolution CCCS012 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Review Position and Date: This policy must be reviewed every two years after a general Local Government election, or earlier if Council considers it necessary.</p> | <p>23/05/2017</p> |
| <p>Corporate Services</p> <p>Governance & Risk Team</p> | <p>Executive Director Corporate Services</p> <p>Manager Governance & Risk</p> | <p>2018:005 - APPOINTMENT OF AN ACTING CEO, STAFFING, HR MANAGEMENT</p> | <p>Council Policy: Handling of Complaints By or Against the Chief Executive Officer Policy Adoption Ref: OCM 28/04/2017 Resolution CCCS012 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Review Position and Date: This policy and procedure must be reviewed every two years by Council.</p> | <p>23/05/2017</p> |
| <p>Corporate Services</p> <p>Finance Team</p> | <p>Council</p> | <p>2018:011 - POWER TO INVEST</p> | <p>Council Policy: Investment of Surplus Funds Adoption Ref: OCM 19/02/2013 Resolution 1.1 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Delegated Authority: That, under section 6.10 of the Local Government Act 1995, and as prescribed in regulation 19 of the Local Government (Financial Management) Regulations 1996, the CEO be delegated to administer the Investment of Surplus Funds Policy.</p> <p>Review Position and Date: Chief Executive Officer to review on or before 30/6/2012.</p> | <p>23/05/2017</p> |
| <p>Corporate Services</p> <p>Finance Team</p> | <p>Council</p> <p>Executive Director Corporate Services</p> | <p>2018:009 - GRANT FUNDING, DONATIONS, SPONSORSHIP</p> | <p>Council Policy: Land Fill Subsidy Scheme Adoption Ref: OCM 20/07/2004 Report 2.2.1. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Delegated Authority: Authority is delegated to the Chief Executive Officer to determine eligibility of organisations to qualify for the Waste Services Subsidy.</p> <p>Review Position and Date: This policy was adopted on 20 July 2004. This policy is to be reviewed by Council annually as part of the annual review of delegations.</p> | <p>23/05/2017</p> |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|---|---|---|---|-------------------|
| <p>Corporate Services</p> <p>Governance & Risk Team</p> | <p>Executive Director Corporate Services</p> <p>Manager Governance & Risk</p> | <p>2018:008 - LEGAL PROCEEDINGS</p> <p>2018:039 - DEVELOPMENT CONTROL, COMPLIANCE, LEGAL ACTION</p> | <p>Council Policy: Legal Representation for Elected Members, Employees and Volunteers <i>Adoption Ref: OCM 24/09/2013 Resolution CSF013. Review Ref: OCM 23 May 2017 Resolution CCCS028.</i></p> <p>Function: <i>Applicable to staff who administer legal representation and guides elected members, employees and volunteers on the process.</i></p> <p>Review Position and Date: <i>This policy is to be reviewed by the document owner annually.</i></p> | <p>23/05/2017</p> |
| <p>Development Services</p> | <p>Executive Director Development Services</p> | <p>2018:040 - PLANNING & DEVELOPMENT ACT 2005</p> | <p>Council Policy: Local Planning Scheme No 1 Policy Manual (A to C) <i>Adoption Ref: OCM 27/05/2014, OCM 26/08/2014 Resolution PD032. Review Ref: OCM 23 May 2017 Resolution CCCS028.</i></p> <ul style="list-style-type: none"> • Agriculture Protection and Subdivision, Albany Historic Town Design Policy • Albany Town Centre • Ancillary Accommodation • Barker Road Industrial Area • Barry Court • Bed and Breakfast Accommodation • Big Grove Outline Development Plan • Building Facades in Industrial Zones • Catalina - Outline Development Plan • Centennial Park Redevelopment Area • Conceptual District Structure Plan, Consulting Rooms, Public Worship & Child Care Centres | <p>23/05/2017</p> |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|----------------------|---|--|--|---------------|
| Development Services | Executive Director Development Services | 2018:040 - PLANNING & DEVELOPMENT ACT 2005 | <p>Council Policy: Local Planning Scheme No 1 Policy Manual (D to H) Adoption Ref: OCM 27/05/2014, OCM 26/08/2014 Resolution PD032. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <ul style="list-style-type: none"> • Detailed Area Plans • Development in Flood Prone Areas • Domestic Wind Turbines • Down Road Timber Processing Precinct • Emu Point and Big Grove Village Centres • Extractive Industries and Mining • Frenchman Bay Road Residential Development Area • Frenchman Bay Tourist Development Site • Heritage Protection • Holiday Accommodation | 23/05/2017 |
| Development Services | Executive Director Development Services | 2018:040 - PLANNING & DEVELOPMENT ACT 2005 | <p>Council Policy: Local Planning Scheme No 1 Policy Manual (L to O) Adoption Ref: OCM 27/05/2014, OCM 26/08/2014 Resolution PD032. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <ul style="list-style-type: none"> • Lake Seppings Drive/Loftie & Wright Street • Little Grove Structure Plan • Lot 100 Grey Street East • Masonic Hall Design Guidelines • McKail Structure Plan • Melville Drive View Corridor • Modification to Subdivision Guide Plans • Non-Habitable Structures (26/09/2017) • Outline Development Plan - Morgan Place | 23/05/2017 |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|--|--|--|--|---------------|
| Development Services | Executive Director Development Services | 2018:040 - PLANNING & DEVELOPMENT ACT 2005 | <p>Council Policy: Local Planning Scheme No 1 Policy Manual (P to S) Adoption Ref: OCM 27/05/2014, OCM 26/08/2014 Resolution PD032. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <ul style="list-style-type: none"> • Pines Estate Setbacks • Public Art • Public Parkland • Reflective Roofs-Goode Beach • Relocated Dwellings • Residential Building Policy (Review OCM 23/09/2014 PD005) • Residential Development on Steep Sites • Significant Tourist Accommodation Sites • Sloping Land • South Lockyer Structure Plan • Structure Plan for McKail Structure Plan (Boundary St, Le Grande Ave, Flemington St) | 23/05/2017 |
| Development Services | Executive Director Development Services | 2018:040 - PLANNING & DEVELOPMENT ACT 2005 | <p>Council Policy: Local Planning Scheme No 1 Policy Manual (T to W) Adoption Ref: OCM 27/05/2014, OCM 26/08/2014 Resolution PD032. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <ul style="list-style-type: none"> • Temporary Accommodation • The Outlook Estate Bayonet Head • Thomas Street Design Guidelines • Variations to the Residential Design Codes • Woodrise Estate Design Guidelines • Woolstores Redevelopment Site • Workers Accommodation (Seasonal) | 23/05/2017 |
| Development Services Ranger & Emergency Services Team | Executive Director Development Services Executive Director Corporate Services | 2018:032 - EMERGENCY MANAGEMENT | <p>Council Policy: Local Recovery Management Plan Adoption Ref: OCM 16/04/2016 Resolution LEMC008, Review Ref: OCM 23/08/2016 Resolution PR002 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applicable to LEMC Committee, Council and appointed LEMC Coordinator (Executive Director Corporate Services) and Community Emergency Safety Manager (CESM).</p> <p>Review Position and Date: To be reviewed annually by LEMC Committee and Council.</p> | 23/05/2017 |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|--|--|---|---|---------------|
| Corporate Services Finance Team | Executive Director Corporate Services Manager Finance | Nil | Council Policy: Long Term Borrowing Policy Adoption Ref: OCM 16/04/2013 Report Item 1.1. Review Ref: OCM 23 May 2017 Resolution CCCS028. Function: Applicable to staff who administer Long Term Borrowing on behalf of Council. Review Position and Date: Chief Executive Officer to review annually. | 23/05/2017 |
| Corporate Services Finance Team | Council Executive Director Corporate Services Manager Governance & Risk | 2018:013 - PAYMENT OF MUNICIPAL FUNDS | Council Policy: Mayoral Vehicle Adoption Ref: OCM 26/11/2013 Resolution CSF040 Review Ref: OCM 23 May 2017 Resolution CCCS028. Function: Applicable to staff who administer the City's vehicle fleet management. Review Position and Date: This policy will be reviewed after each ordinary election of Council. | 23/05/2017 |
| Infrastructure & Environment City Reserves Team | Executive Director Infrastructure & Environment Manager City Reserves | 2018:043 - APPROVE PUBLIC WORKS, STREET LIGHTING, VERGE DEVELOPMENT | Council Policy: Memorial Plaque and Seat Policy Adoption Ref: OCM 15/09/2009 Report Item 14.12.2. Review Ref: OCM 23 May 2017 Resolution CCCS028. Function: Applicable to staff who administer public submissions for memorial plaques and seats. Review Position and Date: Executive Director Infrastructure & Environment to review every two years. | 23/05/2017 |
| Corporate Services Finance Team | Council Executive Director Corporate Services | 2018:013 - PAYMENT OF MUNICIPAL FUNDS | Council Policy: Payments to employees above contract or award Adoption Ref: OCM 23/06/2015. Resolution CSF174. Review Ref: OCM 23 May 2017 Resolution CCCS028. Review Position and Date: This policy must be reviewed every two years after a general Local Government election, or earlier if Council considers it necessary. | 23/05/2017 |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|--|---|--|--|-------------------|
| <p>Corporate Services</p> <p>Property & Leasing Team</p> | <p>Executive Director Corporate Services</p> <p>Senior Team Leader Property and Leasing</p> | <p>2018:019 - PROPERTY MANAGEMENT, LEASES AND LICENCES</p> | <p>Council Policy: Property Management (Leases and Licences) Adoption Ref: OCM 14/07/2015 Resolution CSF181. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Review Position and Date: This policy is to be reviewed by the document owner on or before May 2018.</p> | <p>23/05/2017</p> |
| <p>Corporate Services</p> <p>Governance & Risk Team</p> | <p>Chief Executive Officer</p> <p>Manager Governance & Risk</p> | <p>Nil</p> | <p>Council Policy: Proposed Amendments by Elected Members to Recommendations for Council Meetings Adoption Ref: OCM 25/03/2014 Resolution CSF065 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: The Chief Executive Officer (CEO) to determine any financial impacts and /or associated risks as a result of the alternate motion.</p> <p>Review Position and Date: Chief Executive Officer to review annually. This policy must be reviewed every two years after a general Local Government election, or earlier if Council considers it necessary.</p> | <p>23/05/2017</p> |
| <p>Infrastructure & Environment</p> | <p>Council</p> | <p>2018:020 - PROPERTY MANAGEMENT</p> <p>2018:026 - ACTIVITIES ON PRIVATE AND PUBLIC LAND</p> <p>2018:046 - WET WEATHER ROAD CLOSURE</p> | <p>Council Policy: Public Works, Service & Tourist Sign Policy Adoption Ref: OCM 14/12/2010 Resolution 4.3.29 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Delegated Authority: The CEO is delegated the authority to approve signs within Council's reserves. Amount must be allocated in Council's annual budget.</p> <p>Review Position and Date: Executive Director Infrastructure & Environment annually.</p> | <p>23/05/2017</p> |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|---|--|--|--|-------------------|
| <p>Corporate Services Procurement Team</p> | <p>Council Executive Director Corporate Services</p> | <p>2018:018 - CHOICE OF TENDER, AWARD CONTRACT 2018:013- PAYMENTS FROM MUNICIPAL FUND</p> | <p>Council Policy: Purchasing Policy (Tenders & Quotes) Adoption Ref: OCM 28/06/2016 Resolution CSF246. Review Ref: OCM 23 May 2017 Resolution CCCS028. Delegated Authority: The Chief Executive Officer has delegated authority from Council to undertake purchases of goods and services up to the value of \$500,000, and \$1,000,000 where the supply of products or services is procured through the Western Australia Local Government Association (WALGA), State or Commonwealth Governments or any of its agencies that provide preferred supplier contracts or agreements. Review Position and Date: Executive Director Corporate Services to review annually.</p> | <p>23/05/2017</p> |
| <p>Development Services Ranger & Emergency Services Team</p> | <p>Executive Director Development Services Manager Rangers & Emergency Services</p> | <p>2018:032 - EMERGENCY MANAGEMENT</p> | <p>Council Policy: Radio Communication Allocation to Brigade Members Policy Adoption Ref: OCM 23/06/2015. Resolution BFAC001. Review Ref: OCM 23 May 2017 Resolution CCCS028. Review Position and Date: This policy and procedure is to be reviewed by the document owner bi-annually.</p> | <p>23/05/2017</p> |
| <p>Corporate Services Finance & Rates Teams</p> | <p>Executive Director Corporate Services</p> | <p>2018:022 - RATES & RECOVER DEBT, WRITE OFF RATE DEBT, EXEMPTIONS</p> | <p>Council Policy: Rating Subsidy: Sporting and Community Organisations Adoption Ref: OCM 22/11/2016 Resolution CSF282 Review Ref: OCM 23 May 2017 Resolution CCCS028. Function: Subject to a qualifying criteria, a full subsidy of annual rates may be applied. Review Position and Date: This policy will apply for rates levied from 1 July 2016 onwards. This policy must be reviewed every two years after a general Local Government election, or earlier if Council considers it necessary.</p> | <p>23/05/2017</p> |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|---|---|---|---|-------------------|
| <p>Development Services</p> <p>Cross Organisational</p> | <p>Executive Director Development Services</p> | <p>All Compliance Related Functions</p> | <p>Council Policy: Regulatory Compliance <i>Adoption Ref: OCM 27/06/2017 Resolution DIS030</i></p> <p>Function: <i>The purpose of which is to establish principles and guidelines for compliance and enforcement activities. The effect of which provides a framework of enforcement options and considerations, in line with a recognised Public Interest test.</i></p> <p>Review Position and Date: <i>This policy and procedure is to be reviewed by the document owner every two years.</i></p> | <p>27/06/2017</p> |
| <p>Corporate Services</p> <p>Governance & Risk Team</p> | <p>Chief Executive Officer</p> <p>Manager Governance & Risk</p> | <p>2018:008 - LEGAL PROCEEDINGS</p> | <p>Council Policy: Response to Appeals to the State Administrative Tribunal (SAT) <i>Adoption Ref: OCM 24/06/2014 Resolution CSF092.</i> <i>Review Ref: OCM 23 May 2017 Resolution CCCS028.</i></p> <p>Review Position and Date: <i>This policy and procedure is to be reviewed bi-annually by the document owner.</i></p> | <p>23/05/2017</p> |
| <p>Development Services</p> | <p>Council</p> | <p>Planning Delegations</p> | <p>Council Policy: Rights of Way <i>Adoption Ref: OCM November 2017 Resolution DIS058.</i> <i>Review Ref: Nil</i></p> <p>Review position and date: <i>To be reviewed by the document owner every two years.</i></p> | <p>12/12/2017</p> |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|--|----------------|---|--|-------------------|
| <p>Corporate Services Governance & Risk Team</p> | <p>Council</p> | <p>2018:005 - APPOINTMENT OF AN ACTING CEO, STAFFING, HR MANAGEMENT</p> | <p>Council Policy: Risk & Opportunity Management Adoption Ref: OCM 28/06/2016 Resolution AR021 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Delegated Authority: Chief Executive Officer & Delegated Officers</p> <p>The Chief Executive Officer and delegated officers are accountable for the implementation and maintenance of risk management policies and processes across the organisation. They are ultimately responsible for ensuring that strategic risks are regularly reviewed.</p> <p>All staff, including volunteers are responsible for applying risk management practices in their area of work and ensuring that all staff are aware of all types of risks associated with City of Albany operations and escalating where necessary.</p> <p>Under delegation from the Chief Executive Officer:</p> <ol style="list-style-type: none"> a. Each member of the Executive Management Team (EMT) is accountable for implementing the risk management practices in their area of responsibility. This includes ensuring that risks are identified, managed, reviewed and updated regularly. b. Managers, Team Leaders, staff and volunteers are responsible for the implementation of risk management practices within their particular areas of responsibility. They are responsible for reviewing and updating their allocated risks. c. The Manager Governance & Risk Management is responsible for overseeing the development, facilitation and implementation of a risk management culture, framework and strategy, including training and awareness across the organisation. <p>Review Position and Date: This policy and framework is to be reviewed by the Document Owner annually.</p> | <p>23/05/2017</p> |
| <p>Corporate Services Governance & Risk Team</p> | <p>Council</p> | <p>2018:009 - GRANT FUNDING, DONATIONS, SPONSORSHIP</p> | <p>Council Policy: Sponsorship Policy & Guideline Adoption Ref: OCM November 2017 Resolution CCS011. Review Ref: Nil</p> <p>Review position and date: To be reviewed by the document owner every two years.</p> | <p>4/12/2017</p> |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|--|--|---|--|---------------|
| Development Services | Executive Director Development Services | 2018:040 - PLANNING & DEVELOPMENT ACT 2005 | <p>Council Policy: Station Precinct Policy Guidelines (ASP14) Adoption Ref: <i>Town of Albany Guideline 1998</i> Review Ref: OCM 23 May 2017 Resolution CCCS028. Review position and date: To be reviewed by the document owner annually.</p> | 23/05/2017 |
| Infrastructure & Environment City Reserves Team | Executive Director Infrastructure & Environment Manager City Reserves | 2018:047 - PUBLIC RESERVE MANAGEMENT | <p>Council Policy: Street Tree Management Adoption Ref: OCM 17/12/2013. Resolution WS023. Review Ref: OCM 23 May 2017 Resolution CCCS028. Review Position and Date: <i>Executive Director Infrastructure & Environment</i> every two years.</p> | 23/05/2017 |
| Corporate Services | Executive Director Corporate Services Managers Tourism & Development Services | 2018:001 - LOCAL GOVERNMENT ACT 1995 AND LOCAL LAWS | <p>Council Policy: Temporary/Short Term Extended Trading Hours Adoption Ref: OCM July 2016 Resolution ED036. Review Ref: OCM 23 May 2017 Resolution CCCS028. Review Position and Date: Chief Executive Officer to review every two years.</p> | 23/05/2017 |
| Development Services Environmental Health Team | Executive Director Development Services Manager Environmental Health | 2018:001 - LOCAL GOVERNMENT ACT 1995 AND LOCAL LAWS 2018:042 - ACTIVITIES ON PUBLIC LAND | <p>Council Policy: Trading in Public Places Adoption Ref: OCM 15/09/2009 Report Item 13.5.1. Review Ref: OCM 23 May 2017 Resolution CCCS028. Review Position and Date: Executive Director Development Services to review on or before 30/6/2014.</p> | 23/05/2017 |
| Corporate Services Office of the CEO Team | Council Executive Director Corporate Services | 2018:013 - PAYMENT OF MUNICIPAL FUNDS 2018:016 – GIFT & TRAVEL CONTRIBUTIONS, PRIMARY & ANNUAL RETURNS | <p>Council Policy: Travel and Representation Policy Adoption Ref: OCM 26/07/2016 Resolution CSF253 Delegated Authority: The Executive Director Corporate Services is responsible for implementing this Policy. The Mayor shall have the authority to assess special, medical or extenuating circumstances and approve business travel. Such requests must be in writing and supported by appropriate evidence. Review Position and Date: This policy and procedure is to be reviewed by the document owner annually.</p> | 23/05/2017 |

| Directorates / Teams | Document Owner | Associated Delegation(s) | Policy Position(s) / Function or Delegation | Last Reviewed |
|------------------------------|--|---|--|---------------|
| Corporate Services | Executive Director Corporate Services Manager Governance & Risk | 2018:006 - SIGN DOCUMENTS ON BEHALF OF THE CITY OF ALBANY | <p>Council Policy: Use of the Common Seal Adoption Ref: OCM 15/03/2011 Resolution 4.6 Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Function: Applies to employee's who administer the application of the Common Seal and the Execution (Signing) of documents on the City of Albany.</p> <p>Review Position and Date: Chief Executive Officer to review annually.</p> | 23/05/2017 |
| Infrastructure & Environment | Executive Director Infrastructure & Environment Senior Project Administrator/ Scheduler | 2018:046 - WET WEATHER ROAD CLOSURE | <p>Council Policy: Wet Weather Road Closure Adoption Ref: OCM 24/06/2014 Resolution WS043. Review Ref: OCM 23 May 2017 Resolution CCCS028.</p> <p>Review Position and Date: This policy and procedure is to be reviewed every two years by the document owner.</p> | 23/05/2017 |

Investment of Surplus Funds Policy & Procedure

Objective

The policy on Investment of Surplus Funds is intended to reflect the intention of Council to minimize the possibility of incurring capital loss on any investment whilst providing a reasonable rate of return.

The objectives of the Policy on Investment of Surplus funds are:

- To provide maximum capital security of funds.
- To provide the best available rate of interest from an approved source.
- To ensure sufficient liquidity to meet Council's cash flow requirements.

Policy Statements

A. Authorised Institutions

Investments are limited to authorised institutions, in accordance with *Local Government (Financial Management) Regulations Section 19C*, being:

- Authorised deposit-taking institution as defined in the *Banking Act 1959* (Commonwealth) section 5; or
- The Western Australian Treasury Corporation established by the *Western Australian Treasury Corporation 1986*.

B. Authorised Investments

The only types of authorised investments under *Local Government Act 1995* - section 6.14(1), and *Local Government (Financial Management) Regulations 1996* – Regulation 19C, are as follows;

- Deposits with an authorised institution and the term is to be no more than ~~12 months~~ 3 years;
- Bonds that are guaranteed by the Commonwealth Government, or a State or Territory government with a term to maturity of up to 3 years; and
- Australian currency only.

C. Prohibited Investments

This investment policy prohibits any investment carried out for speculative purposes including:

- Derivative based instruments;
- Principal only investments or securities that provide potentially nil or negative cash flow; and
- Stand-alone securities issued that have underlying futures, options, forwards contracts and swaps of any kind.

This policy also prohibits the use of leveraging (borrowing to invest) of an investment.

D. Risk Management Guidelines

Investments obtained are to comply with three key criteria relating to:

- **Portfolio Credit Framework:** Limit overall exposure of the portfolio as a whole, according to credit rating.
- **Counterparty Credit Framework:** Limit exposure to individual counterparties /institutions, based on credit rating.
- **Term to Maturity Framework:** limits based upon maturity of securities to ensure adequate working capital needs are met.

If any of the Council’s investments are downgraded such that they no longer fall within the investment policy, they will be divested as soon as practicable. Investments fixed for greater than 12 months are to be reviewed on a regular term and invested for no longer than 3 years.

(1) Portfolio Credit Framework

To control the credit quality on the entire portfolio, the following credit framework limits the percentage of the portfolio exposed to any particular credit rating category.

| S&P Long Term Rating | S&P Short Term Rating | Fitch Ratings | Maximum % in Credit rating Category |
|----------------------|-----------------------|---------------|-------------------------------------|
| AAA | A-1+ | AAA | 100% |
| AA | A-1 | AA | 100% |
| A | A-2 | A | 60% |
| BBB | A-3 | BBB | 40% |

(2) Counterpart Credit Limit.

Exposure to an individual counterparty/institution will be restricted by its credit rating so that single entity exposure is limited, as detailed in the table below.

| S&P Long Term Rating | S&P Short Term Rating | Fitch Ratings | Maximum % in one authorised Institution (Counterparty Credit Limit) |
|----------------------|-----------------------|---------------|---|
| AAA | A-1+ | AAA | 45% |
| AA | A-1 | AA | 35% |
| A | A-2 | A | 20% |
| BBB | A-3 | BBB | 10% |

(3) Term to Maturity Framework

The investment portfolio is to be invested within the following maturity constraints:

| Investment Type | 0 to 3 Months | | 3 to 6 Months | | 6 to 12 Months | | 1 to 2 years | | 2 to 3 Years | |
|---|---------------|------|---------------|------|----------------|------|------------------|-------------------|------------------|-------------------|
| | Min. | Max. | Min. | Max. | Min. | Max. | Min. | Max. | Min. | Max. |
| Deposit with ADI – Maximum <u>3 years</u> 12 months | 15% | 100% | 0% | 60% | 0% | 40% | 0% NA | 20% NA | 0% NA | 10% NA |
| Government Bonds | 0% | 20% | 0% | 20% | 0% | 20% | 0% | 20% | 0% | 10% |

E. Reporting to Council

A monthly report will be provided to Council. The report will detail the investment portfolio in terms of holdings and impact of changes in market value since the previous report. The monthly report will also detail the investment income earned versus budget year to date and confirm compliance of Council’s investments within legislative and policy limits. Council may nominate additional content for reporting.

F. Delegated Authority

That, under section 6.10 of the *Local Government Act 1995*, and as prescribed in regulation 19 of the *Local Government (Financial Management) Regulations 1996*, the CEO be delegated to administer the Investment of Surplus Funds Policy.

G. Prudent Person Standard

The investment will be managed with the care, diligence and skill that a prudent person would exercise.

H. Ethics and Conflicts of Interest

Officers shall refrain from personal activities that would conflict with the proper execution and management of Council's investment portfolio. This policy requires officers to disclose any conflict of interest to the CEO.

Scope

The policy applies to any investment of surplus funds other than bank deposits for operational purposes.

Legislative and Strategic Context

Legislation covering investment of surplus funds includes:

- *Local Government Act 1995* Section 6.14.
- *The Trustees Act 1962* – Part III Investments as amended by the Trustees Amendment Act.
- *Local Government (Financial Management) Regulations 1996* – Regulation 19, Regulation 19C, Regulation 28 and Regulation 49.
- Australian Accounting Standards.

Review Position and Date

This policy must be reviewed by the document owner and Council at least every two years.

Definitions:

Standard & Poor's Rating Guide

- **'AAA'** Extremely strong capacity to meet financial commitments. Highest rating
- **'AA'** Very strong capacity to meet financial commitments
- **'A'** Strong capacity to meet financial commitments, but somewhat susceptible to adverse economic conditions and changes in circumstances
- **'BBB'** Adequate capacity to meet financial commitments, but more subject to adverse economic conditions
- **'BBB-'** Considered lowest investment grade by market participants

Fitch Ratings

- **aaa:** Highest fundamental credit quality
- **'aaa' ratings** denote the best prospects for ongoing viability and lowest expectation of failure risk. They are assigned only to banks with extremely strong and stable fundamental characteristics, such that they are most unlikely to have to rely on extraordinary support to avoid default. This capacity is highly unlikely to be adversely affected by foreseeable events.
- **aa:** Very high fundamental credit quality
- **'aa'** ratings denote very strong prospects for ongoing viability. Fundamental characteristics are very strong and stable; such that it is considered highly unlikely that the bank would have to rely on extraordinary support to avoid default. This capacity is not significantly vulnerable to foreseeable events.
- **A:** High fundamental credit quality
- **'a'** ratings denote strong prospects for ongoing viability. Fundamental characteristics are strong and stable, such that it is unlikely that the bank would have to rely on extraordinary support to avoid default. This capacity may, nevertheless, be more vulnerable to adverse business or economic conditions than is the case for higher ratings.
- **Bbb:** Good fundamental credit quality
- **'bbb'** ratings denote good prospects for ongoing viability. The bank's fundamentals are adequate, such that there is a low risk that it would have to rely on extraordinary support

to avoid default. However, adverse business or economic conditions are more likely to impair this capacity.

| Document Approval | | | |
|--------------------------------------|--|---|-----------------------|
| Document Development Officer: | | Document Owners: | |
| Manager Finance | | Chief Executive Officer Executive Director Corporate Services | |
| Document Control | | | |
| File Number - Document Type: | CM.STD.7 – Policy | | |
| Document Reference Number: | Investment, surplus funds, conditions, delegation | | |
| Meta Data: Key Search Terms | NP1766877 | | |
| Status of Document: | Adopted. | | |
| Quality Assurance: | Council, Chief Executive Officer and Executive Management Team | | |
| Distribution: | Public Document | | |
| Document Revision History | | | |
| Version | Author | Version Description | Date Completed |
| 1.0 | Manager Finance | Adoption Reference: OCM 20/05/2008 Report Item 12.8.3 | 0/05/2008 |
| 2.0 | Manager Finance | Review Reference: OCM 14/12/2010 Report Item 4.3 | 14/12/2010 |
| 3.0 | Chief Executive Officer | Reviewed & Amended: OCM 19/04/2011 Report Item 4.7, Council resolved: That the Chief Executive Officer AMEND the Investment of Surplus Funds Policy to limit the investment of funds to be no more than \$1 million, or 10 percent (whichever is the greater) across the total investment portfolio with the Bendigo Bank, at any one time, and the investment term to be no more than 30 days. | 19/04/2011 |
| 4.0 | Manager Finance | Review Reference: OCM 19/02/2013 Report Item 1.1. NP073228_4. | 9/02/2013 |
| 5.0 | MGR | Revision Reference: OCM 23/05/2017 Resolution CCCS028. Amended: Minor Formatting. NP1766877. | 15/06/2017 |
| 6.0 | Manager Finance | DRAFT: Amend B to allow term deposits with authorised deposit-taking institution for a period of up to 3 years (increased from 12 months). Amend term to maturity ratios. | |