



ATTACHMENTS

Ordinary Meeting of Council

Tuesday 25 August 2015

6.00pm

City of Albany Council Chambers

ORDINARY COUNCIL MEETING
ATTACHMENTS –25/08/2015

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Council Policy: Community Sports & Recreation Facilities Small Grant Funding

Background

1. The City of Albany has considerable investment in the provision of sport and recreation infrastructure and acknowledges the key role those provisions play in influencing health, well being, quality of life and opportunities for all residents and visitors.
2. To adequately and appropriately plan, invest in and support the sport and recreation needs for our community requires strong strategic direction, clear and realistic planning and resourcing.
3. The Department of Sport and Recreation (DSR) provides financial assistance to community groups and Local Government Authorities (LGAs) to develop basic infrastructure for sport and recreation through the Community Sporting and Recreation Facilities Fund (CSRFF).
4. In 2013 the City of Albany established a Capital Seed Fund (Community Sporting Infrastructure Funding Support Program) to support community sport and recreation groups leverage CSRFF (Small Grants) funding.
5. With the potential reduction in CSRFF funding in future years and increasing demands for sport and recreation facilities, the City of Albany developed this policy to provide:
 - a. Alignment and parameters between the CSRFF Small Grants and the City of Albany's Capital Seed Fund; and
 - b. Guidelines for financial support for non-successful CSRFF Small Grant applicants.
6. Once finalised the City of Albany Sport and Recreation Futures Plan will provide further direction on the sport and recreation facility needs of the community.
7. This policy provides clear direction for decision making in relation to (CSRFF) small grant funding applicants until the adoption of the City of Albany Sport and Recreation Strategic Plan.

Current Application Process for DSR CSRFF Small Grant Funding

8. There are two funding rounds for CSRFF Small Grants:

- Winter (July); and
- Summer (February).

Small grants involve basic level of funding for projects with total values from \$5,000 - \$200,000. As per the CSRFF guidelines the LGA has the following responsibilities:

City Officers:

- Undertake a site visit, in partnership with the applicant and a DSR representative.
- Assess, rate and rank all applications received from within Albany's municipal boundary. (Note: Projects are ranked numerically and projects cannot be equally ranked).
- Forward all the information (project sheets and supporting council minutes) to DSR.

Council:

- Review City Officer assessment, amended or endorse project rankings; and
- Record in Council meeting minutes the confirmation and endorsement of financial contributions.

Policy Statement

9. The City of Albany recognises the importance of providing or facilitating physical activity opportunities through accessible, safe and affordable facilities that meet the identified needs of the community.
10. The City of Albany will encourage and promote physical activity through:
 - a. The provision or facilitation of reserves and facilities for structured community sport and recreation.
 - b. Providing support to sporting clubs.
 - c. Promotion of joint provision, shared and multi use community facilities.
11. The City of Albany's Capital Seed Fund aligns with the Department of Sport and Recreation Community Sport and Recreation Facility Fund (CSRFF Small Grants) by:
 - a. Developing **basic infrastructure** for sport and recreation.
 - b. Supporting an **increase in participation** in sport and recreation with an emphasis on physical activity, through rational development of good quality, well-designed and well-utilised facilities.
 - c. Supporting **joint provision** and **shared use** of facilities.

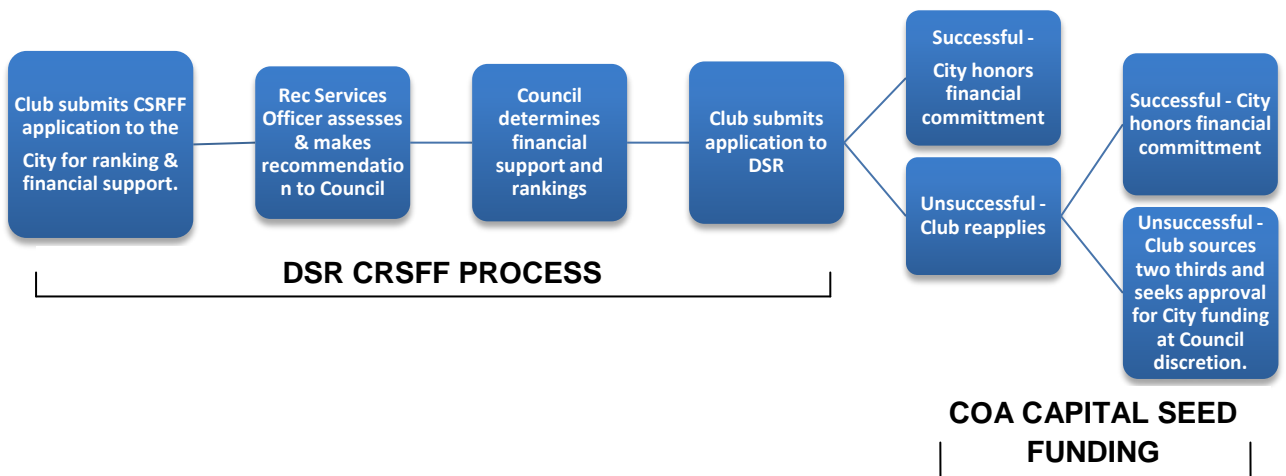
Eligibility

12. Applicants for CSRFF Small Grant Funding must:
 - a. Be either an LGA or not for profit sport, recreation or community organisation.
 - b. Be incorporated under the WA Associations Incorporation Act 1987.
 - c. Have an Australian Business Number (ABN).
13. Applicants for Capital Seed Funding must:
 - a. Be a not for profit sport and recreation community organisation within the boundaries of the City of Albany municipality.
 - b. Be incorporated under the WA Associations Incorporation Act 1987.
 - c. Have an ABN.
 - d. Be applying for the DSR Small Grants Round.
 - e. Have discussed their project with Recreation Services, Council Officers.

14. As per the CSRFF Guidelines the types of projects which will be strongly supported for Capital Seed Funds include:
 - a. Upgrade and additions to existing facilities.
 - b. Construction of new facilities to meet sport and active recreation needs.
 - c. Lighting projects.
 - d. Projects which are 'shovel ready'.
15. Priority will also be given to projects which lead to contemporary models of joint provision, facility sharing and rationalisation

Financial Contribution

16. Local government is not obliged to contribute to any successful CSRFF small grant.
17. Requests for the Capital Seed Fund may be considered by Council with the following conditions:
 - a. Capital Seed Fund will only be awarded in support of successful CSRFF applications.
 - b. A maximum of one third of the total estimated project costs (excluding GST).
 - c. If quotes are inaccurate applicants are responsible for sourcing additional costs.
 - d. Applicants are responsible for understanding and managing the GST component of their grant application.
18. If an applicant is unsuccessful Council may still consider contributing the maximum one third of the total estimated project costs to an applicant's project with the following conditions:
 - a. The applicant has made at least two attempts to leverage CSRFF.
 - b. The applicant can source the remaining two thirds of the total estimated project costs themselves.



Budget Allocation and Timeframe

- 19. The total Capital Seed Funds budget to be allocated each financial year to be determined on an annual basis
- 20. Unallocated Capital Seed Funds to be carried forward to the following financial year.

Out of Scope

- 21. This Policy does not reference, influence or impact other funding or financial assistance programs delivered by the City, through City Business Units or other programs that may be delivered from time to time.

Objective

- 22. The objectives of this policy are to:
 - a. Provide an equitable and transparent framework for the assessment and ranking of CSRFF Small Grants in line with the Department of Sport and Recreation CSRFF guidelines.
 - b. Ensure all Capital Seed grant applications are considered as part of a strategic process to ensure the delivery of quality, sustainable facilities which align with the Councils strategic objectives.
 - c. Provide a framework for the allocation of the Capital Seed Funds to assist with leveraging other funding opportunities and maximising the outcomes for the community.
 - d. Provide a framework for the allocation of the Capital Seed Funds should an applicant be unsuccessful in their application to DSR.
 - e. Limit the City of Albany’s contribution to small grant eligible projects to 33% of the total project cost.

Legislative and Strategic Context

- 23. The CSRFF and Capital Seed Funds for community sport and recreation groups directly relate to the City of Albany Strategic Plan 2023 as outlined in table below:

Strategic Plan Theme	Strategic Initiative	Strategic Plan Detail
<i>A Sense of Community: to create interesting places, spaces and events that reflects our community’s identity, diversity and heritage.</i>	<i>Sport and Recreation Infrastructure.</i>	<i>Community Sporting Infrastructure Support Program (Capital Seed Funds).</i>

Responsibility and Policy Custodian Review Position and Date

- 24. Oversight and delivery of activity generated by this Policy is within the Community Services Directorate.
- 25. This policy and procedure is to be reviewed by the Executive Director of Community Services on or before June 2016.
- 26. This policy will form part of the future Sport and Recreation Futures Plan suite of documents (2015 – 2030).

Associated Documents

27. All following documents relate to this policy:

- City of Albany DRAFT Sport and Recreation Futures Plan (2015 – 2030)
- DSR CSRFF Guidelines and Application Form
- DSR Project Assessment Sheet
- City of Albany Public Health Plan

Acronyms

CSRFF	Community Sport and Recreation Facility Fund
DSR	Department of Sport and Recreation
SSA	State Sporting Association
LGA	Local Government Authority

Definitions: ¹

- **Health:** the World Health Organisation defines health as ‘a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity.’
Health and wellbeing take into account the places people live and the policies that shape their lives, as well as the individual lifestyles people pursue.
- **Organised Sport and Recreation:** involves participation in fixtured sporting events (e.g. netball/hockey/football) or activities which require the supervision or expertise of an instructor (e.g. aerobics)
- **Sport Spaces:** provide a setting for formal structured activities. Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training. Sport spaces are designed to accommodate playing surface, buffer zones and infrastructure requirements of specific or general sporting activity. Players and spectators attend with the express purpose of engaging in organised sporting activity, training, and competition or watch the game. Most sport spaces can be accessed by community members for informal sport and recreation
- **Recreation:** an activity of leisure for free time often done for enjoyment and can be considered healthy, fun and social
- **Recreation Spaces:** Provide a setting for informal play and physical activity, relaxation and social interaction. Recreation spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward.
- **Active Public Open Space:** typically provides for more formal recreational pursuits and organised sporting activities (e.g. ovals, soccer pitches, netball courts). Active spaces within parks may also be hard non-green spaces, such as basketball and tennis courts which are important facilities for physical activity and exercise
- **Incidental Activity:** includes active play and recreation, for example walking the dog, swimming, walking and cycling for recreation, walking for public transport.
- **Open Space Classification (from DSR):** based on the function and catchment hierarchy. The function of the space refers to its primary use and expected activities:
 - Recreation spaces – provide a setting for informal play and physical activity, relaxation and social interaction
 - Sport spaces – provide a setting for formal structured sporting activities

¹ Healthy Active by Design www.healthyactivebydesign.com.au/

Nature spaces: provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values

- **Co-Location:** Locating/integrating two or more facilities on the same or adjacent sites
- **Facility Sharing:** Locating/integrating two or more groups which utilise the same facility and operate under a shared management structure.

Document Approval			
Document Development Officer:		Document Owner: (<i>Member of EMT</i>)	
Manager Recreation Services		Executive Director Economic Development and Commercial Services	
Document Control			
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Document Type:			
Synergy Reference Number:		NP1547269	
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Version	Author	Version Description	Date Completed
0.1	Manager Recreation Services	Draft prepared for review by the Executive Management Team and Community Services Committee.	07/07/2015
0.2	Manager Governance & Risk Management	Reviewed by Governance & Risk Team. Minor formatting amendments made.	09/07/2015
0.3	PA to EDCS	Reviewed, changes made from feedback and formatted.	14/07/2015

PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

Name of Local Government Authority:
Name of Applicant:

Note: The applicant’s name cannot be changed once the application is lodged at DSR.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development applications only

	Satisfactory	Unsatisfactory	Not relevant
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Interest Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

LGA – priority ranking of this project	
Priority ranking of no of applications received	of applications received
Is this project consistent with the	<input type="checkbox"/> Local Plan <input type="checkbox"/> Regional Plan <input type="checkbox"/> State Plan
Have all planning and building approvals been given for this project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	

Project Rating (Please tick the most appropriate box to describe the project)

- A Well planned and needed by municipality
- B Well planned and needed by applicant
- C Needed by municipality, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more planning work needed
- F Not recommended

LGA comments (Required):

Signed

Position

Date

Applications for CSRFF funding must be submitted to your Department of Sport and Recreation office by **4pm on the last working day in August**. Late applications cannot be accepted in any circumstances.

DSR OFFICES

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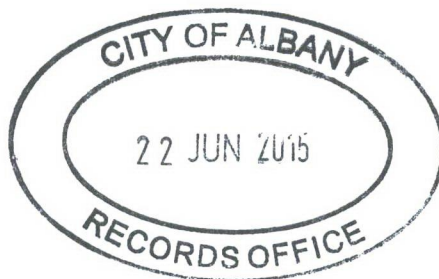


Government of Western Australia
Department of Sport and Recreation

DSR file 2014/1092
Enquiries Chris Thompson
Phone 9892 0156
Email chris.thompson@dsr.wa.gov.au



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



Doc No: City of Albany Records
ICR15184747
File: GS.APC.1
Date: 22 JUN 2015
Officer: RDO5.DCEO

Attach:
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Vol: 91
Box+Vol: D8*91

Dear Mr Foster,

COMMUNITY SPORTING AND RECREATION FACILITIES FUND (CSRFF) 2016/17 FUNDING ROUND

The Department of Sport and Recreation (DSR) seeks applications from incorporated, not for profit community groups and Local Government Authorities (LGAs) for financial support through the CSRFF.

Through the CSRFF funding program, the State Government provides financial assistance to community groups and local governments to develop basic, sustainable infrastructure for sport and recreation. The program aims to increase physical activity and participation in sport and recreation and is an incentive for the rational development of good quality, well designed and well utilised facilities.

The 2016/17 funding round will have \$7 million available for allocation.

As a result of the reduction in funding available for the 2016/17 round, there have been several policy changes for this round to ensure the program best meets its objectives. A CD-ROM that outlines the CSRFF policies and guidelines for the forthcoming round is enclosed. Please note the following key CSRFF policy changes:

- The maximum grant request will be reduced from \$3 million to \$1 million;
- The CSRFF small grants allocation will be reduced from two \$750,000 rounds to two \$500,000 rounds (commencing in the 2016/17 February Small Grants round); and
- The maximum State contribution to a CSRFF project will decrease from 83.33 percent to 66.66 percent of the project cost.

In addition to the 2016/17 policy changes the following policy changes have recently been implemented:

- Annual and Forward Planning grant recipients are now able to claim 25 percent of their grant upon the signing of a major works contract. 50 percent of the grant may then be claimed once expenditure has reached 50 percent. The final 25 percent of the grant is to be claimed upon the completion of the project. Small grants will continue to receive an up-front payment upon the signing of a works contract.
- For projects with a total project cost over \$250,000 or those deemed necessary by DSR applicants are required to erect signage in accordance with the new CSRFF Signage Style Guide during construction periods.



Building stronger, healthier, happier and safer communities

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Email info@dsr.wa.gov.au
Web www.dsr.wa.gov.au

The next CSRFF round timelines are summarised below:

2016/17 CSRFF ANNUAL AND FORWARD PLANNING ROUND TIMELINE

- 2 June 2015** Round opened
- 31 August 2015** Club and Community Group applications must be submitted to LGA by end of August 2015 to ensure council endorsement
- 30 September 2015** Applications to be lodged at your regional DSR office

**CSRFF JULY SMALL GRANT ROUND TIMELINE
(2015/16 funding round - \$750,000 available)**

- 1 July 2015** Round opens
- 31 July 2015** Club and Community Group applications must be submitted to LGA by end of July to ensure Council endorsement
- 31 August 2015** Applications to be lodged at your regional DSR office

**CSRFF FEBRUARY SMALL GRANT ROUND TIMELINE
(2016/17 funding round - \$500,000 available)**

- 1 February 2016** Round opens
- 26 February 2016** Club and Community Group applications must be submitted to LGA by end of February to ensure Council endorsement
- 31 March 2016** Applications to be lodged at your regional DSR office

LGAs may determine the close off date for applications from their local community clubs and groups. This is to ensure applications are lodged to the department on time with the appropriate LGA assessment and council endorsement.

Application forms are available from their relevant LGAs (Metropolitan) or DSR Regional Office (Regional WA). All applicants must contact their nearest DSR office to discuss the project and its eligibility for funding.

It is very important that applicants can demonstrate that their project will be completed and the grant satisfactorily acquitted within the proposed timeframe. Projects that are not completed in accordance with the proposed schedule have a significant impact on the government's financial position.

Thank you for your involvement in the CSRFF process and your commitment to the provision of quality infrastructure for sport and recreation. I look forward to continuing the development of our partnership in the future.

Yours sincerely


REDACTED

**Graham Brimage
A/Director General**

11 June 2015

PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

Name of Local Government Authority: City of Albany
Name of Applicant: Albany Golf Club

Note: The applicant's name cannot be changed once the application is lodged at DSR.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development applications only

	Satisfactory	Unsatisfactory	Not relevant
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Interest Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

LGA – priority ranking of this project	four
Priority ranking of no of applications received	4 of 4 applications received
Is this project consistent with the	<input checked="" type="checkbox"/> Local Plan <input type="checkbox"/> Regional Plan <input type="checkbox"/> State Plan
Have all planning and building approvals been given for this project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	

Project Rating (Please tick the most appropriate box to describe the project)

- A Well planned and needed by municipality
- B Well planned and needed by applicant
- C Needed by municipality, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more planning work needed
- F Not recommended

**Our whole
Community wins**

LGA comments (Required):

The Albany Golf Club Greenkeepers Shed is a typical agricultural style storage shed. It provides important storage space for the golf course maintenance equipment and machinery.

The Greenkeepers Shed is no longer fit for the purpose and poses potential health and safety risks to the staff.

The Albany Golf Club provides good accessibility for regular physical activity.

The Greenkeepers Machinery Shed is viewed as basic infrastructure to assist in the efficient running of the golf course and its future viability.

Signed **REDACTED** **Position Manager Recreation Services** **Date 23.7.15**

Applications for CSRFF funding must be submitted to your Department of Sport and Recreation office by **4pm on the last working day in September**. Late applications cannot be accepted in any circumstances.

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PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

Name of Local Government Authority: City of Albany
Name of Applicant: City of Albany (Elleker Progress Association)

Note: The applicant's name cannot be changed once the application is lodged at DSR.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development applications only

	Satisfactory	Unsatisfactory	Not relevant
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Interest Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

LGA – priority ranking of this project	Three
Priority ranking of no of applications received	3 of 4 applications received
Is this project consistent with the	<input checked="" type="checkbox"/> Local Plan <input type="checkbox"/> Regional Plan <input type="checkbox"/> State Plan
Have all planning and building approvals been given for this project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	Heritage – will be addressed at the September SWALSC Hearing.

Project Rating (Please tick the most appropriate box to describe the project)

- A Well planned and needed by municipality
- B Well planned and needed by applicant
- C Needed by municipality, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more planning work needed
- F Not recommended

**Our whole
Community wins**

LGA comments (Required):

The City of Albany is supportive of this application for the following reasons:

Quality - The field is currently in a poor condition. The surface is uneven; the turf coverage of poor quality and the field quickly becomes water logged during winter. As a result, the key sporting associations are reluctant to program activities on it providing little or no opportunity for the local community to grow and develop their own sporting clubs and teams.

CPSP Relocation – The Elleker Progress Association Oval will provide an important alternative for relocation of sports during the redevelopment of the CPSP over the next two years.

Increasing Physical Activity – The recent ABS statistics for Albany’s rural community demonstrates a steady increase in population since 2001. At present there are no other formal sporting clubs in the area and the Elleker oval provides the only physical activity option for this growing community. The improvement and upgrade to field will enable the association to host cricket games as part of the growing regional cricket competition and in the future there is the potential to program the oval as an auskick and local coaching centre.

Accessibility - The Elleker Oval is 30km from the centre of Albany and is the only formal sporting club/option in the area. The community has seen an influx of young families into the area and the club provides an important local accessible option for children to participate in coaching and club activities.

Community Hub - The Elleker Progress Association is the hub of the community. The club and community hall form the social and sporting hub for the community including coordination of the volunteer fire brigade. The Elleker Progress Association plays a vital role in the Elleker community.

The association has limited funds, and is contributing both cash and volunteers to assist with the project.

The association requires both Council and State Government support for the success of the project.

Signed: **REDACTED** Position Manager Recreation Services Date 23.7.15

Applications for CSRFF funding must be submitted to your Department of Sport and Recreation office by **4pm on the last working day in September**. Late applications cannot be accepted in any circumstances.

DSR OFFICES

PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

Name of Local Government Authority: City of Albany
Name of Applicant: Greenrange Country Club

Note: The applicant's name cannot be changed once the application is lodged at DSR.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development applications only

	Satisfactory	Unsatisfactory	Not relevant
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Interest Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

LGA – priority ranking of this project	one
Priority ranking of no of applications received	1 of 4 applications received
Is this project consistent with the	<input checked="" type="checkbox"/> Local Plan <input type="checkbox"/> Regional Plan <input type="checkbox"/> State Plan
Have all planning and building approvals been given for this project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	

Project Rating (Please tick the most appropriate box to describe the project)

- A Well planned and needed by municipality
- B Well planned and needed by applicant
- C Needed by municipality, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more planning work needed
- F Not recommended

**Our whole
Community wins**

LGA comments (Required):

The Greenrange Country Club is 70km from the centre of Albany (further than a trip to Denmark). The country club is the only sporting and community infrastructure in the Greenrange community. The closest shop is at Wellstead (30km away).

Existing ablutions at the Green Range Country Club have reached the end of their life. The toilets do not meet current universal access standards and constantly overflow when the country club host regular fixture games and matches

The City of Albany is supportive of this application for the following reasons:

Health and Safety Risk – Overflowing toilets and lack of universal access pose a threat to health and wellbeing. The country club currently has a member with a disability who finds it challenging to manoeuvre up the passage and turn the corner into the toilet as it so narrow. His chair is only small. The disability toilet is in the men’s toilet which isn’t ideal if a female needed to use the toilet.

Increasing Physical Activity - At present there are no other formal sporting clubs in the area and the Greenrange Country Club provides the only physical activity option for this community. The club provides golf, cricket and bowls and forms part of the structured Ongerup Cricket Association. Quality accessible toilets are an important basic provision.

Community Hub - The Greenrange Country Club is the hub of the community. The country club forms the only social and sporting hub for the community including coordination of the volunteer fire brigade, local playgroup and other meetings. The country club plays a vital role in the Greenrange community.

Signed

REDACTED

Position Manager Recreation
services

Date 23.7.15

Applications for CSRFF funding must be submitted to your Department of Sport and Recreation office by **4pm on the last working day in September**. Late applications cannot be accepted in any circumstances.

DSR OFFICES

PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

Name of Local Government Authority: City of Albany
Name of Applicant: Manypeaks Cricket Club

Note: The applicant's name cannot be changed once the application is lodged at DSR.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Development applications only

	Satisfactory	Unsatisfactory	Not relevant
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Interest Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

LGA – priority ranking of this project	Two
Priority ranking of no of applications received	2 of 4 applications received
Is this project consistent with the	<input checked="" type="checkbox"/> Local Plan <input type="checkbox"/> Regional Plan <input type="checkbox"/> State Plan
Have all planning and building approvals been given for this project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	

Project Rating (Please tick the most appropriate box to describe the project)

- A Well planned and needed by municipality
- B Well planned and needed by applicant
- C Needed by municipality, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more planning work needed
- F Not recommended

**Our whole
Community wins**

LGA comments (Required):

The City of Albany is supportive of this application for the following reasons:

Playing Surface Quality – During summer the Manypeaks Oval dries out. The playing surface is very dusty and unpleasant to play on. The game changes significantly as a result of the poor surface – making it difficult to play cricket and sport on.

The sinking of the bore and installation of reticulation will provide an ongoing water source and create a surface that is conducive to playing cricket on.

Accessibility - The Manypeaks Cricket is 50 km from the centre of Albany and is the only formal sporting club in the area. The field is a key asset for the Albany Cricket Association Competition (Lower Great Southern).

The community has seen an influx of families into the area and the club provides an important local accessible option for children and adults to participate in coaching and club activities.

The club has sufficient funds/volunteer support and has planned the project well.

Signed

REDACTED

Position Manager Recreation
services

Date 23.7.15

Applications for CSRFF funding must be submitted to your Department of Sport and Recreation office by **4pm on the last working day in August**. Late applications cannot be accepted in any circumstances.

DSR OFFICES



Green Range Country Club Inc.

40521 South Coast Highway, Green Range, W.A. 6328
Phone: 98466045

Cameron Woods
Executive Director Community Services
City of Albany
102 North Road
YAKAMIA WA 6330

Dear Cameron

My name is David Towes, President of the Green Range Country Club. I am appealing to the City of Albany for financial assistance to replace existing toilet facilities at the club. Current ablutions at the Green Range Country Club are reaching the end of their life, and do not meet the required standards for persons with a disability. Antiquated sanitary facilities and plumbing can no longer withstand heavy use of the ablution facilities, and are inappropriate for an active member of the club who is confined to a wheelchair.

The Green Range farming area was opened in 1958 with the pioneering families of that time establishing the club as a central point for families to come together for social, sporting and recreation activities. The club house was officially opened on 22 December 1972, and today remains a valuable community asset, attracting 100 members from surrounding rural communities including Wellstead, Gnowellen, Kojaneerup, South Stirlings and Manypeaks.

The Green Range Country Club is situated approximately 70km north east of Albany, and is the central community hub for social functions, business meets and recreation. The club sports an eighteen hole golf course, a cricket pitch and oval, and a grass bowling green. The club is open four nights a week, and is run by a management committee of local volunteers, employing a permanent on site Bar Manager.

This venue is used by CBH Group for annual grower meets, Stirlings to Coast Farmers for seminars and meetings, local volunteer bushfire brigades for training seminars and general meetings, catering for community events including bushfires, and various community social and fundraising activities. The Green Range Country Club is centrally located to the Wellstead, South Stirling and Manypeaks Primary Schools, who on occasion use the venue for community band practice.

All current members of the Green Range Country Club support and recognise the need for replacement of the existing toilet facilities as a priority for this club. A grain drive over the past two harvest seasons has been well supported, with approximately \$45,000 raised from the surrounding farming community, specifically for this project.

The Green Range Country Club has cash reserves to support this project, however these funds are primarily for the ongoing maintenance of the club rooms and bar manager's residence, and for future asset replacement including plant and equipment. The depletion

of these funds puts at risk the future sustainability of the club, and further funding assistance is required.

Attached is a CSRFF Small Grants Application, in which the Green Range Country Club respectfully requests \$65,025 from the City of Albany. This sum equates to 1/3 of the total project cost, with an additional 1/3 being sort from Sport and Recreation and the remaining 1/3 being funded by ourselves. We acknowledge that funds are limited and hope you can be supportive in recognising the valuable contribution this project is to the wider community within the outer eastern regions of the City of Albany.

Yours Sincerely

REDACTED

David Towes
President
Green Range Country Club Inc.



Neill Liddle
President

Manypeaks Cricket Club
25 Grenfell Drv Bayonet Head WA 6330
p. 08 9842 7939
m. 0429 342 080
e. naliddle@bigpond.com

Cameron Woods
Executive Director Community Services
City of Albany
102 North Road
YAKAMIA WA 6330

15 July 2015

Dear Mr Woods,

I am writing to request assistance to fund a project we are currently planning.

We are a proud cricket club, with a picturesque oval which we maintain using volunteer labour. Unfortunately the warm Manypeaks summer afternoons that are fantastic for playing cricket are not conducive to growing a suitable playing surface without irrigation.

Our project involves sinking a bore, installing a reservoir tank and sinking piping and sprinklers to irrigate the oval. We have obtained a couple of quotes and would anticipate the whole job (including 10% cost escalation) would cost \$42,800 excluding GST, of which we have the ability to cover 1/3 of the cost and have also requested funding from the Department of Sport and Recreation.

On behalf of the Manypeaks Cricket Club we would like to request \$14,266.70 from the City of Albany. This sum equals 1/3 of the total project. We acknowledge that funds are limited and hope you can be supportive in recognising the valuable contribution to this project.

If we can obtain funding, we would anticipate works to start in the autumn of 2016 (once the 2015/16 season has concluded) and ideally would like to have the whole job completed by June 30 2016.

We would very much like you to give this some consideration.

I look forward to your positive response.

Yours sincerely,

Neill Liddle



REPORT ITEM CS 023 REFERS

ELLEKER PROGRESS AND SPORTING ASSOCIATION Inc.

ABN 33 987 390 104

C/- Elleker General Store Elleker 6330

PRESIDENT

Peter Elmer

Mobile: 0427 446 331

Email: peterelmer@westnet.com.au

SECRETARY

Kasia Beatiie

Mobile: 0458 480 633

Email: kasiab@eclipsebooks.com.au

TREASURER

Wendy Wason

Mobile: 0427 446 316

Email: wendywason1@yahoo.com.

3rd of April 2014

To Samantha & Matthew,

The Elleker Progress and Sporting Association would like to request help to service and maintain the sporting field on the Lower Denmark Road.

We are looking at the possibilities of an upgrade of the oval and a clean up of the surrounding reserve. The local has most of the infrastructure in place such as

- Practice pitch
- Football goal posts
- Irrigation
- Cricket pitch
- Bore with ample water
- Children playground
- Public amenities
- Car park
- Hall with catering units

All of the above have been a product of community efforts to improve the districts profile to provide amenities for your rate payers to enjoy.

The Association is now in need of professional help with the grassed area and we believe this will include

- A weed program
- Establishment of suitable grass for our soils
- Soil management
- Drainage

We understand that The City of Albany has tradespersons who have the expertise and the knowledge to manage the grounds.

In addition we ask for your Reserves Department's advice and help to manage the area around the oval as this is a major concern. Due to lack of drainage and thick vegetation the site surrounding the oval is a fire hazard and the OH&S problem for the users of the oval eg. Snakes etc. This parkland is also used by walkers of the Munda Biddi Trail bush walk.

We understand while The City of Albany is undertaking the Centennial Oval development that sporting grounds may well be needed to fill the gap left by the development.

We see this as a win/win for The City of Albany and our organisation as it opens up the opportunity for a joint effort to 1. Fill the needs of The City of Albany and 2. Help our organisation to develop a sporting facility that can cater for a growing area.

We would like the opportunity to discuss these points with you at your earliest convenience.

Kind Regards

Kasia Beattie

Albany Junior Cricket Association

PO Box 5064
Albany WA 6332

Phone: 0412 723 116
Email: albany_jca@hotmail.com
Website: ajca.cricket.wa.com.au



Mr P Elmer
Elleker Progress and Sporting Association Inc
ELLEKER 6330

Dear Peter

The Albany Junior Cricket Association (AJCA) has been working closely with the City of Albany to identify potential venues for playing junior cricket on Saturday mornings in the Albany area, due to the unavailability of the North Road playing fields while the Centennial Park west precinct redevelopment is in progress.

Accordingly, the AJCA would like to make use of the Elleker Cricket ground for the coming 2015/16 cricket season (and future seasons) and would fully support any improvements to bring the ground up to an acceptable playing standard.

Best regards,

Michael Moriarty
Albany Junior Cricket Association.

June 23, 2015



THE ALBANY GOLF CLUB (INC)
1 BARRY COURT, MIDDLETON BEACH, ALBANY WA
PO Box 135, Albany, Western Australia 6331
Phone: 98448855 **Fax:** 98448866
Website: www.albanygolfclub.com
Email: agcmanager@westnet.com.au
ABN: 94 816 813 401

Cameron Wood
Executive Director of Community Services
City of Albany
North Road
Albany WA 6330

17 July 2015

Dear Cameron,

I refer to the recent application made by the Club for part funding of the construction of a new Greenkeepers Shed.

The club's importance in the culture of the Great Southern is well recognised. Having been established in 1898 it predates most other assets in the region, as a consequence it has been heritage listed.

The Albany Golf Club is an iconic recreational asset serving the Great Southern and beyond. As well as serving the golfers in Albany and the region, the club holds events which attract golfers from over the state. Two of these events, the Wittenoom Cup and the Albany Classic generate in excess of \$250,000 income to the City (Based on Tourism WA figures). There are a number of significant events held throughout the year which add to this value.

The current greenkeepers shed has reached the end of its useful life and needs to be replaced to ensure it meets current OSH and operational standards. It is considered that the replacement of this shed is vital to the ongoing sustainability of the club.

The Albany Golf Club would like to request from the City the sum of \$50133, a third of the total Project. The funding would be a valuable contribution to the project and the City would be greatly acknowledged for their support.

The club operates currently with a substantial surplus each year as shown in the financial statements provided with the funding application. The club holds a letter of offer from Westpac which has established a facility to assist it in managing its annual cashflow. This facility currently has the capacity to provide the funds for the clubs contribution to the project.

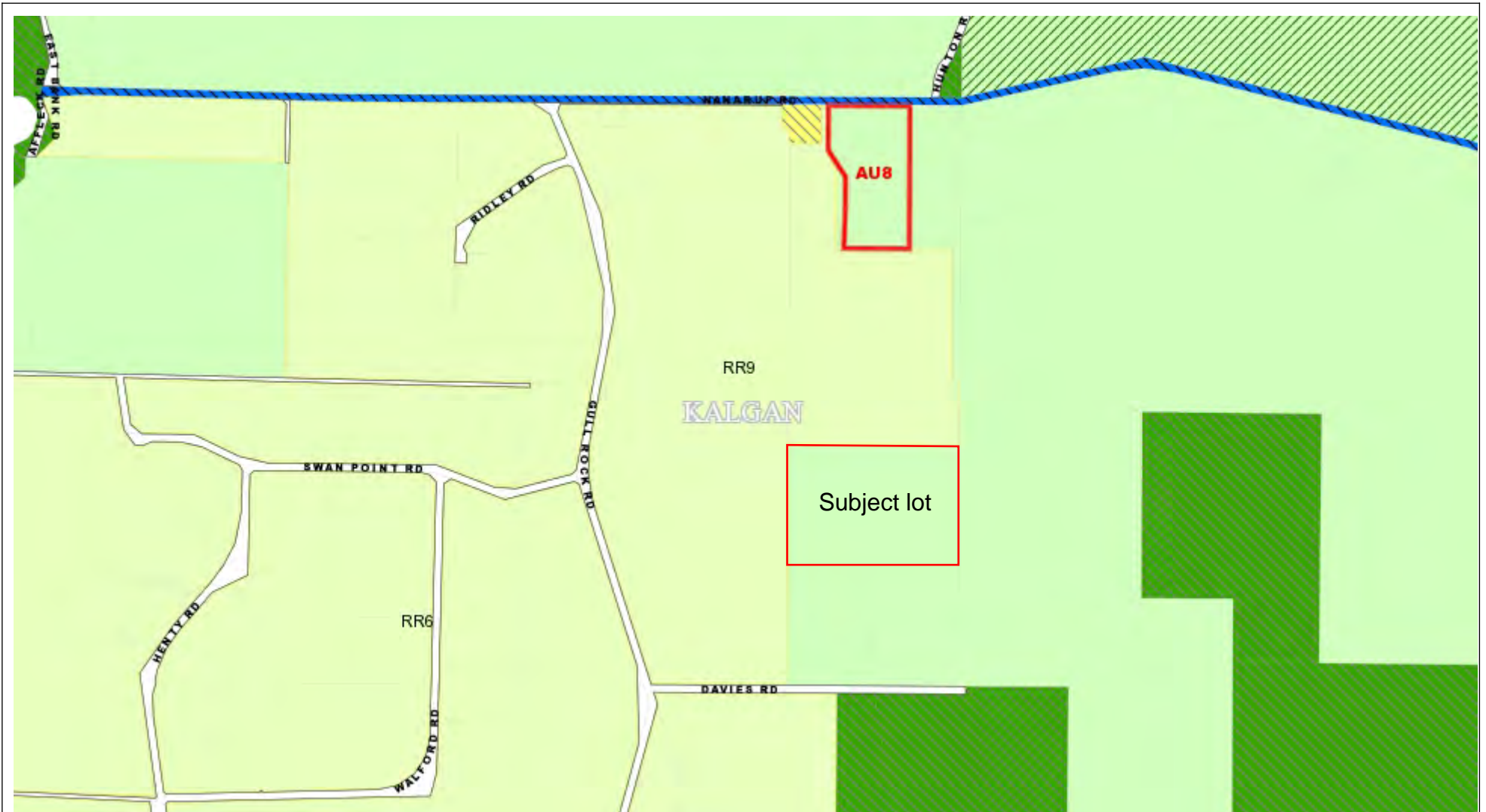
As a result of its ability to trade positively the club manages to provide a quality recreational facility without having to draw on community funds to do so.

I trust that the City will view this application favourably and if you require any further information please do not hesitate to contact me.

Regards

REDACTED

Ian Redmond
Director of Golf



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Wednesday, 15 July 2015

1:15000



Attachment 2 – Albany Local Planning Strategy Excerpts

Section 8.3.1 Strategic Settlement Direction

Section 8.3.1 *Strategic Settlement Direction* of the *Albany Local Planning Strategy 2010* (ALPS) sets the following strategic objective:

“Facilitate and manage sustainable settlement growth for the urban area in the City of Albany”

The ALPS sets out the following aims to achieve this objective:

“The ALPS aims to contain the spread of fragmented urban and rural living areas in the City by:

- *Providing for growth in urban areas, rural townsites and rural living areas as designated in ALPS.*
- *Minimising the development footprint on the landscape to help protect biodiversity and the environment.*
- *Promoting energy conservation.*
- *Providing greater housing choice.*
- *Minimising journey length from home to work/school/services and encouraging the use of public transport, cycling and walking.*
- *Reducing government expenditure on servicing current and future populations.”*

Section 8.3.5 Rural Living

Section 8.3.5 *Rural Living* of the ALPS sets the following strategic objectives:

“In the long term encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential.”

“Ensure that future rural living areas are planned and developed in an efficient and co-ordinated manner by being located either adjacent to Albany as designated on the ALPS maps, or within existing rural townsites in accordance with Table 5 along with adequate services and community infrastructure.”

The ALPS expands on this by stating that *“The strategy’s objectives for Rural Living areas are to:*

- *Discourage the creation of additional rural townsites for living purposes.*
- *Avoid the development of Rural Living areas on productive agricultural land, other important natural resource areas and areas of high bushfire risk, flooding and environmental sensitivity.*
- *Avoid the development of Rural Living areas on future and potential long-term urban areas.*
- *Provide compact growth of selected existing rural townsites in accordance with Table 4, based on land capability and available services and facilities.*
- *Minimise potential for generating land-use conflicts.”*

Section 8.5.4 Tourism

Section 8.5.4 *Tourism* of the ALPS sets the following strategic objective:

“Encourage sustainable rural tourism uses and developments in location that are compatible with existing land uses, especially agriculture activities”.

The ALPS expands on the matter of tourism as follows:

“The ALPS supports tourism activities in the City’s rural areas because it broadens Albany’s economic base and provides additional jobs, particularly within or near existing townsites and settlements. Tourism developments need to be located, designed and managed in ways that protect and enhance an area’s scenic and environmental attributes”.

The ALPS also recommends the following actions to achieve the above tourism objective:

“Encourage the development of sustainable tourism uses and proposals that integrate with the City’s unique natural and man-made landscape and heritage values”.

“Put in place in the LPS1 necessary mechanisms to accommodate contemporary tourism development proposals”.

CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 1

AMENDMENT NO. 12

MINISTER FOR PLANNING

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL AUTHORITY:	CITY OF ALBANY
DESCRIPTION OF LOCAL PLANNING SCHEME:	LOCAL PLANNING SCHEME No. 1
TYPE OF SCHEME:	DISTRICT SCHEME
SERIAL No. OF AMENDMENT:	AMENDMENT No. 12

PROPOSAL:

Rezoning Location 1879 Davies Road, Lower Kalgan from the 'General Agriculture' zone to the 'Rural Residential' zone and 'Parks & Recreation' reserve.

LOCAL PLANNING SCHEME No. 1

AMENDMENT No.12

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1. RESOLUTION
2. REPORT
3. EXECUTION
4. PROPOSED ZONING
5. EXECUTION

October 2014

PLANNING AND DEVELOPMENT ACT 2005

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

CITY OF ALBANY

LOCAL PLANNING SCHEME No. 1

DISTRICT SCHEME

AMENDMENT No. 12

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above town planning scheme by:

Rezoning Location 1879 Davies Road, Lower Kalgan from the 'General Agriculture' zone to the 'Rural Residential' zone and 'Parks & Recreation' reserve.

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 1

AMENDMENT NO. 12

PLANNING REPORT

LOT 1879 DAVIES ROAD, LOWER KALGAN

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 Land Capability & Geotechnical Assessment

Attachment II Landform Research
 Local Water Management Plan

Attachment III Fire Management Plan

Attachment IV City of Albany
 Rural Residential Area 9
 Special Provisions, Subdivision Guide Plan & Policy Plan

1. INTRODUCTION

Lot 1879 is located within a Rural Residential Development Precinct as set out in the City of Albany's Local Planning Strategy.

The policy for the area indicates that Council will generally support proposals for rural residential development subject to compliance with relevant general policies and management of identified issues.

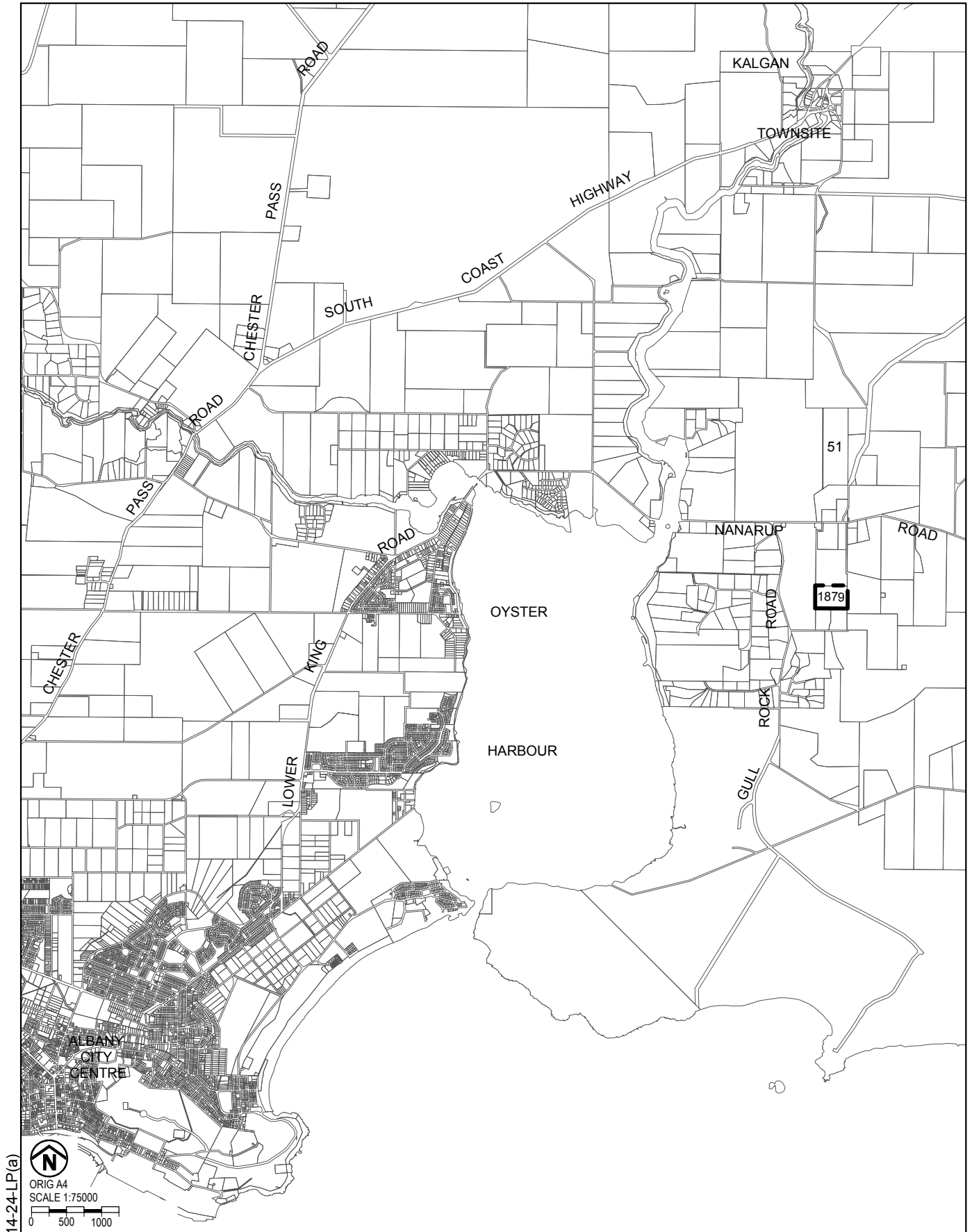
As the adjoining properties to the north and west have already been zoned for rural residential purposes and are currently subject to detailed subdivision application, the owners of Lot 1879 wish to extend that zoning so that infrastructure planning can be co-ordinated with the adjoining developer.

The following report provides background information in support of the rezoning.

2. LOCATION, AREA & ZONING

Lot 1879 is located between Nanarup Road and Davies Road, some 16 kilometres northeast from the Albany City Centre. Refer Location Plan. The site is located on elevated land with outstanding views over Oyster Harbour and King George Sound.

The property is 14.1640ha in area and is currently zoned 'General Agriculture' under the provisions of Council's Local Planning Scheme No. 1.



3. PLANNING CONTEXT

The key planning document within rural areas of the City of Albany is the Local Planning Strategy. As noted in the introduction, the property is located within a precinct identified for Rural Residential zoning, subdivision and landuse.

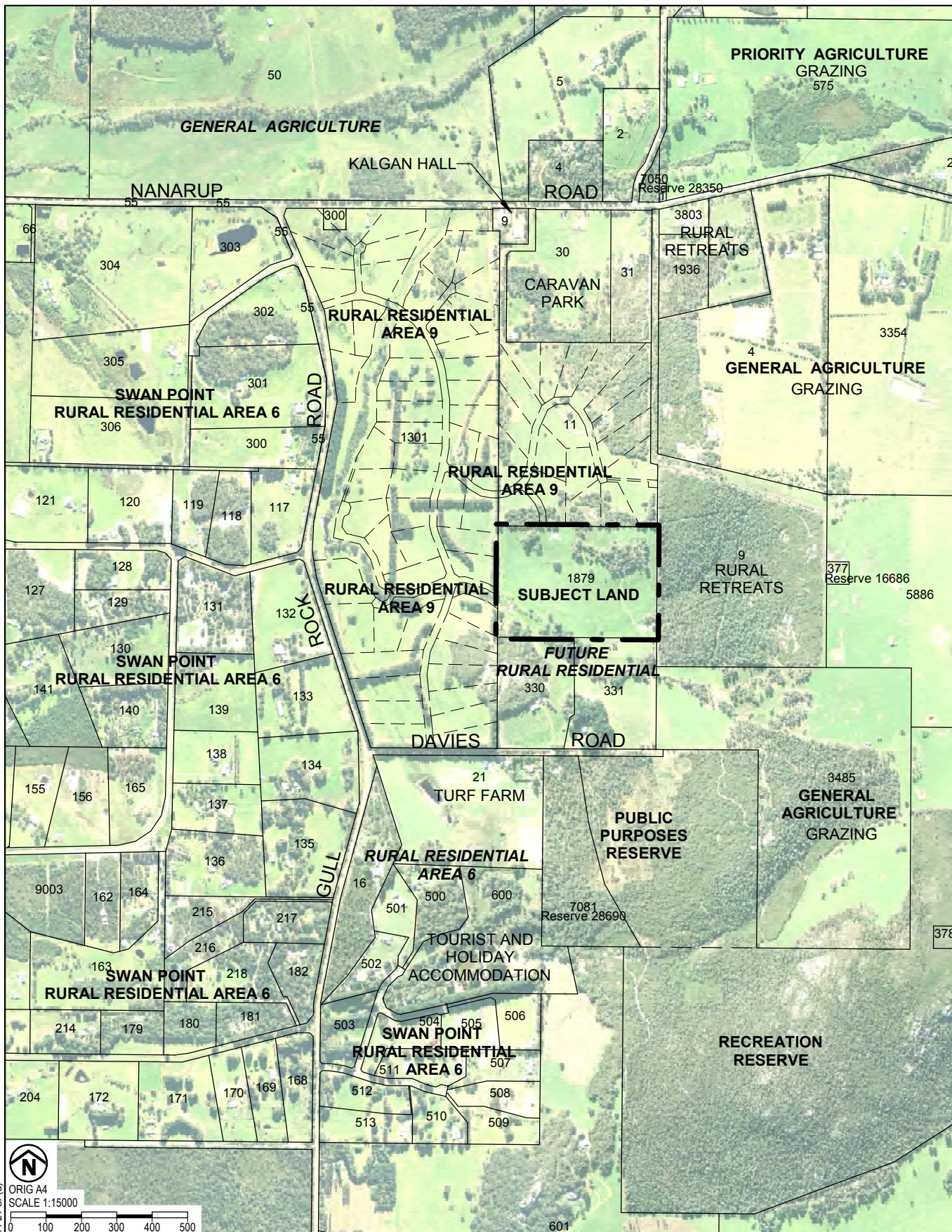
This has followed the rationale and arguments for same contained within the previous Rural Strategy as follows:

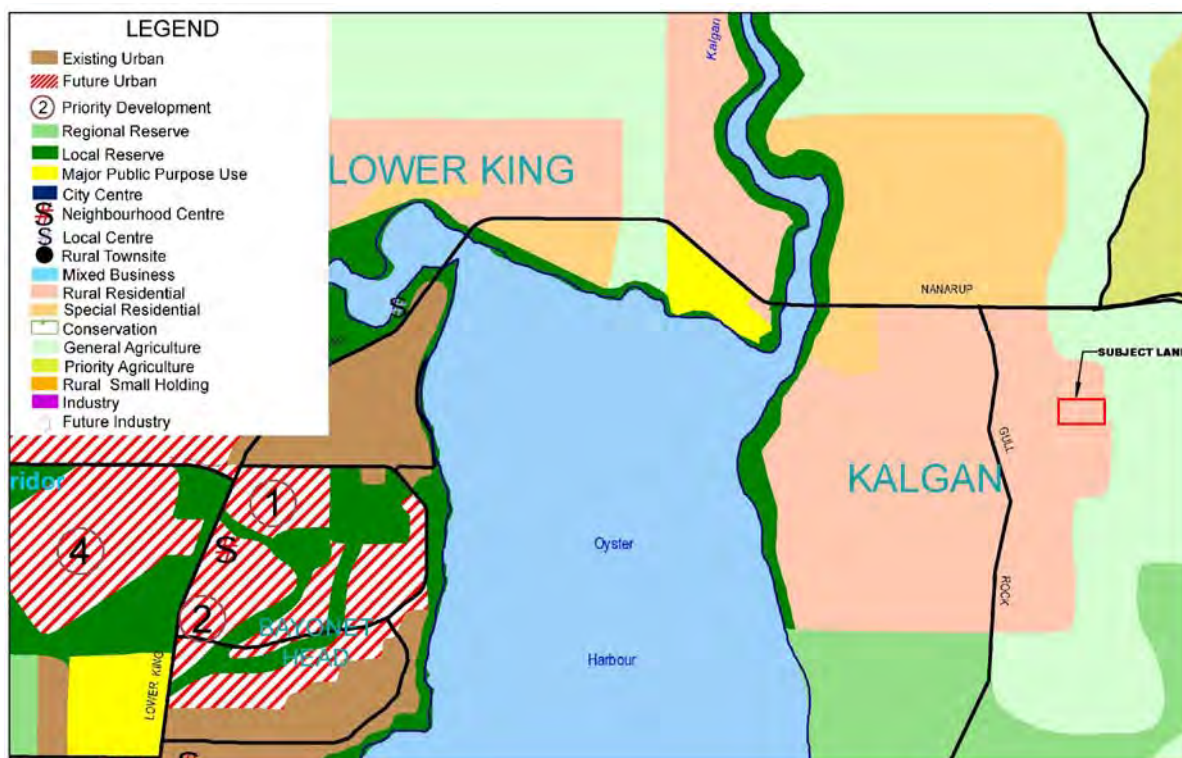
Policy Justification

- a) Due to its undulating topography, scenic quality and the spectacular views it affords, the area has the potential for both rural residential development and small scale tourist development;
- b) Land in the area generally has a high or moderate capability for housing development;
- c) Revegetation of cleared areas and protection of existing remnant vegetation would be achieved as a result of subdivision; and
- d) Sealed road access is available.

Identified Constraints and Land Management Needs

- a) The area generally needs revegetation (particularly that part of the area adjacent to Gull Rock Road) and existing remnant vegetation needs protection from stock;
- b) Low lying areas and creek lines need to be revegetated to prevent further erosion and minimise nutrient runoff;
- c) Land uses need to be established such that nutrient losses to the Kalgan River and Oyster Harbour are prevented;
- d) Some steep slopes are unsuitable for development (or where pole or pier construction may be appropriate);
- e) Some low lying areas may be unsuitable for development.





Excerpt from City of Albany Local Planning Strategy

4. SITE DESCRIPTION

(REFER TO LANDFORM RESEARCH ATTACHMENT I)

Location 1879 lies on the western flanks of Mount Mason North to the east of Oyster Harbour.

The land accommodates a substantial dwelling and associated outbuildings in the north east. Access is provided by a formal Right of Carriageway through to Davies Road.

The general area has been used for agriculture for many years. The more capable soils are cleared, although portions of the more rocky soils in the north of the site remain as grazed remnant vegetation. Properties in this area were first settled in 1834, when Patrick Taylor established a farm to the north of Nanarup Road.

The Lower Kalgan area has experienced changes in land uses in recent years with significant portions of the area being converted to small rural holdings and lots. The adjoining land to the west and north has been subdivided to rural living lots.

Some land use diversification has been locally occurring on a small scale, to orchards, horticulture, small scale tourist accommodation and hobby farms/rural industries.

5. EXISTING ENVIRONMENT

(SOURCE: LANDFORM RESEARCH ATTACHMENT I)

5.1 Geology and Geomorphology

The site lies on the western flanks of Mount Mason North dropping from ≈148 metres AHD in the north eastern corner down to 110 metres in the south western corner. Mount Mason North is a remnant granite/gneiss hill that has been of a similar form during recent geological time.

The granite and gneiss of Proterozoic age, with included occasional dolerite dykes were once covered by a laterite soil profile across the landscape, although this has been largely removed from Location 1879 apart from some gravel in some upper soil profiles.

Weathering of the granite to the east has released medium grained quartz sand that has been deposited in the small valley in the south.

5.2 Soils

Three main soils exist across Location 1879, reflecting the various regolith history of the weathering granite/gneiss basement.

Brown Gravelly Loams occur on the lower slopes in the east. These soils have yellow brown sandy gravel to 400 mm over lighter brown and yellow brown loam and clay subsoils.

These loam soils are developed on the deep weathering profile of the granite/gneiss basement with laterite gravel shed from upslope and degeneration of the laterite soil profile added to the upper horizons.

Slopes are moderate.

Brown Sand over Loam Duplex

These occur on the lower slopes with sand to depths of approximately 300 mm over lighter brown and yellow brown loam and clay subsoils. The sands are medium grained quartz sand shed from weathering of granite up slope. Sand is more prominent at lower elevations along the creek line in the southwest.

These loam soils are developed on the deep weathering profile of the granite/gneiss basement with quartz sand shed from upslope being added to the upper soil horizons.

Slopes are moderate to steep.

Rocky Loam

Where the basement granite has been exposed in the north and northeast, brown loam and yellow brown loam with sandy surface horizons are present.

Basement granite/gneiss rock outcrop is frequent and slopes tend to be steeper.

The key soil types are listed below.

KEY	SOIL TYPE	DESCRIPTION
S/L	Brown Sand over Loam Duplex	Medium grained quartz sand depths of approximately 300 mm over lighter brown and yellow brown loam and clay subsoils. Sand is more prominent at lower elevations along the creek line. Slopes are moderate to steep, becoming steeper upslope.
R	Rocky Soils	Dark brown loam grading to lighter clays between common and frequently large granite outcrops. Steep slopes.
GL	Brown Gravelly Loams	Yellow brown sandy gravel to 400 mm over lighter brown and yellow brown loam and clay subsoils. Slopes are moderate to steep.

5.3 Climate

Weather data is recorded at Albany, but the local climate may be slightly different due to the orographic effects of the slopes of North Mount Mason.

The overall climate however is warm, dry summers with cool, wet winters.

Rainfall at Albany is about 800 mm per year.

Temperatures have summer maxima of 25°C in the hottest months down to just over 15°C in the coldest months, July and August. Minimum temperatures range down to 10 ° C in the coldest months. The cool winter temperatures can assist potential fruit crops that require a chill factor. Frosts are not common.

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

5.4 Vegetation

The better soils have been cleared apart from scattered trees which generally remain on the upper slopes in the north which were not suitable for cultivation but have been grazed.

Rare and Priority Species

A search was made of the CALM and WA Herbarium databases prior to the site inspection. The perennial species listed on those databases are generally easily recognised and would be observable at this time of year. Whilst it was the wrong time of the year to observe annual species such as the Orchidaceae, they are unlikely to be present based on the lack of species, understorey and amount and continued grazing.

No Declared Rare or Priority species were observed during the site inspection.

The tree species are Jarrah *Eucalyptus marginata* in one patch in the central north with Marri *E. calophylla* in the remainder and on the slopes. One plant of *Kingia australis* was observed associated with the granite outcrop. The vegetation was probably originally Jarrah-Marri Low Forest. *Agonis linearifolia* Thicket occurs along the creek line, with the introduced Black Wattle *Acacia decurrens* occurring on the creekline in the central south.

Species List

All species noted during the site inspections are listed below:

Family	Genus/Species	Remnant Jarrah-Marri Low Forest	Creek line
Dasygogonaceae	<i>Kingia australis</i>	X	
Mimosaceae	<i>Acacia decurrens*</i>		X
Myrtaceae	<i>Agonis linearifolia</i>		X
	<i>Eucalyptus calophylla</i>	X	
	<i>Eucalyptus marginata</i>	X	

Vegetation Condition

Remnant tree cover only occurs along the creek line and associated with the granite outcrops in the north.

The vegetation condition is classified as "Completely Degraded" with a clump of "Good" condition associated with the creek.

5.5 Surface and Groundwater

Water runoff from the area can be significant during storm events down the steeper slopes to the creek.

The quality of the water in the creek at the time of the site inspection was 70 mSm or 385 mg/L salt, which is fresh (potable <180 mSm).

No seepages were observed on the upper or lower slopes.

5.6 Fauna

The amount of fauna is directly related to the proportion of remnant indigenous vegetation. Even isolated trees have habitat potential and the clumps of remnant trees are correspondingly important. The scattered trees in the north, and the vegetation associated with the creekline, will provide habitat for birds, with some small reptiles likely to be associated with the granite outcrops. Frogs are likely along the creek line.

The survival of fauna is dependent on the retention of habitat, land uses on already cleared areas and education of landholders.

5.7 Heritage

Aboriginal Sites

The Department of Indigenous Affairs database has no known aboriginal sites recorded for the property. Clearing was commenced generally in the area in the mid 1830's and thus much of the site has been disturbed for many years. On the other hand aboriginal sites are known from nearby, such as the stone fish traps in Oyster Harbour. There are many developments in closer proximity to the fish traps than this site.

European Heritage

Whilst the site has been farmed for many years there are no heritage features on site.

6. HYDROLOGICAL ASSESSMENT

(SOURCE: LANDFORM RESEARCH ATTACHMENT I)

Surface water runoff can be significant from sloping land such as this during storm events and in winter when the soils are saturated.

Calculations of runoff can be estimated based on Coles and Moore, 1998, *Runoff and Water Erosion*, in Soil Guide, Agriculture WA, Bulletin 4343 which assumes approximately 70 mm runoff for an 800 mm rainfall and a 90% exceedance rate. Runoff from the granite outcrops is likely to be greater.

Small quantities of water could be captured by dams located on the slopes but without seepages these may not hold water through summer. Water is associated with the creek, and a bore or dam may be possible adjacent to the watercourse.

In general therefore there is only likely to be sufficient water for stock, and with small rural lifestyle lots scheme or other water may be required to supply stock.

A calculation of the quantity of water able to be captured can be made.

Using a conservative figure of 70mm runoff from the loamy slopes and say 100mm for steeper slopes this will generate 700 - 1000 kL/ha/year. Water harvesting techniques may have to be used. These would include:

- Forming contour drains feeding to storage dams in lower elevations. The contour drains will need to be cut into the clayey subsoils.
- Directing the collected water to dams.

Water quality is expected to be good and suitable for all uses.

Potable water can be readily provided by 90 000 - 140 000 litre rainwater tanks.

7. ALTERNATIVE LANDUSES

(SOURCE: LANDFORM RESEARCH ATTACHMENT I)

Whilst the site has some good quality soils, the soils are steep and there is a significant amount of rocky soils with granite outcrop. The site is also restricted by the creek in the south. Land to the and north has been subdivided to rural living. When taking into account all the factors, a change to rural living is possibly a likely and desirable outcome depending on planning issues.

A change of land use could provide reductions in nutrients and help satisfy market demands for lots of this type.

8. GEOTECHNICAL FACTORS

(SOURCE: LANDFORM RESEARCH ATTACHMENT I)

8.1 Foundation Stability

Whilst the site is underlain by granitic rocks, the steeper slopes and subsoil loam and clay require consideration when developed. However the soil conditions are similar to the steeper parts of the Albany townsite.

Restrictions on foundation conditions can be overcome by engineering input and design.

Slopes across the site vary from 10 to 15% with minor localised steeper areas.

Foundation stability is provided in the table below for the soil types present, but is generalised only for those soil types. Depending on the nature of the proposed development, the design and earthworks, Site Class P may apply. For example constructions requiring more than 400 mm natural fill and/or 800mm sand fill should be classified as Site Class P to ensure adequate compaction to prevent differential settling.

Winter rainfall has not been as great over the past few years and the soils are not as wet as they would have been previously. In a sequence of wet years it can be expected that the soils of the lower slopes would have higher moisture levels, based on the duplex nature of the soils.

Management Actions that may be used to improve foundation stability could include but not be limited, to the following. See Australian Geomechanics Journal March 2000 (*Landslide Risk Management*). The following are engineering practices for sloping soils that have been used, for example, in the construction of dwellings within the Albany townsite.

- Provide upslope cut off drains
- Do not load soils with water, up slope of developments.
- Minimise the depth of cut and fill.
- Ensure natural soil fill is adequately compacted, especially where dry clay is used as fill in summer.
- Provide retaining walls and structures for fill.
- Retain trees on steeper slopes and plant further trees.
- Consider the use of flexible or split level structures
- Secure or remove any loose boulders
- In some situations sub-surface drainage may be required.
- Place retaining walls on natural basement rock where possible
- Design for lateral creep pressures on slopes.
- Use rows of piers or strip footings orientated up slope on sloping ground.
- Design drains to minimise erosion.
- Minimise water loading of soils.

Soil Description	Foundation Soil Stability	AS 2870 Site Class	Ease of Excavation	Constraint which may be present. See Table in Appendix 3
Brown Sand over Loam Duplex	Moderate	S - M *	Moderate to high	a c t
Rocky Soils	High	S - M *	Can be very low	a k n r v x
Brown Gravelly Loams	Moderate	S - M *	Moderate to high	----

* Site Class P may apply. For example constructions requiring more than 400 mm natural fill and/or 800mm sand should be classified as Site Class P to ensure adequate compaction to prevent differential settling. Individual site assessments are recommended for developments because soil conditions change laterally.

Geotechnical issue	Management
Foundation Stability	<ul style="list-style-type: none"> • See the above Management Actions for some methods of reducing potential foundation limitations on steeper slopes and more clayey soils. • Compaction of clay fills can be difficult when dry or may potentially expand when wetted. Clay is therefore not recommended for fill. • Foundation stability for developments on the more gentle slopes is high, AS 2870 Site Class S but M on steeper slopes. • Developments requiring more than 400 mm fill may be AS 2870 Site Class P with engineering input into the design and placement of footings. • Clay based fill should not be loaded with water from above as this will decrease stability. • Individual site assessments are recommended for developments because soil conditions change laterally.

8.2 Drainage & Flood Risk

Flood data is not known, but on geomorphological and field evidence, the only risk areas are storm flows from upslope which will be minor and localised and along the creekline for which setbacks will apply.

Geotechnical Issue	Management
Flood Risk	<ul style="list-style-type: none"> Setbacks from the creek will be required.

8.3 Stability of Dams

There is potential for dams to be located on slopes. Construction is recommended to be by an experienced operator because of the risk of slope failure for inadequate structures.

Geotechnical Issue	Management
Stability of Dams	<ul style="list-style-type: none"> Any dam should be constructed by or supervised by an experienced operator. Dwellings should not be located downstream of dams.

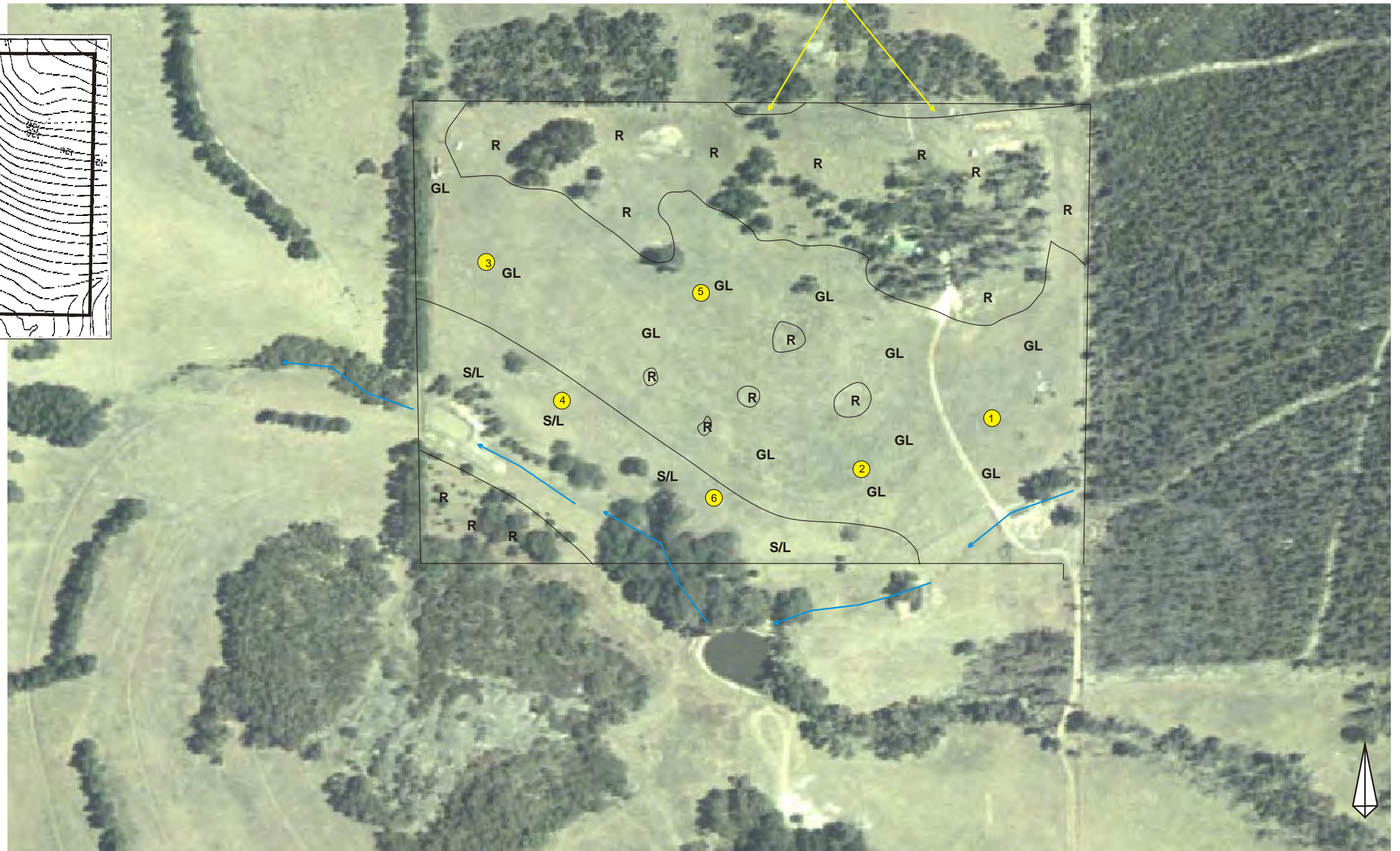
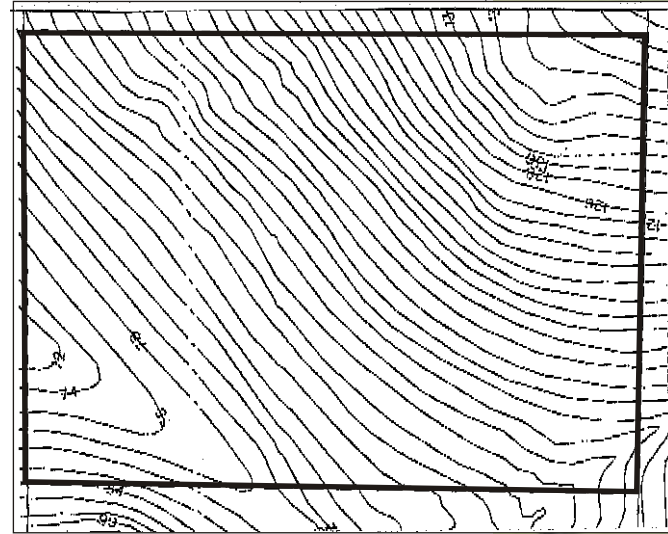
8.4 Capability for On Site Effluent Disposal

Phosphate Retention Indices (PRI) of all soils on site are high when compared to the database of type soils held by Landform Research for PRI and with Chemistry Centre data. However the sandy upper soil horizons that occur on top of some soil units have reduced water retention and therefore lower phosphate retention. For example wastewater could run laterally through the more sandy surface soils especially near the creek and not be retained for sufficient time within the soil profile.

PRI tests can frequently be misleading because all materials greater than 2 mm are sieved from the sample prior to testing. This means that a gravelly material will have the phosphate retaining gravel removed from the sample prior to testing, most likely resulting in a PRI value much different to the actual situation. On the other hand clay normally has a high PRI, but in the field duplex soils and reduced permeability means that nutrient enriched water will often not or only slowly penetrate the clay layer. This can show lower phosphate retention in the field than indicated by the PRI. In the case of the subject land interpretations of the nutrient management of the soils is felt to be more valid.

Nitrogen loss will occur in moist soil conditions through denitrification if water is retained for sufficient time. See 9.6 Nutrient Management.

Soil Description	Effluent Disposal	Comment
Brown Sand over Loam Duplex	Low to High	See following Table
Rocky Soils	High where wastewater is contained in loam soils between outcrops, otherwise very low	See following Table
Brown Gravelly Loams	Moderate to High	See following Table

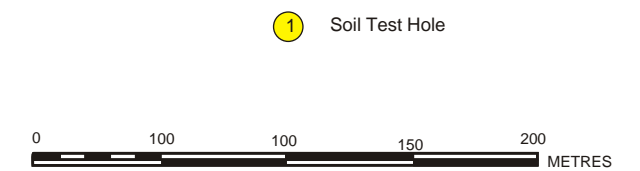


KEY	SOIL TYPE	DESCRIPTION
S/L	Brown Sand over Loam Duplex	Medium grained quartz sand depths of approximately 300 mm over lighter brown and yellow brown loam and clay subsoils. Sand is more prominent at lower elevations along the creek line. Slopes are moderate to steep, becoming steeper upslope.
R	Rocky Soils	Dark brown loam grading to lighter clays between common and frequently large granite outcrops. Steep slopes
GL	Brown Gravelly Loams	Yellow brown sandy gravel to 400 mm over lighter brown and yellow brown loam and clay subsoils. Slopes are moderate to steep.

KEY	SOIL TYPE	Foundation Stability	Effluent Disposal	Constraint See Table
S/L	Brown Sand over Loam Duplex	S-M*	Low to High	act
R	Rocky Soils	S-M*	Generally low but can be High where waste water is confined to loam soils	aknrvx
GL	Brown Gravelly Loams	S-M*	Moderate to High	---

* Site Class P may apply. For example constructions requiring more than 400 mm natural fill and/or 800 mm sand should be classified as Site Class P to ensure adequate compaction to prevent differential settling.

Individual site assessments are recommended for developments because soil conditions change laterally.



SOILS - LAND CAPABILITY	
LOCATION 1879, DAVIES ROAD, LOWER KALGAN	
Landform Research	November 2004
Basemap: DOLA Air Photo	Scale 1 : 3 000 at A3

Permeability and Infiltration Results

No permeability or infiltration tests were conducted on this site. Samples were conducted on the adjoining lots to the north and west in the same soil types and these can be used to indicate the permeability because they were undertaken in winter conditions.

Those infiltration tests were established according to the Health Regulations. However no aggregate was used and the holes were not scraped out the next morning because it was felt that this gives a more realistic reading, with the settled clays being similar to organic sludge that can accumulate in leach drains. Testing soils in this manner cannot compensate for any microspores in the soil due to invertebrate or other soil fauna activity that may not occur under a leach drain.

Based on those tests and soil observations some subsoils with a significant clay content had slow infiltration of greater than 60 minutes for 25 mm. The upper soil horizons were found to be better. Therefore inverted and semi inverted leach drains or alternative wastewater treatment systems are recommended.

Geotechnical Issue	Management
Site Capability for Effluent Disposal	<ul style="list-style-type: none"> • Conventional septic systems are recommended to be inverted or semi inverted, and banded by natural loam or gravel soils on the down slope side or installed with an impermeable membrane setback from the side of the leach drain on the down slope side to assist in waste water penetrating the natural soils. • Alternative effluent systems are with wastewater disposal areas to be sized according to underlying subsoil permeability. 10L/m² is regarded as acceptable. • Appropriate setbacks will be required from water bodies. A buffer of 50 metres for development and alternative wastewater disposal and 100 metres for a conventional septic system to the creek line is recommended. • Stormwater drainage and retention may be required.

8.5 Landscape Risk

The site is underlain by granitic basement close to the surface, with frequent outcrop in the central and northern parts.

An assessment of the Landslip Risk using Australian Geomechanics Guidelines lists a Low to Moderate Risk of minor structural damage such as separations, cracking and minor movements on the steeper slopes.

Potential slippage on slopes relates to foundation stability and is considered under 8.1 Foundation Stability. Under that section a range of potential management actions are listed, based on the Australian Geomechanics Society Guidelines, together with the site classification based on AS2870. Some sites may require a Site Class P where engineering input is required.

Geotechnical Issue	Management
Landscape Risk	<ul style="list-style-type: none"> Covered by the considerations in 5.1 Foundation stability.

9. ENVIRONMENTAL MANAGEMENT

(SOURCE: LANDFORM RESEARCH ATTACHMENT I)

The following items are identified as the most likely to impact on the environment. These items can be managed by the implementation of the management recommendations. Other items are unlikely to impact or the impact is regarded as small.

9.1 Aesthetics

The site lies to the south of Nanarup Road protected visually from Nanarup Road by being located on a south facing slope.

Portion of the site will be able to be seen from Gull Rock and Davies Road, but only as glimpses.

Developments will be partially protected by existing vegetation on site and on adjoining properties.

The colour and style of developments should be visually compatible with the area.

Environmental Issue	Management
Remnant Vegetation	<ul style="list-style-type: none"> Development should include preservation of existing remnant vegetation. Mature trees should be preserved and protected from grazing pressure.
Dwellings, fences and other developments are to be aesthetically compatible with the area.	<ul style="list-style-type: none"> Restrictions can be placed on the use of visually non compatible materials.
Potential Land Uses	<ul style="list-style-type: none"> Scattered dwellings on smaller rural holdings are becoming more common in the Kalgan area, even on sloping sites. For example adjoining subdivisions to the north and west. The existing trees, landform and roadside vegetation provide screening from most of the surrounding areas.

9.2 Preservation of Agricultural Land

Whilst the site has some good quality soils they are steep (for agricultural purposes) and there is a significant amount of rocky soils with granite outcrop. The site is also restricted by the creek in the south. Adjoining land to the north and west has been subdivided to rural living.

The site forms a disjointed smallholding in an area currently experiencing subdivision pressure and therefore this loss of less productive land will not be significant.

Environmental Issue	Management
Protection of Agricultural Land	<ul style="list-style-type: none"> Significant constraints apply to agriculture use on site and the loss of this type of land is not considered significant.
Soil Preservation	<ul style="list-style-type: none"> Restrictions could be placed on stocking rates to Agriculture WA standards, to ensure soil preservation on the soils.

9.3 Landuse Buffers

The adjoining land to the north and west has been subdivided to rural living and thus the land use on site is compatible with those land uses. Dwellings are present to the south and the land to the east is remnant vegetation.

Environmental Issue	Management
Lot Sizes	<ul style="list-style-type: none"> Lot sizes are more related to planning issues than land capability. Most soils are capable of effluent disposal systems on lots as small as 2 000m², although planning and servicing considerations will determine the actual lot sizes, which will be larger than this minimum size.
Buffers	<ul style="list-style-type: none"> No special buffers required.

9.4 Rivers & Streams

There is only one watercourse in the south of the site.

A buffer for development from this creekline is recommended. This could be 50 metres for development and alternative wastewater disposal and 100 metres for a conventional septic system. Natural regeneration (*Agonis linearifolia*) of this buffer would occur from the existing vegetation if stock were excluded and the *Acacia decurrens* are removed.

Environmental Issue	Management
Stream Side Vegetation	<ul style="list-style-type: none"> It is recommended that there be no clearing of the vegetation along the watercourse.
Stream Flows	<ul style="list-style-type: none"> Stream flows entering the site are unlikely to be available to future landholders who may not hold riparian rights. Environmental flows should be maintained, and any dam or bore should be set back from the watercourse.

9.5 Flora & Fauna

The only remnant vegetation are scattered Eucalypt trees (see 5.4 Vegetation).

Stream side vegetation should be retained. There is an opportunity to form a corridor along the creek line to link to the remnant vegetation to the east.

The protection of flora, fauna and biodiversity depends on the maintenance and enhancement of habitat. As the vegetation is recommended to be retained and linkages upgraded, the existing fauna is unlikely to be significantly impacted on by any changes in land use on the existing cleared areas.

Environmental Issue	Management
Flora and Fauna Corridors	<ul style="list-style-type: none"> • Mature trees should be preserved where possible. • Clearing restrictions and the use of building envelopes are recommended to be applied to the remnant trees. • Stream line vegetation and vegetation associated with rock soils and outcrops should be protected. • It may be possible, when considering additional screening belts, to link the vegetation remnants along the creek towards the remnant vegetation to the east.
Remnant Vegetation	<ul style="list-style-type: none"> • See Flora and Fauna corridors above.

9.6 Nutrient Management

Currently potential nutrient export comes from the washing of fertiliser, soil particles and manure down the sloping soils to the creek line during the significant rainfall events. The worst time for nutrient export from grazing is during summer storms and in winter when the soils are saturated.

The presence of dung beetles increases the rate of nutrient recycling and thus reduces the potential for nutrient export.

As the site is proposed for rural smallholdings wastewater disposal will be the main issue.

Effluent Disposal

The capability of the soils for wastewater disposal is considered under 8.4 Capability for Onsite Effluent Disposal. This section considers the fate of nutrients and their potential to be exported from the site.

The main issue with effluent disposal is the design and placement of the system to ensure adequate microbial purification and retention of nutrients. The gravelly loam and loam soils have high capability for wastewater disposal. However the duplex nature of the sandy upper horizons and slower permeability of the subsoils mean that consideration must be given to the potential for lateral leakage.

Research by Gerritse et al 1995A, on leach drains servicing septic tanks in the Perth Hills in gravel soils, shows that under wet conditions nitrogen is effectively lost within 10 metres. Other studies, for example Dawes and Goonetilleke, found that all nitrogen can be lost within 1 metre in damp soil conditions. Moist soils in the Albany area would behave in a similar manner and contribute to nitrogen recycling back to the atmosphere.

Gerritse et al, 1995B, found that all phosphate was adsorbed within 2 metres from a 7 year old leach drain in Yarrigal loam soils that are not unlike the loam clay soils on site, and within 5 metres for a 6 year old leach drain in Dwellingup Gravels which have some similarity with the gravelly loam soils. Gerritse and Adeney 1992, in an analysis of urban areas in the hills of Perth on lot sizes as small as 2000m², found that the export of nutrients in streams was low, in the order of micrograms/litre. Nitrogen losses were only 5% of the input concentrations. These soils are not dissimilar to those on the study site. Thus when properly installed it is not expected that there will be a significant nutrient impact arising from residential and small rural holdings on appropriately sized lots.

Leach drains of conventional septic systems are suitable but should be inverted or semi inverted. Leach drains installed in these soils are recommended to be banded by natural soil to prevent wastewater short circuiting the soils. On the other hand alternative waste water systems are acceptable. When wastewater penetrates the soils, good nutrient management and microbial purification should result.

Nutrient Loadings and Stocking Rates

Stocking rates for soils of the site are estimated to be 10 DSE for dry pasture and where limited supplemental feed is supplied. Stocking rates should be to Department of Agriculture recommendations.

Estimations of the actual nutrient loading at this stage are difficult because the nature of any alternative land uses is not known in addition to the fate of nutrients as a result of denitrification, volatilisation of ammonia, recycling, uptake by vegetation and soil phosphate adsorption.

With a current average stocking rate of 10 DSE, the estimated nutrient loading when fully stocked with sheep or equivalent numbers of stock could be 106 kg/N/ha/year and 14.63 kg/P/ha/year. The likely nutrient loading and its potential export following subdivision and potential changed activities can only be estimated because of the variable nature of the land uses possible.

A typical conventional septic system releases 5.5kg P year and 18 kg N/year. However allowing for six chickens, a dog and cat and a 250m² area of fertilised horticulture, a further loading of 12.3kg N/year and 5.2 kg P/year can be added for the dwelling area. (Data from Select Committee on Metropolitan Development and Groundwater Supplies, Legislative Assembly 1994 and Nitrate management in the Jandakot UWPCA, Dames and Moore, undated). One horse is estimated at 60 kg/N/year and 11 Kg/P/year, and one sheep 10.06 kg/N/year and 1.47 Kg/P/year. Data for cattle from Select Committee on Metropolitan Development and Groundwater Supplies shows cattle as 57.4 kg/N/year and 17.6 kg/P/year. The value for phosphorous may be too high for cattle not fed introduced feed.

Data for typical land uses listed below, which might be used at some stage in the future, show that overall nutrient loading is unlikely to rise with changes in land use, and with continued grazing there will also be no change.

Typical nutrient loadings of some land uses

Possible lot size and activity	Nitrogen loading per hectare	Phosphorous loading per hectare	Likely nutrient scenario
Estimated average current stocking rate over the whole property 10 DSE per hectare	106 kg/N/ha/year	14.63 kg/P/ha/year	Possible nutrient loss through washing of dung down slope during waterlogged conditions and during storms.
2 hectare rural living property, conventional septic system, garden, dog and cat as listed above and 1 horse	45.2 kg/N/ha/year	10.9 kg/P/ha/year	Unlikely to be nutrient export when correctly established.
0.5 hectare rural living property, conventional septic system, no stock, but garden and dog and cat as listed above	60.6 kg/N/ha/year	21.4 kg/P/ha/year	Unlikely to be nutrient export when correctly established.

Environmental Issue	Management
Effluent Disposal	<ul style="list-style-type: none"> • Soil types are suitable for conventional septic systems with some care required in the sand over clay duplex soil types. • See 5.4.
Potential Water Pollutants	<ul style="list-style-type: none"> • Surface run off from hard surfaces should be fed through detention basins and soak wells. • Constructed dams should incorporate sediment traps. • Normal soil management practices such as maintaining adequate pasture filter strips, contour cultivation, contour banks as necessary and sediment traps will reduce potential loss of solid particles. • Dung beetles are active on the site in winter, reducing potential nutrient loss from stock. • A buffer of 50 metres for development and alternative wastewater disposal and 100 metres for a conventional septic system to the creek line is recommended.

9.7 Salinity

There is no evidence of salinity. In granite country such as this where the soils are relative shallow and the rainfall high, the salt is normally already flushed out and there is little risk of significant increases in salinity. Minor salt is added from wastewater but this is not considered significant considering the likely lot sizes.

Surface water tested was less than 70 mSm (potable water < 180 mSm).

The potential impact on salinity is therefore regarded as low and it is unlikely that there will be any changes to salinity as a result of more intensive land uses.

Environmental Issue	Management
Salinity	<ul style="list-style-type: none"> • Unlikely to be any significant changes to the regime.

9.8 Stormwater, Erosion Potential and Soil Management

The potential for wind erosion of the site is minimal in soils such as this.

Potential water erosion is confined to the steeper slopes, drainage lines and gutters which direct and concentrate water. Currently there is minor evidence of water erosion in the eastern gully.

Some management activities that could be used to prevent soil degradation could include:

- constructing roads, fence lines and firebreaks in locations which are less likely to lead to soil erosion.
- planting deep rooted species.
- agricultural practices suited to the retention of adequate vegetation over summer, use of perennial species etc.
- utilisation of grassed waterways, drains and filter strips.
- minimisation of vehicular traffic to prevent compaction.

With subdivision and development there is potential for further planting of trees to assist soil management.

Stormwater from hard surfaces can either be detained on site or directed over broad areas such as swale drains and the like or shallow detention wetlands prior to release to the water course. On the other hand the storm water could be directed to storage dams for use on site. Road drainage and other surface drainage facilities should have baffles and other restraining devices built into them to minimise erosion.

Environmental Issue	Management
Water Erosion	<ul style="list-style-type: none"> • EPA Guidance Number 26, Management of Surface Runoff from Industrial and Commercial Sites (draft) 1999. • See Engineers Australia 2003, Australian Runoff Quality, National Committee on Water Engineering. • Stormwater Management Manual for Western Australia, Department of Environment WA, 2004. • Guidelines for Groundwater Protection in Australia, ARMCANZ, ANZECC, September 1995. • Environmental Protection Authority Victoria/ Melbourne Water, undated, Urban Stormwater, Best Practice Environmental Management Guidelines • Water and Rivers Commission, 1998, Manual for Managing Urban Stormwater Quality in Western Australia. • Surface run off from hard surfaces could be fed through shallow vegetated detention basins that can act as wetlands, prior to emptying to drainage lines • Dung beetles are active on the site in winter, reducing potential nutrient loss from stock. • Swale drains and detention basins could be formed as grassed areas, 300 mm deep, with a 1 : 10 year rainfall event retention time of 20 hours. (See Water and Rivers Commission, 1998, <i>A Manual for Managing Urban Stormwater Quality in Western Australia</i>, Water and Rivers Commission. See 3.17 Grass Swales (BMP14) page 100 and Extended detention Basins (BMP17) page 108 of that document). • Stormwater from roofs could be used as a potable water source or should be retained on each lot. • Agricultural practices should reflect the sloping nature of some soils • Maintenance of adequate vegetation through summer is normal best practise to reduce the potential for soil erosion.
Wind Erosion	<ul style="list-style-type: none"> • No special recommendations required.

See the Local Water Management Plan (Attachment II) for management strategies.

9.9 Fire Management

A detailed Fire Management Plan has been prepared and is included as Attachment III.

9.10 Social Impacts

The social impact of possible changes to rural living will be similar to the impacts arising from the subdivisions to the north and west. This subdivision is much smaller and therefore any changes are likely to be minor. Location 1879 is only 14 hectares.

Diversification of land uses can be of significant benefit to the local community through the provision of additional tourist facilities, and the introduction of more residents to the area.

Environmental Issue	Management
Social Impact	<ul style="list-style-type: none">No action necessary apart from protection measures.

10. PROPOSED DEVELOPMENT

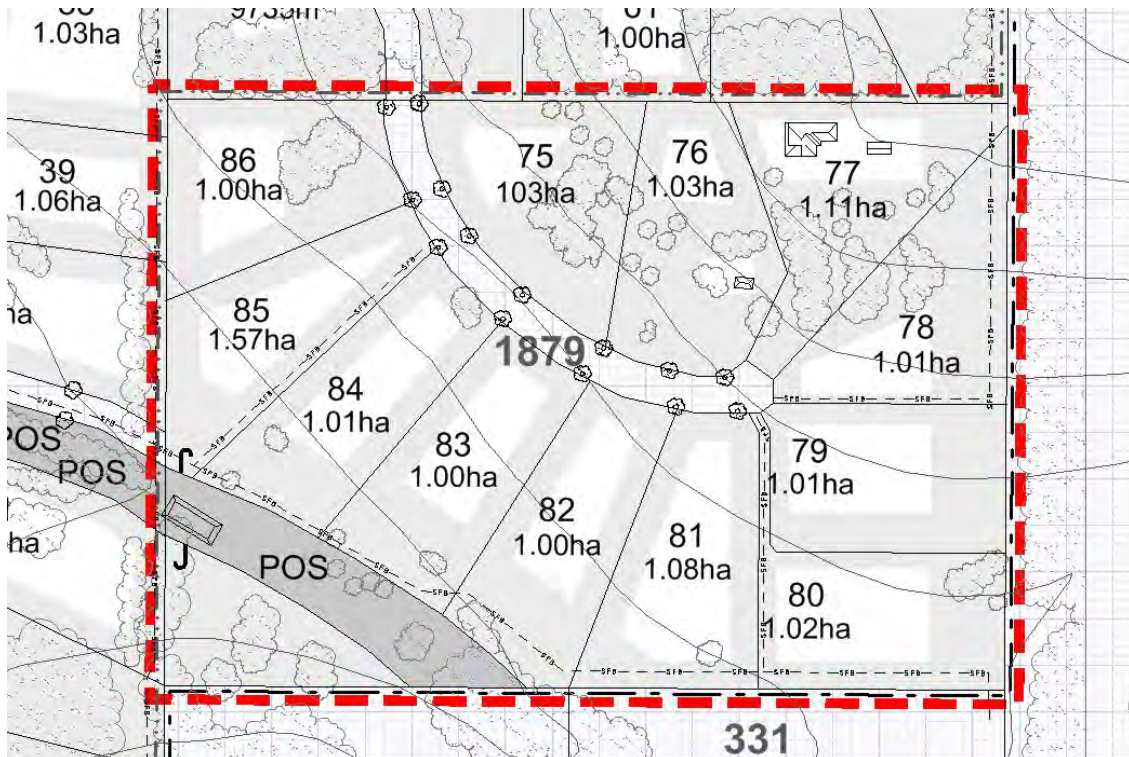
Based on the environmental assessment carried out by Landform Research, the most appropriate use of the land is for rural retreat purposes. This is in contrast to larger hobby farms which would encourage the agistment of stock and possible horticultural activities. Given the steeper slopes, such activities would have the potential for nutrients to be exported to the creekline in the southwest corner of the property and ultimately into Oyster Harbour.

Smaller retreat lots based on the minimum lot size of 1ha are recommended and will conform with applicable strategy and the rural residential development to the north and west.

A following plan has been prepared to indicate how the property may be subdivided for rural retreat/lifestyle purposes.

One of the constraints associated with this property is the lack of a gazetted road frontage. Currently road access is made via a Right of Carriageway (ROCW) across the eastern boundary of the adjoining property to the south through to Davies Road.

Road access for the development will be provided via Lot 11 to the north and for emergency purposes through Lot 1301 to the west. The ROCW to Davies Road can also be retained for emergency access purposes.



Excerpt from Subdivision Guide Plan

Key elements of the subdivision and development proposal are outlined below.

Public Open Space

An area of public open space is designated to protect the creekline which runs through the southeast corner of the property. This area will link up with the POS on Lot 1301 to the west thereby providing a vegetated corridor which runs down to Gull Rock Road, Nanarup Road, across into Candyup, with proposed links to Mount Boyle and down to the Kalgan River. The POS can also ultimately link through Lots 330 & 331 to the south and then east into the reserves on Mt Mason. Revegetation associated with this extensive corridor will provide a strategic buffer helping to minimise nutrients washing into the creek as well as a corridor for local fauna.

Protection of Remnant Vegetation

Building envelopes are designated for each lot and will ensure building does not occur within areas of existing remnant vegetation. Due to the lack of understorey and open nature of parkland cleared areas (noted as completely degraded), boundary fencing for Lots 77 & 78 can be provided without impact.

The small area of good quality remnant vegetation associated with the drainage line is protected by being located outside of identified building envelopes and being located within the public open space network.

Access

Provision of access from Lot 11 to the north will enable the subdivisional road to be constructed along the contour as far as possible. This will help to minimise the impact of drainage flowing downslope to the creekline. The road and associated swales will act as an interceptor drains managing overland flow during heavy rain events, also helping to minimise erosion and reduce the export of nutrients.

While an additional access point has been provided from Lot 1301 to the west, this is not required for subdivisional purposes for lots of 1ha in area. It will however provide an alternate emergency access and egress point and access along the creekline.

Services

Scheme water will be provided to each lot with fire hydrants provided as per policy. Underground power and telecommunications will also be provided to each lot. Effluent disposal will be carried out on site taking into account the detailed recommendations outlined in Section 8.4 of the environmental assessment. Drainage management will follow the recommendations in the Local Water Management Plan (Attachment II).

Management Provisions

Comprehensive management provisions have been incorporated into Council's Local Planning Scheme for the Rural Residential development on and to the north and west of the subject land and apply in addition to the Policy Plan. A copy of the existing provisions and policy plan are included in Attachment IV.

As the landform and management issues are similar it is proposed that this development be included into the same zone area. This action removes the need for a separate Policy Plan for Lot 1879 by including provisions specific to the requirements of Lot 1879; requirements such as fire safe construction standards, assessment of foundation zone to inform foundation design, hazard separation area requirements and creekline protection.

11. CONCLUSION

Lot 1879 is located within an area specifically identified for the proposed form of subdivision and development. Land to the north and west has already been zoned Special Rural and an approval for the initial stage has issued. This proposal has been designed to integrate with the adjoining development, particularly in relation to roads, emergency access and creekline/vegetation corridor protection. Similar lot sizes are proposed which are designed to maximise the enjoyment of the exceptional views over Oyster Harbour and King George Sound.

Due to the comparatively steep slopes for agricultural use, remnant vegetation, granite outcrops and the creekline, Rural uses are not considered viable in the main and would present ongoing concern in terms of nutrient runoff into the waterways.

Rural retreat development, coupled with the proposed comprehensive management provisions is recommended and is in conformity with Albany Local Planning Strategy and associated policies.

Attachment I

Landform Research

Land Capability & Geotechnical Assessment

Land Capability and Geotechnical Assessment

Location 1879,
Davies Road,
Lower Kalgan

November 2004



Land Capability and Geotechnical Assessment

Location 1879,
Davies Road,
Lower Kalgan

November 2004



Landform Research

Land Systems - Quarries - Environment
ABN 29 841 445 694

SUMMARY AND LAND CAPABILITY

Land Capability is the recognition of the suitability of a site for a proposed land use. An integral part of this process is the identification of issues and the way they can be managed to ensure that the proposed land use is sustainable and does not lead to significant environmental impacts.

Capability is also very much tied up with the creativity and determination of the planner and future land holders.

The Site

The site study is based on Location 1879, Davies Road, east of Oyster Harbour and south of Nanarup Road.

Current Land Use

Location 1879 has been used for broad acre agriculture for many years with the area being first settled in the 1830's. The more capable soils are cleared, although scattered Eucalypts remain on portions of the more rocky soils in the north.

The Lower Kalgan area has experienced changes in land uses in recent years with significant portions of the area being converted to small rural living. The adjoining land to the north and west has been subdivided for this purpose.

Some land use diversification has also been occurring locally on a small scale to orchards, horticulture, small scale tourist accommodation and hobby rural industries.

Opportunities and Constraints

Opportunities

- The sloping nature of the site with views to the south and west across to Oyster Harbour.
- The local area is increasingly being considered to be a tourist and rural living area
- The views and landscapes that can be obtained from parts of the site.
- Proximity to Albany and other tourist locations in the area such as the Porongurup and Stirling Ranges.
- The nearby land is increasingly being used for small scale diversified land uses and small rural residential holdings.
- Good reliable rainfall of about 800 mm with rainfall exceeding evaporation for 8 months of the year.
- The site is well drained.
- Remnant trees that can provide visual screening.
- Good quality water is available from the stream in the south.

Constraints

- Most parts of the site have limitations on ground and surface water availability.
- Water from the stream in the south may only be available to southern portions of the site.
- Some steeper slopes and rock outcrops occur in the north.
- Developments located on steeper slopes may require engineering input at the design and construction stages.

Potential and Likely Landuses

Whilst the land has some good Gravelly Loam soils other factors such as the steeper slopes combined with an existing small lot size and adjoining land that has been subdivided for rural living, all combine to mean that the best land use will most likely be rural living, depending on planning issues.

Environmental and other issues that have been identified for the proposed land use.

There are minimal significant environmental issues for small rural holdings on Location 1879.

Issue	Comment and Proposed Management	Conclusions and Reference
Nutrient export	<ul style="list-style-type: none"> • The soils have generally high nutrient retention capability, with some reduction in capability in sand over loam duplex soils. The soils are capable of accepting waste water from dwellings when waste water systems are correctly installed. • Setbacks from the existing creek will help reduce the potential for nutrient export. 	Nutrient management is discussed in 6.6 Nutrient Management.
Remnant vegetation	<ul style="list-style-type: none"> • The existing remnant trees are recommended for protection. • Stream line vegetation and vegetation associated with the rocky granite outcrops are recommended for protection and could form linkages to the remnant vegetation to the east. • Any additional planting of vegetation should provide linkages between the areas of remnant vegetation. 	Most of the remnant vegetation on site can be protected.

CONCLUSIONS

The soils have been assessed and the environmental issues considered.

The site is capable of accepting rural living lots. The soils are suitable for waste water disposal and the site joins approved small rural lots.

Environmental issues are not generally significant and can be readily managed.

Lindsay Stephens

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ATTACHMENTS

- Appendix 1 Rare and Priority Species
- Appendix 2 Soil Summary
- Appendix 3 Logs of Backhoe Holes

Limitations Table Land capability for Rural Lots and Dwellings

Soils - Land Capability Map
 Photographs

1.0 INTRODUCTION

A site study was carried out on Location 1879, Davies Road, Lower Kalgan on 31 March 2004 to map the soils and hydrology and provide geotechnical and land systems assessment, to determine the suitability of the land systems to support alternative land uses.

During this study auger holes were drilled as necessary to confirm soil type or gain information on the soils, the geology, and hydrology. A backhoe was used to obtain soil logs at six locations. The salinity of all water courses and water bodies was determined. In addition to field observations interpretations were made from aerial photography and research.

Site Description

Location 1879 lies on the western flanks of Mount Mason North to the east of Oyster Harbour. Whilst high scenic values can be obtained generally faces south.

The site is some 12 km north east from Albany town centre.

The general area has been used for agriculture for many years. The more capable soils are cleared, although portions of the more rocky soils in the north of the site remain as grazed remnant vegetation. Properties in this area were first settled in 1834, when Patrick Taylor established a farm to the north of Nanarup Road.

The Lower Kalgan area has experienced changes in land uses in recent years with significant portions of the area being converted to small rural holdings and lots. The adjoining land to the west and north has been subdivided to rural living lots.

Some land use diversification has been locally occurring on a small scale, to orchards, horticulture, small scale tourist accommodation and hobby rural industries.

2.0 EXISTING ENVIRONMENT

2.1 Geology and Geomorphology

The site lies on the western flanks of Mount Mason North dropping from 350 metres AHD in the north eastern corner down to 110 metres in the south western corner. Mount Mason North is a remnant granite/gneiss hill that has been of a similar form during recent geological time.

The granite and gneiss of Proterozoic age, with included occasional dolerite dykes were once covered by a laterite soil profile across the landscape, although this has been largely removed from Location 1879 apart from some gravel in some upper soil profiles.

Weathering of the granite to the east has released medium grained quartz sand that has been deposited in the small valley in the south.

2.2 Soils

Three main soils exist across Location 1879, reflecting the various regolith history of the weathering granite/gneiss basement.

Brown Gravelly Loams occur on the lower slopes in the east. These soils have yellow brown sandy gravel to 400 mm over lighter brown and yellow brown loam and clay subsoils.

These loam soils are developed on the deep weathering profile of the granite/gneiss basement with laterite gravel shed from upslope and degeneration of the laterite soil profile added to the upper horizons.

Slopes are moderate to steep.

Brown Sand over Loam Duplex

These occur on the lower slopes with sand to depths of approximately 300 mm over lighter brown and yellow brown loam and clay subsoils. The sands are medium grained quartz sand shed from weathering of granite up slope. Sand is more prominent at lower elevations along the creek line in the south west.

These loam soils are developed on the deep weathering profile of the granite/gneiss basement with quartz sand shed from upslope being added to the upper soil horizons.

Slopes are moderate to steep, becoming steeper upslope.

Rocky Loam

Where the basement granite has been exposed in the north and north east, brown loam and yellow brown loam with sandy surface horizons are present.

Basement granite/gneiss rock outcrop is frequent and slopes tend to be steeper.

The key soil types are listed below.

KEY	SOIL TYPE	DESCRIPTION
S/L	Brown Sand over Loam Duplex	Medium grained quartz sand depths of approximately 300 mm over lighter brown and yellow brown loam and clay subsoils. Sand is more prominent at lower elevations along the creek line. Slopes are moderate to steep, becoming steeper upslope.
R	Rocky Soils	Dark brown loam grading to lighter clays between common and frequently large granite outcrops. Steep slopes.
GL	Brown Gravelly Loams	Yellow brown sandy gravel to 400 mm over lighter brown and yellow brown loam and clay subsoils. Slopes are moderate to steep.

2.3 Climate

Weather data is recorded at Albany, but the local climate may be slightly different due to the orographic effects of the slopes of North Mount Mason.

The overall climate however is warm, dry summers with cool, wet winters.

Rainfall at Albany is about 800 mm per year.

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

coldest months. The cool winter temperatures can assist potential fruit crops that require a chill factor. Frosts are not common.

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

2.4 Vegetation

The better soils have been cleared apart from scattered trees which generally remain on the upper slopes in the north which were not suitable for cultivation but have been grazed.

Rare and Priority Species

A search was made of the CALM and WA Herbarium databases prior to the site inspection. The perennial species listed on those data bases are generally easily recognised and would be observable at this time of year. Whilst it was the wrong time of the year to observe annual species such as the Orchidaceae, they are unlikely to be present based on the lack of species, understorey and amount and continued grazing.

The CALM and WA Herbarium databases are shown in Appendix 2. No Declared Rare or Priority species were observed during the site inspection.

The tree species are Jarrah *Eucalyptus marginata* in one patch in the central north with Marri *E. calophylla* in the remainder and on the slopes. One plant of *Kingia australis* was observed associated with the granite outcrop. The vegetation was probably originally Jarrah-Marri Low Forest.

Agonis linearifolia Thicket occurs along the creek line, with the introduced Black Wattle *Acacia decurrens* occurring on the creekline in the central south.

A few minor weeds were noticed such as Ink Weed *Phytolacca octandra* around the granite outcrops.

Species List

All species noted during the site inspections are listed below:

Family	Genus/Species	Remnant Jarrah-Marri Low Forest	Creek line
Dasygogonaceae	<i>Kingia australis</i>	X	
Mimosaceae	<i>Acacia decurrens*</i>		X
Myrtaceae	<i>Agonis linearifolia</i>		X
	<i>Eucalyptus calophylla</i>	X	
	<i>Eucalyptus marginata</i>	X	

Vegetation Condition

Remnant vegetation only occurs along the creek line and associated with the granite outcrops in the north.

The vegetation condition is classified as "Completely Degraded" with a clump of "Good" condition associated with the creek.

2.5 Surface and Groundwater

Water runoff from the area can be significant during storm events down the steeper slopes to the creek.

The quality of the water in the creek at the time of the site inspection was 70 mSm or 385 mg/L salt, which is fresh (potable < 180 mSm).

No seepages were observed on the upper or lower slopes.

2.6 Fauna

The amount of fauna is directly related to the proportion of remnant indigenous vegetation. Even isolated trees have habitat potential and the clumps of remnant trees are correspondingly important. The scattered trees in the north, and the vegetation associated with the creekline, will provide habitat for birds, with some small reptiles likely to be associated with the granite outcrops. Frogs are likely along the creek line.

The survival of fauna is dependant on the retention of habitat, land uses on already cleared areas and education of landholders.

2.7 Heritage

Aboriginal Sites

The Department of Indigenous Affairs database has no known aboriginal sites recorded for the property. Clearing was commenced generally in the area in the mid 1830's and thus much of the site has been disturbed for many years. On the other hand aboriginal sites are known from nearby, such as the stone fish traps in Oyster Harbour.

There are many developments in closer proximity to the fish traps than this site.

European Heritage

Whilst the site has been farmed for many years there are no heritage features on site.

3.0 HYDROLOGICAL ASSESSMENT - WATER AVAILABILITY

Surface water runoff can be significant from sloping land such as this during storm events and in winter when the soils are saturated.

Calculations of runoff can be estimated based on Coles and Moore, 1998, *Runoff and Water Erosion*, in Soil Guide, Agriculture WA, Bulletin 4343 which assumes approximately 70 mm runoff for an 800 mm rainfall and a 90% exceedance rate. Runoff from the granite outcrops is likely to be greater.

Small quantities of water could be captured by dams located on the slopes but without seepages these may not hold water through summer. Water is associated with the creek, and a bore or dam may be possible adjacent to the watercourse.

In general therefore there is only likely to be sufficient water for stock, and with small rural lifestyle lots scheme or other water may be required to supply stock.

A calculation of the quantity of water able to be captured can be made.

Using a conservative figure of 70 mm runoff from the loamy slopes and say 100 mm for steeper slopes this will generate 700 - 1000 kL/ha/year. Water harvesting techniques may have to be used. These would include

- Forming contour drains feeding to storage dams in lower elevations. The contour drains will need to be cut into the clayey subsoils.
- Directing the collected water to dams.

Water quality is expected to be good and suitable for all uses.

Potable water can be provided by 90 000 - 140 000 litre rainwater tanks.

4.0 ALTERNATIVE LANDUSES

Whilst the site has some good quality soils, the soils are steep and there is a significant amount of rocky soils with granite outcrop. The site is also restricted by the creek in the south. Land to the east and north has been subdivided to rural living. When taking into account all the factors, a change to rural living is possibly a likely and desirable outcome depending on planning issues.

A change of land use could provide reductions in nutrients and help satisfy market demands for lots of this type.

5.0 GEOTECHNICAL FACTORS

5.1 Foundation Stability

Whilst the site is underlain by granitic rocks, the steeper slopes and subsoil loam and clay require consideration when developed. However the soil conditions are similar to the steeper parts of the Albany townsite.

Restrictions on foundation conditions can be overcome by engineering input and design.

Slopes across the site vary from 10 to 15% with minor localised steeper areas.

Foundation stability is provided in the table below for the soil types present, but is generalised only for those soil types. Depending on the nature of the proposed development, the design and earthworks, Site Class P may apply. For example constructions requiring more than 400 mm natural fill and/or 800 mm sand fill should be classified as Site Class P to ensure adequate compaction to prevent differential settling.

Winter rainfall has not been as great over the past few years and the soils are not as wet as they would have been previously. In a sequence of wet years it can be expected that the soils of the lower slopes would have higher moisture levels, based on the duplex nature of the soils.

Management Actions that may be used to improve foundation stability could include but not be limited, to the following. See Australian Geomechanics Journal March 2000 (*Landslide Risk Management*). The following are engineering practices for sloping soils that have been used, for example, in the construction of dwellings within the Albany townsite.

- Provide upslope cut off drains
- Do not load soils with water, up slope of developments.
- Minimise the depth of cut and fill.
- Ensure natural soil fill is adequately compacted, especially where dry clay is used as fill in summer.
- Provide retaining walls and structures for fill.
- Retain trees on steeper slopes and plant further trees.
- Consider the use of flexible or split level structures
- Secure or remove any loose boulders
- In some situations sub-surface drainage may be required.
- Place retaining walls on natural basement rock where possible
- Design for lateral creep pressures on slopes.
- Use rows of piers or strip footings orientated up slope on sloping ground.
- Design drains to minimise erosion.
- Minimise water loading of soils.

Soil Description	Foundation Soil Stability	AS 2870 Site Class	Ease of Excavation	Constraint which may be present. See Table in Appendix 3
Brown Sand over Loam Duplex	Moderate	S - M *	Moderate to high	a c t
Rocky Soils	High	S - M *	Can be very low	a k n r v x
Brown Gravelly Loams	Moderate	S - M *	Moderate to high	---

* Site Class P may apply. For example constructions requiring more than 400 mm natural fill and/or 800 mm sand should be classified as Site Class P to ensure adequate compaction to prevent differential settling.

Individual site assessments are recommended for developments because soil conditions change laterally.

	GEOTECHNICAL ISSUE	MANAGEMENT
5.1.1	Foundation stability	<ul style="list-style-type: none"> • See the above Management Actions for some methods of reducing potential foundation limitations on steeper slopes and more clayey soils. • Compaction of clay fills can be difficult when dry or may potentially expand when wetted. Clay is therefore not recommended for fill. • Foundation stability for developments on the more gentle slopes is high, AS 2870 Site Class S but M on steeper slopes. • Developments requiring more than 400 mm fill may be AS 2870 Site Class P with engineering input into the design and placement of footings. • Clay based fill should not be loaded with water from above as this will decrease stability. • Individual site assessments are recommended for developments because soil conditions change laterally.

5.2 Drainage and Flood Risk

Flood data is not known, but on geomorphological and field evidence, the only risk areas are storm flows from upslope which will be minor and localised and along the creekline for which setbacks will apply.

	GEOTECHNICAL ISSUE	MANAGEMENT
5.2.1	Flood risk	<ul style="list-style-type: none"> Setbacks from the creek will be required.

5.3 Stability of Dams

There is potential for dams to be located on slopes. Construction is recommended to be by an experienced operator because of the risk of slope failure for inadequate structures.

	GEOTECHNICAL ISSUE	MANAGEMENT
5.3.1	Stability of dams	<ul style="list-style-type: none"> Any dam should be constructed by or supervised by an experienced operator. Dwellings should not be located downstream of dams.

5.4 Capability for On Site Effluent Disposal

Phosphate Retention Indices (PRI) of all soils on site are high when compared to the database of type soils held by Landform Research for PRI and with Chemistry Centre data. However the sandy upper soil horizons that occur on top of some soil units have reduced water retention and therefore lower phosphate retention. For example waste water could run laterally through the more sandy surface soils especially near the creek and not be retained for sufficient time within the soil profile.

PRI tests can frequently be misleading because all materials greater than 2 mm are sieved from the sample prior to testing. This means that a gravelly material will have the phosphate retaining gravel removed from the sample prior to testing, most likely resulting in a PRI value much different to the actual situation. On the other hand clay normally has a high PRI, but in the field duplex soils and reduced permeability means that nutrient enriched water will often not or only slowly penetrate the clay layer. This can show lower phosphate retention in the field than indicated by the PRI. In the case of the subject land interpretations of the nutrient management of the soils is felt to be more valid.

Nitrogen loss will occur in moist soil conditions through denitrification if water is retained for sufficient time. See 6.6 Nutrient Management.

Soil Description	Effluent Disposal	Comment
Brown Sand over Loam Duplex	Low to High	See 5.4.1 below
Rocky Soils	High where waste water is contained in loam soils between outcrops, otherwise very low	See 5.4.1 below
Brown Gravelly Loams	Moderate to High	See 5.4.1 below

Permeability and Infiltration Results

No permeability or infiltration tests were conducted on this site. Samples were conducted on the adjoining lots to the north and west in the same soil types and these can be used to indicate the permeability because they were undertaken in winter conditions.

Those infiltrations tests were established according to the Health Regulations. However no aggregate was used and the holes were not scraped out the next morning because it was felt that this gives a more realistic reading, with the settled clays being similar to organic sludge that can accumulate in leach drains. Testing soils in this manner cannot compensate for any

micropores in the soil due to invertebrate or other soil fauna activity that may not occur under a leach drain.

Based on those tests and soil observations some subsoils with a significant clay content had slow infiltration of greater than 60 minutes for 25 mm. The upper soil horizons were found to be better. Therefore inverted and semi inverted leach drains or alternative waste water treatment systems are recommended.

	GEOTECHNICAL ISSUE	MANAGEMENT
5.4.1	Site Capability for Effluent Disposal	<ul style="list-style-type: none"> • Conventional septic systems are recommended to be inverted or semi inverted, and banded by natural loam or gravel soils on the down slope side or installed with an impermeable membrane setback from the side of the leach drain on the down slope side to assist in waste water penetrating the natural soils. • Alternative effluent systems are with waste water disposal areas to be sized according to underlying subsoil permeability. 10L/m² is regarded as acceptable. • Appropriate setbacks will be required from water bodies. A buffer of 50 metres for development and alternative waste water disposal and 100 metres for a conventional septic system to the creek line is recommended. • Stormwater drainage and retention may be required.

5.5 Landslip Risk

The site is underlain by granitic basement close to the surface, with frequent outcrop in the central and northern parts.

An assessment of the Landslip Risk using Australian Geomechanics Guidelines lists a Low to Moderate Risk of minor structural damage such as separations, cracking and minor movements on the steeper slopes.

Potential slippage on slopes relates to foundation stability and is considered under 5.1 Foundation Stability. Under that section a range of potential management actions are listed, based on the Australian Geomechanics Society Guidelines, together with the site classification based on AS2870. Some sites may require a Site Class P where engineering input is required.

	GEOTECHNICAL ISSUE	MANAGEMENT
5.5.1	Landslip Risk	<ul style="list-style-type: none"> • Covered by the considerations in 5.1 Foundation stability.

6.0 ENVIRONMENTAL MANAGEMENT

The following items are identified as the most likely to impact on the environment. These items can be managed by the implementation of the management recommendations. Other items are unlikely to impact or the impact is regarded as small.

6.1 Aesthetics

The site lies to the south of Nanarup Road protected visually from Nanarup Road by being located on a south facing slope.

Portion of the site will be able to be seen from Gull Rock and Davies Road, but probably only as glimpses.

Developments will be partially protected by existing vegetation on site and on adjoining properties.

The colour and style of developments should be visually compatible with the area.

	ENVIRONMENTAL ISSUE	MANAGEMENT
6.1.1	Remnant vegetation	<ul style="list-style-type: none"> Development should include preservation of existing remnant vegetation. Mature trees should be preserved and protected from grazing pressure.
6.1.2	Dwellings, fences and other developments are to be aesthetically compatible with the area.	<ul style="list-style-type: none"> Restrictions can be placed on the use of visually non compatible materials.
6.1.3	Potential land uses	<ul style="list-style-type: none"> Scattered dwellings on smaller rural holdings are becoming more common in the Kalgan area, even on sloping sites. For example adjoining subdivisions to the north and west. The existing trees, landform and roadside vegetation provide screening from most of the surrounding areas.

6.2 Preservation of Agricultural Land

Whilst the site has some good quality soils the soils are steep and there is a significant amount of rocky soils with granite outcrop. The site is also restricted by the creek in the south. Adjoining land to the north and west has been subdivided to rural living.

The site forms a disjointed small holding in an area currently experiencing subdivision pressure and therefore this loss of less productive land will not be significant.

	ENVIRONMENTAL ISSUE	MANAGEMENT
6.2.1	Protection of agricultural land	<ul style="list-style-type: none"> Significant constraints apply to agriculture use on site and the loss of this type of land is not considered significant.
6.2.2	Soil Preservation	<ul style="list-style-type: none"> Restrictions could be placed on stocking rates to Agriculture WA standards, to ensure soil preservation on the soils.

6.3 Land Use Buffers

The adjoining land to the north and west has been subdivided to rural living and thus the land use on site is compatible with those land uses. Dwellings are present to the south and the land to the east is remnant vegetation.

	ENVIRONMENTAL ISSUE	MANAGEMENT
6.3.1	Lot sizes	<ul style="list-style-type: none"> Lot sizes are more related to planning issues than land capability. Most soils are capable of effluent disposal systems on lots as small as 2 000 m², although planning and servicing considerations will determine the actual lot sizes, which will be larger than this minimum size.
6.3.2	Buffers	<ul style="list-style-type: none"> No special buffers required.

6.4 Rivers and Streams

There is only one watercourse in the south of the site.

A buffer for development from this creekline is recommended. This could be 50 metres for development and alternative waste water disposal and 100 metres for a conventional septic system. Natural regeneration (*Agonis linearifolia*) of this buffer would occur from the existing vegetation if stock were excluded and the *Acacia decurrens* are removed.

	ENVIRONMENTAL ISSUE	MANAGEMENT
6.4.1	Stream side vegetation	<ul style="list-style-type: none"> It is recommended that there be no clearing of the vegetation along the watercourse.
6.4.2	Stream flows	<ul style="list-style-type: none"> Stream flows entering the site are unlikely to be available to future land holders who may not hold riparian rights. Environmental flows should be maintained, and any dam or bore should be set back from the watercourse.

6.5 Flora and Fauna

The only remnant vegetation are scattered Eucalypt trees (see 2.4 Vegetation).

Stream side vegetation should be retained. There is an opportunity to form corridors along the north and along the creek line to link to the remnant vegetation to the east.

The remnant vegetation to the east outside the site is in good or better condition and the subdivision should not impact on that vegetation. A 10 metre buffer of planted local vegetation can be used to provide a buffer to the remnant vegetation. The buffer can provide a means of trapping and controlling weeds before they enter the adjoining remnant vegetation. This needs to be balanced against the need to provide for low fuel buffers.

The protection of flora, fauna and biodiversity depends on the maintenance and enhancement of habitat. As the vegetation is recommended to be retained and linkages upgraded, the existing fauna is unlikely to be significantly impacted on by any changes in land use on the existing cleared areas.

	ENVIRONMENTAL ISSUE	MANAGEMENT
6.5.1	Flora and fauna corridors	<ul style="list-style-type: none"> • Mature trees should be preserved where possible. • Clearing restrictions and the use of building envelopes are recommended to be applied to the remnant trees. • Stream line vegetation and vegetation associated with rock soils and outcrops should be protected. • It may be possible, when considering additional screening belts, to link the vegetation remnants along the creek and across the north of the site, towards the remnant vegetation to the east. • A 10 metre vegetated buffer to the remnant vegetation to the east could be considered. This needs to be balanced against the need to provide for low fuel buffers.
6.5.2	Remnant vegetation	<ul style="list-style-type: none"> • See Flora and Fauna corridors above.

6.6 Nutrient Management

Currently potential nutrient export comes from the washing of fertiliser, soil particles and manure down the sloping soils to the creek line during the significant rainfall events. The worst time for nutrient export from grazing is during summer storms and in winter when the soils are saturated.

The presence of dung beetles increases the rate of nutrient recycling and thus reduces the potential for nutrient export.

As the site is proposed for rural small holdings waste water disposal will be the main issue.

Effluent Disposal

The capability of the soils for waste water disposal is considered under 5.4 Capability for Onsite Effluent Disposal. This section considers the fate of nutrients and their potential to be exported from the site.

The main issue with effluent disposal is the design and placement of the system to ensure adequate microbial purification and retention of nutrients. The gravelly loam and loam soils have high capability for waste water disposal. However the duplex nature of the sandy upper horizons and slower permeability of the subsoils mean that consideration must be given to the potential for lateral leakage.

Research by Gerritse et al 1995A, on leach drains servicing septic tanks in the Perth Hills in gravel soils, shows that under wet conditions nitrogen is effectively lost within 10 metres. Other studies, for example Dawes and Goonetilleke, found that all nitrogen can be lost within 1 metre in damp soil conditions. Moist soils in the Albany area would behave in a similar manner and contribute to nitrogen recycling back to the atmosphere.

Gerritse et al, 1995B, found that all phosphate was adsorbed within 2 metres from a 7 year old leach drain in Yarrigal loam soils that are not unlike the loam clay soils on site, and within 5 metres for a 6 year old leach drain in Dwellingup Gravels which have some similarity with the gravelly loam soils. Gerritse and Adeney 1992, in an analysis of urban areas in the hills of Perth on lot sizes as small as 2 000m², found that the export of nutrients in streams was low, in the order of micrograms/litre. Nitrogen losses were only 5% of the input concentrations. These soils are not dissimilar to those on the study site. Thus when properly installed it is not expected that there will be a significant nutrient impact arising from residential and small rural holdings on appropriately sized lots.

Leach drains of conventional septic systems are suitable but should be inverted or semi inverted. Leach drains installed in these soils are recommended to be banded by natural soil to prevent waste water short circuiting the soils. On the other hand alternative waste water systems are acceptable. When waste water penetrates the soils, good nutrient management and microbial purification should result.

Nutrient Loadings and Stocking Rates

Stocking rates for soils of the site are estimated to be 10 DSE for dry pasture and where limited supplemental feed is supplied. Stocking rates should be to Department of Agriculture recommendations.

Estimations of the actual nutrient loading at this stage are difficult because the nature of any alternative land uses is not known in addition to the fate of nutrients as a result of denitrification, volatilisation of ammonia, recycling, uptake by vegetation and soil phosphate adsorption.

With a current average stocking rate of 10 DSE, the estimated nutrient loading when fully stocked with sheep or equivalent numbers of stock could be 106 kg N/ha/year and 14.63 kg P/ha/year. The likely nutrient loading, and its potential export following subdivision and potential changed activities can only be estimated because of the variable nature of the land uses possible.

A typical conventional septic system releases 5.5 kg P year and 18 kg N/year. However allowing for six chickens, a dog and cat and a 250 m² area of fertilised horticulture, a further loading of 12.3 kg N/year and 5.2 kg P/year can be added for the dwelling area. (Data from Select Committee on Metropolitan Development and Groundwater Supplies, Legislative Assembly 1994 and Nitrate management in the Jandakot UWPCA, Dames and Moore, undated). One horse is estimated at 60 kg N/year and 11 Kg P/year, and one sheep 10.06 kg N/year and 1.47 Kg P/year. Data for cattle from Select Committee on Metropolitan Development and Groundwater Supplies shows cattle as 57.4 kg N/year and 17.6 kg P/year. The value for phosphorous may be too high for cattle not fed introduced feed.

Data for typical land uses listed below, which might be used at some stage in the future, show that overall nutrient loading is unlikely to rise with changes in land use, and with continued grazing there will also be no change.

Typical nutrient loadings of some land uses

Possible lot size and activity	Nitrogen loading per hectare	Phosphorous loading per hectare	Likely nutrient scenario
Estimated average current stocking rate over the whole property 10 DSE per hectare	106 kg N/ha/year	14.63 kg P/ha/year	Possible nutrient loss through washing of dung down slope during waterlogged conditions and during storms.
2 hectare rural living property, conventional septic system, garden, dog and cat as listed above and 1 horse	45.2 kg N/ha/year	10.9 kg P/ha/year	Unlikely to be nutrient export when correctly established.
0.5 hectare rural living property, conventional septic system, no stock, but garden and dog and cat as listed above	60.6 kg N/ha/year	21.4 kg P/ha/year	Unlikely to be nutrient export when correctly established.

	ENVIRONMENTAL ISSUE	MANAGEMENT
6.6.1	Effluent disposal	<ul style="list-style-type: none"> • Soil types are suitable for conventional septic systems with some care required in the sand over clay duplex soil types. • See 5.4.
6.6.2	Potential water pollutants.	<ul style="list-style-type: none"> • Surface run off from hard surfaces should be fed through detention basins and soak wells. • Constructed dams should incorporate sediment traps. • Normal soil management practices such as maintaining adequate pasture filter strips, contour cultivation, contour banks as necessary and sediment traps will reduce potential loss of solid particles. • Dung beetles are active on the site in winter, reducing potential nutrient loss from stock. • A buffer of 50 metres for development and alternative waste water disposal and 100 metres for a conventional septic system to the creek line is recommended.

6.7 Salinity

There is no evidence of salinity. In granite country such as this where the soils are relative shallow and the rainfall high, the salt is normally already flushed out and there is little risk of significant increases in salinity. Minor salt is added from waste water but this is not considered significant considering the likely lot sizes.

Surface water tested was less than 70 mSm (potable water < 180 mSm).

The potential impact on salinity is therefore regarded as low and it is unlikely that there will be any changes to salinity as a result of more intensive land uses.

	ENVIRONMENTAL ISSUE	MANAGEMENT
6.7.1	Salinity	<ul style="list-style-type: none"> • Unlikely to be any significant changes to the regime.

6.8 Stormwater, Erosion Potential and Soil Management

The potential for wind erosion of the site is minimal in soils such as this.

Potential water erosion is confined to the steeper slopes, drainage lines and gutters which direct and concentrate water. Currently there is minor evidence of water erosion in the eastern gully.

Some management activities that could be used to prevent soil degradation could include;

- constructing roads, fencelines and firebreaks in locations which are less likely to lead to soil erosion.
- planting deep rooted species.
- agricultural practices suited to the retention of adequate vegetation over summer, use of perennial species etc.
- utilisation of grassed waterways, drains and filter strips.
- minimisation of vehicular traffic to prevent compaction.

With subdivision and development there is potential for further planting of trees to assist soil management.

Stormwater from hard surfaces can either be detained on site or directed over broad areas such as swale drains and the like or shallow detention wetlands prior to release to the water course. On the other hand the storm water could be directed to storage dams for use on site. Road drainage and other surface drainage facilities should have baffles and other restraining devices built into them to minimise erosion.

	ENVIRONMENTAL ISSUE	MANAGEMENT
6.8.1	Water erosion	<ul style="list-style-type: none"> • <i>EPA Guidance Number 26, Management of Surface Runoff from Industrial and Commercial Sites (draft) 1999.</i> • <i>See Engineers Australia 2003, Australian Runoff Quality, National Committee on Water Engineering.</i> • <i>Stormwater Management Manual for Western Australia, Department of Environment WA, 2004.</i> • <i>Guidelines for Groundwater Protection in Australia, ARMCANZ, ANZECC, September 1995.</i> • <i>Environmental Protection Authority Victoria/ Melbourne Water, undated, Urban Stormwater, Best Practice Environmental Management Guidelines</i> • <i>Water and Rivers Commission, 1998, Manual for Managing Urban Stormwater Quality in Western Australia.</i> <ul style="list-style-type: none"> • Surface run off from hard surfaces could be fed through shallow vegetated detention basins that can act as wetlands, prior to emptying to drainage lines • Dung beetles are active on the site in winter, reducing potential nutrient loss from stock. • Swale drains and detention basins could be formed as grassed areas, 300 mm deep, with a 1 : 10 year rainfall event retention time of 20 hours. (See Water and Rivers Commission, 1998, <i>A Manual for Managing Urban Stormwater Quality in Western Australia</i>, Water and Rivers Commission. See 3.17 Grass Swales (BMP14) page 100 and Extended detention Basins (BMP17) page 108 of that document). • Stormwater from roofs could be used as a potable water source or should be retained on each lot. • Agricultural practices should reflect the sloping nature of some soils • Maintenance of adequate vegetation through summer is normal best practise to reduce the potential for soil erosion.
6.8.2	Wind erosion	<ul style="list-style-type: none"> • No special recommendations required.

6.9 Fire Control

Fire Control falls under the Bush Fires Control Act (as amended) and the City of Albany.

Any constructed dams and water tanks on properties can be used as a water source for fire fighting.

Planning For Fire, 2001 (WAPC and FESA) provides guidance on the management of the subdivision-bushland interface in Part 3. Guidelines on the acceptable road designs are incorporated into Part 3 of the document. In general the conditions require a 100 metre fuel

reduction zone and good vehicular access and escape for adjoining vegetation such as that to the east. The 100 metres could, for example, consist of the fuel reduction zone of say 60 metres, a 20 metre road reserve and road, and 20 metres setback on individual lots or 40 metres setbacks. Discussions with the local fire officer are recommended.

	ENVIRONMENTAL ISSUE	MANAGEMENT
6.9.1	Fire Risk	<ul style="list-style-type: none"> • See Planning For Fire, 2001 (WAPC and FESA) Part 3. • Access and fire management should be discussed with the relevant fire control officer. A Fire Management Plan may be required to sufficiently address all issues.

6.10 Social Impacts

The social impact of possible changes to rural living will be similar to the impacts arising from the subdivisions to the north and west. This subdivision is much smaller and therefore any changes are likely to be minor. Location 1879 is only 14 hectares.

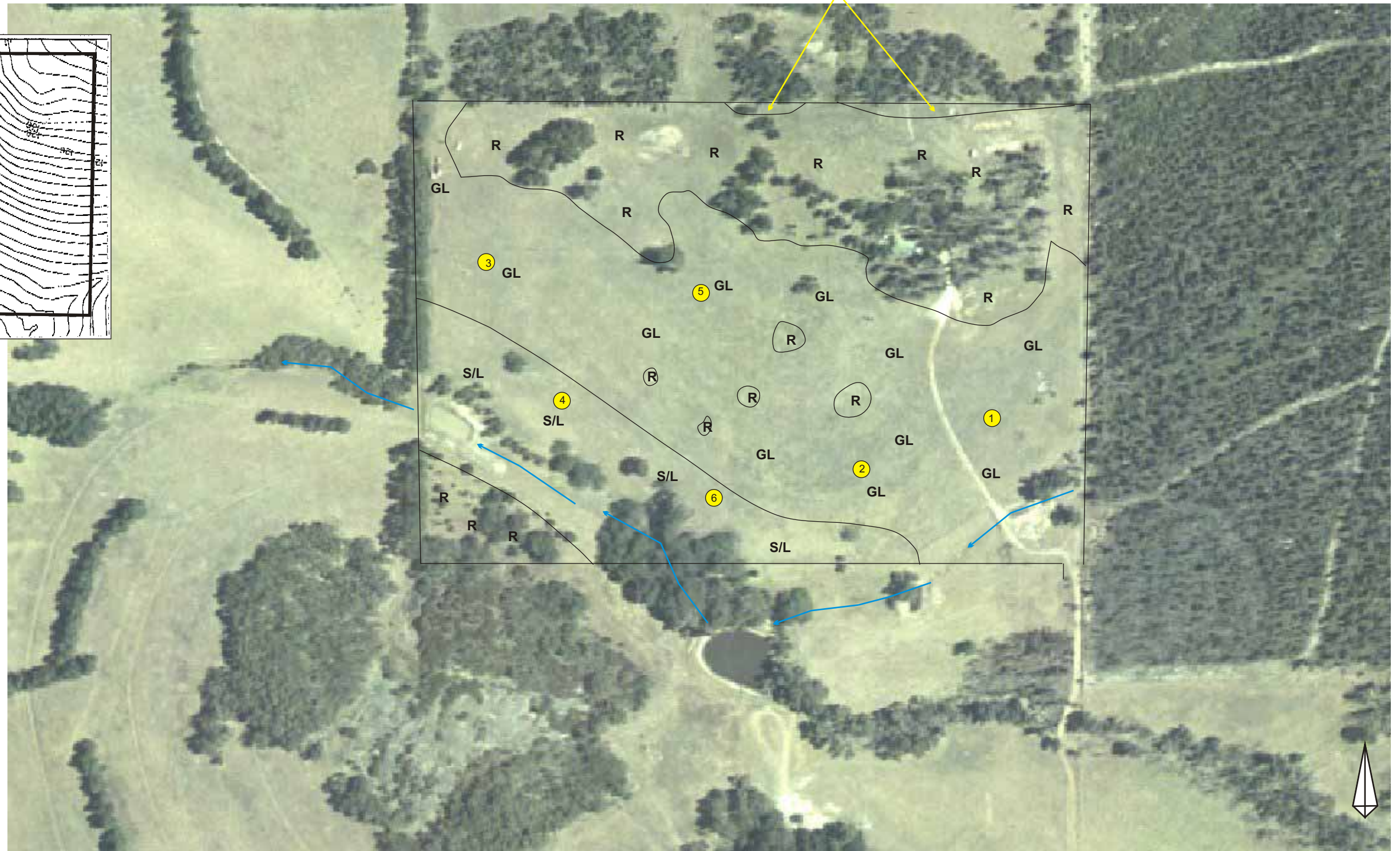
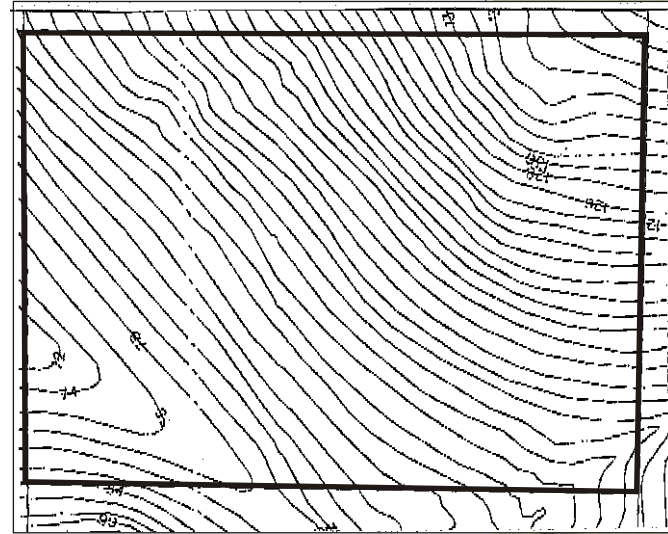
Diversification of land uses can be of significant benefit to the local community through the provision of additional tourist facilities, and the introduction of more residents to the area.

Heritage areas of the site can be better protected and linked to future developments.

	ENVIRONMENTAL ISSUE	MANAGEMENT
6.10.1	Social impact	<ul style="list-style-type: none"> • No action necessary apart from protection measures and incorporation of heritage into planning for the site.

REFERENCES

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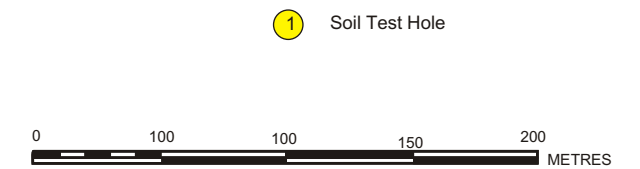


KEY	SOIL TYPE	DESCRIPTION
S/L	Brown Sand over Loam Duplex	Medium grained quartz sand depths of approximately 300 mm over lighter brown and yellow brown loam and clay subsoils. Sand is more prominent at lower elevations along the creek line. Slopes are moderate to steep, becoming steeper upslope.
R	Rocky Soils	Dark brown loam grading to lighter clays between common and frequently large granite outcrops. Steep slopes.
GL	Brown Gravelly Loams	Yellow brown sandy gravel to 400 mm over lighter brown and yellow brown loam and clay subsoils. Slopes are moderate to steep.

KEY	SOIL TYPE	Foundation Stability	Effluent Disposal	Constraint See Table
S/L	Brown Sand over Loam Duplex	S-M*	Low to High	act
R	Rocky Soils	S-M*	Generally low but can be High where waste water is confined to loam soils	aknrvx
GL	Brown Gravelly Loams	S-M*	Moderate to High	---

* Site Class P may apply. For example constructions requiring more than 400 mm natural fill and/or 800 mm sand should be classified as Site Class P to ensure adequate compaction to prevent differential settling.

Individual site assessments are recommended for developments because soil conditions change laterally.



SOILS - LAND CAPABILITY
LOCATION 1879, DAVIES ROAD,
LOWER KALGAN

Landform Research November 2004
 Basemap: DOLA Air Photo Scale 1 : 3 000 at A3



View from north western corner to the south east



View from the central north to the south west



Soil test hole 3



View from the central west up slope towards the north eastern corner



Rocky soils in the central north with *Eucalyptus calophylla*



Soil test hole 5, looking towards the rocky soils

PHOTOGRAPHS	
LOCATION 1879, DAVIES ROAD, LOWER KALGAN	
Landform Research	March 2004

Your Ref:
 Our Ref: 2001F001173V07
 Enquires: John Riley
 Phone: (08) 9334 0123
 Fax: (08) 9334 0278
 Email:



Landform Research
 25 Heather Road
 ROLESTONE WA 6111

Dear Mr Stephens

REQUEST FOR RARE FLORA INFORMATION

I refer to your request of 19 March 2003 for information on rare flora in the Kalgan area. The search co-ordinates used were 34° 54' - 34° 59' S and 117° 52' - 118° 3' E.

A search was undertaken for this area of (1) the Department's *Threatened (Declared Rare) Flora* database (for results, if any, see "Summary of Threatened Flora Data" – coordinates are GDA94), (2) the *Western Australian Herbarium Specimen* database for priority species opportunistically collected in the area of interest (for results, if any, see "WAHERB Specimen Database General Enquiry" – coordinates are AGD84) and (3), the Department's *Declared Rare and Priority Flora List* [this list, which may also be used a species target list, contains species that are declared rare (Conservation Code R or X for those presumed to be extinct), poorly known (Conservation Codes 1, 2 or 3), or require monitoring (Conservation Code 4) – for results, if any, see "Declared Rare and Priority Flora List"].

Attached also are the conditions under which this information has been supplied. Your attention is specifically drawn to the seventh point which refers to the requirement to undertake field investigations for the accurate determination of rare flora occurrence at a site. *The information supplied should be regarded as an indication only of the rare flora that may be present and may be used as a target list in any surveys undertaken.*

An invoice for \$200 (plus GST) to supply this information will be forwarded.

It would be appreciated if any populations of rare flora encountered by you in the area could be reported to this Department to ensure their ongoing management.

If you require any further details, or wish to discuss rare flora management, please contact my Principal Botanist, Dr Ken Atkins, on (08) 9334 0425.

Yours faithfully

.....
 for Keiran McNamara
 ACTING EXECUTIVE DIRECTOR

19 March, 2003

ATTACHMENT

DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT

RARE FLORA INFORMATION

CONDITIONS IN RESPECT OF SUPPLY OF INFORMATION

1. All requests for data to be made in writing to the Executive Director, Department of Conservation and Land Management, Attention: Administrative Officer Flora, Wildlife Branch.
2. The data supplied may not be supplied to other organisations, nor be used for any purpose other than for the project for which they have been provided, without the prior written consent of the Executive Director, Department of Conservation and Land Management.
3. Specific locality information for Declared Rare Flora is regarded as confidential, and should be treated as such by receiving organisations. Specific locality information for DRF may not be used in public reports without the written permission of the Executive Director, Department of Conservation and Land Management. Publicly available reports may only show generalised locations or, where necessary, show specific locations without identifying species. The Department is to be contacted for guidance on the presentation of rare flora information.
4. Note that the Department of Conservation and Land Management respects the privacy of private landowners who may have rare flora on their property. Rare flora locations identified in the data as being on private property should be treated in confidence, and contact with property owners made through the Department of Conservation and Land Management.
5. Receiving organisations should note that while every effort has been made to prevent errors and omissions in the data provided, they may be present. The Department of Conservation and Land Management accepts no responsibility for this.
6. Receiving organisations must also recognise that the database is subject to continual updating and amendment, and such considerations should be taken into account by the user.
7. It should be noted that the supplied data do not necessarily represent a comprehensive listing of the rare flora of the area in question. Its comprehensiveness is dependant on the amount of survey carried out within the specified area. The receiving organisation should employ a botanist, if required, to undertake a survey of the area under consideration.
8. Acknowledgment of the Department of Conservation and Land Management as source of the data is to be made in any published material. Copies of all such publications are to be forwarded to the Department of Conservation and Land Management, Attention: Principal Botanist, Wildlife Branch.

THE DEPARTMENT OF CONSERVATION AND LAND
MANAGEMENT

DECLARED RARE AND PRIORITY FLORA LIST

for Western Australia

CONSERVATION CODES

R: Declared Rare Flora - Extant Taxa

Taxa which have been adequately searched for and are deemed to be in the wild either rare, in danger of extinction, or otherwise in need of special protection, and have been gazetted as such.

X: Declared Rare Flora - Presumed Extinct Taxa

Taxa which have not been collected, or otherwise verified, over the past 50 years despite thorough searching, or of which all known wild populations have been destroyed more recently, and have been gazetted as such.

1: Priority One - Poorly known Taxa

Taxa which are known from one or a few (generally <5) populations which are under threat, either due to small population size, or being on lands under immediate threat, e.g. road verges, urban areas, farmland, active mineral leases, etc., or the plants are under threat, e.g. from disease, grazing by feral animals, etc. May include taxa with threatened populations on protected lands. Such taxa are under consideration for declaration as 'rare flora', but are in urgent need of further survey.

2: Priority Two - Poorly Known Taxa

Taxa which are known from one or a few (generally <5) populations, at least some of which are not believed to be under immediate threat (i.e. not currently endangered). Such taxa are under consideration for declaration as 'rare flora', but are in urgent need of further survey.

3: Priority Three - Poorly Known Taxa

Taxa which are known from several populations, and the taxa are not believed to be under immediate threat (i.e. not currently endangered), either due to the number of known populations (generally >5), or known populations being large, and either widespread or protected. Such taxa are under consideration for declaration as 'rare flora' but are in need of further survey.

4: Priority Four - Rare Taxa

Taxa which are considered to have been adequately surveyed and which, whilst being rare (in Australia), are not currently threatened by any identifiable factors. These taxa require monitoring every 5-10 years.

REPORT ITEM PD087 REFERS

ABBREVIATIONS USED IN THREATENED FLORA DATABASE PRINTOUTS

VESTING

AGR Chief Exec Dept of Agriculture
 ALT Aboriginal Land Trust
 BAP Baptist Union of WA Inc
 BSA Boy Scouts Association
 CC Conservation Commission -NPNCA
 CGT Crown Grant in Trust
 COM Commonwealth of Australia
 CRO Crown Freehold-Govt Ownership
 DOL Dept of Land Administration
 DPU Ministry for Planning
 EXD Exec Direc CALM
 FRE Freehold
 HOW Homeswest
 ILD Industrial Lands Develop. Auth
 JOI Joint Vesting-NPNCA & Shire
 LAC LandCorp
 LFC Lands and Forests Commission
 MAG Minister for Agriculture
 MED Ministry of Education
 MHE Minister for Health
 MIN Minister for Mines
 MPL Ministry for Planning
 MPR Minister for Prisons
 MRD Main Roads WA
 MTR Minister for Transport
 MWA Minister for Water Resources
 MWO Minister for Works
 NAT Natural Trust of Australia WA
 NON Not Vested
 NPN NPNCA
 OTH Other
 PRI Private
 RAI Westrail
 SEC Western Power
 SHI Shire
 SPC State Planning Commission
 TEL Telstra
 TGR Timber Govt Requirement
 TOW TOWN
 UNK Unknown
 WAT Water Corporation
 WEL Minister Community Welfare
 WRC Water & Rivers Commission
 XPL Ex-Pastoral Lease

PURPOSES

ABR Aboriginal Reserve
 AER Aerodrome
 CAM Camping
 CAR Caravan park
 CEM Cemetery
 CFA Conservation of Fauna
 CFF Conservation Of Flora & Fauna
 CFL Conservation of Flora
 CHU Church
 CPK Car Park
 COM Common
 CON Conservation Park
 DEF Defence
 DRA Drain
 EDE Educational Endowment

EDU Educational purposes UWA
 ENE Enjoyment of Natural Environ.
 EXC Excepted from sale
 EXL Exploration Lease
 EXP Experimental Farm
 FIR Firing Range
 FOR State Forest
 GHA Grain Handling
 GOL Golf
 GRA Gravel Pit
 GRE Green Belt
 GVT Government Requirements
 HAR Harbour Purposes
 HEP Heritage Purposes
 HER Heritage trail
 HOS Hospital
 KEN Kennels
 MIN Mining lease
 MUN Municipal Purposes
 NPK National Park
 NRE Nature Reserve
 OTH Other
 PAC Public access
 PAR Parkland (& Recreation)
 PAS Pastoral lease
 PFL Protection of Flora
 PIC Picnic ground
 PLA Plantation
 POS Public Open Space
 PPA Public parkland
 PRS Prison site
 PUT Public Utility
 QUA Quarry
 RAD Radio Station
 RAC Racecourse
 REC Recreation
 REH Rehabilitation
 RNP Re-establish Native Plants
 RRE Railway Reserve
 RUB Rubbish
 SAN Sand
 SCH School-site
 SET Settlers requirements
 SHI Shire Requirements
 SHO Showgrounds
 SNN Sanitary
 STO Stopping place
 TIM Timber
 TOU Tourism
 TOW Town-site
 TRA Training Ground
 TRI Trig station
 TVT Television transmitting
 UNK Unknown
 UTI Utilities
 VCL Vacant Crown Land
 VER Road Verge
 VPF Vermin Proof Fence
 WAT Water
 WCO Water & Conservation of F & F
 WOO Firewood

REPORT ITEM PD087 REFERS

19-MAR-03

Summary of Threatened Flora Data

Page

Taxon Name	Cons.	Pop ID	Latitude	Longitude	Purpose	Vest
-----	-----	-----	-----	-----	-----	-----
Banksia brownii	R	4B	34^54'00.6"	117^54'05.5"	REC	SHI
Banksia brownii	R	6	34^55'01.6"	117^52'14.5"	VER	SHI
Banksia goodii	R	27	34^55'55.6"	117^56'35.5"	SHI	SHI
Bossiaea divaricata	3	3	34^55'13.6"	117^58'41.5"		SHI
Caladenia plicata	4	18	34^54'11.6"	117^58'02.5"	CFF	CC
Chorizema reticulatum	3	9	34^54'55.6"	117^54'05.5"	GRA	SHI
Chorizema reticulatum	3	13	34^54'32.6"	117^55'10.5"	RUB	SHI
Chorizema reticulatum	3	15	34^56'03.6"	117^56'02.5"	VER	SHI
Drakaea micrantha ms	R	2	34^54'47.6"	117^56'40.5"	CFF	CC
Hakea tuberculata	3	6A	34^56'16.6"	118^00'32.5"	VER	SHI
Hakea tuberculata	3	6B	34^56'16.6"	118^00'30.5"		PRI
Laxmannia jamesii	R	1	34^57'04.6"	118^01'59.5"	VER	SHI
Laxmannia jamesii	R	5A	34^58'20.6"	117^55'24.5"	VER	SHI
Laxmannia jamesii	R	5B	34^58'20.6"	117^55'24.5"	REC	SHI
Laxmannia jamesii	R	5C	34^58'20.6"	117^55'24.5"		PRI
Laxmannia jamesii	R	15	34^58'56.6"	117^54'43.5"	OTH	MAG
Lysinema lasianthum	4	4	34^55'37.6"	117^54'46.5"	NRE	CC
Melaleuca diosmifolia	3	3	34^58'55.6"	117^56'05.5"	UNK	UNK
Microtis globula	R	4A	34^54'17.6"	117^58'07.5"	CFF	CC
Microtis globula	R	4B	34^54'17.6"	117^58'07.5"		PRI
Microtis globula	R	6A	34^54'41.6"	117^57'08.5"	CFF	CC
Microtis globula	R	6B	34^54'49.6"	117^56'49.5"	CFF	CC
Microtis globula	R	7	34^55'15.6"	117^56'10.5"	CFF	CC
Stylidium plantagineum	4	2	34^57'46.6"	118^02'19.5"	GRA	SHI
Stylidium plantagineum	4	8	34^58'59.6"	117^54'51.5"	EDU	MED

A total of 25 records were printed.

SPECIES / TAXON	CONS CODE	CALM REGION	DISTRIBUTION	FLOWER PERIOD
Acacia declinata	3	SC	Borden, Boxwood Hill, Kalgan	Aug-Oct
Cymbonotus preissianus	2	SC,(?SW),*	Mt Barker, Borden, ?Fremantle, Kalgan, Eastern States	-
Hakea lasiocarpa	3	SC,WB	Kalgan River, Kamballup, Kojaneerup, Stirling Range, Lake Bryde	
Hakea tuberculata	3	CF,SC	Scott River, Gingilup Swamp, Stirling Range NP, Moodiarup, Kalgan River	Apr
Rumex drummondii	4	MW,SC,SW	Regan's Ford, (Gingin), Kalgan River, Manypeaks,Pinjarra	
Spyridium oligocephalum	3	SC	Pingrup, Jerramungup, Kalgan River, Fitzgerald River NP	Mar,Jul-Oct
Verticordia harveyi	4	SC	Cape Riche, Manypeaks, Lower Kalgan, Stirling Range NP	Mar

WAHERB SPECIMEN DATABASE
GENERAL ENQUIRY

Andersonia auriculata
L. Watson (Epacridaceae)
CONSERVATION STATUS:P2
Coll.: E.M. Sandiford s.n. Date: 22 07 1988 (PERTH 1178385)
LOCALITY Old Quarrum Townsite, c. 2.5 km E of Bow Bridge on South Coast Highway WA
LAT 34 Deg 58 Min 20.000 Sec S LONG 117 Deg 53 Min 50.000 Sec E
Dwarf shrub-spreading. Flowers pale blue and white. Sandy soil, very gentle slope periodically swampy.
Allocasuarina fraseriana open woodland over scrub <1.5m : Kunzea recurva, Melaleuca thymoides, Jacksonia horrida, Adenanthos obovatus, Anarthria scapra, Dasypogon bromliifolius, Leucopogon distans.

Banksia brownii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: A. Cochrane JAC 421 Date: 21 08 1993 (PERTH 03199894)
LOCALITY S verge of Hazzard Road, 100 m from Dougle Road turnoff, Albany shire WA
LAT 34 Deg 55 Min 6.000 Sec S LONG 117 Deg 52 Min 9.000 Sec E
Large spreading to 7 m tall with clear trunk, branching at 2 m.
Undulating low hills. Grey sand clay loam, pH: 6.0. Remnant road verge vegetation with Eucalyptus marginata, E. calophylla, Acacia sp., Conospermum sp., Dryandra serra.
Abundance: 11 plants/10 sq. m. in area 2-5 m.

Banksia goodii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: A. Gray s.n. Date: 26 06 1963 (PERTH 0997935)
LOCALITY Millbrook Road and near King River Bridge. [Ca 0.5 km S of King River]. WA
LAT 34 Deg 56 Min 30.000 Sec S LONG 117 Deg 54 Min 0.000 Sec E
Prostrate species with leaves and spikes larger than other prostrate banksias.
Almost extinct.
Previous det.: *Banksia Goodii*

Banksia goodii
R.Br. (Proteaceae)
CONSERVATION STATUS:R
Coll.: A. Gray s.n. Date: 26 06 1963 (PERTH 0997900)
LOCALITY Mill Brook Road & Baker's Property, King River Bridge. [Ca 0.5 km S of King River]. WA
LAT 34 Deg 56 Min 30.000 Sec S LONG 117 Deg 54 Min 0.000 Sec E
A prostrate species with leaves and spikes larger than other prostrate banksias.

Appears now almost extinct. Confined to this locality.
Previous det.: *Banksia goodii*

Boronia crassipes
Bartl. (Rutaceae)
CONSERVATION STATUS:P3
Coll.: E. Hickman EJM 431 Date: 17 01 2001 (PERTH 05846064)
LOCALITY Creekline S of Warrangoo Road, E of Lound Street, Bayonet Head, Albany, WA
LAT 34 Deg 58 Min 59.999 Sec S LONG 117 Deg 57 Min 0.000 Sec E
Erect shrub 1.5 m high, 40 cm wide; few, pink flowers.
Creekline. Surface not visible due to mass of Empodisma. Grey/brown sand/loam over peat. Sedgeland with *Leptospermum firmum* and *Empodisma* sp.
Frequency:50+ plants.

Boronia crassipes
Bartl. (Rutaceae)
CONSERVATION STATUS:P3
Coll.: B.E. Hall 158 Date: 15 09 1982 (PERTH 04369386)
LOCALITY Link Road, off South Coast Highway, Albany, WA
LAT 34 Deg 56 Min 30.000 Sec S LONG 117 Deg 52 Min 47.000 Sec E
1.5 m high, with pink flowers. Peaty swamp.
In association with *Callistemon* sp.

Chorizema reticulatum
Meisn. (Papilionaceae)
CONSERVATION STATUS:P3
Coll.: E.J. Croxford 2042 Date: 13 09 1982 (PERTH 04462920)
LOCALITY Rubbish Dump, Chester Pass Road, WA
LAT 34 Deg 54 Min 37.000 Sec S LONG 117 Deg 54 Min 41.000 Sec E
40 cm high, with yellow and pink flowers.
Sand over laterite.
In association with *Casuarina* sp. and *Eucalyptus* sp.

Chorizema reticulatum
Meisn. (Papilionaceae)
CONSERVATION STATUS:P3
Coll.: K.R. Newbey 1848 Date: 16 09 1965 (PERTH 03550370)
LOCALITY 8 miles N of Albany WA
LAT 34 Deg 54 Min 57.000 Sec S LONG 117 Deg 52 Min 47.000 Sec E
2 ft high. Sand.
Previous det.: *Chorizema reticulatum* Meissner

Chorizema reticulatum
Meisn. (Papilionaceae)
CONSERVATION STATUS:P3
Coll.: J.M. Taylor & P. Ollerenshaw JMT 1803 Date: 14 09 1983 (PERTH 02933837)
LOCALITY 3 km along Mulbrook road from Chester Pass road, Napier, c. 12 km by road from Albany, Darling District WA
LAT 34 Deg 55 Min 0.000 Sec S LONG 117 Deg 54 Min 0.000 Sec E

Flat, clay. Open Eucalyptus forest with *E. calophylla*, *Melaleuca* and small shrubs.
Abundance: single clump.

Dampiera sericantha
Benth. (Goodeniaceae)
CONSERVATION STATUS:P1
Coll.: E.J. Croxford 2134 Date: 25 10 1982 (PERTH 04334620)
LOCALITY Elizabeth Street, Lower King River, E of Albany, WA
LAT 34 Deg 57 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
40 cm high, with light blue flowers. Sandy gravel soil. In association with *Eucalyptus* sp. and *Persoonia* sp.

This specimen is housed at Albany.

Drakaea elastica
Lindl. (Orchidaceae)
CONSERVATION STATUS:R
Coll.: M. Sherwood 61 Date: 15 09 1978 (PERTH 04528395)
LOCALITY Lower King Road, opposite cemetery, E of Albany, WA
LAT 34 Deg 59 Min 0.000 Sec S LONG 117 Deg 54 Min 9.000 Sec E
20-30 cm plant with red brown flowers. Soil, sand, coastal.
In association with *Eucalyptus* sp. and *Casuarina* sp.
This specimen is housed at Albany.

Drakaea elastica
Lindl. (Orchidaceae)
CONSERVATION STATUS:R
Coll.: M. Sherwood 534 Date: 09 10 1981 (PERTH 04528328)
LOCALITY Private property, off Lower King Road, E of Albany, WA
LAT 34 Deg 59 Min 0.000 Sec S LONG 117 Deg 54 Min 9.000 Sec E
40 cm plant with burgundy green flowers. Soil, sand. In association with *Eucalyptus* sp. and *Casuarina* sp.

This specimen is housed at Albany.

Drakaea micrantha
Hopper & A.P.Br. ms (Orchidaceae)
CONSERVATION STATUS:R
Coll.: S.D. Hopper 2694 Date: 21 10 1982 (PERTH 232181)
LOCALITY 2 km E of King River settlement, 10 km NNE of Albany, Bakers Junction Nature Reserve WA
LAT 34 Deg 56 Min 0.000 Sec S LONG 117 Deg 55 Min 0.000 Sec E
No odours, leaves withered but predominantly veined, glabrous. In deep white sand on hill slope with SW aspect.
Growing in *Eucalyptus marginata*, *Casuarina fraseriana* open low woodland over dwarf scrub-tall sedges.

Abundance: three plants, two in full flower, one withered. Two leaves present also.
Frequency: three plants, two in full flower, one withered. Two

Drosera fimbriata
DeBuhr (Droseraceae)
CONSERVATION STATUS:P4
Coll.: E.J. Croxford 1635 Date: 09 10 1981 (PERTH 04408853)
LOCALITY King Road, off Gibb Reserve, WA
LAT 34 Deg 57 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
5 cm high, with white flowers. Grey sandy soil. In association with *Kingia* sp. and *Melaleuca* sp.

This specimen is housed at Albany.
Previous det.: *Drosera fimbriata* DeBuhr

Drosera fimbriata
DeBuhr (Droseraceae)
CONSERVATION STATUS:P4
Coll.: S. Barrett 822 Date: 08 12 1999 (PERTH 05569559)
LOCALITY Lower King Road, W side, N of Bayonet Road, WA
LAT 34 Deg 58 Min 25.000 Sec S LONG 117 Deg 55 Min 19.000 Sec E
Herb to 15 cm. Slope to S. White sand. Heath/sedgeland with *Evandra aristata*, *Laxmannia jamesii* and *Agonis parviceps*.
Frequency: occasional.

Dryandra preissii
Meisn. (Proteaceae)
CONSERVATION STATUS:P4
Coll.: D. Davidson s.n. Date: 17 06 1982 (PERTH 04150570)
LOCALITY Lower Mount Mason, off Nanarup Road, Albany E, WA
LAT 34 Deg 57 Min 0.000 Sec S LONG 118 Deg 0 Min 0.000 Sec E
30 cm high, with pale yellow flowers. Sandy soil. In association with *Eucalyptus* sp. and *Allocasuarina* sp.

This specimen is housed at Albany.

Dryandra serra
R.Br. (Proteaceae)
CONSERVATION STATUS:P4
Coll.: A.S. George 9486 Date: 03 08 1969 (PERTH 05040205)
LOCALITY Mount Willyung, N of Albany WA
LAT 34 Deg 57 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
Shrub with few erect branches to 5 m tall; flowers pale yellow. In lateritic clay loam.

Hakea lasiocarpa
R.Br. (Proteaceae)
CONSERVATION STATUS:P3
Coll.: K. Newbey 1292 Date: 02 08 1964 (PERTH 06150969)
LOCALITY 20 miles E of Mount Barker WA
LAT 34 Deg 58 Min 0.000 Sec S LONG 118 Deg 0 Min 0.000 Sec E
7 ft high. In sand.
Previous det.: *Hakea dolichostyla* Diels

Hakea tuberculata
R.Br. (Proteaceae)
CONSERVATION STATUS:P3

REPORT ITEM PD087 REFERS

Coll.: N. Gibson 2502 Date: 28 03 1997 (PERTH 04679741)

LOCALITY Creekline beside Hunton Road, ca 500 m N of Nanarup Road, ca 15 km WNW of Albany WA

LAT 34 Deg 56 Min 15.000 Sec S LONG 118 Deg 0 Min 27.000 Sec E

Shrub 2.5 m high. With typical columnar branching habit. Winter wet flat. Red loam over massive ironstone.

Marri - Bullich Open Woodland over Agonis parviceps Dense Heath A with

Hakea varia, Sphenotoma sp., Pericalymma ellipticum, Boronia sp. over Tall Open Sedgeland.

Abundance: common.

Previous det.: Hakea tuberculata R.Br.

Laxmannia jamesii

Keighery (Anthericaceae)

CONSERVATION STATUS:R

Coll.: C.J. Robinson 912 Date: 03 09 1992 (PERTH 03134067)

LOCALITY Two Peoples Bay road, S verge at intersection with Nanarup road WA

LAT 34 Deg 57 Min 0.000 Sec S LONG 118 Deg 2 Min 0.000 Sec E

Herb 50 mm high, flowers white. Flat, sand.

Agonis parviceps heath.

Abundance: 22 plants (this one dislodged and out of soil).

Laxmannia jamesii

Keighery (Anthericaceae)

CONSERVATION STATUS:R

Coll.: C.J. Robinson 1011 Date: 13 11 1992 (PERTH 03134024)

LOCALITY Lower King road, 800 m E of unfenced Bayonet Head road, N side uncleared WA

LAT 34 Deg 57 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E

Stilted rambling perennial herb up to 100 mm. Old flowers only - fruits. Gentle slope, sandy grey peaty.

Low heath over sedges, scattered trees.

Abundance: common under sedges.

Laxmannia jamesii

Keighery (Anthericaceae)

CONSERVATION STATUS:R

Coll.: L. Anderson s.n. Date: 25 04 1990 (PERTH 04475186)

LOCALITY Corner of Two Peoples Bay and Nanarup Roads, E of Albany, WA

LAT 34 Deg 55 Min 36.000 Sec S LONG 118 Deg 2 Min 13.000 Sec E

10-20 cm plant with white flowers. Soil, grey sand.

In association with *Eucalyptus marginata*, *Agonis parviceps* and *Beaufortia decussata*.

Laxmannia jamesii

Keighery (Anthericaceae)

CONSERVATION STATUS:R

Coll.: C.J. Robinson 957 Date: 13 10 1992 (PERTH 03134059)

LOCALITY Lower King road, 800 m N of Bayonet Head road on uncleared, unfenced land, W side WA

LAT 34 Deg 57 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E

Rambling stilted herb 100 mm high, flowers white. Sloped, grey sand. Sedge - heath.

Abundance: common

Laxmannia jamesii

Keighery (Anthericaceae)

CONSERVATION STATUS:R

Coll.: G.J. Keighery 2824 Date: 20 05 1972 (PERTH 1041231)

LOCALITY 6 miles E of Albany on Borden Road (Chester Pass Road) at turnoff to Two Peoples Bay. WA

LAT 34 Deg 57 Min 0.000 Sec S LONG 117 Deg 54 Min 0.000 Sec E

Rambling perennial herb, flowers under tepals white, outer striped red. Grey sand swamp.

Melaleuca/Nuytsia/Banksia.

Common.

Previous det.: *Laxmannia* sp. nov.

Laxmannia jamesii

Keighery (Anthericaceae)

CONSERVATION STATUS:R

STATUS: HOL

TYPE

Coll.: G.J. Keighery 196 Date: 20 05 1975 (PERTH 1041258)

LOCALITY Turnoff to Two Peoples Bay from Albany to Nanarup Road. [Ca 17 km ENE of Albany] WA

LAT 34 Deg 57 Min 0.000 Sec S LONG 118 Deg 2 Min 0.000 Sec E

Small erect perennial herb, flowers red/white outer perianth, white inside, self compatible. Black swampy sand.

Banksia overstorey.

Previous det.: *Laxmannia sessiliflora* Decne.

Laxmannia jamesii

Keighery (Anthericaceae)

CONSERVATION STATUS:R

STATUS: ISO

TYPE

Coll.: G.J. Keighery 196 Date: 20 05 1975 (PERTH 1152262)

LOCALITY Turnoff to Two Peoples Bay from Albany to Nanarup Road. [Ca 17 km ENE of Albany] WA

LAT 34 Deg 57 Min 0.000 Sec S LONG 118 Deg 2 Min 0.000 Sec E

Small erect perennial herb, flowers red/white outer perianth, white inside, self compatible. Black swampy sand.

Banksia overstorey.

Lysinema lasianthum

R.Br. (Epacridaceae)

CONSERVATION STATUS:P4

Coll.: E.J. Croxford 3206 Date: 19 07 1984 (PERTH 04307690)

LOCALITY Baker's Junction, E off Hassell Highway, WA

LAT 34 Deg 55 Min 42.000 Sec S LONG 117 Deg 54 Min 41.000 Sec E

30 cm high, with white flowers. Sandy peat soil. In association with *Cosmelia* sp. and *Hakea* sp.

Lysinema lasianthum
R.Br. (Epacridaceae)
CONSERVATION STATUS:P4
Coll.: G.J. Keighery 11692 Date: 13 10 1986 (PERTH 05121922)
LOCALITY Bakers Junction Reserve, 12 km NE of Albany, WA
LAT 34 Deg 57 Min 19.000 Sec S LONG 117 Deg 58 Min 0.000 Sec E
Slender erect shrub 20-40 cm. Flowers white, calyx pale brown. Drainage line, black sand over clay.
Banksia quercifolia heath.
Abundance: common.

Lysinema lasianthum
R.Br. (Epacridaceae)
CONSERVATION STATUS:P4
Coll.: R.D. Royce 4265 Date: 30 07 1953 (PERTH 1017799)
LOCALITY 2 miles E of King River WA
LAT 34 Deg 55 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
Swampy sand. Heath.

Lysinema lasianthum
R.Br. (Epacridaceae)
CONSERVATION STATUS:P4
Coll.: R.J. Cranfield 4957 Date: 30 09 1984 (PERTH 1017780)
LOCALITY 1 km SE of Ledge Beach turnoff along Gull Rock Road, Albany WA
LAT 34 Deg 57 Min 0.000 Sec S LONG 117 Deg 58 Min 0.000 Sec E
Erect open spindly shrub 45 cm high. Flowers cream-white. Swamp. Black sandy peat. Closed sedgeland.
Abundant.

Lysinema lasianthum
R.Br. (Epacridaceae)
CONSERVATION STATUS:P4
Coll.: R.D. Royce 4265 Date: 30 07 1953 (PERTH 1018256)
LOCALITY 2 miles E of King River WA
LAT 34 Deg 55 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
Swamp sand. Heath.

Lysinema lasianthum
R.Br. (Epacridaceae)
CONSERVATION STATUS:P4
Coll.: C.J. Robinson 952 Date: 12 10 1992 (PERTH 03134903)
LOCALITY Bakers Junction Nature Reserve, 150 m N of Hassell Highway, 1st creekline E of junction WA
LAT 34 Deg 55 Min 42.000 Sec S LONG 117 Deg 54 Min 41.000 Sec E
Spindly shrub 4-500 mm, flowers yellowish - white. Flat, wey grey sands.
Wet heath, *Homalospermum firmum* and sedges.
Abundance: + 50 plants

Lysinema lasianthum
R.Br. (Epacridaceae)
CONSERVATION STATUS:P4
Coll.: R. Melville & R.D. Royce 4410 Date: 30 07 1953 (PERTH 1018221)
LOCALITY 2 miles E of King River on Albany - Mount Many Peaks Road. WA
LAT 34 Deg 55 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
Shrub 12-18 inches high, corolla tube white, lobes cream, bracts brown. Sandy margin of swamp. Scattered Jarrah merging into Jarrah forest; Cyperaceae, Restionaceae and Cephalotus.

Lysinema lasianthum
R.Br. (Epacridaceae)
CONSERVATION STATUS:P4
Coll.: R.D. Royce 4265 Date: 30 07 1953 (PERTH 1018205)
LOCALITY 2 miles E of King River WA
LAT 34 Deg 55 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
Swampy sand. Heath.

Melaleuca diosmifolia
Andrews (Myrtaceae)
CONSERVATION STATUS:P3
Coll.: E.J. Croxford 6522 Date: 21 05 1991 (PERTH 04314239)
LOCALITY Bayonet Head, Oyster Harbour, E of Albany, WA
LAT 34 Deg 59 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
1.5 m plant with greenish yellow flowers. Soil, sandy.
In association with *Eucalyptus* sp. and *Allocasuarina* sp. This specimen is housed at Albany.

Microtis globula
R.J.Bates (Orchidaceae)
CONSERVATION STATUS:R
Coll.: A.P. Brown 2303 Date: 06 12 1997 (PERTH 04912268)
LOCALITY Hassell Highway, 1.9 km E of Chester Pass Road on N side, ca 30 m in from road on edge of winter wet swamp WA
LAT 34 Deg 55 Min 20.000 Sec S LONG 117 Deg 56 Min 5.000 Sec E
Flat. Swamp. Permanently wet grey peaty soil.
Regenerating thicket (from fire last summer) with *Homalospermum firmum*, *Callistemon speciosa*, *Acacia* spp., *Thelymitra tigrina* and *Dampiera* sp.
Abundance: 50+ plants in area 10 x 10 m, plants healthy.

Microtis pulchella
R.Br. (Orchidaceae)
CONSERVATION STATUS:P4
Coll.: R. Heberle DLJ 5416 Date: 17 11 1989 (PERTH 05861160)
LOCALITY Bakers Junction, Eyre District, WA
LAT 34 Deg 55 Min 0.000 Sec S LONG 117 Deg 54 Min 0.000 Sec E

Flowers greenish-white, fragrant. Plants very slender. Black peaty soil. Burnt swamp. Fluid.
Previous det.: *Microtis alba*
Frequency: common.

Olax scalariformis
A.S. George (Olacaceae)
CONSERVATION STATUS: P3
Coll.: K.H. Rechinger 60303 Date: 11 12 1982 (PERTH 03191281)
LOCALITY Along Hassell Highway, 15 km NE Albany WA
LAT 34 Deg 56 Min 10.000 Sec S LONG 117 Deg 59 Min 19.000 Sec E
Previous det.: *Olax* sp.

Spyridium spadiceum
(Fenzl) Benth. (Rhamnaceae)
CONSERVATION STATUS: P2
Coll.: E.J. Croxford 360 Date: 10 06 1979 (PERTH 04118766)
LOCALITY Top of a hill above Gull Rock Beach Road, Albany, WA
LAT 34 Deg 59 Min 0.000 Sec S LONG 118 Deg 1 Min 0.000 Sec E
Sandy soil. In association with coastal heath and *Agonis*.
Previous det.: *Spyridium rotundifolia* F. Muell.

Stylidium plantagineum
Sond. (Stylidiaceae)
CONSERVATION STATUS: P4
Coll.: S. James 71.12/6 Date: 12 1971 (PERTH 1031686)
LOCALITY 4 km W of Nanarup. Where the dirt road to Two People Bay branches off the bitumen road to Nanarup WA
LAT 34 Deg 57 Min 0.000 Sec S LONG 118 Deg 2 Min 0.000 Sec E

Stylidium plantagineum
Sond. (Stylidiaceae)
CONSERVATION STATUS: P4
Coll.: E.J. Croxford 5757 Date: 04 12 1987 (PERTH 04548264)
LOCALITY Below lookout, Bayonet Head, off Lower King Road, Albany, WA
LAT 34 Deg 59 Min 0.000 Sec S LONG 117 Deg 56 Min 0.000 Sec E
40 cm plant with pale mauve flowers. Soil, red loam. In association with *Allocasuarina* sp. and *Banksia* sp.

This specimen is housed at Albany.
ALB. 10275

Stylidium pseudohirsutum
Mildbr. (Stylidiaceae)
CONSERVATION STATUS: P3
Coll.: R.J. Chinnock 3240 Date: 05 10 1976 (PERTH 03173054)
LOCALITY 16 km NNE of Albany off the Chester Pass Road WA
LAT 34 Deg 54 Min 0.000 Sec S LONG 117 Deg 55 Min 0.000 Sec E

Grasslike tufted herb, with large cream flowers. Orange-brown on margins and back. White sandy loam.
Casuarina woodland.
Previous det.: *Stylidium* sp.
Frequency: rare.

Thysanotus gageoides
Diels (Anthericaceae)
CONSERVATION STATUS: P3
Coll.: N.H. Brittan 74/52 Date: 15 10 1974 (PERTH 1122436)
LOCALITY Chester Pass Road, 0.2 miles S of 54 mile peg opposite truck bay on W side road WA
LAT 34 Deg 54 Min 0.000 Sec S LONG 117 Deg 55 Min 0.000 Sec E
In gravel.
Previous det.: *Thysanotus gageoides* Diels

APPENDIX 2

SOIL SUMMARY

Soil Characteristics	Brown Gravelly Loams	Brown Sand over Loam Duplex	Rocky Loam
Location	Central south facing slopes	Drainage line	Granite dome
Origin	Developed on granite/gneiss	Outwash of sediments soil from the granite dome	Weathered granite/gneiss
Top soil Texture	Gravelly sandy loam	Medium to coarse grey to brown sand	Yellow brown and brown sandy loam between basement outcrop
Sub soil Texture	Yellow brown loam sandy and clay	Light coloured sands over clay subsoils at 400 - 1000 mm	Basement granite with loam patches grading to light yellow to brown loam with saprolite.
Stone in profile	Uncommon	Uncommon	Common basement outcrop
Bedrock	Generally more than 2 metres	Generally more than 3 metres	0 - 2 metres
Gravel	Common	Minor	Nil
Hardpan	Traffic hardpan can develop	Minor traffic hardpan can develop	Granite basement
PH	Weakly acidic	Weakly acidic	Neutral to acidic
Salinity	Nil	Nil	Nil
Soil Permeability	Moderate to high in upper horizons reducing in subsoils	High in upper horizons	Generally low, moderate in loam areas
Soil Shrinkage	Some minor potential for soil shrinkage	Little soil shrinkage	Some minor potential for soil shrinkage in patches of loam

LAND QUALITIES

Land Qualities	Brown Gravelly Loams	Brown Sand over Loam Duplex	Rocky Loam
Slope	Moderate to steep	Gentle	Steep
Slope Stability	Moderate	Moderate	High
Wind Erosion Risk	Low	Low	Very low
Water Erosion Risk	Moderate to high	Moderate to high	Low
Drainage	Good	Good	Good
Moisture Availability	Moderate	Moderate	Low
Water Logging	Nil	Nil	Nil
Flood Risk	Nil	Restricted to drainage lines	Nil
Surface Water Availability/ Quality	Unlikely	Adjacent to watercourse	Dam sites not available
Ground Water Availability/ Quality	Low	Some water will be available for dams and bores	Nil
Salinity Risk	Very low	Very low	Very low
Microbial Purification	Moderate to high if waste water is contained within the soil	Moderate to high if waste water is contained within the soil	Very low
Water Pollution Risk	Low	Moderate	High
Phosphate Retention - profile	Moderate to high if waste water is contained within the soil	Low to high if waste water is contained within the soil	Low
Nitrogen loss - Profile	High, based on the interpreted degree of anoxic conditions and estimated microbial activity	Moderate if waste water is contained within the soil	Low

AGRICULTURE CAPABILITY

Agriculture Capability	Brown Gravelly Loams	Brown Sand over Loam Duplex	Rocky Loam
Soil Workability/ Trafficability	Low to moderate because of slopes	Moderate to high	Not suitable
Rooting Conditions	Moderate Restricted by clay subsoils for perennial crops	Moderate Restricted by clay subsoils for perennial crops	Very low
Grazing	Moderate	Moderate, too small and adjacent to watercourse	Low
Grain/hay Crops	Not suitable	Low, too small and adjacent to watercourse	Not suitable
Annual Horticulture	Not suitable	Low, too small and adjacent to watercourse	Not suitable
Perennial Horticulture	Moderate Restricted by clay subsoils for perennial crops	Low, too small and adjacent to watercourse	Not suitable
Intensive Livestock	Not suitable	Not suitable	Not suitable

REPORT ITEM PD087 REFERS



Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany) MElANZ
25 Heather Road Roleystone 6111
Phone 9397 5145 Fax 9397 5350

Project	Davies Road, Lower Kalgan	Site Assessed by	L Stephens
Location	Location 1879, Davies Road, Lower Kalgan	Date of Inspections	31 March 2004

Test Hole Number	1	Natural Surface	
Location	south east corner	Base of Hole	
Test Hole Type	backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 60 mm	grey loam slightly gravelly		
60 - 350 mm	yellow brown sandy gravel		
350 - 630 mm	yellow brown loamy clay with yellow brown and brown mottles		
630 - 830 mm	yellow brown clay with reddish and brown mottles		
Groundwater	Not intersected		
Comment			

Test Hole Number	2	Natural Surface	
Location	central west	Base of Hole	
Test Hole Type	backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 70 mm	dark grey sandy loam		
70 - 420 mm	yellow brown sandy gravel		
420 - 800 mm	yellow brown loamy clay, slightly gravelly		
800 - 1150 mm	yellow brown clay with minor red brown and brown mottles		
Groundwater	Not intersected		
Comment			

Test Hole Number	3	Natural Surface	
Location	central west	Base of Hole	
Test Hole Type	backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 90 mm	gravelly sandy loam		
90 - 360 mm	yellow brown coarse loam		
360 - 1180 mm	reddish yellow to dark yellow clay, with red brown and dark yellow mottles		
Groundwater	not intersected		
Comment			

Test Hole Number	4	Natural Surface	
Location	south west	Base of Hole	
Test Hole Type	backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
10 - 70 mm	dark grey sand		
70 - 230 mm	light grey sand, medium grained	subangular - weathered granite origin	
230 - 300 mm	light brown medium grained sand	subangular - weathered granite origin	
300 - 480 mm	light brown sand	subangular - weathered granite origin	
480 - 1050 mm	yellow sandy clay with weathered feldspar relicts. Sandy with minor red and yellow stringers and mottles		
Groundwater	not intersected		
Comment			

REPORT ITEM PD087 REFERS



Regolith and Hydrological Logs

Lindsay Stephens BSc (Geology) MSc (Botany) MEIANZ
 25 Heather Road Roleystone 6111
 Phone 9397 5145 Fax 9397 5350

Project	Davies Road, Lower Kalgan	Site Assessed by	L Stephens
Location	Location 1879, Davies Road, Lower Kalgan	Date of Inspections	31 March 2004

Test Hole Number	5	Natural Surface	
Location	central	Base of Hole	
Test Hole Type	backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 300 mm	dark grey sandy loam		
300 - 340 mm	gritty light brown sand		
340 - 1200 mm	yellowish brown clay with red and lighter yellow brown mottles		
1200 mm	light greyish brown saprock of granite		
Groundwater	not intersected		
Comment			

Test Hole Number	6	Natural Surface	
Location	central south	Base of Hole	
Test Hole Type	backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 70 mm	dark grey sandy loam	could not penetrate	
70 - 330 mm	Brownish yellow loam sand, medium grained		
330 - 850 mm	yellow mottled clay with red, darker and lighter mottles composed of material from a granite base.		
Groundwater	not intersected		
Comment			

LIMITATIONS TABLE LAND CAPABILITY FOR RURAL LOTS AND DWELLINGS

KEY	Capability for Selected Land use
I	Very high capability with few physical limitations.
II	High capability with some physical limitations that can be overcome by planning and minor site modifications.
III	Fair capability with moderate physical limitations which may affect development. Careful planning and site modification may be required.
IV	Low capability with many physical limitations.
V	Very low physical capability or with significant limitations.
X	Development not acceptable because of significant or Government Policy. (Includes Conservation Category or EPP Wetlands and remnant vegetation).

	Constraints Identified	Possible Environmental Management Strategies
a	Soil permeability limitations	<ul style="list-style-type: none"> • Provide appropriate waste water disposal systems.
b	Foundation soundness	<ul style="list-style-type: none"> • Requires house pads of sufficient depth to counteract potential clay or expanding sub-soils. • Organic subsoils may need to be removed if present.
c	Potential slope instability	<ul style="list-style-type: none"> • AS 2870 Site Class P generally applies to cut and fill. • Provide appropriate foundation design. • Upslope cutoff drains recommended. • Upslope water loading to be avoided • Trees to be retained/planted
e	Water erosion risk	<ul style="list-style-type: none"> • Maintain soil cover. • Use contour drains and agricultural practices. • Stormwater to be controlled.
f	Potential flooding	<ul style="list-style-type: none"> • Requires sand pad to be set sufficiently (0.5m) above highest known water level to minimise capillary effects. • Locate developments outside areas of flooding.
i	Subject to water logging risk	<ul style="list-style-type: none"> • Alternative waste water treatment systems likely to be required. • Raise waste water disposal areas. • Drainage may reduce potential for inundation. • Floor elevations to have clearance above water risk levels.
k	Soil workability	<ul style="list-style-type: none"> • Avoid rock, clay subsoils or other restrictions.
m	Low moisture availability of soil	<ul style="list-style-type: none"> • Reduce stock. • Restrict clearing to building envelopes.
n	Low nutrient retention ability	<ul style="list-style-type: none"> • Alternative waste water treatment systems may be required. • Leach drains may need to be inverted or semi-inverted, banded by natural soil or impermeable membrane on downslope side. • Setback developments appropriate distances from water bodies/wetlands. • Feed stormwater through detention basins and swale drains. • Reduce nutrient loading by land use change or reduced stock. • Restrict clearing to building envelopes. • Restrict the density of development.
o	Water pollution risk by overland flow	<ul style="list-style-type: none"> • Retain surface water in basins, use swale and grass filters. • Reduce stock and potentially polluting land uses.
p	Potentially low microbial purification	<ul style="list-style-type: none"> • Alternative waste water treatment systems may be required. • Correctly install waste water systems. • Bund waste water disposal areas sufficiently.
r	Restricted rooting conditions	<ul style="list-style-type: none"> • Avoid rock, hardpan or other restrictions.
s	Water pollution risk by subsurface flow	<ul style="list-style-type: none"> • See (n) above.
t	Low topsoil nutrient retention	<ul style="list-style-type: none"> • See (n) above.
v	Remnant vegetation	<ul style="list-style-type: none"> • Restrict clearing to building envelopes. Maintain linkages.
w	Wind erosion risk	<ul style="list-style-type: none"> • Reduce stock, irrigate and improve pasture • Restrict clearing to building envelopes.
x	Reduced ease of excavation	<ul style="list-style-type: none"> • Remove rock or avoid constrained areas.
y	Salinity risk	<ul style="list-style-type: none"> • Provide drainage and reduce ponding. • Plant deep rooted species.
z	Wetland conservation	<ul style="list-style-type: none"> • Exclude building envelopes and developments. • Provide appropriate buffer distances. • Place conservation covenants on wetlands and/or vegetation.
&	Potential for acid sulfate conditions	<ul style="list-style-type: none"> • Minimise deep excavations or bulk earthworks. • Neutralise removed affected soils. • Minimise or exclude dewatering and lowering of groundwater.
\$	Restricted water	<ul style="list-style-type: none"> • Water will be restricted for some horticulture land uses
#	Semi-inverted leach drains	<ul style="list-style-type: none"> • Leach drains should be semi-inverted, banded by natural soil or impermeable membrane on the downslope side.
@	Alternative waste water treatment system required	<ul style="list-style-type: none"> • Unsuitable for conventional septic systems. All lots will be required to use alternative waste water treatment systems to comply with Health Act and Department Guidelines.
?	Restricted water availability	<ul style="list-style-type: none"> • Horticulture land uses may have insufficient water for all activities.

Attachment II

Landform Research

Local Water Management Plan

Local Water Management Plan

Lot 1879,
Davies Road,
Lower Kalgan

February 2012



BACKGROUND

Subdivision

It is proposed to subdivide Lot 1879 Davies Road, Lower Kalgan into lots with areas of 1 hectare.

Lot 1879 lies on the western flanks of Mount Mason North, to the east of Oyster Harbour, dropping from 146 metres AHD in the north eastern corner down to 110 metres in the south western corner. A creek line runs across the south western corner.

The site has been used for rural living and grazing. It is cleared, with one dwelling in the north east.

It is a rectangular lot, with a proposed subdivision to 12 lots arranged around a ridge in the north eastern corner, with an access road along contour from the north.

Of the 14 plus hectares of Lot 1879, the total hard surface for the subdivision represents 4.6% of the surface area, which is a very small addition to the site.

All lots are to be connected to scheme water.

Stormwater from Dwellings

It is proposed that stormwater from the one hour 1 in 1 year return event will be retained within rainwater tanks and soakwells on site. Excess water from rainfall events greater than this will flow onto the ground for broad area infiltration. The large lot sizes with a minimum of 1 hectare provide sufficient area for excess infiltration.

Soak wells are recommended to be installed on sand with a sand buffer of 600 mm placed around the soakwells. Geofabric is recommended to minimise sand inflow.

Road Drainage

There are 310 metres of internal roads that will be installed with a single swale drain. The road is located along contour and will collect flows from the road in addition to driveways and from the sloping ground above the road.

The runoff from the existing land surface would normally flow downslope during a storm event and enter the creek. The drainage is designed to allow this volume of water to continue to flow to the creek to maintain the pre-subdivision hydrology of the creek.

The design of the road drainage is to include;

- A swale drain on the upslope side of the road,
- Riprap or slowing detention features,
- A small concrete covered sump with a volume in the order of 1m³ to collect water and sediment.
- A pipe to direct water to an open drain along an easement on the boundary of Lots 9 or 10.

- A shallow two stage detention basin with each stage having a volume of 12.5 m³ plus freeboard. The basins will be vegetated with reeds and a hard surface spillway to the creek.

Drainage and Flood Risk

The only watercourse is the creek which is retained in public open space. The channel is deeply incised and any flood will be retained within the current bed or adjacent to it.

Dwellings will be located 5 plus metres elevation above the public open space.

Some replanting of the public open space with strategically planted native shrubs and trees is recommended provided they do not compromise flood flows and raise the elevation of the flood peaks.

Groundwater

There is no evidence of winter wet soils in the areas selected for development.

Winter wet areas near the creek have been excluded from development.

Calculations show that the recharge will not change significantly as a result of subdivision and therefore there is not likely to be any change to groundwater elevations.

Water Quality

There is no evidence of salinity of soils on site. No change to salinity is anticipated as a result of subdivision.

There is no evidence of acid sulfate conditions, and unlikely to be, other than a minimal risk based on geological and regolith considerations. No deep excavations are expected to be required that are likely to introduce at risk conditions.

See the Land Capability and Geotechnical Assessment dated November 2004.

Nutrient Impacts

The site complies with the Draft Country Sewerage Policy (22 September 2002, SOCWM meeting) which permits waste water disposal on any soil type on lots in excess of 1 hectare, with some site modification.

The soils are capable of accepting and retaining all waste water, however either Alternative/Nutrient adsorbing waste water systems are recommended or leach drains be installed to the City of Albany guidelines for soils such as these. The clay soils horizon between 600 – 1000 should be breached or removed and the underlying soil horizons deep ripped. See City of Albany Guidelines.

See the Land Capability and Geotechnical Assessment dated November 2004.

Lindsay Stephens
Landform Research

LOCAL WATER MANAGEMENT PLAN SUMMARY

SECTION	ITEM	REFERENCE	COMMENTS
Executive Summary			
Introduction	Context	1.0 page 1	
Proposed Development	Site Context	2.0 page 2	
	Proposal Plan	Figure 2 2.0 page 2	
	Landscape Plan	Figures 1 and 2	
Design Criteria	Design Criteria	3.0 page 3 Figures 1 and 2	
Pre-Development Environment	Site Assessments	4.0 page 3	See the Land Capability and Geotechnical Assessment dated November 2004.
	Site Condition	4.0 page 3 -7 Figures 1 - 2	See the Land Capability and Geotechnical Assessment dated November 2004.
	Geotechnical Conditions	4.0 pages 4 – 7 Figures 1 - 3	See the Land Capability and Geotechnical Assessment dated November 2004.
	Environmental Issues	Pages 4 – 7 Figure 1	No wetlands, one watercourse.
	Existing Surface Water Flows	4.5 pages 6 - 7	
	Groundwater	4.6.6 page 7	
Water Use Sustainability Initiatives	Water efficiency	5.0 page 7	
	Water Supply	2.0 page 3	Scheme
	Wastewater Management	4.3.4 page 12	See the Land Capability and Geotechnical Assessment dated November 2004.
Stormwater Management Strategy	Flood Parameters	4.5.3 page 7	No watercourses on development area. Located in POS.
	100 Year Event	Pages 9 - 17	
	10 Year Event	above	
	1 Year Event	above	
	Groundwater Management Acid Sulfate	7.0 page 16 4.3.5 page 5	No groundwater impact No acid sulfate
Future Water Management			Detailed designs will be required after approvals are gained
Implementation	Developer		This document is to support application for subdivision.
	Roles - Funding		
	Review		

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- Figure 1 Stormwater Management
- Figure 2 Aerial Photograph
- Figure 2 Contour Plan

LOCAL WATER MANAGEMENT PLAN

1.0 Introduction

1.1 Background to a Water Management Plan

In recent years Urban Water Management has received greater attention during the design phase to ensure that water resources are maximised and that environmental flows are maintained. The considerations and design are also directed towards minimising impact during storm events.

The Department of Water, 2008, *Better Urban Water Management* documents the issues.

This is also considered in Department of Planning, *Planning Bulletin 92, Urban Water Management*.

The focus of this local urban water planning is to provide for surface and groundwater management at all stages of the Planning and Development process to ensure that the management of water works at a Regional and Local level and that as land is progressively developed, a situation does not arise where a satisfactory solution or management cannot be found in the later stages of development.

In other words drainage and water management is to be considered up front in the broad scale and from there considered in progressively more detail until the final design at the local level is achieved.

With consideration of water issues up front and through the process there is much more potential to design better management of water. The main trends of the *Better Urban Water Management* are summarised below.

- to increase the potential for sustainability,
- maintain environmental flows,
- maintain and enhance water quality
- minimise the potential impact on the surface and groundwater hydrology both onsite and offsite,
- maintain biodiversity
- provide nutrient retention and management,
- minimise flood risk
- encourage water conservation

The key design objectives are to

- maintain the one year one hour average recurrence interval (ARI) event so that the peak post development flow rates are similar to the pre-development conditions.
- manage the catchment runoff from post development for up to the 1 in 100 year ARI event with runoff similar to the pre-development conditions.

- Try to minimise water use within the proposed subdivision to 100 kL per person/year including not more than 40 – 60 kL per person per year of scheme water.

The water planning outlined in *Better Urban Water Management, 2008* is;

1. Regional or subregional land and water planning

Water planning at a whole of catchment level.

2. District water planning document

Water planning at the local catchment level or within a planning precinct

3. Local water planning

Water planning within part of a catchment or at a subdivision level. This is normally conducted using a **Local Water Management Strategy**. For large subdivisions, or in catchments, more detailed water management is considered in an **Urban Water Management Plan** which is completed once the development catchments are known and the flow rates calculated.

4. Detailed engineering design with technical calculations

This is to accompany the site specific design for the subdivision and follows subdivision approval.

At each stage of the water planning, the water balance, design and considerations would integrate both upwards and downwards. In other words the regional or district planning should not preclude development at a local level and in turn development at a local level should not place unacceptable impacts on district or regional water attributes.

In *Better Urban Water Management* the Local Water Management Strategy is submitted as part of the subdivision application process. It is not a detailed design document with complex calculations and pipe widths and the like, but rather a consideration that sufficient land and management is available to manage the water post development.

Local Water Management Strategy

In the case of the proposed subdivision, a Local Water Management Strategy is required by the City of Albany and Department of Water, even though the subdivision is not urban and the lots are over 1.0 hectare.

An **Urban Water Management Plan** will be prepared once the development catchments are known and the flow rates calculated.

2.0 Proposed Development - Subdivision

It is proposed to subdivide Lot 1879 Davies Road, Lower Kalgan into lots with areas of 1 hectare.

Location 1879 lies on the western flanks of Mount Mason North, to the east of Oyster Harbour.

The site is some 12 km north east from Albany town centre.

The proposed subdivision consists of 12 lots arranged around a ridge in the north eastern corner, with an access road along contour from the north.

All lots are to be connected to scheme water.

A site plan of the proposed subdivision is attached. Figure 2.

3.0 Design Criteria

A Local Water Management Strategy, through a stormwater drainage system, is used to provide information on the potential impact of road and other drainage on the local creek network.

The water management will consider potential changes to recharge on individual lots and overall.

It will also consider the management of stormwater from roads in 1, 5, 10 and 100 one hour events, disposal of stormwater, and recommendations on the size and form of on site stormwater drainage and detention basins,

Department of Water seek to retain on site rainfall from a 1 in 1 year ARI 1 hour event with the excess directed to stormwater. Also directed to stormwater is the runoff from hard surfaces such as roads.

4.0 Pre-development Environment

4.1 Existing Information

A site study was carried out on Lot 1879, Davies Road, Lower Kalgan on 31 March 2004 to map the soils and hydrology and provide geotechnical and land systems assessment, to determine the suitability of the land systems to support alternative land uses.

During this study auger holes were drilled as necessary to confirm soil type or gain information on the soils, the geology, and hydrology. A backhoe was used to obtain soil logs at six locations. The salinity of all water courses and water bodies was determined. In addition to field observations interpretations were made from aerial photography and research.

The site work was listed in the Land Capability and Geotechnical Assessment dated November 2004 prepared by Landform Research.

The layout, landform and site features are readily obvious from viewpoints across the site.

4.2 Site Description

The general area has been used for agriculture for many years. The more capable soils are cleared, although portions of the more rocky soils in the north of the site remain as grazed remnant vegetation. Properties in this area were first settled in 1834, when Patrick Taylor established a farm to the north of Nanarup Road.

The Lower Kalgan area has experienced changes in land uses in recent years with significant portions of the area being converted to small rural holdings and lots. The adjoining land to the west and north has been subdivided to rural living lots.

Lot 1879 has been used for rural living and grazing. It is cleared, with one dwelling in the north east.

A creek line runs across the south western corner.

4.3 Geotechnical Attributes

4.3.1 Geology and Regolith

Lot 1879 lies on the western flanks of Mount Mason North, dropping from 146 metres AHD in the north eastern corner down to 75 metres in the south western corner. Mount Mason North is a remnant granite/gneiss hill that has been of a similar form during recent geological time.

The slopes are therefore moderate, dropping from the north eastern corner.

The granite and gneiss of Proterozoic age, with included occasional dolerite dykes, were once covered by a laterite soil profile across the landscape, although this has been largely removed from Location 1879 apart from some gravel in some upper soil profiles.

Weathering of the granite to the east has released medium grained quartz sand that has been deposited in the small valley in the south.

4.3.2 Soils

Three main soils exist across Lot 1879, reflecting the various regolith history of the weathering granite/gneiss basement. The loam soils are developed on the deep weathering profile of the granite/gneiss basement with laterite gravel shed from upslope and degeneration of the laterite soil profile added to the upper horizons.

Brown Gravelly Loams occur on the lower slopes in the east. These soils have yellow brown sandy gravel to 400 mm over lighter brown and yellow brown loam and clay subsoils.

Slopes are moderate to steep.

Brown Sand over Loam Duplex

These occur on the lower slopes with sand to depths of approximately 300 mm over lighter brown and yellow brown loam and clay subsoils. The sands are medium grained quartz sand shed from weathering of granite up slope. Sand is more prominent at lower elevations along the creek line in the south west.

Slopes are moderate to steep, becoming steeper upslope.

Rocky Loam

Where the basement granite has been exposed in the north and north east, brown loam and yellow brown loam, with sandy surface horizons are present.

Basement granite/gneiss rock outcrop is frequent and slopes tend to be steeper.

4.3.3 Soil Permeability

No permeability or infiltration tests were conducted on this site. Samples were conducted on the adjoining lots to the north and west in the same soil types and these can be used to indicate the permeability because they were undertaken in winter conditions.

Those infiltration tests were established according to the Health Regulations.

Based on those tests and soil observations some subsoils with a significant clay content had slow infiltration of greater than 60 minutes for 25 mm. The upper soil horizons were found to be better.

Soils on the lower slopes and valley floor have a layer of overlying quartz sand.

4.3.4 Nutrient Retention Capability

The soils on Lot 1879 are capable of accepting and retaining all waste water in areas nominated for dwellings.

Site investigations were conducted by Landform Research and described in the Land Capability and Geotechnical Assessment dated November 2004.

The gravelly and loam soils have high phosphate retention capability and are highly capable of retaining nutrients. On this site, with lot sizes of over 1 hectare, the loading from waste water systems is light compared to small lot urban subdivisions and more than complies with the Government Country Sewerage Policy which permits on site waste water disposal on lots as small as 0.2 hectares.

The critical issues are that the waste water should be disposed of into dry conditions and the waste water should infiltrate into the natural soils and not be able to move laterally and short circuit the disposal area. When this is undertaken good nutrient retention can be achieved.

4.3.5 Acid Sulfate Soils

Acid sulfate conditions normally only develop where saturated soil conditions occur in estuarine or peaty environments, in the presence of organic matter, sources of sulfur and under reducing conditions.

All soils observed on site are high in the landscape, well drained and oxidised with the iron minerals being oxides. No reducing conditions were observed at the surface or at depth in the test holes. Any reducing conditions will be temporary due to waterlogging.

No organic pyritic, peat, gley or highly saline conditions were evident in any test hole. The site lies well above estuarine or saline conditions.

No soils, from the descriptions or the geomorphology, that have physical or compositional characteristics of acid sulfate conditions, were recorded in the soil test holes.

4.4 Climate

Weather data is recorded at Albany, but the local climate may be slightly different due to the orographic effects of the slopes of Mount Mason North.

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

Weather data is recorded at Albany and Albany Airport.

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

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

For the Albany area the rainfall storm event is taken as 14 mm per one hour event with a one year return (Department of Water) and Engineers Australia 2007, Australian Rainfall and Runoff. The City of Albany uses 13.48 mm for the 1 year return, 22.05 mm for the 5 year return, 24.94 mm for the 10 year return and 40.21 mm for the 100 year return event.

For a 5 year one hour ARI event the amount of rainfall is 22.5 mm, for a 10 year event 24.0 mm and for a 100 year one hour event the figure is 34.5 mm.

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

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

4.5 Hydrology

4.5.1 Soil Moisture

Soils are generally moist throughout the year, with loam soils and a location on the south coast where rainfall is received in all months. The winter months are wetter and therefore the levels of soil moisture increase at that time.

Being elevated, the soils drain well and there is no evidence of saturated soils or seepages.

4.5.2 Surface Water

The site drops from the north eastern corner to the creekline in the south east. Slopes are generally moderate and approach steep in some areas particularly associated with the granite outcrops in the north eastern corner.

Surface water runoff drains downslope to the creekline in the south western corner.

Water runoff from the area can be significant during storm events, down the steeper slopes to the creek.

No seepages were observed on the upper or lower slopes.

A summary of the surface water is;

- The slopes are moderate with some steeper areas.
- The site drops from Mount Mason North in the north east at 146 metres AHD down to 110 metres in the south western corner
- All water currently drains to the south west to the creekline across cleared pasture land.

- There is one dam on site in the creekline in the area potentially allocated to Public Open Space.
- The soils appear sufficiently permeable for on site stormwater retention.
- The addition of scheme water will increase water loading but will be offset by trees that will be planted by landowners. See 6.2 Changes to Soil Moisture as a Result of Subdivision.

4.5.3 Flood Risk

The dwellings are elevated well above the existing creekline which is some 10 metres above the locations where dwellings will be constructed.

There is no flood risk for dwellings, and the creek is small with a small catchment and an incised channel. Storm flows will be contained within the current creek channel.

4.5.4 Wetlands

Apart from the creek there are no wetlands on site. The creek is proposed to be included in Public Open Space.

4.5.5 Salinity

There is no evidence of salinity. The quality of the water in the creek at the time of the site inspection, 31 March 2004, was 70 mSm or 385 mg/L salt, which is fresh (potable <180 mSm). Winter flows are likely to be fresher.

4.3 Groundwater

The regional groundwater is deeper than the base of the creekline.

There are no surface seeps of water leaking out from the top of the granite basement.

5.0 Water Use and Sustainability Initiatives

The main water use initiatives rely on the individual landholders. The best way is not to mandate the water saving devices but rather to encourage the public on the best water saving management.

Department of Health Draft, 2002, Guidelines for the Reuse of Greywater in Western Australia provides the following water use. The figures for an average dwelling in Albany using 220 kL scheme water per year are included.

Garden watering	47%	103.4 kL
Swimming Pool	2%	4.4 kL
Leaks	2%	4.4 kL
Taps	8%	17.6 kL
Shower	16%	35.2 kL
Washing machine	13%	28.6 kL
Toilet	10%	22.0 kL

The education of the purchasers is achieved in literature attached to Water Corporation accounts, Department of Water and City of Albany awareness information.

The main water use initiatives for each lot are potentially;

- Potential use of rainwater tanks with a minimum of 5000 kL capacity. Saving 15.6 kL per year.
- Recovery and reuse of water from nutrient adsorbing waste water systems. Saving 103.4 kL – (Note only one of nutrient adsorbing or grey water systems is possible).
- The recommended use of grey water recovery and use on gardens. Savings 81.4 kL – (Note only one of nutrient adsorbing or grey water systems is possible).
- The use of native or low water requiring street trees. Savings relate to soil moisture and in this South Coast area the savings are likely to be minimal.
- The encouragement for the use of low water requirement gardens. Savings estimated to be 10 – 20 kL per year.
- Encouragement for use of water saving four star and dual flush toilets. These are assumed to be used in the estimated average of 220 kL per year and therefore no additional savings are likely.
- Encouragement for the use of water saving shower heads and appliances. These are assumed to be used in the estimated average of 220 kL per year. Therefore no additional savings are likely apart from education of the public to take shorter showers and use water saving habits in the home.

If the average dwelling holds 2.5 persons and yearly water use is 220 kL per year the average use per person is 88 kL per year, without any savings. To achieve an 80 kL per person use per year, a reduction of 20 kL per year per dwelling is required, and to drop to 60 kL per year a drop of 70 kL per dwelling per year is required.

To achieve the target of 80 kL per person per year, then the use of water wise gardening and plants, combined with rainwater tanks, will achieve the outcome.

To achieve the ideal target of 60 kL per person per year, the use of water recovery and recycling through either a nutrient adsorbing waste water system or a dedicated greywater system will be required and/or changed or aware water use habits will be required.

With the level of public information now available it is likely that some initiatives will be taken up by new landholders. The Water Corporation has ongoing water savings advertising, education and community awareness initiatives.

If half the dwellings installed the water saving initiatives then the Department of Water and Water Corporation recommended target of between 60 – 80 kL per person per year will be met.

For water savings to be made, when compared to an older subdivision, such as the mandating of rainwater tanks, such conditions will need to be placed on the subdivision approval.

6.0 Stormwater Management Strategy

6.1 Post Subdivision Water Input

The proposed subdivision of Lot 1879 will be connected to scheme water. The amount of scheme water used per dwelling will depend on the number of persons, the amount of water added to gardens and whether there is a swimming pool. The volume is normally in the range 250 – 350 kL per year for a family, with Albany trending towards the lower figures because of rainfall throughout the year.

For a 1 hectare lot with a scheme water use of say 220 kL per year this additional loading represents approximately 220 kL per hectare after allowing for roads, and a slightly larger average lot size, which is equivalent to an additional 22 mm rainfall.

The other loading is from rainfall, at near 850 mm per year (see 3.0 Climate above), of which most falls from April to October inclusive.

For 12 lots at 220 kL per lot, the total scheme water added to the location is 2 640 kL per year. The scheme water will be spread generally over the whole subdivision.

There is potential for rainwater tanks on all lots. On lots connected to scheme water, a small tank for gardens will effectively attenuate rainfall for summer but not in winter when the tank will be full. On the other hand a small tank used for potable water will help attenuate rainfall throughout the year, but will still depend on the amount of water used daily.

The mandating of a 5 000 L rainwater tank and the use of water from that tank could account for a use of 20 plus kL per year per house depending on use patterns, that would reduce the input from scheme water. As the data is generalised, relatively small, and it is uncertain whether rainwater tanks will be used, this use of rainwater is ignored in the calculations.

Greywater disposal on site will potentially offset some scheme water use by replacing the need for scheme water for gardens.

For these calculations and considerations, the potential for some rainwater use by lots connected to scheme water and greywater reuse cannot be guaranteed, so the volumes of such use are not considered in the calculations. (See treatment of Stormwater below).

6.2 Changes to Soil Moisture as a Result of Subdivision

In order to determine the effects of development, and what should be designed for and considered, an assessment of the likely recharge now and after development is considered.

This provides an indication of what effect the construction of hard surfaces on the proposed lots and road drainage will have in drying or draining the soils. The changes can be summarised by the following.

Scheme water + increased recharge from roofs to soakwells + increased loading from roads and driveways – drainage from roads removed offsite (this includes the recharge from the roads and driveways plus the water running off the sloping land that is collected by the roads) – any water substituted for scheme water use from greywater recovery or rainwater tanks – increased evapotranspiration due to additional trees and landscaping.

For a dwelling a hard surface area of 350 m² is assumed, including the dwelling, driveways, sheds and garages.

Engineers Australia 2007 rainfall design criteria is normally used to provide the ARI hourly one year design flow volume. At that criteria 93% of all water will be retained on site. (Department of Water Information). This is the design volume that Department of Water seeks to retain on site, with the excess being directed to stormwater runoff.

With development the amount of hard surface will increase, with dwellings, driveways and roads on the site.

Currently rainfall which falls on the subject land either soaks into the soils or runs from the site.

Apart from scheme water, loading from rainwater that is collected from roofs and not used in rainwater tanks, will be directed to soakwells. For individual lots this is assumed to represent an area of 300 m² hard surface. The recharge from soils rises because the runoff from the roofs increases and there is no pasture or other vegetation on that footprint to lead to evapotranspiration of the water. Normal recharge for pasture is assumed to be 40% and recharge from roofs and roads is rated at 90%. That is there will be an additional recharge of 50% for the area of hard surfaces on lots connected to scheme water, as a result of subdivision, because the evapotranspiration of pasture and vegetation is replaced by hard surface.

For a 12 lot subdivision a hard surface area of 350 m² is assumed including dwellings, driveways, sheds and garages.

Surface area as a result of dwellings is 350 x 12 = 4 200 m².

To this is added 310 metres of internal road at say 6 m² hard surface per linear metre.

The total area of road hard surface is 310 x 6 = 1 860 m²

Of the 13 plus hectares of Lot 1879, the total hard surface for the subdivision is therefore estimated to be;

$$4\,200\text{ m}^2 + 1\,860\text{ m}^2 = 6\,060\text{ m}^2.$$

This represents 4.6 % of the surface area which is a very small addition to the site.

For the 12 (approx) lots connected to scheme water the additional recharge as a result of hard surfaces for buildings that will not use rainwater is as shown below. Local rainfall is assumed to be 932 mm per year.

12 lots x 350 m² roofs x 0.932m rainfall x 50% increase in recharge = 1 957 m³ or kL per year (increase).

To this must be added the runoff from driveways and sheds etc that cannot be directed to soakwells at say 50 m² per lot; that is 25 m² of the hardstand and 25m² of the driveway. This hardstand is rated as having a reduced runoff on average as not all driveways will be sealed. An average of 70% runoff is assumed.

12 lots x 50 m² x 0.932 m rainfall x 30% = 168 m³ or kL per year (increase)

There is 310 metres of internal road at 8 metres wide, allowing for pavements, gutters and the like. This forms 2 480 m² hardstand.

The additional recharge associated with the roads, at 90% runoff from hard surfaces less the probable 40% originally from pasture is;

2 480 m² x 0.932 m rainfall x 50% = 1 202 m³ or kL per year (increase)

The total recharge is $1\,957\text{ m}^3 + 168\text{ m}^3 + 1\,202\text{ m}^3 = 256\text{ kL}$ per hectare per year spread over an area of 13 ha. This equates to an increase in rainfall of 25.6 mm.

On the other hand increased evapotranspiration as a result of additional tree planting is likely. On this site, with the proposed lot sizes, gardens, additional landscaping and tree planting, the recharge of the whole subdivision may potentially fall by say 5% from pasture before subdivision to parkland pasture after subdivision.

Without counting the public open space, the change as a result of landscaping, tree planting and gardens at 5% on 13 hectares, is shown by;

$14\text{ ha} \times 10\,000\text{ m}^2 \times 0.932\text{ m rainfall} \times 5\% \text{ change in recharge} = 6\,524\text{ kL}$ per year for the subdivision (decrease) or 466 kL per hectare.

- *The overall soil moisture as a result of subdivision will therefore remain similar or reduce slightly when compared to the pre-subdivision condition.*

In the calculations the use of rainwater tanks is ignored because the potential savings are 7% when compared to individual water use by landholders. The mandating of rainwater tanks, if the water is substituted for scheme water, is considered in 6.3.3 Rainwater Tanks.

6.3 Stormwater Design

6.3.1 Design Criteria - Volumes

Department of Water seek to retain on site rainfall from a 1 in 1 year ARI 1 hour event with the excess directed to stormwater, which represents 93% of the rainfall events.

The one hour one year return storm event that is to be retained is 13.48 mm. The 5 year event is 22.05 mm, the 10 year return event is 24.94 mm and for a 100 year event the figure is 40.5 mm.

6.3.2 Roof Drainage and the Size of Soakwells

For a dwelling on a subdivision a hard surface area of 350 m^2 is assumed, including dwelling, driveways, sheds and garages.

As the lots will be connected to scheme water, the surface area directed to soakwells is assumed to be 300 m^2 , because of sheds and driveway runoff not being collected, and the rainfall criteria is 13.48 mm with a 0.9 runoff coefficient from hard surfaces, which result in a volume of up to

$$300\text{ m}^2 \times 0.9 \times 13.48/1000\text{ mm} = 3.64\text{ m}^3 \text{ or } 1.21\text{ m}^3 \text{ per } 100\text{ m}^2 \text{ roof area}$$

Typical soakwells of 1300 mm diameter x 1200 mm depth hold a volume of 1.59 m^3 and are capable of holding the runoff from each 100 m^2 with an excess capacity of 26%. This does not take into account any seepage of water into the soils that will occur during the one hour.

With two such soakwells a total storage volume will be 3.18 m^3 or 73% of the 300 m^2 roof area used. Therefore, to round the figure off, a roof area of 300 m^2 will require three 1300 x 1200 mm soakwells with a larger roof area requiring correspondingly more soakwells to achieve a 1 in 1 hour ARI rainfall event.

Excess water from rainfall events greater than this will flow onto the ground for broad area infiltration. The large lot sizes with a minimum of 1 hectare provide sufficient area for excess infiltration.

On house sites where silt or reduced permeability subsoils are encountered it is preferable that the infiltration surface area of the soak wells be increased. This can be achieved by removing the clay enriched horizon from under the soakwell to a depth of say 1.5 to 2 metres and backfilling with sand. The soakwells should then be placed on the sand base and surrounded with 600 mm sand. More soakwells could be used. Geofabric may be required to prevent sand from flowing into the soakwell when full.

On a sloping site such as this there is little likelihood of the soakwells not draining well.

The volume of water directed to soak wells can be reduced correspondingly for dwellings with rainwater tanks in excess of say 5 000 litres.

6.3.3 Rainwater Tanks

If a minimum 5 000 litre rainwater tank is recommended for lots with scheme water, provided it is plumbed into a system that is used all year round, such as potable water, washing, toilet use or a combination, for toilet use alone, at say a volume of 2.5 L per average flush with 6 flushes per person, the daily use will be $2.5 \times 6 = 15$ L per person per day.

For an average 2.5 person family over a month this amounts to 1 300 L per month or 1.3 m³ kL per month. Even piping rainwater for toilet use represents a water saving, but is not sufficient alone in any month to effectively attenuate a storm event. The use of the rainwater tank to attenuate stormwater flows is therefore not included in the calculations because at this stage the actions of individual owners cannot be anticipated.

The total savings are in the order of 15.6 kL per year for a 2.5 person average family. With an estimated average use of water of 220 kL per year per dwelling in Albany this represents a saving of 7% if the water is substituted for scheme water.

6.3.4 Waste Water Management

Nutrient retention is high on this site. This is discussed in the Land Capability and Geotechnical Assessment dated November 2004 prepared by Landform Research.

The site complies with the Draft Country Sewerage Policy (22 September 2002, SOCWM meeting) which permits waste water disposal on any soil type on lots in excess of 2 000 m² and allows for some site modification. See also 4.3.4 Nutrient Retention Capability.

The soils on Lot 1879 are capable of accepting and retaining all waste water.

Any fertiliser applied to gardens will similarly be strongly adsorbed onto the soil particles.

The critical issues are that the waste water should be disposed of into dry conditions and the waste water should infiltrate into the natural soils and not be able to move laterally and short circuit the disposal area.

The majority of the site will require nutrient adsorbing waste water treatment systems.

The City of Albany normally requires either a conventional septic system, installed with semi inverted leach drains to their specifications, or an alternative waste water system.

On sloping sites such as this a terraced waste water disposal area is likely to be required, with an upslope cutoff drain. This is capable of achieving a dry suitable waste water disposal area. Volume can be reduced by using greywater reuse systems.

When this is undertaken good nutrient retention can be achieved

To increase infiltration and comply with the Health Act Regulations, the City of Albany requires that a 3 metre wide area around the leach drain of a conventional septic system be deep ripped and then the leach drain covered with calcareous sand.

The proposed waste water disposal complies with the Government Country Sewerage Policy and City of Albany Requirements.

6.3.5 Size of Road Drainage

Prior to subdivision any storm event will lead to some intermittent and discontinuous surface sheet wash, the location of which is unclear. However post subdivision this flow will be intersected by the proposed road.

The road will pick up all of the flow and it will be directed along the swale drains as per DOW and City of Albany requirements.

It is recommended that the drain be located on the upslope side only because of the steep slopes.

It is assumed that all stormwater on each lot is retained on site. For the lower lots, and those in the east not above the road surface, water runoff will not change and will continue to flow unimpeded as it currently does.

Surface water runoff from above the road will be captured by the road and will have to be treated as road stormwater.

The designed road will require a sump to collect the stormwater from the swale drain on the upslope edge. The sump is proposed to be installed at the low point of the road and then piped under the road to a pipe/ open drain located in an easement on Lots 9/10 as shown on the Plan in Figure 1.

- **Runoff from land surface catchments**

This flow occurs now and cutting it off will reduce the natural environmental flows to the creek. Therefore, whilst this flow will be captured by the road, retaining it all on site, is not desirable based on maintaining environmental flows. What is desirable is to capture the additional flow from the hard surfaces whilst providing filtration for the surface water runoff.

The coefficient of runoff for pasture on steeper rocky slopes such as this is 0.75, from Engineers Australia. For medium slopes a coefficient of runoff is 0.2. Based on the contours an average coefficient of runoff of 0.35 is assumed.

For the mm 1 year 1 hour rainfall event, the volume of the potential surface water from the pasture above the road is calculated as below.

The area of catchment is 2.6 hectares (26 000 m²) above the road. Therefore the runoff from the catchment above the road that will be collected by the road in a 1 in 1 year event will be;

$$26\,000\text{ m}^2\text{ (area)} \times 0.01348\text{ m (rainfall)} \times 0.35\text{ (coefficient of runoff)} = 122.7\text{ m}^3$$

Although this volume of water will be intersected by the road, its collection reduces the environmental flows and therefore it is not proposed to capture this volume of water.

The volume increases for the other storm events are summarised below.

Upslope catchment - Upslope of roads, runoff from driveways

Storm Event	Volume of stormwater generated in one hour from above the road by the natural land surface.
One hour one year return event	122.7 m ³
One hour 5 year return event	200.7 m ³
One hour 10 year return event	227.0 m ³
One hour 100 year return event	366.0 m ³

Downslope of the road there will be no changes to surface water flows as a result of subdivision.

The runoff from the existing land surface would normally flow downslope during a storm event and enter the creek.

To retain this on site would be to change the pre-subdivision hydrology of the creek. In order to maintain the same environmental flows this volume of water should be permitted to flow through the detention basins.

In addition to the surface water runoff there will also be potential for capture of water from hard surfaces such as driveways upslope of the road.

It is likely that on any particular lot only 300 m² of water from hard surfaces will be able to be retained because of the slopes and driveways to roads. This is the likely maximum volume that will be able to be captured on sloping land such as this and directed to rainwater tanks or soakwells. The remaining 50 m² will either drain onto the lots or end up running down the driveways to the road. To allow for a small amount of runoff from the driveways an additional volume is required for the 3 affected driveways on Lots 1 – 3. Other driveways will drain to the creek.

$$150\text{ m}^2 \times 0.01348\text{ mm} \times 0.9 = 1.82\text{ m}^3. \text{ For a one hour 1 year return event}$$

The data for other return events is shown.

Storm Event	Volume of stormwater generated in one hour from above the road by driveways.
One hour one year return event	1.82 m ³
One hour 5 year return event	2.98 m ³
One hour 10 year return event	3.37 m ³
One hour 100 year return event	5.43 m ³

It is noted that that whilst these two tables represent the amount of runoff generated during a one hour storm event, the runoff from the driveways will arrive first and that from the land surface will be attenuated and take longer to reach the drain.

The degree of attenuation will direct the calculations of the pipework required and these calculations will be made during the engineering phase of the design during the road design. Any changes to the catchments will be taken into account at that time.

At the time of the preparation of the Urban Water Management Plan, when detailed engineering calculations will be made, the runoff data will be adjusted as necessary, taking into account any changes to catchments in the post developed environment.

- **Runoff from road pavements**

The Department of Water has guidelines on stormwater management for roads and drains which can be incorporated into the detailed design of the stormwater management (*Guidelines for Development and Subdivision of Land*) for the detention of stormwater.

As noted previously the volume of water coming from roads is given by;

There are 310 metres of internal road at say 6 m² hard surface per linear metre.

The total area of road hard surface is 310 x 6 = 1 860 m²

For a one hour one year return event the calculation is;

$$1\,860\text{ m}^2\text{ (area)} \times 0.01348\text{ m (rainfall)} \times 0.90\text{ (coefficient of runoff)} = 22.57\text{ m}^3$$

CATCHMENT ROADS – Generated from road surface

Storm Event	Volume handled by road drainage
One hour one year return event	22.57 m ³
One hour 5 year return event	36.9 m ³
One hour 10 year return event	41.76 m ³
One hour 100 year return event	67.32 m ³

DOW require that the 1 in 1 year one hour event is retained in a detention basin, but that other flows are directed through an overflow to the creek.

The road drainage will have to deal with the natural surface water from lots 1 2 and 3, the driveways and the road surface.

To maintain environmental flows to the creek it is recommended that only the increased water as a result of the introduction of hard surfaces is detained on site and the natural surface water be directed to the creek.

The total 1 in 1 year storm event that the road drainage and detention basin will need to deal with is;

$$122.7\text{ m}^3\text{ (natural surface)} + 1.82\text{ m}^3\text{ (driveways)} + 22.57\text{ m}^3\text{ (road)} = 145.94\text{ m}^3\text{ or kL}$$

However as noted above retaining the volume of water from up slope will change the pre-subdivision flows in the creek and therefore only the 1 hour one year return storm event from hard surfaces should be retained with the natural surface runoff volume being permitted to flow through.

The drainage system will however need to be designed to cope with the 1 in 100 year storm events.

The volume to be retained in the detention basin is therefore;

$$1.82 \text{ m}^3 \text{ (driveways)} + 22.57 \text{ m}^3 \text{ (road)} = 24.39 \text{ m}^3 \text{ or kL}$$

- A series of small riffles is recommended to be installed along the flow path to accept some of the volume and to slow the flow. There will be space for 13 riffles adsorbing perhaps 2 m^3 each. The use of a series of small riffles will negate the need for a detention basin and is therefore recommended. The use of riffles on the upslope side of the road, as opposed to a detention basin, will assist visual management, remove the need for a basin in that location and its inherent potential construction and safety issues.
- A small concrete covered sump with a volume in the order of 1 m^3 is recommended to be installed at the low point in the road to collect any excess water from road drainage.

See Figure 1.

- From the sump a pipe is recommended to direct water along an easement on the boundary of Lot 9 or 10 to the POS.

The water flow could then be an open drain installed with riprap or riffles, which will make maintenance easier. The volume of the drain will be calculated during the detailed engineering design, based on the capability to handle the 1 in 100 year storm event.

- From the drain the slowed water flow is recommended to feed to a shallow two stage detention basin in public open space.

The maximum volume required to be retained within the detention basin is 24.39 m^3 or kL.

In the interests of safety and environmental management it is recommended that this be a two stage small shallow basin with a volume of 12.5 m^3 plus freeboard. Water will enter from one end, be slowed and then feed to the second stage from which water will leave to travel to the creek.

Rather it is recommended that the basin be shallow and installed with reeds to slow and attenuate the flows and allow them to overflow through a hard surface spillway to the creek. This will maintain natural water flows in the creek.

In the detailed engineering stage the volume may be adjusted for flow rates and catchment attenuation. If any small alteration to the alignment of the road is required to ensure a suitable location for the low point, it will be made at that time.

See Figure 1.

7.0 Groundwater Management Strategy

The water recharge is not anticipated to change, therefore no changes are anticipated to groundwater regimes.

8.0 Future Design Considerations

An additional stage of detailed engineering design, to accompany the site specific design for the subdivision, follows subdivision approval. In this case, with a relatively small

number of large lots, the detailed design will be related to road design, swale drainage design and the design of the stormwater detention basins.

An Urban Water Management Plan will be required as part of the next stage of the progress of the subdivision, after approval of the subdivision and prior to construction. The Urban Water Management Plan will be prepared by the engineers who 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 refine the drainage system.

The engineers will provide revised catchment calculations based on any changes to the catchments as a result of development. Flow rates and attenuation will also be considered, including even the 6 minute duration when designing pipework as recommended by the City of Albany.

At that time any adjustments to the alignment of the road will be made to ensure free flow of stormwater from the road as shown on Figure 1.

9.0 Monitoring

Monitoring of water quality is not seen as not necessary unless actions following from the monitoring are conditioned on the subdivision.

However the DOW normally requires monitoring.

If monitoring is required, it is recommended that water flowing to the creek be monitored quarterly when flowing.

A total of 2 - 3 years monitoring on a quarterly basis is suggested for the following parameters, TSS, TP, TN, EC DO and pH.

10.0 Implementation

Implementation will only occur at the construction stage following the full engineering calculations for the roads and stormwater management.

At this stage, the Local Water Management Strategy is enough to provide sufficient assessment to ensure that there is provision within the subdivision guide plan to enable the required detention basins and drainage systems to be provided for.

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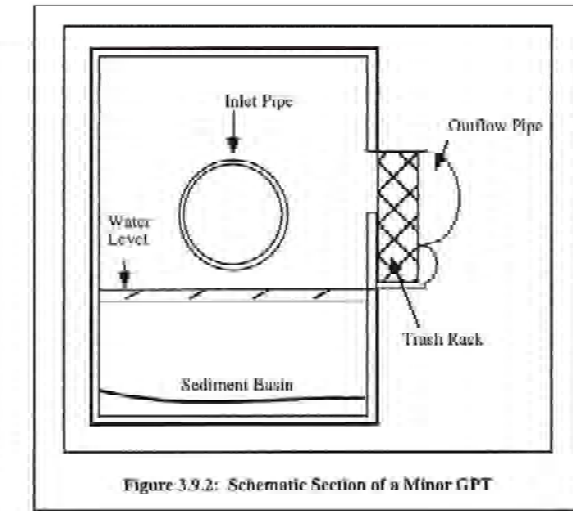
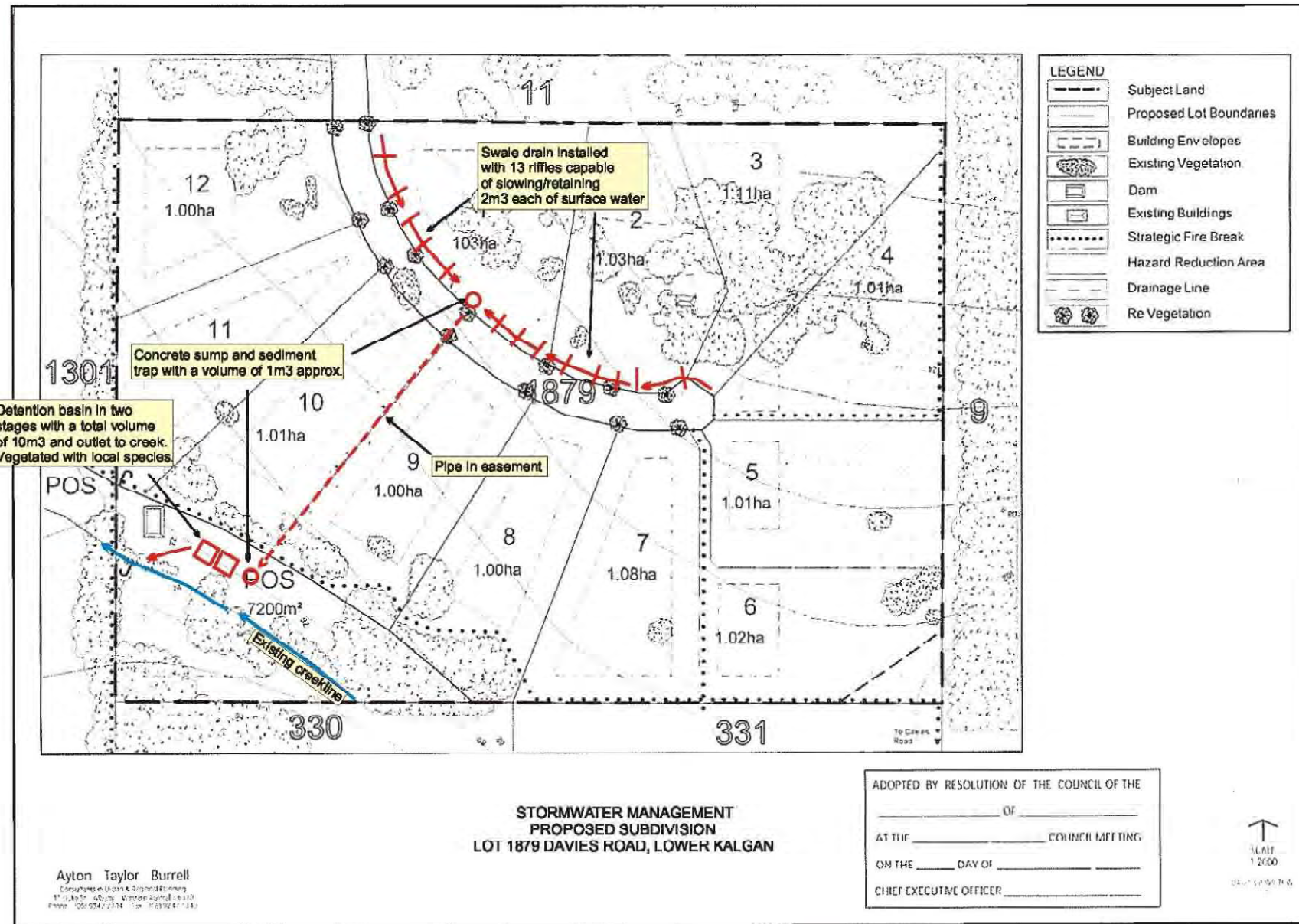
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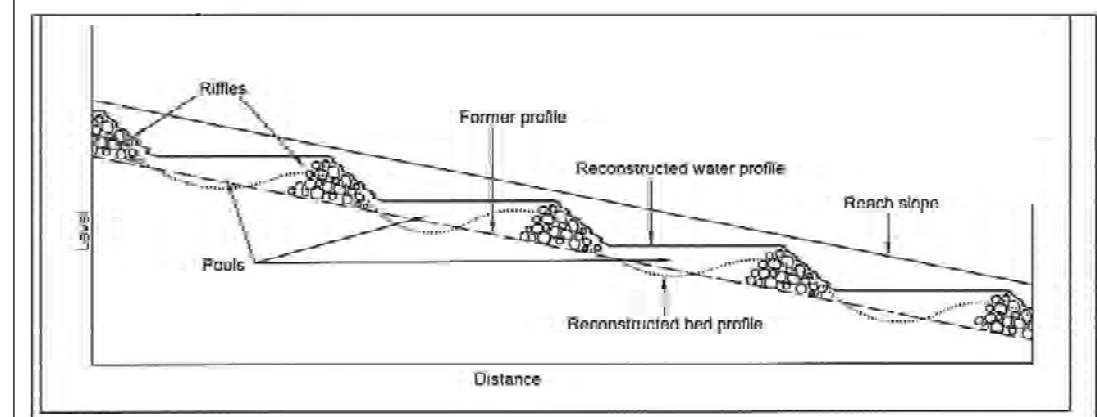
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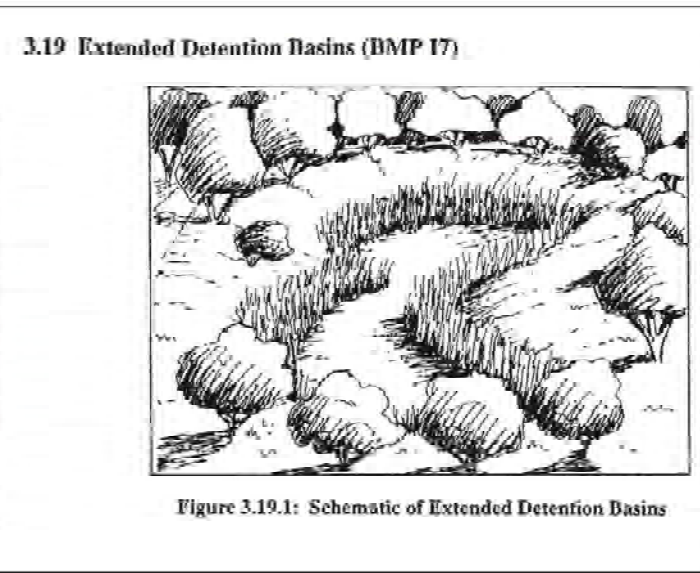
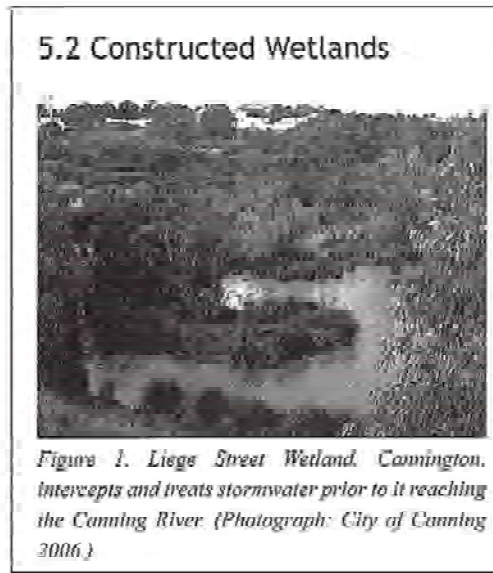
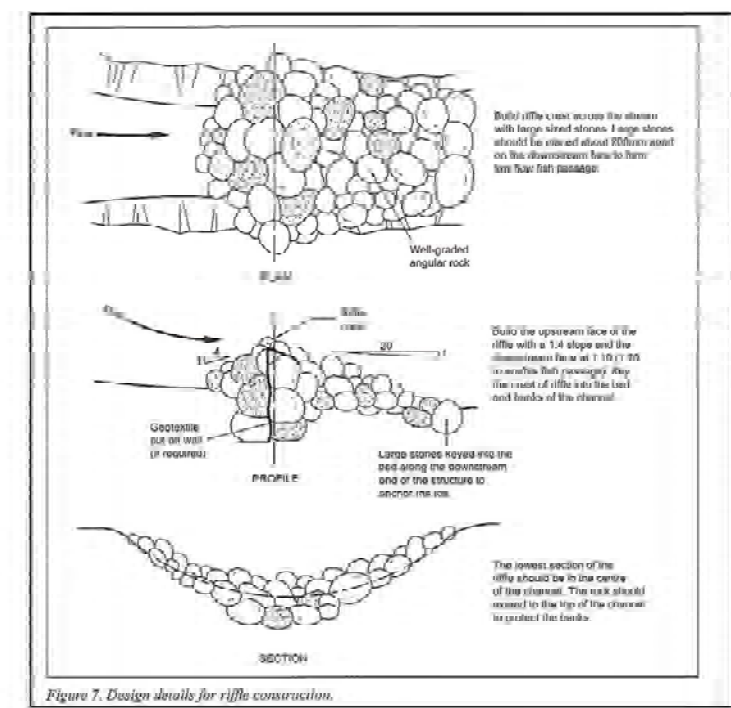
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CONCEPT SEDIMENT TRAP



CONCEPT RIFFLE SYSTEM IN OPEN DRAIN



Diagrams from Department of Water Documentation

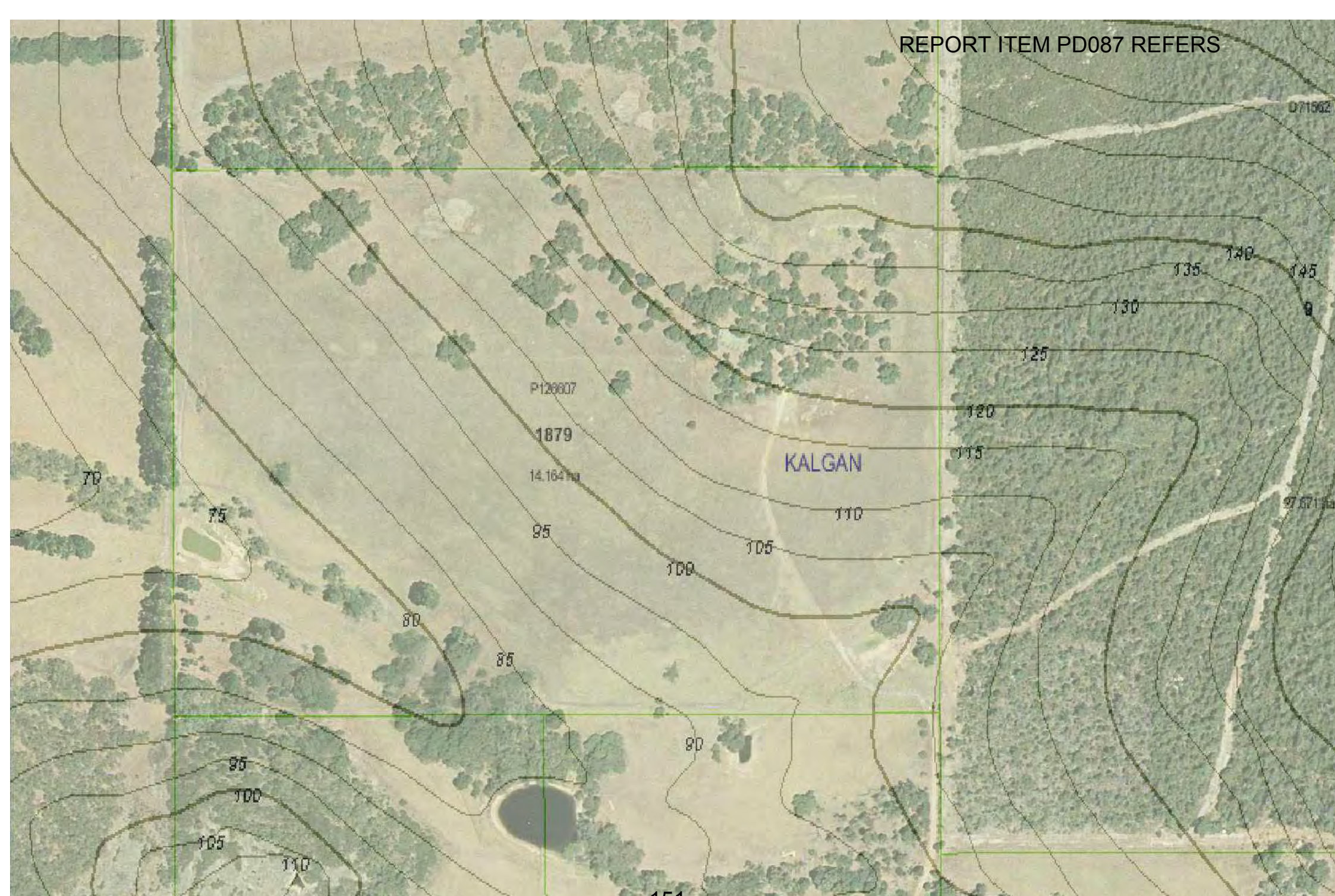
STORMWATER MANAGEMENT PROPOSED SUBDIVISION LOT 1879 DAVIES ROAD, LOWER KALGAN

CONCEPT VEGETATED DETENTION BASINS

Figure 1



FIGURE 2



Attachment III
Fire Management Plan

FIRE MANAGEMENT PLAN

**LOT 1879 DAVIES ROAD
KALGAN**

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1. INTRODUCTION

Lot 1879 is located 16 km from the Albany City Centre via Lower King Road, Nanarup Road, Gull Rock Road and Davies Road.

The site comprises cleared pasture with areas of parkland clearing along the creekline in the south west and surrounding the existing dwellings.

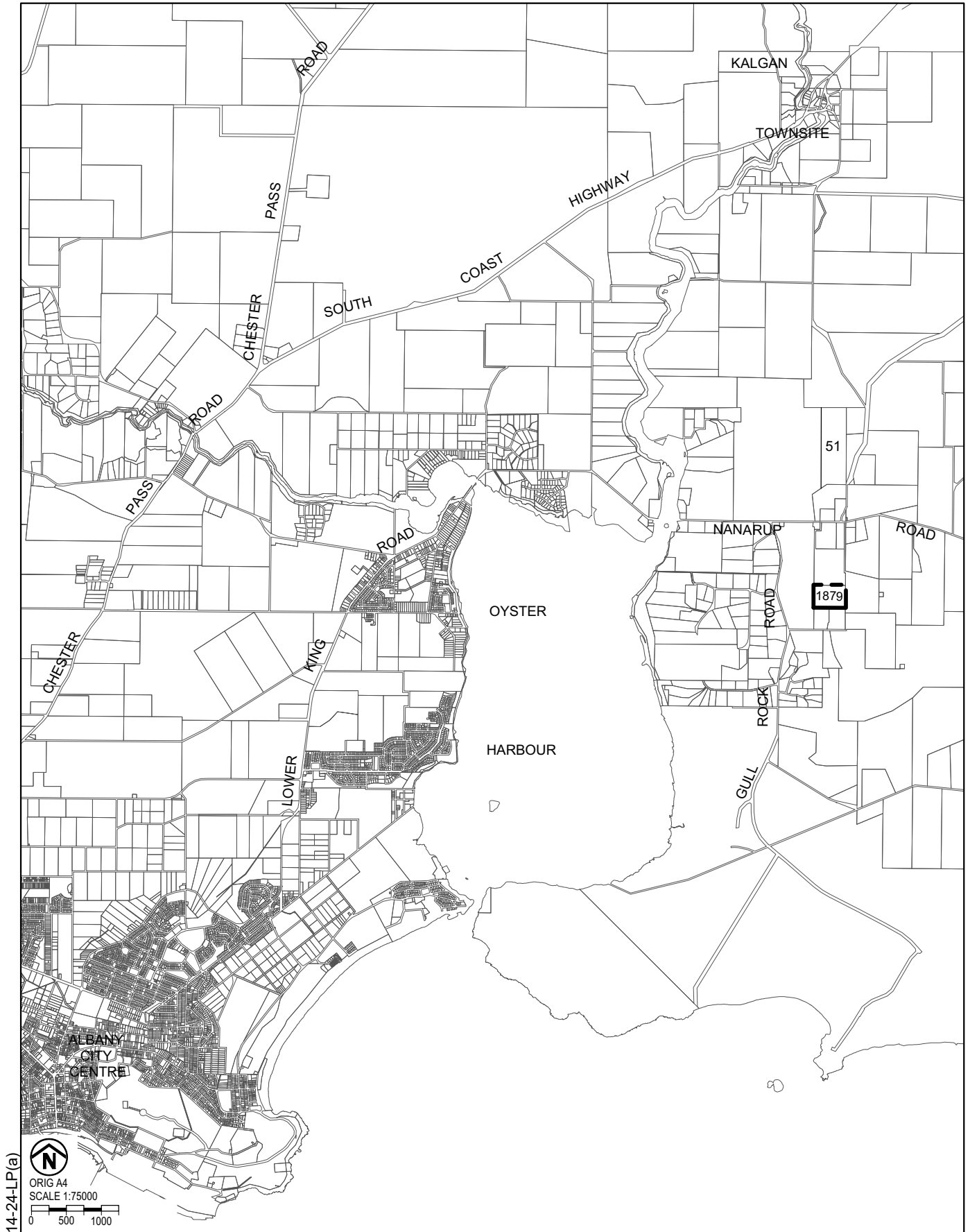
The purpose of this Fire Management Plan is to outline fire hazards, fire risks and following that, propose measures to address the hazards and reduce the risks as well as outlining an implementation plan to see those measures applied.

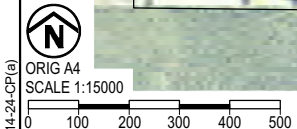
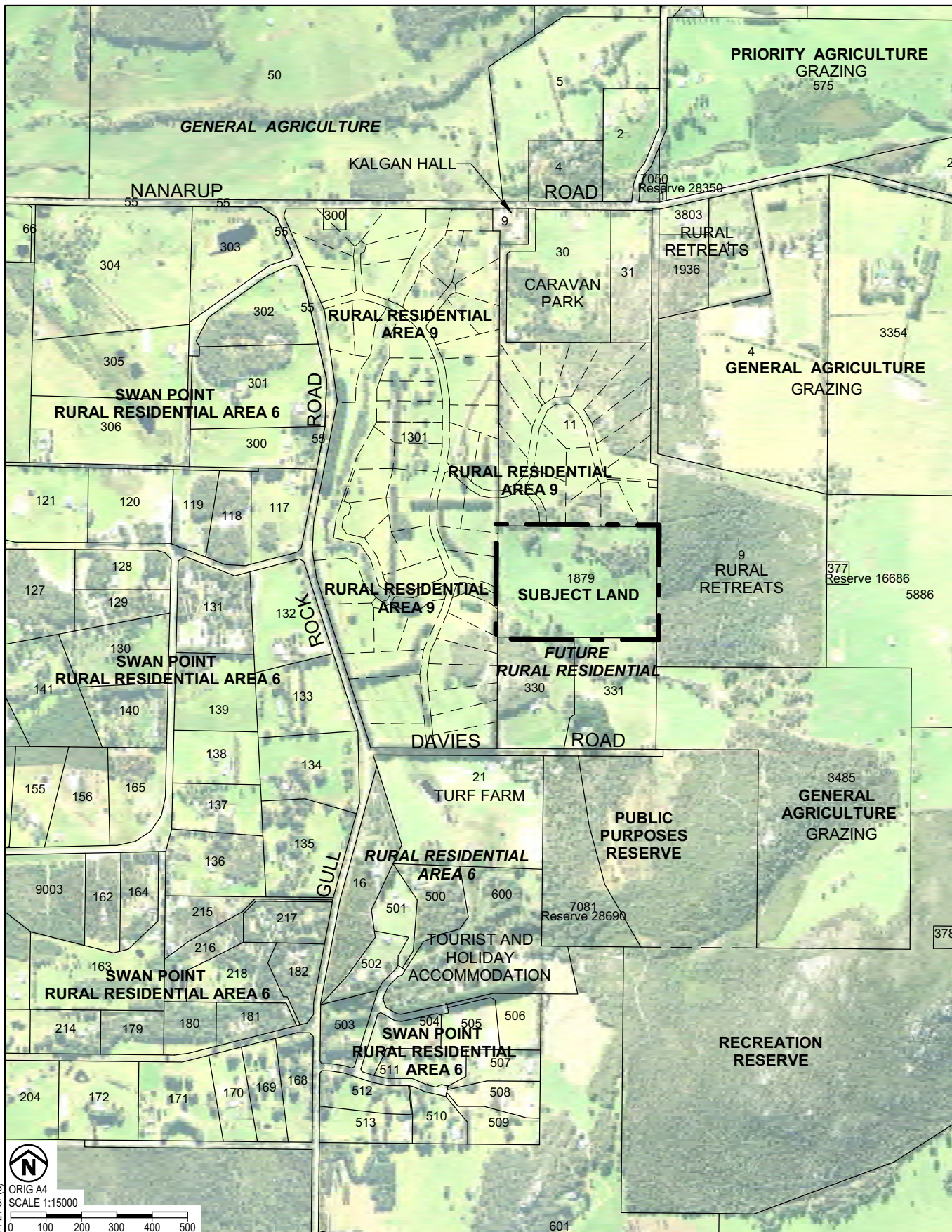
2. BACKGROUND & SUBDIVISION PROPOSAL

Lot 1879 is mostly cleared grazed pasture. There are two separate areas of parkland cleared tree cover of approximately 4000m² each, one to the east of the existing dwelling and the other in the south west along the minor drainage line in this area.

The land is surrounded to the north and east by Rural Residential zoned, cleared land which will be subdivided to lots of 1ha. To the south is cleared and parkland cleared grazing land whilst to the west is a rural lots, uncleared apart from a significant firebreak network along the boundaries (10m wide) and fire breaks which compartmentalise the site into approximately 5ha blocks.

Lot 1879 will be included within the adjoining Rural Residential zone to provide for 1ha lots. As future strategies are further implemented, this zoning will also expand over the lots to the south.





Although the land currently has no gazetted legal road frontage practical side access is made via a formal Right of Carriageway over an adjoining property through to Davies Road.

In addition road and firebreak connections will be provided in two positions via the adjoining special rural zone.

The Subdivision Guide Plan and this plan, can make use of these connection points by using one to provide road access to the Rural Residential lots and the others can provide alternative/secondary access ways as needed.

As the lots will be within a Rural Residential zone, subdivision, development and ongoing land management provisions can be used to implement and ensure the maintenance of effective fire safety mechanisms.

The lot is in an area long identified for such subdivision and development and as a result the strategic implications of this move have been assessed and supported. The purpose then of this Fire Management Plan is to detail the local or lot scale hazard, risk and safety mechanisms to be applied.

3. BUSHFIRE HAZARD ASSESSMENT

See following figure for Bush Fire Hazard Ratings. In summary:

Vegetation Type	Rating
Pasture	Low
Isolated Paddock Trees	Low
Parkland Cleared Areas	Moderate
Adjoining Low Forest	Extreme

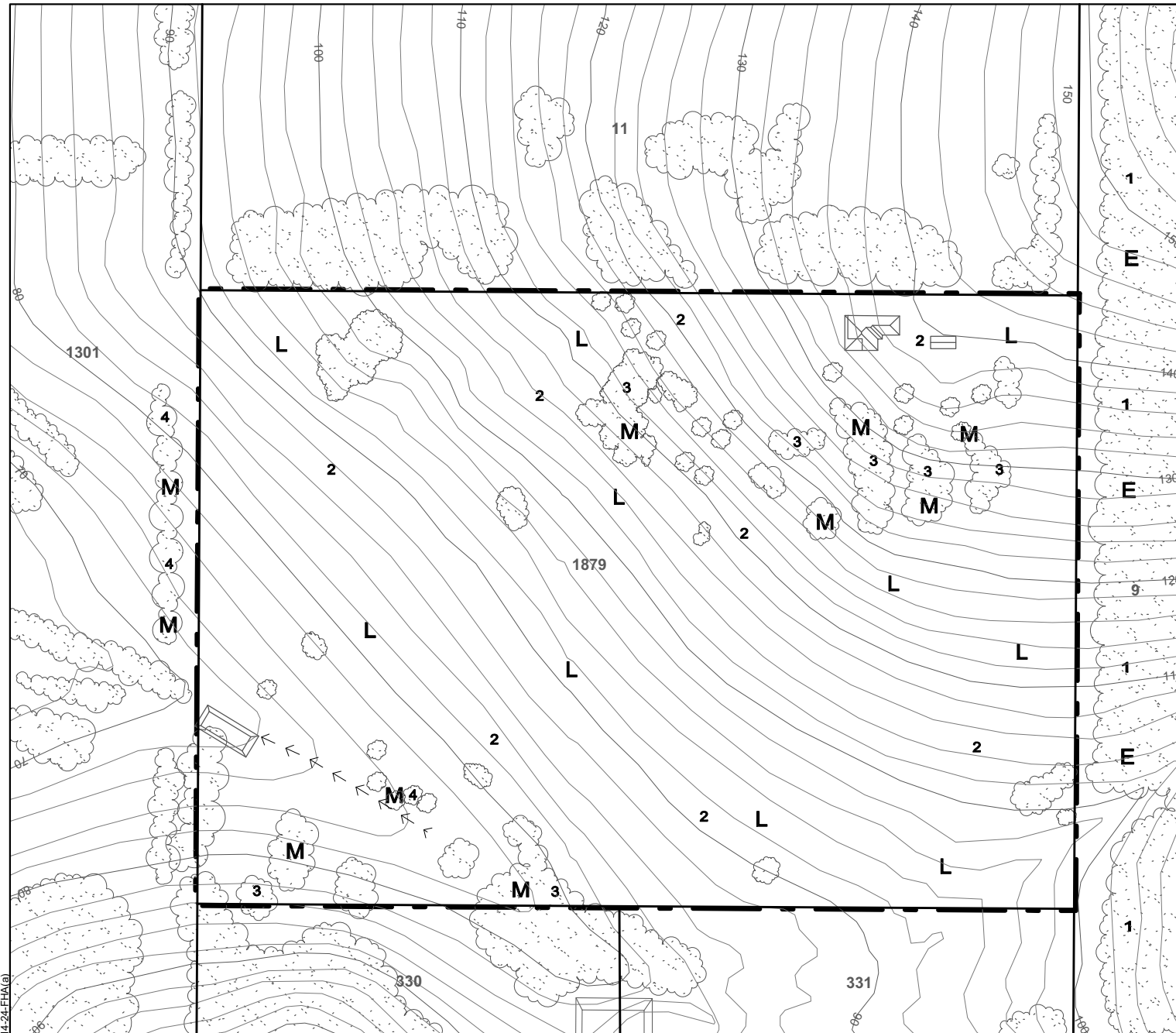
4. BUSHFIRE ATTACK LEVEL

From the ratings in the Hazard Assessment the following maximum bushfire attack levels apply on the basis a 20m building protection zone is implemented, buildings are contained to the identified building envelope and Hazard Separation Areas (as outlined in following sections) are maintained.

LOT	BAL
Lot 75	BAL 19
Lot 76	BAL 19
Lot 77	BAL 19
Lot 78	BAL 19
Lot 79	BAL 12.5 – 19
Lot 80	BAL 12.5 – 19
Lot 81	BAL 12.5
Lot 82	BAL 12.5
Lot 83	BAL 12.5
Lot 84	BAL 12.5
Lot 85	BAL 12.5
Lot 86	BAL 12.5

The above Bushfire Attack Levels require specific construction requirements under AS3959. Refer to as 3959 Sections 3 & 5 for BAL 12.5 or sections 3 & 6 for BAL 19.

FIRE HAZARD ASSESSMENT
 Lot 1879 Davies Road
 Kalgan, City of Albany



LEGEND

- Subject Land
- Existing Vegetation
- Existing Buildings
- Existing Dams
- Drainage Line

ORIG A4
 SCALE 1:3000

1	A	Low open forrest (04)	Extreme
2	G	Pasture (26)	Low
3	B	Low woodlands (06)	Moderate
4	B	Open woodlands / Shelter belt	Moderate

14-24-FHA(a)

5. BUSHFIRE MITIGATION AND PROTECTION

See the following plan and the notes below for Bushfire Mitigation and Protection requirements. These combine to ensure the site and future dwellings enjoying a low to moderate hazard level.

5.1 Location

The subdivision/development is located on the land **that is not** subject to either an extreme bush fire hazard classification or requires construction standards to BAL – 40 or BAL – FZ. (A1.1)

5.2 Vehicular Access

Two different vehicular access routes, both of which connect to the public road network, will be available to all residents/the public at all times. (A2.1)

5.3 Water for Fire Fighting

The development is to be provided with a reticulated water supply, together with fire hydrants, in accordance with the specifications of the relevant water supply authority and FESA. (A3.1)

5.4 Siting of Development

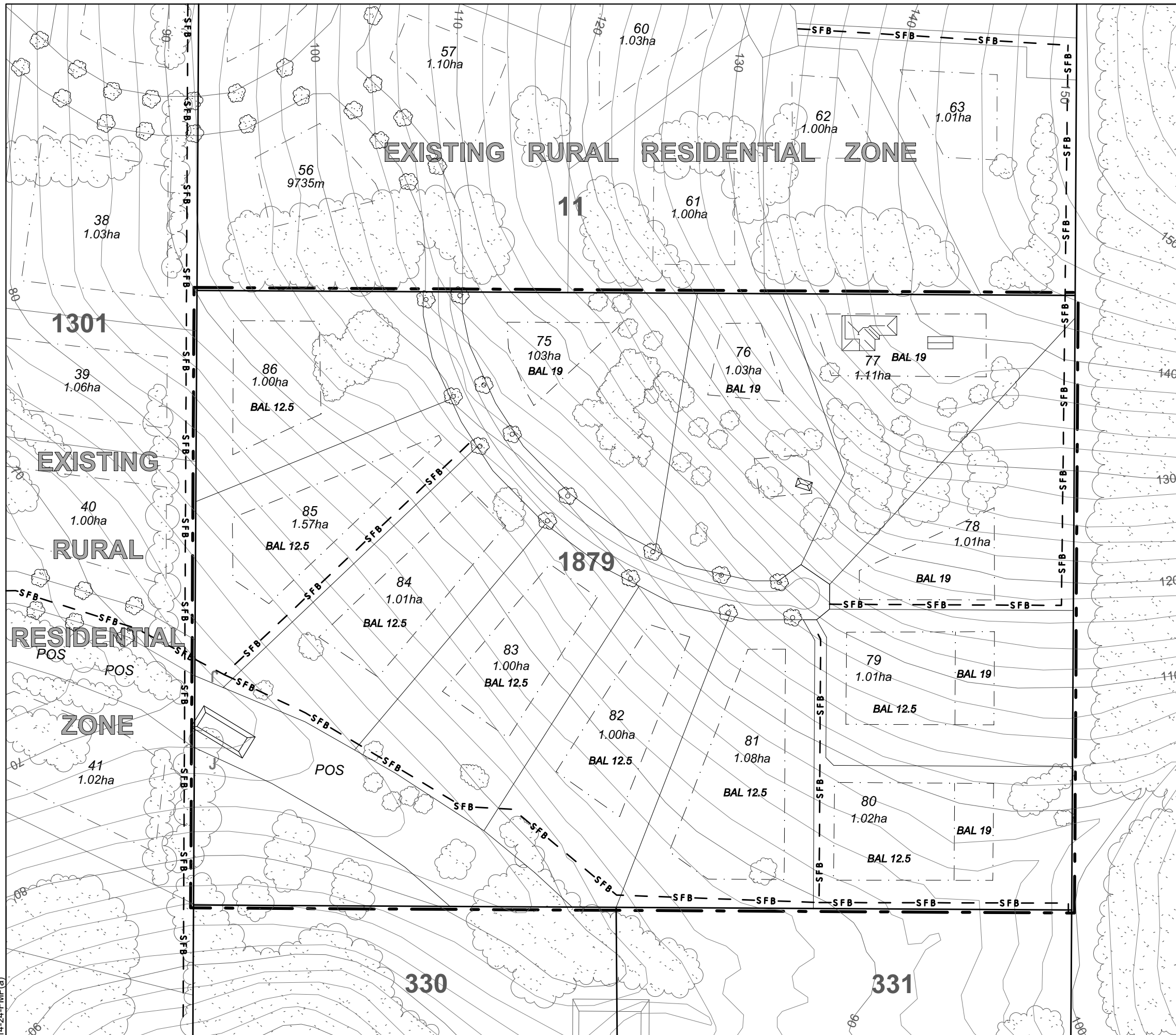
Every building is to be provided with a maintained Building Protection Zone not less than 20m in width and where adjacent to a parkland cleared area, an additional width of at least 10m managed as a Hazard Separation Area.

In addition, a minimum setback of 40m containing managed pasture is provided to the adjoining Lot 9.

Every dwelling will require an appropriate construction standard as per the assessed Bushfire Attack Level.

FIRE MANAGEMENT PLAN

Lot 1879 Davies Road
Kalgan, City of Albany



LEGEND

- Subject Land
- Existing Vegetation
- Existing Buildings
- Existing Dams
- Indicative Building Envelopes
- Strategic Fire Break
- Proposed Vegetation

N
ORIG A3
SCALE 1:2000

0 10 20 30 40 50

- SFBs to be provided at the time of subdivision and maintained by landowners.
- Buildings to be constructed to the noted Bushfire Attack Level (BAL) as per AS3959.
- Hydrants for firefighting to be provided at the time of subdivision.
- Building Protection Zones and Hazard Separation Areas to be implemented and maintained around buildings.

AYTON BAESJOU
PLANNING
11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

5.5 Development Design

Development Design including compliance with AS3959 under the relevant noted Bushfire Attack Levels and consequential building requirements meets development design requirements.

6. SUBDIVISIONAL & DEVELOPMENT REQUIREMENTS

6.1 Building & Location

Building and Construction requirements are set on a lot by lot basis and for a number of lots vary according to the buildings location within the building envelope (Refer to Plan):

Construction Standard	Lot
BAL 12.5	81 - 86
BAL 12.5 or 19	79, 80
BAL 19	75-78

Buildings to be located within the identified building envelope.

Within building envelopes with a split BAL construction standard (Lots 79 & 80), where any dwelling partially or wholly intrudes into the BAL 19 area, the entire building is to be designed and constructed to meet this higher standard.

6.2 Access

Access is provided by a combination of public roadways, battleaxe legs, driveways and strategic fire access tracks as shown on the plan. Standards for the differing access way types are noted in Planning for Bushfire Protection (Edition 2). No locked gates are permitted on this network.

The access network is circular and ensures three different access routes connecting to the public road network are available at all times.

6.3 Water for Firefighting

Hydrants to be installed at the time of subdivision in accord with development policy.

6.4 Building Protection Zones and Hazard Separation

A width not less than 20m from all buildings shall be maintained as a Building Protection Zone as follows:

- Minimum 20m width measured from building wall;
- Fuel load reduced to and maintained at 2 tonnes/ha;
- Trees to be a minimum of 10m apart with no dead material;
- Branches are pruned from trunks for at least the first 2m;
- No tall shrubs or trees overhang buildings; and
- Fences and other structures within the Bushfire Protection Zone are built of non combustible materials.

In addition to these minimums, it remains an option for landowners to create and maintain wider building protections zones in existing cleared areas outside of the nominated building envelopes.

All pasture and parkland clearings within 10m (or 20m in the case of the eastern boundary of Lots 78 - 80) of a Building Protection Zone to be maintained as a Hazard Separation Area as follows:

- Fuel load to be reduced to and maintained at between 5-8 tonnes per ha;
- Trees to be a minimum of 10m apart; and
- Trees to be maintained devoid of dead materials (branches etc).

7. IMPLEMENTATION

7.1 Developer

On a stage by stage basis at the time of subdivision developer/subdivider is to:

- Construct roading, battleaxe legs and strategic fire access tracks;
- Prepare cleared, parkland cleared and hazard separation areas to hazard separation area standards and maintain same till time of transfer;
- Install street fire hydrants; and
- Advise prospective purchasers of management provisions, fire management responsibilities and the Homeowners Bushfire Survival Manual.

7.2 City of Albany

The City of Albany will be responsible for:

- Issuing Annual Fire Break/Fire Safety Notice;
- Maintaining Public Roads;
- Monitoring and enforcing compliance with Annual Fire Break/Fire Safety Notice, Special Provisions (Maintenance of Strategic Fire Access Tracks, Bushfire Protection Zone & Hazard Separation Area etc); and
- Applying AS3959 Bushfire Attack Level conditions to building approval and ensuring driveways are constructed and maintained as appropriate.

7.3 Landowners

On transfer of lots landowners become responsible for individual holdings. Landowners are responsible for:

- Maintaining any battleaxe legs and/or strategic fire access tracks on their property;
- Constructing and maintain required Building Protection Zones, Hazard Separation Areas and individual driveways;
- Constructing buildings in accord with the noted Bushfire Attack Level under AS3959; and
- Complying with Council's annual Fire Break/Fire Safety Notice.

8. CONCLUSION

This Fire Management Plan meets the guidelines contained within Planning for Bushfire Protection by meeting most of the acceptable solutions noted and where alternative responses are necessary (P4) appropriate responses (AS3959 Construction) are provided.

Attachment IV

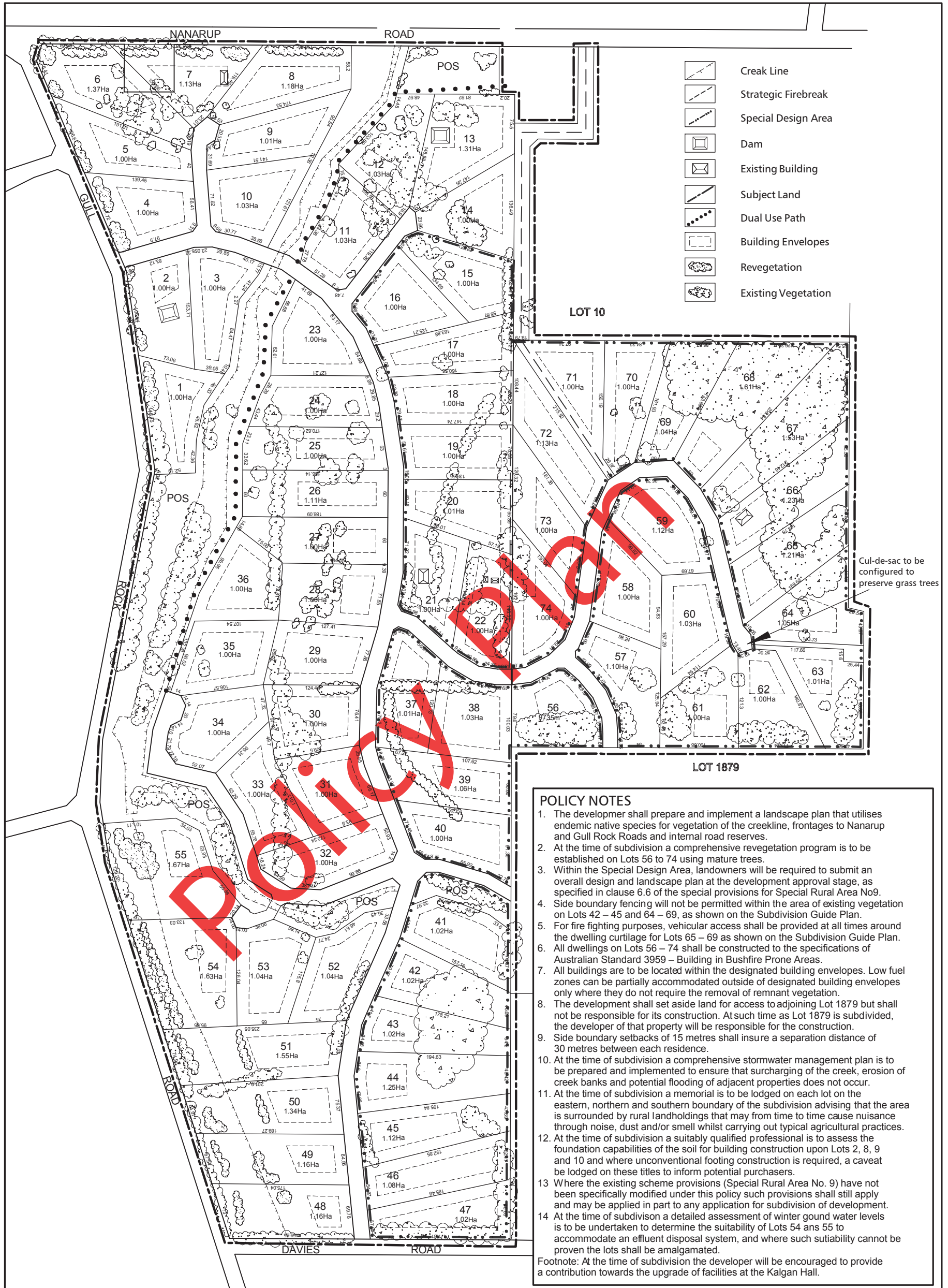
City of Albany

Rural Residential Area No. 9

**Special Provisions, Subdivision Guide Plan
& Policy Plan**

No.	Specified Rural Residential Zone	Special Provisions Applying to Specified Rural Residential Zone
RR9	Nanarup Road, Kalgan Rural Residential zone	<ol style="list-style-type: none"> 1. Subdivision of RR9 shall generally be in accordance with the Subdivision Guide Plan <i>RR9</i> endorsed by the CEO, with any minor variations approved by the Western Australian Planning Commission. 2. The minimum lot size shall be one hectare. 3. The following land uses are 'P' permitted uses— <ul style="list-style-type: none"> • Single House 4. The following land uses are 'D' discretionary uses— <ul style="list-style-type: none"> • Ancillary Accommodation; • Bed and Breakfast/Farmstay; • Home Occupation; • Industry—Cottage; • Public Utility; and • Rural Pursuit (which shall be limited to existing cleared and pastured land only). 5. All development (including dwelling and outbuildings) and any low fuel zones shall be located outside of any development exclusion area, revegetation area and/or creekline protection area as shown on the Subdivision Guide Plan and shall achieve the following minimum setbacks— <ol style="list-style-type: none"> i. 15 metres from Gull Rock or Nanarup Roads; ii. 15 metres from all other lot boundaries; and iii. 25 metres from any lot boundary with Location 1462 6. No new access/egress points onto Nanarup Road will be permitted. 7. Within Special Design Areas (Lots 15-22, 37-47 & 56-74 as shown on the Subdivision Guide Plan), applicants will be required to submit an overall design and landscape plan which addresses— <ol style="list-style-type: none"> (a) setbacks from property boundaries and creeklines; (b) existing and proposed vegetation/revegetation; (c) low lying, flood prone and stormwater disposal areas; (d) low fuel zones; (e) that cut and fill of the site shall be kept to a minimum with preference given to split level development and the breaking up of building mass; (f) that only one out building shall be permitted with a maximum size of 65m² and maximum size of 65m² and maximum height to the eaves of 3 metres; (g) driveways shall be designed to minimise visual impact and erosion by being aligned with the contours of the site and planted with trees and shrubs. Stormwater runoff shall be attenuated to ensure erosion does not occur; and (h) the landscape plan shall indicate the number, type and location of shrubs and trees to be planted and maintained as a condition of Development Approval to effectively minimise the visual impact of all development on the site.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY




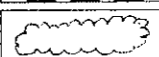



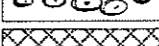

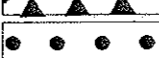

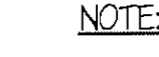
SUBDIVISION GUIDE PLAN

Lots 11, 300, 1301 Nanarup Road / Gull Rock Road

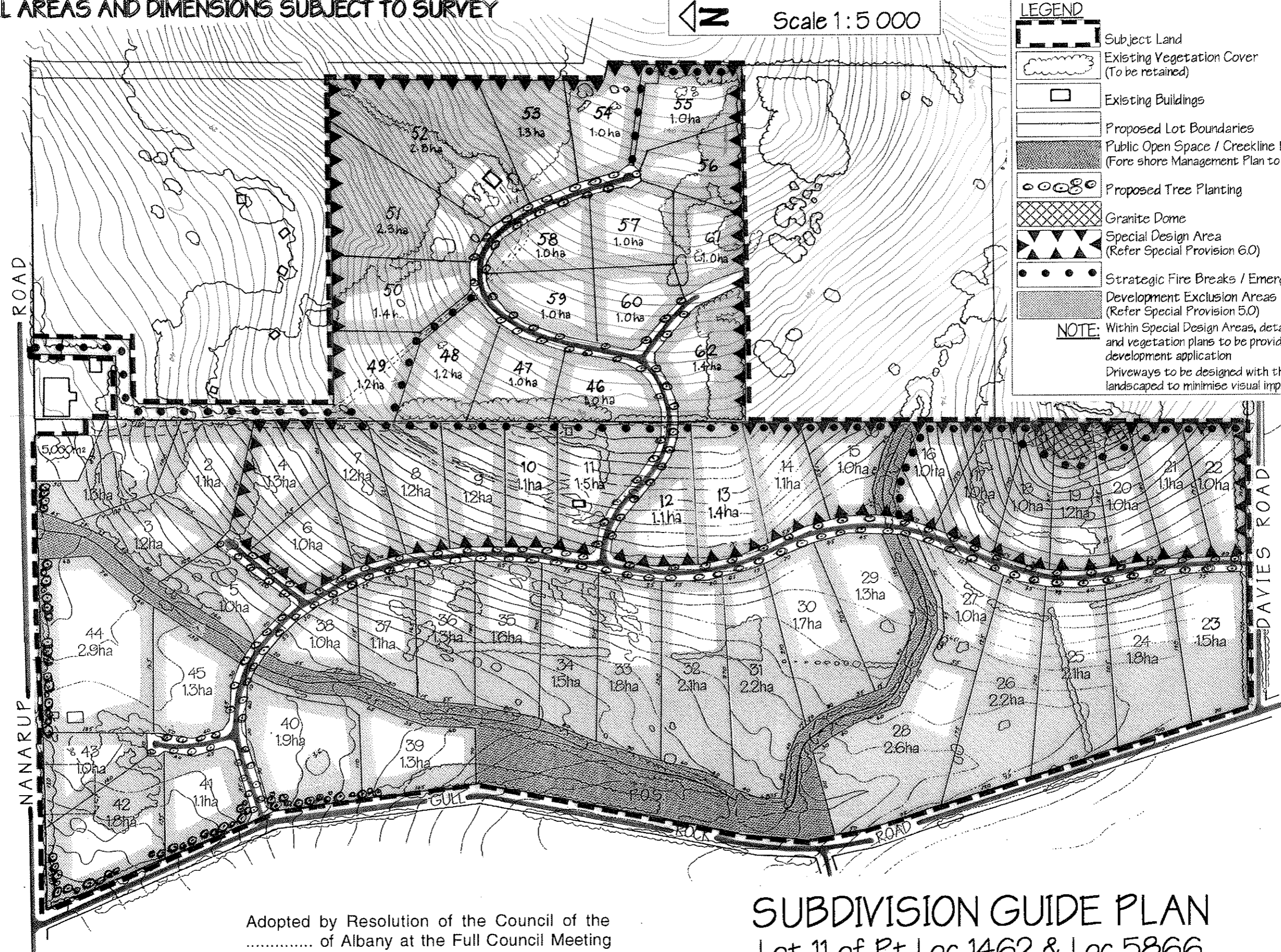
ALL AREAS AND DIMENSIONS SUBJECT TO SURVEY

Scale 1:5 000

LEGEND

-  Subject Land
-  Existing Vegetation Cover (To be retained)
-  Existing Buildings
-  Proposed Lot Boundaries
-  Public Open Space / Creepline Protection Area (Fore shore Management Plan to be prepared)
-  Proposed Tree Planting
-  Granite Dome
-  Special Design Area (Refer Special Provision 6.0)
-  Strategic Fire Breaks / Emergency Access
-  Development Exclusion Areas (Refer Special Provision 5.0)

NOTE: Within Special Design Areas, detailed landscape and vegetation plans to be provided with development application
Driveways to be designed with the contours and landscaped to minimise visual impact and erosion.



Adopted by Resolution of the Council of the of Albany at the Full Council Meeting held on the day of 19.....

Chief Executive Officer.....

SUBDIVISION GUIDE PLAN
 Lot 11 of Pt Loc 1462 & Loc 5866
 Nanarup Road and
 Pt Loc 1569 Gull Rock Road.

AYTON, TAYLOR & BURRELL
 Consultants in Town Planning and Civic Design
 11 Duke Street, Albany, Western Australia 6330
 Phone 08 9842 2304 Fax 08 9842 1340

Figure 3

REPORT ITEM PD087 REFERS

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

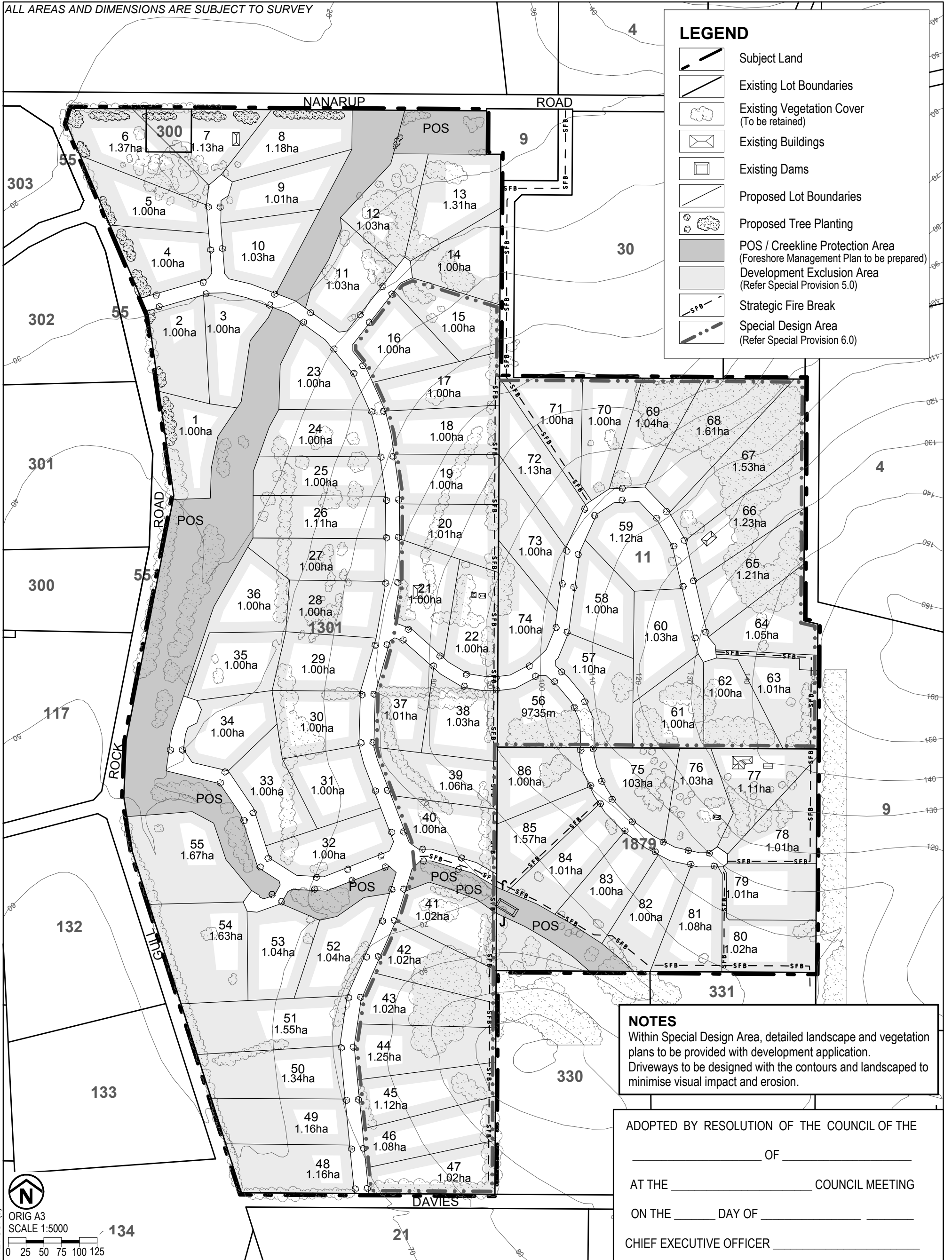
LOCAL PLANNING SCHEME No. 1

AMENDMENT No. 12

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

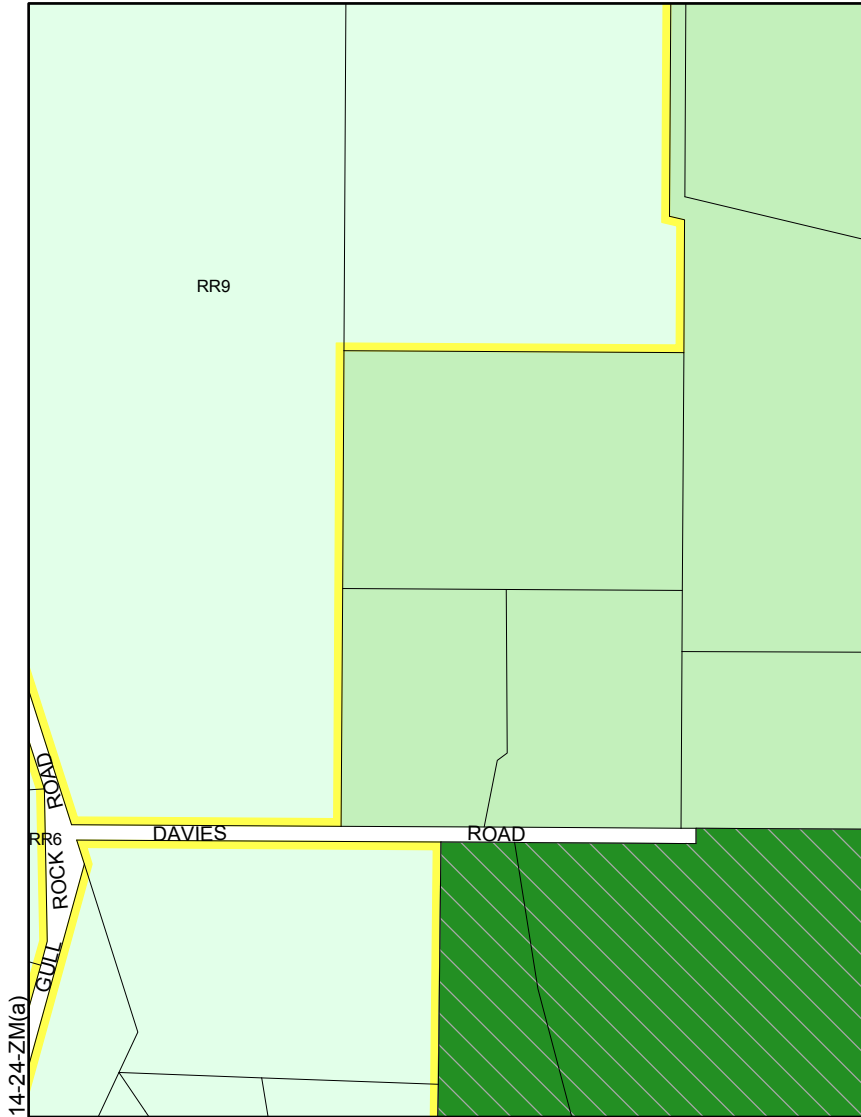
- i) Rezoning Lot 1879 Davies Road, Lower Kalgan, Albany from the 'General Agriculture' zone to the 'Rural Residential' zone and 'Parks & Recreation' reserve.
- ii) Incorporating Lot 1879 into Rural Residential Area No. 9, as set out in Schedule 14 – Rural Residential zones of the Scheme Text.
- iii) Including a new provision within Rural Residential Area No. 9, as follows:
 8. For Lots 75-86, building plans shall include an assessment of the foundation zone of the building area and include full details of proposed foundations to adequately accommodate foundation zone conditions.
- iv) Including a new provision within Rural Residential Area No. 9, as follows:
 9. For Lots 56-74, as shown on the Subdivision Guide Plan, all areas including pasture, parkland clearing, replanting and landscape areas shall be maintained as a Hazard Separation Area (refer to the Fire Management Plan).
- v) Including a new provision within Rural Residential Area No. 9, as follows:
 10. All dwellings on Lots 56-86 shall be constructed to the specifications of Australian Standard 3959 – Building in Bushfire Prone Areas. In the instance of lots 75-86, construction shall be to the requirements of the relevant Bushfire Attack Level (BAL) per the Fire Management Plan (BAL 12.5 or BAL 19).
- vi) Applying the following Subdivision Guide Plan to Rural Residential Area No. 9 as follows.
- vii) Amending the Scheme Maps accordingly.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

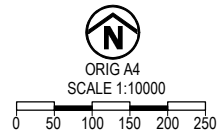


14-24-SGP(a)
 ORIG A3
 SCALE 1:5000
 0 25 50 75 100 125

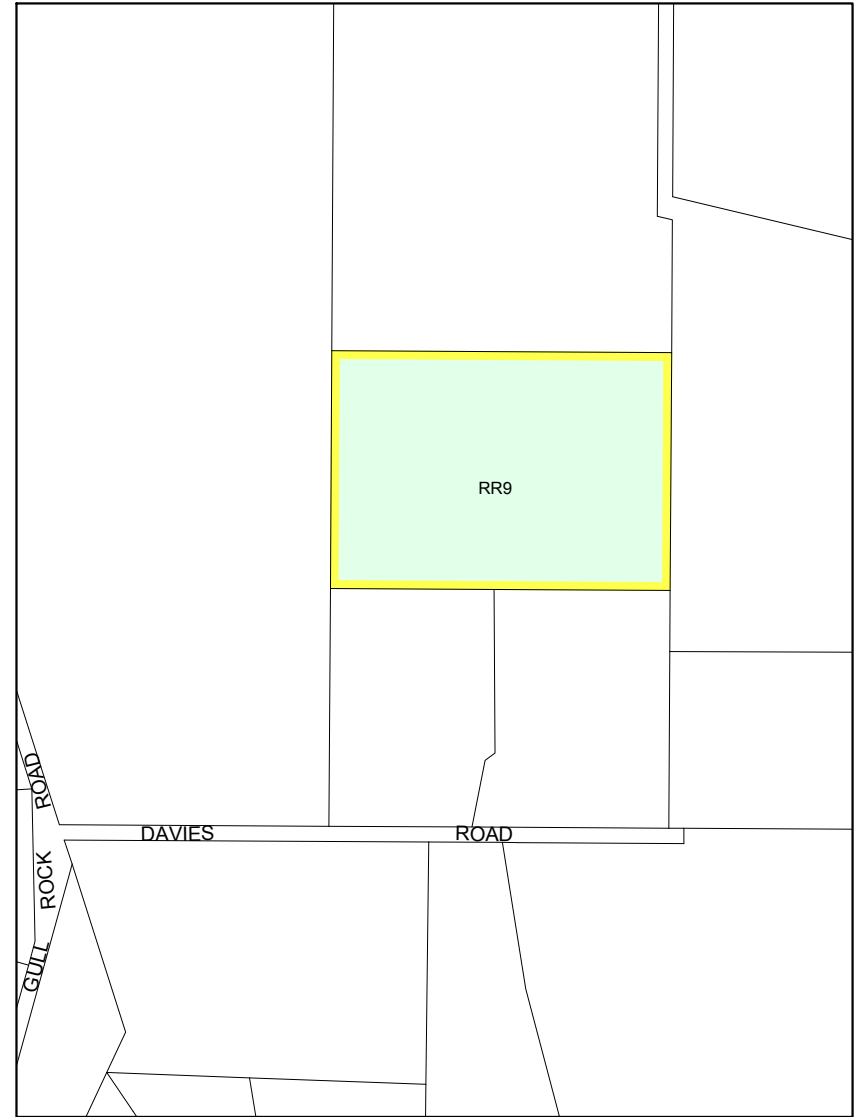
Existing Zoning



- RESERVES**
- Parks and Recreation
- ZONES**
- General Agricultural
 - Rural Residential



REPORT ITEM PD087 REFERS Proposed Zoning



AYTON BAESJOU
PLANNING

11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

CITY OF ALBANY
LOCAL PLANNING SCHEME 1
AMENDMENT No. 12

REPORT ITEM PD087 REFERS

ADOPTION

Adopted by resolution of the Council of the City of Albany at the meeting of the Council held on the _____ day of _____ 20_____.

Mayor

Chief Executive Officer

FINAL APPROVAL

Adopted for final approval by resolution of the City of Albany at the Meeting of the Council held on the _____ day of _____ 20_____ and the Common Seal of the City of Albany was hereunto affixed by the authority of a resolution of the Council in the presence of:

Mayor

Chief Executive Officer

Recommended/Submitted for Final Approval

Delegated Under S.16
of the PD Act 2005

Date

Final Approval Granted

Minister for Planning

Date

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

19
2.105ha

37
2.104ha

COOMBES ROAD

Existing Entrance
To Be Closed

69m²

Overflow Car Parking Area

Proposed New
Driveway
(exit only)

Exit
Only

SHELLEY BEACH ROAD

Entrance
Only

100
1.438ha

400
4.834ha

Existing
Driveway
(entry only)

Bus
Bay




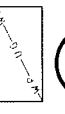
Disabled
Car Bay

Drop Off
Area

Function
Centre

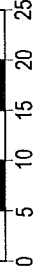
101
1.666ha

LEGEND

-  Subject Land
-  Existing Vegetation
-  Existing Buildings
-  Western Power Underground



ORIG A3
SCALE 1:750



REPORT ITEM PD088 REFERS

**TORBAY HILL FUNCTION CENTRE
SITE PLAN**
Lot 100 Combes Road
Kronkup, City of Albany

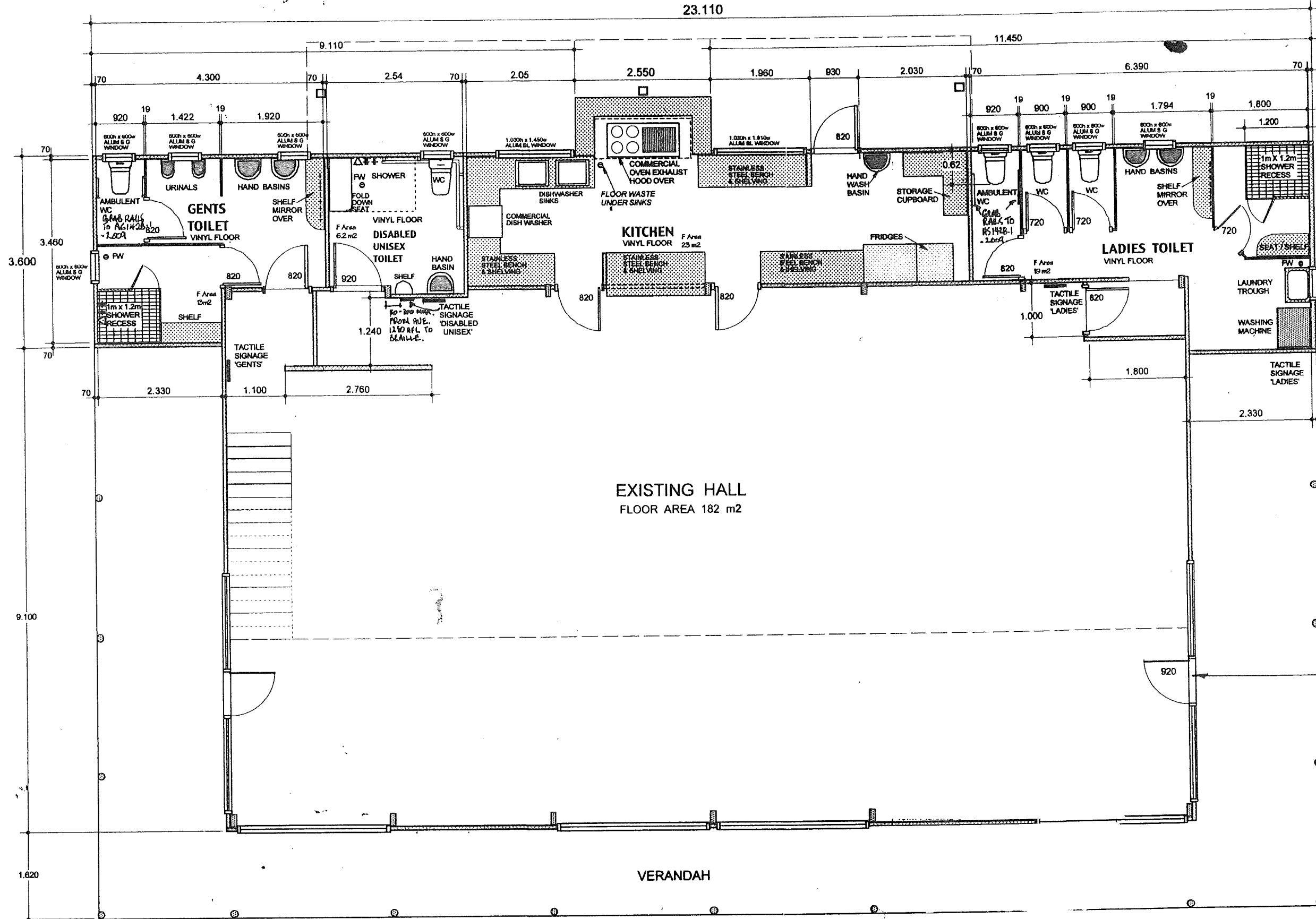
AYTON BAESJOU
P L A N N I N G
11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

15-24-CP(a)

NOTES

1. ALL TOILETS & KITCHEN AREAS ARE AN UPGRADE OF EXISTING TOILETS & KITCHEN. **SET-OUT ONLY (NO INCREASE IN FLOOR AREA)**
2. ALL DISABLED AREA & AMBULENT AREAS TO COMPLY WITH AS 1428.1 - 2009
3. ALL PARTITIONING IN TOILET & SHOWER AREAS TO BE SUPPLIED BY "RYNAT INDUSTRIES PTY LTD" AND FIXED BY CONTRACTOR IN ACCORDANCE WITH SUPPLIERS SPECIFICATION.
4. ALL FLOOR COVERS IN TOILET, KITCHEN & DISABLED AREA TO BE NCI SLIP VINYL (NOT LESS THAN 2.2 kw / m²) Critical radiant Flux FIXED TO CONCRETE FLOOR, EDGES TURNED UP 150mm ONTO SURROUNDING WALLS
5. ALL TOILET & URINAL SPLASH BACK WALLS TO BE WATER RESISTANT LAMINATE SHEETING FIXED TO CCA TREATED STUDS AT 450mm CENTRES
6. AIR EXTRACTION IN KITCHEN IS TO BE DUCTED 400mm Ø EXTRACTOR FAN WITH GRILL ABOVE COMMERCIAL STOVE
7. VENTILATION TO ALL TOILET AREAS WITH NOMINAL 50 WINDOWS & WIND DRIVEN EXTRACT FANS.

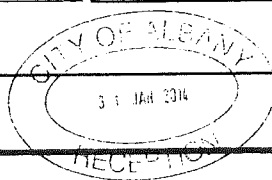
NOTE:- SECLA HAS ONLY BEEN ASKED TO ASSESS THE 'FIT OUT' WORK. THIS CERTIFICATION DOES NOT INCLUDE AN ASSESSMENT OF THE EXISTING HALL SUBJECT OF PREVIOUS BUILDING LICENCES ISSUED BY THE SHIRE AND/OR CITY OF ALBANY.



NOTE ONLY:-
CONSIDER THAT A 'BABY CHANGE TABLE' IS USUALLY EXPECTED / DESIRABLE IN HALLS AVAILABLE TO THE PUBLIC. 'IF' INSTALLED MAX HEIGHT IS 820 AFL WITH MIN CLEARANCE UNDERNEATH OF 720 MIN. WHEN IN OPEN POSITION.

'EXISTING'
• MAIN ENTRY DOOR & ACCESS TO IT FROM CAR-PARKING AREA 'MUST' SATISFY AS 1428.1-2009 (NO VERTICAL LIP > 5mm BETWEEN ADJOINING SURFACES).
• WALKWAYS (ACCESS PATH OF TRAVEL) MUST NOT HAVE A GRADIENT STEEPER THAN 1:20.

STATEWIDE BUILDING CERTIFICATION WA
DAVID THOMAS MEXSON
BUILDING SURVEYOR
LEVEL 1 REG# 11
[Signature] 22/12/2013



Larry Boston Design
PHONE (08) 98 416618
36 FESTING STREET. design@omninet.net.au
ALBANY, 6350 WESTERN AUSTRALIA

LLD
4 DEC '13

PROPOSED RENOVATIONS TO DAVIS HALL
FOR FEMIC PTY LTD
LOT 41 Hse 1 SHELLEY BEACH RD, KRONKUP

FLOOR PLAN scale 1:50

SHEET 1 OF 3

Management Plan Torbay Hill Function Centre
1 Shelley Beach Rd Kronkup

1. Operating hours

- Weddings Fri or Sat 2pm – 1am
- All other night functions 6pm – 12am
- Day functions 9am – 5pm

2. Noise

- Bands & Dj's till midnight, 12-1 pre recorded music to be kept to a minimum with doors closed.
- Guest to be considerate of our neighbours, keeping noise to a minimum when leaving the property.
- There will signs on exit doors and in the toilets reminding patrons of the above.

3. Entrance & Exit

- Are on Shelley beach road & will be signed appropriately.
- No parking behind venue, drop of point only.
- All parking to be angled.

4. The Hirer

- To ensure responsible service of alcohol, when serving.
- To ensure guest remain within the property boundary.
- To ensure guests/patrons are aware of emergency exits and emergency evacuation point.
- To request guests/patrons to be mindful of the 60km zone on and around Torbay Hill.
- Will be shown all fire extinguishers & fire blanket locations.
- To acknowledge the many neighbours surrounding the venue.
- To ensure guests/patrons do not enter the school grounds of Woodbury Boston Primary School.
- Will be responsible for waste removal unless other arrangements have been made with the manager.

5. Fire

- There are no fires to be lit outside at any time of the year.
- No candles outside.
- Smoking outside, please use receptacles provided.
- In the event of an approaching fire the evacuation point will be the overflow carparking area. (please see site plan map)
- The use of gas heaters outside & in are permitted.

6. In an emergency

- Contact venue manager Annie Car on 0468 325 780 or 9845 1535. I live on Forsythe Glade (4 minute drive from venue) and am able to attend any emergency or nuisance issues within 5-10 minutes of a call coming in.
- Neighbours will also have my number to contact me should they have any concerns or complaints regarding a function.
- As manager I will be available throughout the function.

PLANNING REPORT

**PROPOSED CHANGE OF USE
LOT 100 SHELLEY BEACH ROAD,
KRONKUP. CITY OF ALBANY**

1. INTRODUCTION

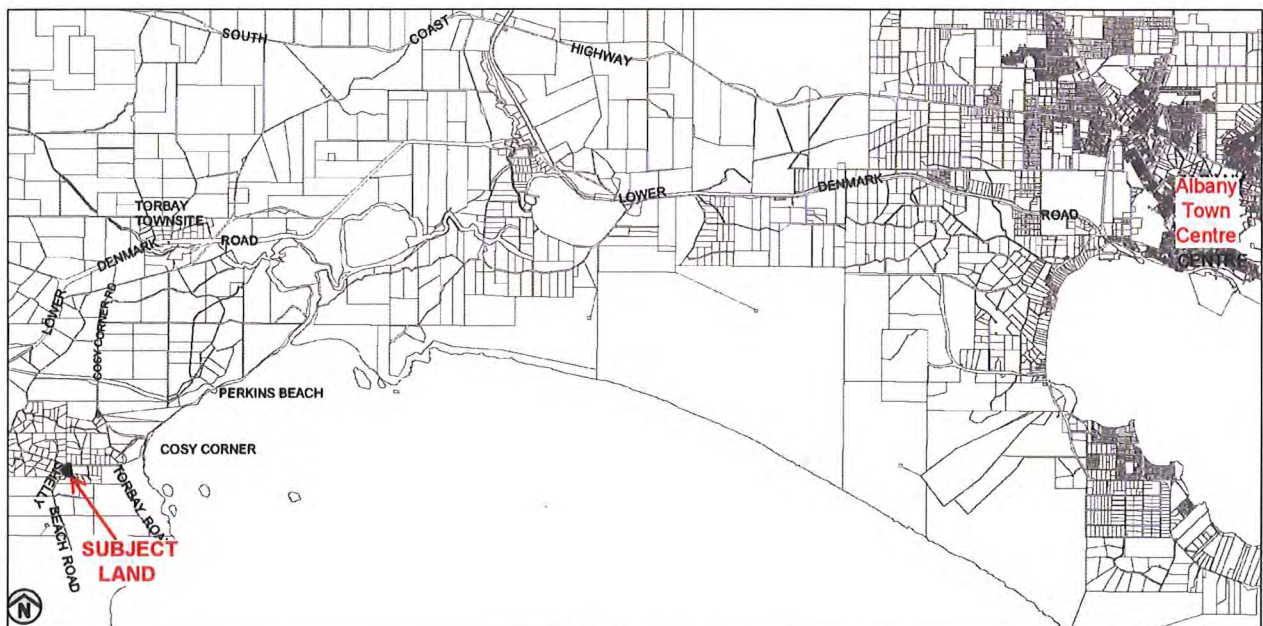
The existing hall on Lot 100 was originally incorporated with the Woodbury Boston School and was used as a school hall for many years. It was also used regularly for a variety of functions and community activities over the same period. The hall was subsequently excised from the school and is now located on a separate lot and was acquired by the current owner Femic Pty Ltd.

In 2013 and 2014 the hall facilities were upgraded and building, health and planning approval issued so that the hall could be used as a private function centre. However, it is understood that a change of use from school hall to private function centre has not been formally issued by Council. Consequently, this application has been lodged in response to Council's advice.

The owners of the adjoining Lot 101 have signed the Consent to Apply form (attached) as a small portion of the entrance road crosses into their property. This access road is used for service access by the school on lot 101.

2. LOCATION & ZONING

The hall is located on the south west corner of Shelley Beach Road and Coombes Road. Refer Location Plan below.



Location Plan

Under the provisions of the City of Albany's Town Planning Scheme No.3, the site was zoned 'Clubs and Institutions', a zone entirely appropriate for the activities on the site. Under the new Local Planning Scheme No. 1 (LPS1), it is now zoned 'General Agriculture', a zone that is not generally compatible with the current land use and surrounding land use. As the proposed function centre is a use not listed within the zoning table within the 'General Agriculture' zone in LPS1, the application will need to be considered under clause 4.4.2 of the scheme, whereby a use that is not specifically listed may be considered.

3. SITE PLAN

Following preparation of the Traffic Assessment Study by Paul Robertson, refer attached report, the site plan has been modified as follows.

- The current entrance which is located at the Coombes Road / Shelley Beach Road intersection has been closed as it is not considered suitable from a traffic safety aspect.
- A one way system of access and egress is proposed utilising the existing entrance off Shelley Beach Road, currently sign posted as a service access, and a new point of egress located approximately 50 metres north towards Coombes Road. Refer Site Plan.
- A one way system will ensure that service vehicles and coaches will not cause a disturbance with their reverse 'beeping'.
- A total of 25 car bays are proposed, which based on one bay per four people will allow up to 100 seated guests. For stand up functions which may cater for more people, there is an overflow grassed parking area. It should be noted that coaches are invariably used for functions, which reduces the number of car bays required.

4. MANAGEMENT PLAN

A management plan for the function centre is attached which outlines the hours of operation and responsibilities relating to noise mitigation, fire and emergency guidelines.

5. CONCLUSION

The Torbay Hall is an important venue for the Torbay community and now that it is privately owned and run, it will continue to perform much the same function. The manager lives in the Torbay Hill locality and is well known and placed to manage the facility and respond to any community concerns.

A considerable investment has recently been made and received approval to upgrade the environmental health and building requirements. This application to change the use will allow the owners to upgrade the access and parking arrangements which will also improve safety and address potential noise concerns.

Council's support to facilitate this significant local facility is respectfully requested.

PAUL G ROBERTSON & ASSOCIATES

Consulting Civil and Municipal Engineers

A.I.T. (WASM), B App Sc., B.E. (Civil), C P Eng., MIE (Aust), FIPWE(Aust).

To: The Executive Director, Planning. CITY OF ALBANY

TRAFFIC ACCESS STUDY REPORT

Torbay Hill Function Centre.

Introduction: This Practice has been requested to recommend amendments to vehicle access and parking for the Torbay Hill Function Facility which is located at the southeast corner of the intersection between Coombes Road and Shelley Beach Road, Kronkup (Torbay).



The current entrance to the Hall site is from the inside of the Shelley Beach Road intersection turn-out. This current situation creates confusion in determining where westbound vehicles on Coombes Road may turn left, thus increasing the risk of rear-end collisions and loss of vehicle control.

IT IS PROPOSED TO CLOSE THIS ENTRANCE TO THE HALL SITE AND THEN TO HAVE A SEPARATE ENTRY AND EXIT OFF SHELLEY BEACH ROAD.

Proposals for Access: The existing access depicted above (off Coombes Road?) is deemed unsuitable on the grounds of safety, being so close to the intersection resulting in confusion to motorists, loss of traction on the unsealed and poorly drained road verge and being on the higher trafficked road.

It is proposed that two formal unsealed accesses be created from Shelley Beach Road, one formal **exit-only** being located approximately 50m from the intersection and one formal **in-only** being located at an existing school service drive, located approximately 100m from the intersection. The proposed access locations are depicted hereunder:



Proposals for Access (continued)

The owner of the house opposite the proposed exit position (Mal) has already given approval to the exit location as it is to be positioned so that vehicle lights do not directly point into his lounge or bed rooms and, due to his previous service in the WA Police, he is supportive of the closure of the previous access.

We share his concerns for the current intersection of Shelley Beach Road with Coombes Road and this matter will be the subject of a separate report to the City of Albany

One-way ENTRY.

Negotiations are being undertaken to formalise approval to use the existing School service drive for the entry to the function centre.



The good visibility southwards to vehicles turning left into the service entry located opposite the power pole. It is recommended that a streetlight be installed by the City to illuminate the entry and to provide warning of the coming intersection with Coombes Road.

This photo is taken from the proposed EXIT location from the function centre.



*The existing service entry crossover and access from Shelley Beach Rd.
The access is gravel paved at least 3m wide.*



Existing service drive signage.

*The school steps to the right are now only rarely used by school students during daylight hours.
The tree to the left is proposed to be removed to ease access for buses.*



The detail of the tree on the left to be removed to facilitate buses, looking north.



The service drive entry to the function centre area looking south. The LH branch of the small tree will need to be removed.



The drive entry to the function centre. There is room for dropping off of patrons in the LHS at the foreground, with sufficient paved width for continuing one way access available on the RHS.

One-Way EXIT



The route of the proposed new exit drive. The tree in the centre of the photo will require removal. The exit will be "squared-up" to the Shelley Beach Road at the proposed cross-over. A cross-over permit will be obtained from the City before work commences within the road reserve.



*The view from the extremity of the proposed EXIT turn-outs towards the intersection with Coombes Road. Removal of the vegetation to the right would improve the visibility from the exit. **IT IS STRONGLY RECOMMENDED THAT THE CITY INSTALL A STREETLIGHT ON THE POLE AT THE INTERSECTION IN ORDER TO ILLUMINATE IT, REINFORCE THE 60KM/HR SPEED LIMIT AT NIGHT, AND TO PROVIDE ADDITIONAL NIGHT WARNING OF THE INTERSECTION FROM OVER THE COOMBES Rd APPROACH CREST.***

PARKING



Looking south from the widening of the paved area proposed for angle parking.



Looking north from the end of the angle parking area. The existing access in the background is to be closed and replaced by a one-way EXIT-only which will commence after the small tree in front of the bus. The large grassed area to the right is available for overflow parking.

Taylor Gunn

From: Planning (External Use ONLY)
Sent: Tuesday, 7 July 2015 8:59 AM
To: Taylor Gunn
Subject: FW:Comment Submission - EF15186599 - A182155 - a182155/pa54853/p2150296 Shelley Beach

SynergySoft: EF15186599 - A182155

PO Box 484 | Albany | WA | 6331 (102 North Road Yakamia)
Web: www.albany.wa.gov.au

Please consider the environment before printing this email.

-----Original Message-----

From:
Sent: Tuesday, 7 July 2015 8:47 AM
To: Planning (External Use ONLY)
Subject: EF15186599 - A182155 - a182155/pa54853/p2150296 Shelley Beach

Hi Taylor

In regards to the above application for planning as function centre , we have the following comments and concerns

- when we purchased this block 10 years ago we did so because it was a quiet rural housing area with a small school accross the road , and although we dont have a house there yet we plan to do so in the future,

- we think that the application for a function centre with loud music to lam totally out of line with the existing community structure in that area, with housing and schooling nearby to be greatly affected especially by loud music to lam , and think 10pm would be better suited in a residential area . The big draw card of this centre is the views , best viewed during daylight hours ! We have controlled nightclubs in Albany for people who want to carry on partying after hours.

- we beleive that the increased possibility of traffic and fire incidents and the delayed responses from fire and emergency services from Albany a problem in this vulnerable and quiet area

We would like to see some extra use restrictions added and closing times adjusted down significantly for this proposal to be better suited within the existing area that it is located in ,

The Chief Executive Officer
City of Albany
P.O. Box 484
Albany WA 6331

RE: Your reference A182155/PA54853/P2150296, change of use at 1 Shelley Beach Rd Kronkup

Dear Sir/Madam

Thank you for providing the opportunity to comment on this proposal.

General Comments

As the owners have already operated this venue as a function centre (without approval) we can comment from experience on the negative impacts that this venue creates.

Over the past 35 years a number of subdivisions of rural land on the Torbay Hill have occurred. The various subdivisions reflect the prevailing planning wisdom at the time approval was granted. Looking back, council is stuck with a number of planning outcomes, such as dead-end streets and a variety of bush fire requirements, that we have little doubt the council would not allow if approval was now sought.

Equally, we hope councils understanding of good planning has now improved beyond accepting the creation of a noisy venue in a residential area adjacent to a school. More so given the other planning issues associated with this proposal. We assume that the Town Planning Scheme released by the City of Albany (CoA) in 2014 is an attempt to put in place a cohesive planning regime for the shire, which in part we assume seeks to ensure that incompatible land uses are not co-located. We believe that the proposal is incompatible with the surrounding land uses.

Non home based tourism/commercial endeavours already exist in the area, all currently co-located on Cosy Corner Road. It seems poor design to not continue to group additional commercial endeavours in that zone. Having said that I doubt people staying at the Best Western Eco Village would enjoy having this venue next door.

The venue was formerly the Woodbury Boston school hall and is thus well integrated into the adjacent school area. As a school hall, we accepted that periodic school functions in conjunction with school activities would be held in this building. Changing this building to a commercial function centre will, and already has, resulted in excessive noise from music, people and vehicle movement. A school hall is not the same as a commercial function centre.

People choose to live in areas like Torbay Hill, even though fewer public amenities are provided, because of the quiet rural nature of the environment. This proposal changes this environment in a negative way.

Specific Comments

The following comments on the planning and traffic assessment reports seek to highlight some of the other issues associated with this intended venue.

Comments on the Planning Report

The Planning Report contains reference to some of the issues that must be considered. The report also contains statements that don't stand scrutiny.

The primary concerns raised in the Planning Report are;

1. containment of noise
2. access to the site
3. proximity to a primary school
4. bush fire risk

To which we would add

1. impact on traffic on local roads
2. impact on traffic flow within the school
3. impact on local kangaroo population
4. needless additional drivers who have had a few drinks on country roads

The Planning Report suggests that the existing "old school hall" is an important venue for the local community. We would suggest that this is an exaggeration. Rather the hall has been used because it is there. Other local facilities, particularly the Bornholm-Kronkup Community Centre provide the key infrastructure for the area. Situated on Lower Denmark Rd adjacent to large rural properties it provides a much more suitable site for local functions without all the problems of the subject site.

This location being a rural residential area has a low ambient noise level. Putting up signs and asking people to be considerate is a nice ideal, but in practice is ineffective if individuals or groups desire a different outcome. Even with doors and windows shut the predominate bass of modern music creates a problem. It should come as no surprise that any noise from this site generated by traffic movement, music and people outside of the venue has already had a noticeable impact on us.

Although the proponents have suggested how these issues will be reduced, what is suggested is impractical and in reality not readily controllable by the manager/owners. People will open doors and windows, after a few drinks people outside smoking or when leaving do yell to each other. Likewise asking people to serve alcohol responsibly is doomed to eventual failure. Many Australians will always choose driving their own vehicle rather than taking a bus irrespective of the amount of alcohol they consume so traffic noise is a problem.

Traffic noise will impact not only residents near the proposed venue but also all of those that live along Coombes Rd and to a lesser extent Horton Rd. The steep gradient of Coombes Road means that vehicles make more noise using it than if the road was flat. I doubt that any residents would desire more unnecessary vehicles using these road at night, particularly if the driver has had a few drinks. The functions to date show that some people are dropped off and then collected later. Which helps with people drinking but creates double the traffic movements.

As a high fire risk area the work to reduce the risk is ongoing. As people drink many also smoke

creating a potential increased fire risk, as acknowledged in the Planning Report. Unless you are constantly policing where people are gathering and what they are doing your ability to manage this risk is limited.

The “Planning Report” suggests that vehicles would enter the site via the access road currently used as both an entry and exit way by the school. This road crosses both the subject lot and the adjoining school lot yet the proposed Management Plan suggests that attendees will be asked to not enter the school property. These aims are clearly mutually exclusive. Accepting a planning arrangement that has a school and entertainment venue share a driveway that crosses both properties is nonsensical.

Comments on the Traffic Assessment Report

The Traffic Assessment report fails in a number of regards, particularly by omitting numerous potentially negative issues that should have been considered. Strangely the report only considers traffic flowing in one direction. The issues which were not mentioned include;

1. how service vehicles entering Woodbury-Boston will exit this school
2. the need to “square up” the existing entry and the impact on vegetation/power pole
3. restriction of line of sight caused by vehicles parked outside the school/subject lot
4. speed and poor line of sight of vehicles travelling north along Shelley Beach Rd
5. other users of Shelley Beach Rd
6. how the over-flow parking would be made suitable for use

The conversion of the existing school service entrance into a one way access road clearly impacts traffic flows within the Woodbury-Boston. Service vehicles leaving the school, assuming the proposed entry way will become a “shared” one way road will be forced to exist via the driveway at the south-west corner of the school site. The suitability of this exit is questionable (see picture 1 below).

No mention is made of the re-aligning of the entry way. The proposed entry would need to be “squared up” to Shelley Beach Rd to allow for patrons arriving from either the north or south along Shelley Beach Rd. Entry from the south could occur, for example, should a wedding party decide to tie the knot on Shelley Beach then proceed to the function centre. This entry needs significant modification including the removal of vegetation and possible relocation of an existing power pole to work as indicated.

The road verge in front of Woodbury-Boston and the subject site are used for parking by parents and visitors attending the school. At times vehicles park along the road to the suggested new exit point. This clearly impacts the visibility shown as a clear line of sight in the photos of the Traffic Assessment. Additionally, particularly during the tourist and fishing season (which probably coincides with the peak times this venue would be attractive), vehicles exiting West Cape Howe National Park (WCHNP) use this same roadside parking area to re-inflate their tyres. It is not uncommon late in the afternoon or early evening to have convoys of vehicles doing this. It is not an empty static bit of roadway.

Approximately 150m south of the existing school service entrance Shelley Beach Rd becomes a gravel road. As you are probably aware Main Roads does not post speed limits on gravel roads which means that people can drive at whatever speed they consider is safe. Dennis Coombes, further south along Shelley Beach Road, is continually repairing damage to his fences cause by speeding vehicles failing to stay on the road. Further, Shelley Beach Rd has a poor line of sight to

the suggested entry point when travelling from the national park (see picture 2). With the stated "opening" times coinciding with the time people tend to leave the national park the proposal creates a dangerous traffic issue which does not currently occur (time people leave WCHNP doesn't appear to conflict with school drop-off and pick up times). Council may be surprised by the large number of vehicles that access WCHNP.

Finally, it is worth noting that kangaroos congregate roughly twice a month on the vacant lot to our south (opposite Woodbury Boston). We've watched their behaviour as we attempt to minimise the damage they cause by young plants we are nurturing. When gathered the mob numbers over 65 roos. At dusk the roos spread out with some of them, often in groups of up to 8, crossing Shelley Beach Rd and head into the school and the subject site. This adds to the traffic risk.. The number of dead roos seen on Shelley Beach, Horton and Coombes Roads is testament to the presence of a large number of roos on Torbay Hill. Currently there are two dead roos visible, one on Shelley Beach Rd and one on Coombes Rd.

In addition to the peace and quiet, one of the lovely benefits of living in a rural location is being able to see the night sky. Adding unnecessary street lights purely for the benefit of this venue will detract from this. Local residents have and can survive quite happily without them. Without adding street lights at all the other potentially dangerous points along Coombes, Hortons and possibly on Cosy Corner Rd's installing two street lights as suggested would have marginal benefit for road safety in this area.

Other Comments

As demonstrated by the recent vandalism of schools in Albany, schools are a target for anti-social behaviour. Co-locating an entertainment centre next to a school in a remote area must increase the risks to the school. As an example, bored adolescences attending a wedding will wander, with the road network through the adjacent school providing an obvious place to go. The potential for damage to school property and increased fire risk within the school is created by the proposed venue. No matter how large or small the risk, the risk is unnecessary.

Without wishing to comment on the personal relationships that currently exist it needs to be stated that should a commercial endeavour be approved for this site, *future* owners and managers of the proposed function centre may have little regard for the needs of the school. Any good will that exists because of existing personal relationships could easily disappear when commercial considerations take over.

It is understandable that the proponents of this development have sought to paint a positive picture of their plan. Sadly it is not all positive and will and has had a negative impact on nearby residents.

Should you require further information or clarification of the above please do not hesitate to contact us.

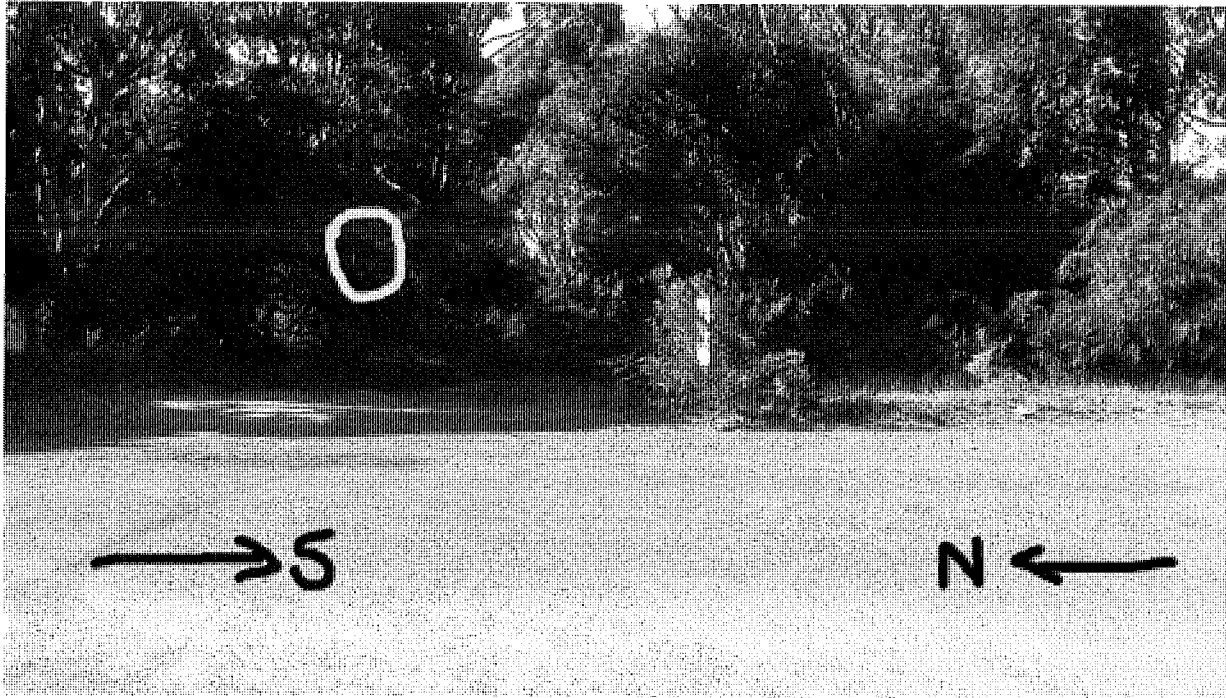
Additional Photos



The south-west exit from Woodbury-Boston joins Shelley Beach Road at approximately 45 degrees. There is little line of sight of vehicles travelling south along Shelley Beach Rd because of the trees and bushes apparent to the left of the picture..



This picture is taken approximately 150m south of the proposed entry which is not visible. The picture also shows the transition from gravel to bitumen which occurs just south of the school off-site parking.



This picture shows the suggested access route into the site. The route leaves Shelley Beach Rd at approximately 30 degrees. The item circled is a power pole that is likely in a dangerous position should buses or cars be entering whilst travelling northward along Shelley Beach Rd. Rectification of this entry way would require the removal of vegetation both on the road verge and on the subject site.

The Chief Executive Officer
City of Albany
PO BOX 484
Albany
WA 6330.

Re your reference A182155/PA54853/P2150296. "NOTICE OF APPLICATION FOR PLANNING CONSENT."

Dear Sir

As per your letter 16th of June 2015 concerning the "Change of Use to Private Function Centre situated at 1 Shelley Beach Road Kronkup.

Our purpose in buying this house and moving to this area was to retire to some peace and quiet. Before buying the property we made certain inquiries as to what was located in the area with a view to seeing if the area was suitable for our use. We were advised that the "school hall" just across from our property was just that, a school hall only used occasionally for school functions.

Apart from the traffic increase during the holiday seasons, the area has lived up to our wishes for some peace and quiet in a quiet Special Rural area. There are some serious problems with the road layout but I will address that in another report to the Albany City Council.

A short time ago, to our surprise, a wedding reception took place at the "school hall." This reception continued well on into the night with the noise reminiscent to that expected in the Metropolitan area, with one difference. I expected to hear that noise in the metropolitan area but not here.

As it is so quiet here, noise, especially loud music and people yelling, buses reversing etc tend to be amplified somewhat and are extremely disturbing to those trying to sleep.

I have perused the included SITE PLAN and note that a new driveway system is to be put in place should this application be successful. At present all traffic going into and out of the school hall enters from the driveway to the North of our property and does not affect us. It is proposed to make traffic entering the school hall enter from a driveway to the South of us causing traffic to transit past our property. Traffic leaving will be required to exist from a new proposed driveway

just to the South of our property, again transiting closer to our property. This will significantly impact on the noise of traffic travelling along Shelley beach Road.

The exact location for the exit driveway has been provided and I am concerned that traffic leaving the school hall at night will cause the headlights to shine on my home etc, further disturbing me. The exit driveway is directly across from my property.

Another problem that has not been considered is the large number of 4x4 vehicles that stop on both sides of Shelley Beach road to inflate their tyres. These drivers use the area where people attending the functions will pass both at the beginning of the function times and more importantly when the guest will be leaving. This is an ongoing and frequent occurrence.

There was an incident just the other night where 9 4x4 vehicles stopped on Shelley Beach road at 12.30am to inflate tyres directly where the new proposed exit driveway will be constructed. Having had to speak to these people it was apparent that the majority of the passengers were heavily affected by alcohol.

It would only take such an incident to occur at the end of a function for a volatile situation to develop requiring police attendance.

It is also noted that numbers in excess of 100 persons can be expected at seated events with more people expected at "stand up" functions.

I can assure you, that number of that magnitude will severely impact on noise levels and traffic levels in the area.

I have also perused the Management Plan and am somewhat concerned and bemused by its content.

Are we expected to agree to wedding functions with live band music, a DJ and taped music from 2pm on a Friday or Saturday afternoon till 1 am in the morning? Even in the Perth metropolitan area these types of events are restricted to 11pm and 12 midnight with strict noise levels imposed.

I wonder if the Albany Council members would appreciate these types of functions next door to where they reside. There are no limits or restriction suggested as to what type of "events and function" that will occur or the frequency etc.

At present, if the submission is accepted with no restrictions, it is possible for events to take place from 9am till 1am every day of the week all year round. Unlikely I admit, but still possible. Giving a commercial concern, who after all are seeking to make money, having no limits or restriction placed on them anything is possible.

“Guests to be considerate to our neighbours”

I wonder how the “guests” behaviour will be “regulated”, its been my experience that once alcohol is involved in any large group, good behaviour is normally the first causality. Remember that the police response time to any incident that occurs there will take up to 1 hour.

The same applies to the statements that the hirer will be responsible for a multitude of conditions.

It will be impossible to guarantee that guest remain within the property, don't go into the school grounds, do not disturb the neighbours, don't throw cigarette butts in the bush etc unless they employ some security services etc.

In an ideal world guests will attend and behave appropriately but you know as I do that this will not be the case.

I am disturbed by the comments relating to the “responsible serving of alcohol.” I am led to believe these functions will be a BYO. I assume that if this application is approved then the next step we face will be an application for a liquor permit.

You should note that I originally agreed that my bottom paddock could be used as an emergency fire evacuation area, however after seeking legal advice this offer has been removed.

I understand there are a number of halls in the area that can be utilised for functions etc and whilst I sympathise with the owners of the centre having spent large amounts of money renovating the centre without having first ensured its zoning, this should not in its self be a reason why council should approve this development.

I note in the conclusion section of the Planning Report “The hall is an important venue for the Torbay community” I also note that a new sign has been placed at the Bornholm Hall indicating the hall is now called the Bornholm-Kronkup Community centre. If the hall is to be used as a function centre then I can see no reason to grant this submission as we already have a function centre set aside for this area.

The City Council has the duty to look after its residents and ratepayers and to ensure the quality of life is protected.

I did not move here to reside next to a nightclub or a function centre that has no limits placed on it.

I believe if approval is given for anything it should be for the local community to display art works etc and hold daytime events not involving alcohol.

This development, if approved, will severely impact on the current standard of living myself and my many neighbours currently enjoy and will surely impact on property values of many surrounding properties.

I implore the council to take that into consideration and deny the application.

I am happy to discuss this matter further and clarify any of the above if required.

REPORT ITEM PD088 REFERS



5th July, 2015

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

City of Albany Records
loc No: ICR15186532
file: A182155
date: 06 JUL 2015
officer: PLA;MPS

attach:
doc:
fol:
doc+Vol:

Dear Sir

RE; Your ref: A182155/PA54853/P2150296 – 1 Shelley Beach Rd, Kronkup

Please consider this our submission in support of the above proposed Change of Use application.

We have lived adjacent to the above property for over twenty years, during which time the facility has hosted innumerable events and functions. Lights from the hall and sounds of music are readily seen and heard from our property. On no occasion has this ever been a problem. For the past few years, the hall has been less used, largely due to on-going renovations, and for the large part the main users have been members of the Torbay Hill community. The recently completed renovations have transformed this building into an ideal venue for any number of activities, and even more of an asset to the community.

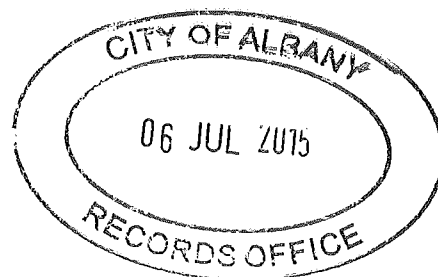
Unfortunately, recent 'tree-change' arrivals to the area – possibly moving in while renovations were under way - have failed to perceive that the hall on the corner of Shelley Beach Rd has had a history of use as a public facility, and have proceeded to object to any future use of the building without consideration for its 30+ years as a community icon.

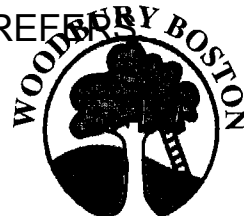
The re-invigoration of the building should be welcomed by the local community, as it has provided a hub for so many activities for so long, and it was a pity to see it falling into dis-use and disrepair.

We consider that any potential difficulties arising from the Function Centre have been more than adequately addressed in the management plan. The local manager is a very capable and experienced person, and being a local resident is able to respond to any issues in a timely manner. Moreover, the facility is unlikely to be used on a constant basis, with its distance from Albany and Denmark likely to impact on its ability to attract large numbers of weddings and parties from those towns. It is more likely that the Function Centre will continue to serve primarily as a community asset, as it has in the past, and as such should be supported.

Thank you for your consideration in this matter.

Yours faithfully





The Primary School
Where I can be me

3 July 2015

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

Dear Sir

Re: Application for planning consent for Change of Use to Private Function Centre at 1 Shelley Beach Road, Kronkup.

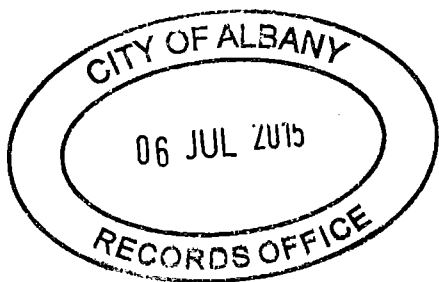
Woodbury Boston Primary School is the occupier (but not the owner) of the adjoining Lot 101.

The school fully supports the above application. In the past the building was used by the school for end-of-year family dances and other sporadic events where the school's own facilities were not suitable, and we look forward to being able to use the newly renovated centre for these community-building events in the future.

We welcome the opportunity to provide further comment, should it be required.

Yours sincerely

for



City of Albany Records
 Doc No: ICR15186533
 File: A182155
 Date: 06 JUL 2015
 Officer: PLA,MPS
 Attach:
 Cox:
 Col:
 Cox+Vol:

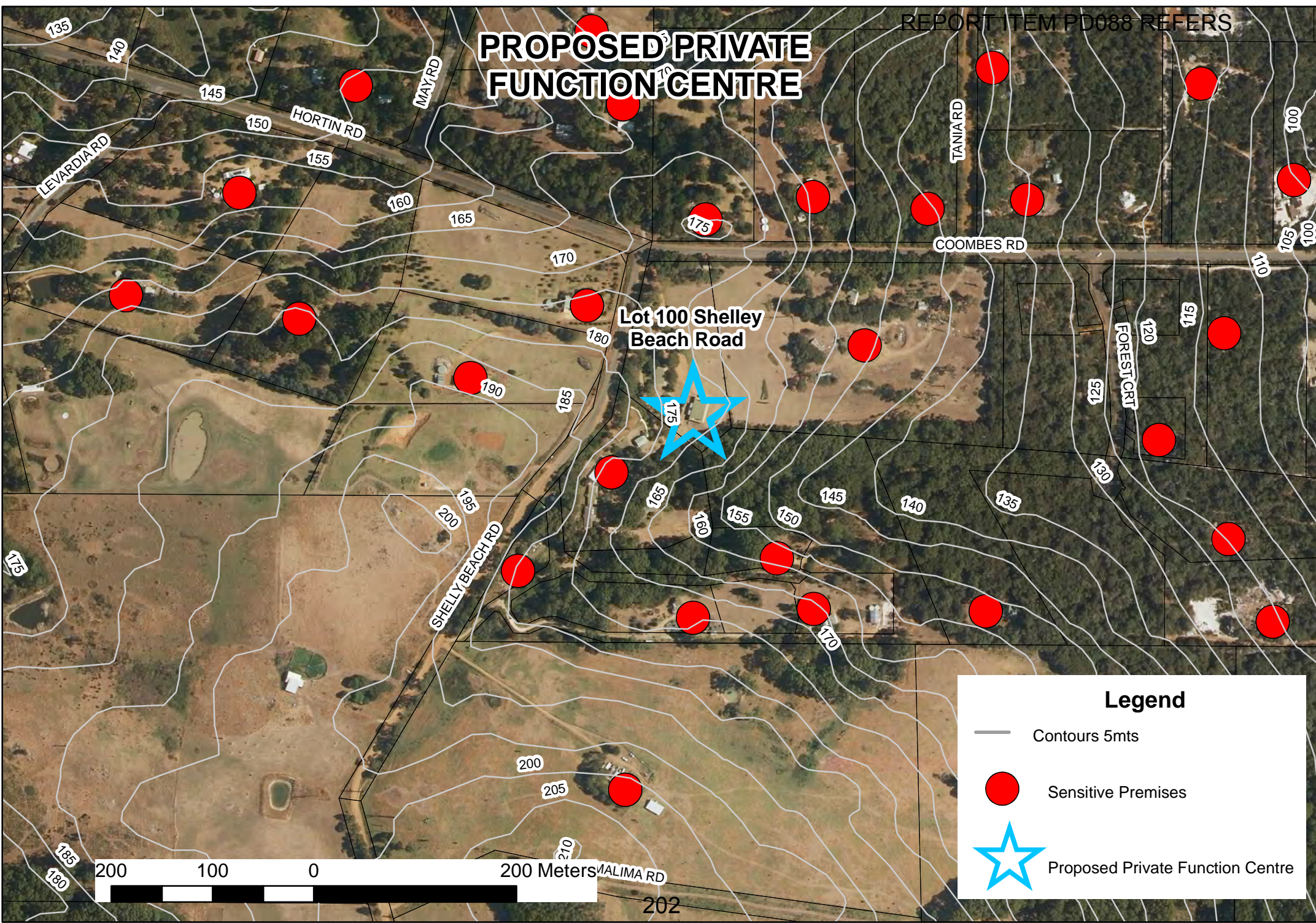
11 Shelley Beach Road, Torbay Hill, Kronkup, Western Australia
 PO Box 657, Albany WA 6331

Phone: (08) 9845 1185 Fax: (08) 9845 1272

Email: admin@woodburyboston.wa.edu.au




Website: www.woodburyboston.wa.edu.au

PROPOSED PRIVATE FUNCTION CENTRE



Lot 100 Shelley Beach Road



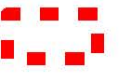


Legend

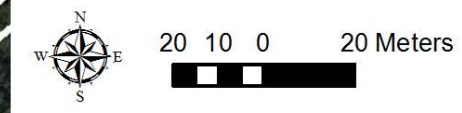
-  Contours 5mts
-  Sensitive Premises
-  Proposed Private Function Centre

200 100 0 200 Meters

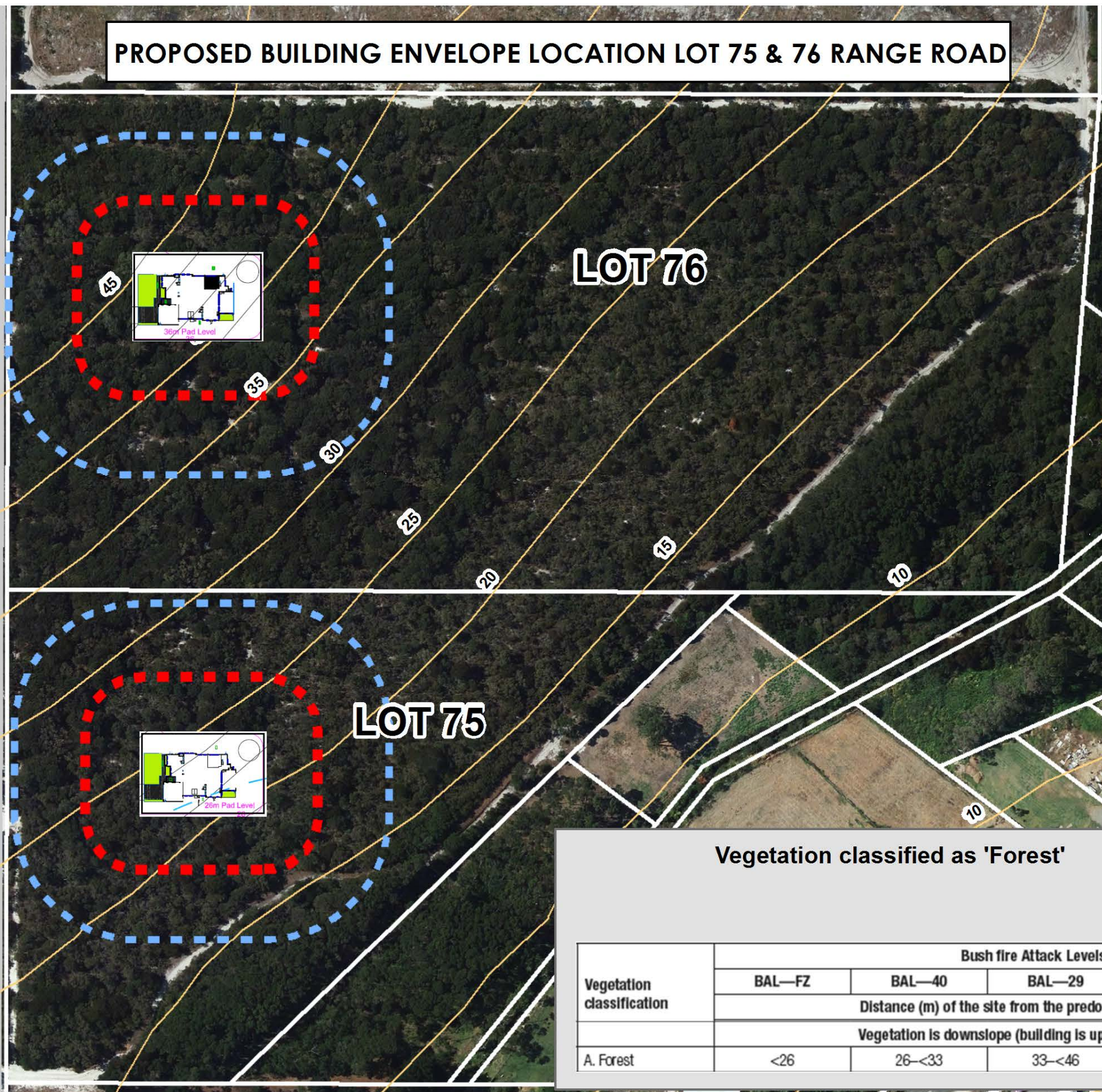
PROPOSED BUILDING ENVELOPE LOCATION LOT 75 & 76 RANGE ROAD

Legend

-  Building and Tank
-  Road Reserve Scheme Requires 20 Front Setback
-  20m Building Protection Zone
-  Building Envelope BAL 29 (33 - <46m) Hazard Separation
-  5m Contours Approx 8 Degree Slope



3 July 2015



Vegetation classified as 'Forest'

Slope Classification >5 to 10 degrees

Vegetation classification	Bush fire Attack Levels (BALs)				
	BAL—FZ	BAL—40	BAL—29	BAL—19	BAL—12.5
	Distance (m) of the site from the predominant vegetation class				
	Vegetation is downslope (building is upslope) >5 to 10 degrees				
A. Forest	<26	26—<33	33—<46	46—<61	61—<100

ORDINARY COUNCIL
MEETING

MINUTES– 26/05/2015

PD080

PD080: CONSIDERATION OF SINGLE HOUSE AT LOT 75 AND SINGLE HOUSE AT LOT 76 RANGE ROAD, YAKAMIA, 6330
--

Land Description	: Lot 75 and 76 Range Road, Yakamia 6330
Proponent	: MGA Town Planners
Owners	: Bohemia Estates Pty Ltd
Business Entity Name	: Bohemia Estates Pty Ltd
Attachments	: 1. Site plans 2. Elevation Plans 3. Fire Management Plan 4. Guide to Bushfire Attack Level (BAL) 5. Letter OEPA 6. Vegetation associations and units map
Supplementary Information & Councillor Workstation:	: Nil
Report Prepared by	: Manager Planning Services (J van der Mescht)
Responsible Officer	: Executive Director Planning and Development Services (D Putland)

Responsible Officer's Signature:	
---	---

STRATEGIC IMPLICATIONS

1. Council is required to exercise its quasi-judicial function in this matter.
2. When exercising its discretion in relation to planning matters, the pertinent strategic document is the *Albany Local Planning Strategy (ALPS)*.
3. The proposals are consistent with the strategic direction set in ALPS.

In Brief:

- Council is asked to consider proposals for the development of a Single House at lot 75 Range Road and a Single House at Lot 76 Range Road, Yakamia.
- The subject lots have been zoned 'Future Urban' since the 1970s.
- The Office of the Environmental Protection Agency (OEPA) provided advice that the sites have high conservation value that requires careful consideration before development approval.
- The proposed fire protection measures Building Protection Zone (BPZ) and Hazard Separation Zone (HSZ) for the two houses would result in an unacceptable impact on the ecological communities, flora and fauna habitats, and local visual amenity.
- Staff recommend that Council approve the development of the two Single Houses, subject to conditions that will provide greater protection to the vegetation on the subject lots.

PD080

34

PD080

RECOMMENDATION

PD080: RESOLUTION**VOTING REQUIREMENT: SIMPLE MAJORITY****MOVED: COUNCILLOR SUTTON****SECONDED: COUNCILLOR GOODE**

THAT Council resolves to issue Planning Scheme Consent for the purpose of a Single House at Lot 75 Range Road, Yakamia and a Single House at Lot 76 Range Road, Yakamia and carry out development in accordance with the approved plans subject to the following Schedule of Conditions:

General

1. Prior to occupancy of use, unless varied by a condition of approval or a minor amendment to the satisfaction of the City of Albany, all development shall occur and be maintained in accordance with the stamped, approved plans dated (**insert date**).

Stormwater

2. Stormwater being managed to the satisfaction of the City of Albany.

Access

3. A new crossover to Target Road shall be constructed to the City of Albany's specifications, levels and satisfaction.

Advice:

- A 'Permit for Vehicle Crossover Construction' is required from the City of Albany prior to any work being carried out within the road reserve, which shall be in accordance with drawing nos. 97024 1/3 – 97024 3/3 (refer City of Albany Subdivision and Development Guidelines).

4. Range Road being constructed to a battleaxe lot access leg standard from the access point to Target Road to the satisfaction of the City of Albany.

Advice:

- All works to be completed in accordance with City of Albany Subdivision and Development Guidelines (specifically section 11.6).

Building Protection and Hazard Separation Zone

5. The Building Protection and Hazard Separation Zones being implemented and maintained to a standard for BAL-40, to the satisfaction of the City of Albany.
6. The dwellings being constructed to the appropriate Australian Standard (3959) Construction of Buildings in Bushfire-prone Areas for BAL-40.

Location of Single Dwellings

7. The location of the single dwellings and Building Protection Zones being modified (relocated to the west) as per the attached plan, to the satisfaction of the City of Albany.

Fire Management Plan

8. The Fire Management Plan being modified to conform with conditions of this planning scheme consent, to the satisfaction of the City.

Covenant

9. A restrictive covenant being registered on the titles for Lots 75 and 76 Range Road for the protection and management of vegetation in accordance with Fire Management Plan, to the satisfaction of the City.

General advice regarding the EPBC Act

- The owner/developer is advised to liaise with the Commonwealth Department of Environment regarding the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* prior to any clearing and/or development taking place.

CARRIED 11-0

PD080: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR GOODE
SECONDED: COUNCILLOR SUTTON

THAT the Responsible Officer Recommendation be ADOPTED.

CARRIED 6-0

PD080: RESPONSIBLE OFFICER RECOMMENDATION

THAT Council resolves to issue Planning Scheme Consent for the purpose of a Single House at Lot 75 Range Road, Yakamia and a Single House at Lot 76 Range Road, Yakamia and carry out development in accordance with the approved plans subject to the following Schedule of Conditions:

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Stormwater

2. Stormwater being managed to the satisfaction of the City of Albany.

Access

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- All works to be completed in accordance with City of Albany Subdivision and Development Guidelines (specifically section 11.6).

Building Protection and Hazard Separation Zone

4. The Building Protection and Hazard Separation Zones being implemented and maintained to a standard for BAL-40, to the satisfaction of the City of Albany.
5. The dwellings being constructed to the appropriate Australian Standard (3959) Construction of Buildings in Bushfire-prone Areas for BAL-40.

Location of Single Dwellings

6. The location of the single dwellings and Building Protection Zones being modified (relocated to the west) as per the attached plan, to the satisfaction of the City of Albany.

Fire Management Plan

7. The Fire Management Plan being modified to conform with conditions of this planning scheme consent, to the satisfaction of the City.

Covenant

8. A restrictive covenant being registered on the titles for Lots 75 and 76 Range Road for the protection and management of vegetation in accordance with Fire Management Plan, to the satisfaction of the City.

General advice regarding the EPBC Act

- The owner/developer is advised to liaise with the Commonwealth Department of Environment regarding the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* prior to any clearing and/or development taking place

BACKGROUND AND DISCUSSION

What the applicant is requesting

9. An application has been received for the development of a Single House and associated Building Protection Zone (BPZ) and Hazard Separation Zone (HSZ) on Lot 75 Range Road, Yakamia and another Single House with BPZ and HSZ at Lot 76 Range Road, Yakamia. (An explanation of BPZ and HSZ is included in the "Policy Implications" section of this report)

Reason brought to council

10. The proposals are presented to Council for determination given the likely impact that the decision will have on the environmental interests identified on the subject lots and the potential implications for the draft *Yakamia/Lange Structure Plan*.

Site description

11. The subject lots are approximately 2km north-north-west of Albany town centre and have a combined area of 10.18 ha. Lot 75 has an area of 3.12 ha and Lot 76 has 7.06 ha. The land slopes upward from the south-east to north-west, rising from approximately 13m AHD to 36m AHD across Lot 75 and from 9m AHD to 49m AHD across Lot 76. In their current condition, the lots appear as a 'forested escarpment' when viewed from the south.
12. The subject lots are zoned 'Future Urban' under *Local Planning Scheme No. 1 (LPS1)*. The majority of the land surrounding the subject lots is also zoned 'Future Urban', including the lot to the west, on the opposite side of an unconstructed road reserve. The south-eastern corner of Lot 75 abuts a portion of land zoned 'Yakamia Creek', while a narrow strip of land reserved for 'Parks and Recreation' adjoins the south-eastern corner of Lot 76.
13. The subject lots are both within the draft *Yakamia/Lange Structure Plan* area.

Zoning/Land use issues

14. Clause 5.5.3 *Future Urban Zone* in LPS1 deals with development on land within the 'Future Urban' zone and sub-clause 5.5.3.1 states that the Local Government *may* approve a Single House, among other associated uses, on land within the 'Future Urban' zone.
15. Sub-clause 5.5.3.2 expands on this by stating that:

"Apart from Home Office, all land uses mentioned in clause 5.5.3.1 and any development requires the planning approval of the Local Government and no land use or development shall be permitted if, in the opinion of the Local Government, such use or development would adversely impact on the potential of the land for future urban purposes."
16. Clause 4.2.3 *Future Urban Zone* in LPS1 sets out the objectives for the 'Future Urban' zone, which include the following:

"(a) Maintain viable uses for existing lots until the land is required to be developed for the desirable ultimate long term use;

- (c) *Maintain and enhance the physical characteristics of, environmental qualities and scenic qualities in the land;*
 - (d) *Permit limited development which is in keeping with the existing character of the locality and compatible with the likely future use of the land for urban or other purposes as determined by the Local Government following the preparation of a Structure Plan."*
17. Should Council determine not to approve the development of a Single House on each of the subject lots, the landowner could contend that the lots are, in effect, reserved and should be formally identified as such. If the City formally reserved the land through the Yakamia structure plan, the landowner would have grounds to lodge a claim for compensation.

Environmental Issues

18. Clause 5.3.3 in LPS1 states that *"the Local Government may require the protection of existing vegetation on a site as a condition of planning approval"* in a variety of circumstances, including the following:
- "(a) Protect a vegetation community;*
 - (d) Maintain local visual amenity and the natural setting;*
 - (e) Protect habitat, or a threatened species;*
 - (f) Assist to provide vegetated corridors to maintain fauna and flora linkages."*
19. The vegetation the subject lots was identified in the *Albany Regional Vegetation Survey (ARVS)* as being in very good to excellent condition and potentially restricted to the ARVS area. Of particular note is a vegetation unit consisting of three principal flora species; *Banksia Coccinea*, *Eucalyptus Staeri* and Sheoak. This unit of vegetation is listed by Department of Parks and Wildlife (DPaW) as a Priority 1 Ecological Community (PEC) due to the susceptibility of *Banksia Coccinea* to dieback disease. The draft *Yakamia/Lange Structure Plan* area contains a total of 10.5 ha of this type of vegetation unit.
20. The Office of the Environmental Protection Authority (OEPA) has already provided strong advice that the City should prepare the draft *Yakamia/Lange Structure Plan* in a way that it protects the vegetation on the subject lots from being cleared. In accordance with this advice, the draft *Yakamia/Lange Structure Plan* identifies these lots as 'Vegetation protection' areas. It should be noted that if this advice was applied to the development applications under consideration, it would prevent both lots from being developed. However, these applications must be assessed under the provisions of LPS1 and with specific advice from the OEPA and DPaW.
21. In view of this, staff referred the development applications to the OEPA for assessment and comment. The OEPA noted that the subject lots *"hold vegetation in 'Very Good' to 'Excellent' condition which supports significant ecological communities, priority flora and habitat for threatened fauna protected under State and Commonwealth legislation."* The OEPA also noted that *"clearing for building envelopes and bushfire protection will impact 3.1205 hectares of native vegetation on Lot 75 and 7.0608 hectares on Lot 76"* and expressed a preference that any development is consistent with the draft *Yakamia/Lange Structure Plan*; that is to say that the vegetation is protected from clearing. Furthermore, the OEPA have advised that *"referral to the Commonwealth is likely to be required as the developments may have a significant impact on Matters of National Environmental Significance."*

Fire management issues

22. Clause 5.4 *Fire Protection Provisions* in LPS1 requires all planning proposals to incorporate appropriate fire protection measures, which may include "incorporation of construction standards for buildings including those in AS 3959 – Construction of Buildings in Bushfire Prone Areas (as updated from time to time) and the Building Codes of Australia." Fire protection measures are also expected to be consistent with the methodology contained in the Western Australian Planning Commission's *Planning for Bushfire Protection Guidelines*, or any document superseding it.
23. The methodology set out in *Planning for Bushfire Protection Guidelines* seeks to strike a balance between clearing of vegetation and fire resistant construction techniques, which may be varied dependent on the circumstances. An explanation of the methodology can be found in the "**POLICY IMPLICATIONS**" section of this report.
24. After receiving the applications, staff requested that the applicant provide a Fire Management Plan (FMP) for the lots, to satisfy the requirements of LPS1. The applicant subsequently provided an FMP that recommended BAL of 12.5, which would result in clearing of extensive amounts of vegetation. BAL 12.5 is also lower than what should be expected due to the slope of the land and the distance between the proposed developments and the type of vegetation. BAL 12.5 is the lowest BAL level provided for in the *Planning for Bushfire Protection Guidelines* and below BAL-40, as requested by the City Planning Staff.
25. The City requested that the FMP be changed to correct this anomaly and recommended that the HSZ be reduced and the BAL and associated construction standards be increased, to reduce the amount of clearing required.
26. A revised Fire Management Plan was submitted. However, it continued to recommend BAL-12.5 and the extensive amount of clearing that this level of construction would entail.
27. The *Planning for Bushfire Protection Guidelines* note that locating residential development where BAL-40 is identified is not recommended due to the level of fire risk, though it may be permitted in exceptional circumstances; for instance, where there is a significant environmental interest and the protection of vegetation is particularly important.

Options available to Council

28. In assessing these applications the matters detailed in this report have been taken into consideration. To progress these applications four options have been formulated. They are as follows:
 - a) **Option 1** – Approve the development of a Single House on each lot to the relevant construction standard for BAL-40, in order to reduce the amount of clearing required for Hazard Separation Zones.
 - b) **Option 2** – Refuse the applications on the grounds that the adverse impact on the environment and visual amenity are unacceptable. This option may lead to claims for compensation. Council may also consider purchasing these properties for the purposes of conservation.
 - c) **Option 3** – Refuse the applications on the grounds that the development would have an adverse impact on the potential of the land for future urban purposes. Should Council adopt this option, it should recommend that the draft *Yakamia/Lange Structure Plan* be modified to identify these areas as suitable for full urban development. However, this will lead to a possible EPA environmental review of the plan. This may require Council to undertake a formal environmental assessment as part of the structure plan process.

- d) **Option 4** – Approve the applications as it was submitted.

Staff reason for recommendation

29. Staff's preference is for Option 1, as it provides a balanced approach that will allow the development of a Single House on each lot, while reducing the amount of clearing necessary for development.

GOVERNMENT & PUBLIC CONSULTATION

30. The City has referred the development applications to the Office of the Environmental Protection Authority (OEPA). The OEPA elected not to formally review the applications but noted a preference for development to be consistent with the draft Yakamia/Lange Structure Plan. While the OEPA advice notes that vegetation on these lots should be preserved due to their environmental significance. (More explanation is included under "Environmental Considerations")

STATUTORY IMPLICATIONS

31. The subject lots are zoned 'Future Urban' under LPS1.
32. Clause 4.2.3 *Future Urban Zone* in LPS1 sets out the objectives for the 'Future Urban' zone.
33. Clause 5.5.3 *Future Urban Zone* in LPS1 deals with development on land within the 'Future Urban' zone. and sub-clause 5.5.3.1 states that the Local Government *may* approve a Single House, among other associated uses, on land within the 'Future Urban' zone.
34. Clause 5.3.3 in LPS1 states that "*the Local Government may require the protection of existing vegetation on a site as a condition of planning approval*" in a variety of circumstances, including the following:
- (a) *Protect a vegetation community;*
- (d) *Maintain local visual amenity and the natural setting;*
- (c) *Protect habitat, or a threatened species;*
- (d) *Assist to provide vegetated corridors to maintain fauna and flora linkages."*
35. Clause 5.4 *Fire Protection Provisions* in LPS1 requires all planning proposals to incorporate appropriate fire protection measures.
36. *Table 7: Site Requirements* in LPS1 require a minimum front setback of 20m and minimum side and rear setbacks of 10m for all development in the 'Future Urban' zone, in the absence of an adopted Structure Plan.
37. Clause 5.8.3 *Designated Building Envelope* in LPS1 states that "*the Local Government may require that all development and on-site effluent disposal systems be contained within a designated building envelope shown on an approved plan.*"
- It further states that in determining the location and size of a building envelope, the Local Government shall apply various objectives including:
- (a) *Protection of remnant vegetation;*
- (d) *Enhancement of visual amenity."*
38. Voting requirement **Simple Majority**

POLICY IMPLICATIONS

39. Fire protection measures should be consistent with the methodology contained in the Western Australian Planning Commission's *Planning for Bushfire Protection Guidelines*.
40. The methodology set out in *Planning for Bushfire Protection Guidelines* seeks to strike a balance between clearing of vegetation and fire resistant construction techniques, which may be varied dependent on the circumstances.
41. The starting point for this is a 20m wide cleared area around a dwelling, identified as a 'Building Protection Zone' or BPZ, which will have a fuel loading (understorey vegetation, leaf litter, etc.) of no more than two tons per hectare. Individual specimen trees are permitted within a BPZ if they stand at least two metres from a dwelling, their crowns are at least 10m apart and they are low pruned to a height of two metres.
42. Beyond this BPZ, a 'Hazard Separation Zone', or HSZ, is required. This is a parkland cleared area, where the understorey is slashed or mown, the crowns of trees are at least 10m apart and the fuel loading is maintained at between five and eight tons per hectare, although a fuel load of up to 15 tons per hectare may be permitted dependent on the type of vegetation present. As a minimum, a HSZ is expected to be 80m wide, if there are to be no implications on the construction of a dwelling. This will provide a combined 100m clearing around a dwelling.
43. The Guidelines also identify various vegetation types and 'Bushfire Attack Levels', or BALs, which relate to a level of construction under AS 3959. Dependent on the vegetation type and the degree of slope between it and the proposed development, the HSZ may be reduced from 80m (100m when combined with the BPZ), with a corresponding increase in the BAL and the level of construction required.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<p>Organisational Operations and Reputation If the applications are approved, the applicant may appeal to the State Administrative Tribunal (SAT) against any conditions placed on the approval. For instance, the applicant may seek to have the level of construction required under AS 3959 reduced, which would require a larger Hazard Separation Zone to be cleared. This would, in turn, may be viewed by EPA as having a detrimental impact on the vegetation on the subject lots.</p>	Likely	Moderate	High	Any decision based on proper planning grounds can be defended in SAT. If the conditions are upheld, the impact on the environment can be minimised.
<p>Community, Organisational Operations, Financial and Reputation If the applications are refused, in order to protect the vegetation, an appeal against the decision may be made to the SAT. The applicant may also seek compensation from the City.</p>	Likely	Severe	Extreme	Any decision based on proper planning grounds can be defended in SAT. The City may also enter into negotiations to purchase the land
<p>Organisational Operations, Financial If a decision is made that will result in the clearing of the vegetation and the <i>Yakamia/Lange Structure Plan</i> is modified to reflect this decision, the EPA may require the structure plan to go through a formal environmental review.</p>	Likely	Moderate	High	A decision to require the Yakamia Structure Plan to undergo a formal environmental review could be appealed, given the EPA's prior decision not to require a review following referral of the development applications for assessment and comment.

FINANCIAL IMPLICATIONS

45. There may be financial implications if a review of the decision or any conditions of approval is sought by the applicant through the SAT. However, these are unknown.

LEGAL IMPLICATIONS

46. An applicant aggrieved by a decision or a deemed refusal may apply for review to the SAT in accordance with Parts 252 and 253 of the *Planning and Development Act 2005*.

ENVIRONMENTAL CONSIDERATIONS

47. The subject lots are entirely covered in native vegetation that has been identified in the *Albany Regional Vegetation Survey (ARVS)* as being in very good to excellent condition. The vegetation also includes priority flora species and provides a habitat for threatened and endangered fauna species. The applications were therefore referred to the Office of the Environmental Protection Authority (OEPA) for their comment.
48. The OEPA provided the following response:

"Lots 75 and 76 Range Road hold vegetation in 'Very Good' to 'Excellent' condition which supports significant ecological communities, priority flora and habitat for threatened fauna protected under State and Commonwealth legislation. The vegetation within these Lots is part of a consolidated area of native vegetation which contains multiple vegetation units (catena from upland to wetland) identified as having high conservation value in the Albany Regional Vegetation Survey. It is noted that clearing for building envelopes and bushfire protection will impact 3.1205 hectares of native vegetation on Lot 75 and 7.0608 hectares on Lot 76...the OEPA's preference is that development be consistent with the draft Yakamia/Lange Structure Plan. Referral to the Commonwealth is likely to be required as the developments may have a significant impact on Matters of National Environmental Significance."

ALTERNATE OPTIONS

49. Council has the following alternate options in relation to this item, which are:
- To refuse both applications, on the grounds that they will have an adverse impact on the environment and visual amenity;
 - To refuse both applications, on the grounds that the development would have an adverse impact on the potential use of the land for future urban purposes, with the option to further recommend that the draft *Yakamia/Lange Structure Plan* be modified to show these areas for full urban development; or
 - Approve the applications as submitted.

SUMMARY CONCLUSION

50. The proposals have been assessed against LPS1 and *Planning for Bushfire Protection Guidelines*.
51. In determining the applications it is necessary to consider the impacts on:
- Priority flora;
 - Habitat for threatened and endangered fauna;
 - Local visual amenity and the natural setting; and
 - Vegetated corridors that maintain fauna and flora linkages.

ORDINARY COUNCIL
MEETING

MINUTES– 26/05/2015

PD080

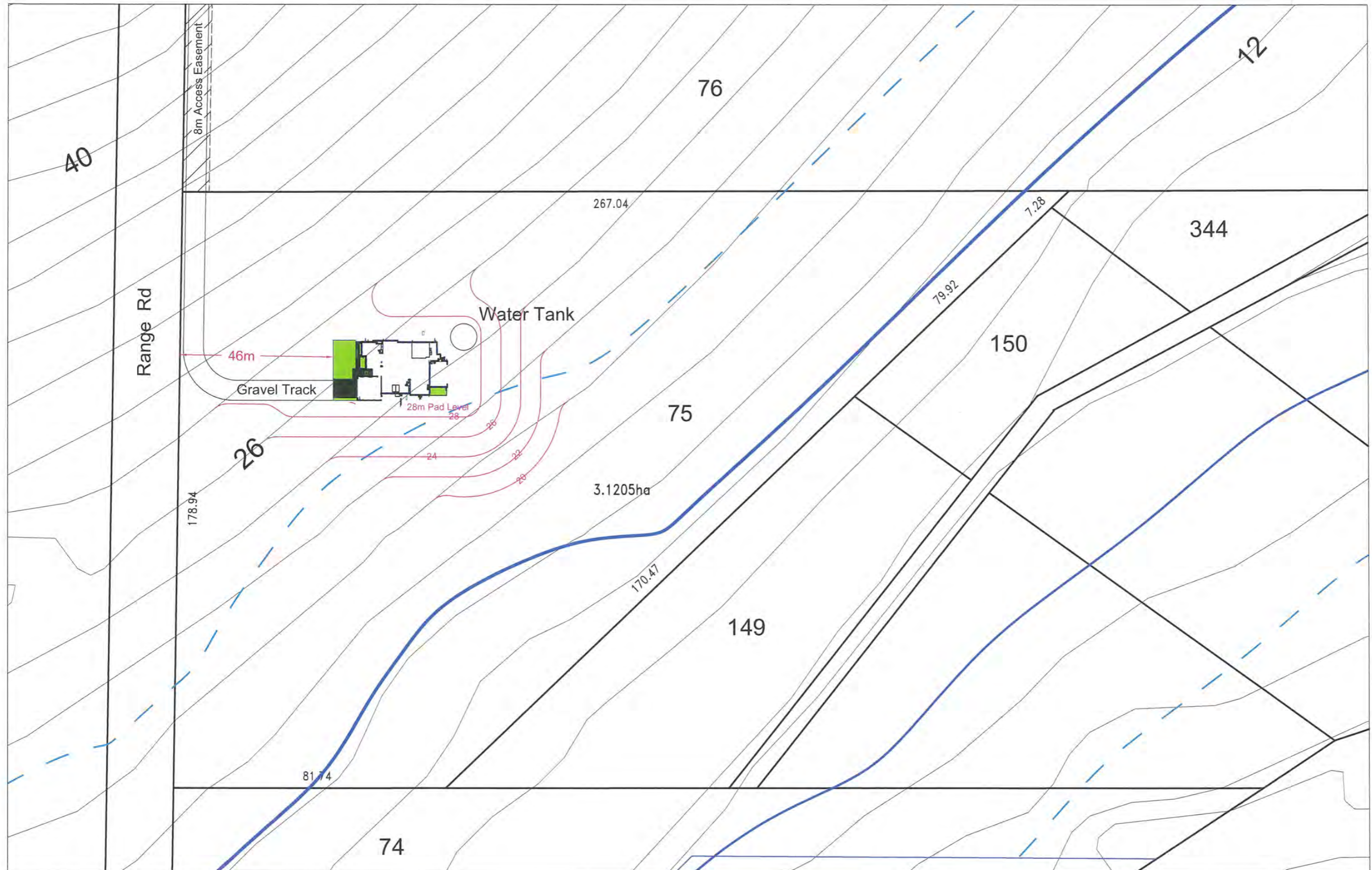
52. It is recommended that the applications are approved, subject to conditions that will require modification of the proposals, in order to provide protection to the vegetation on the subject lots.

Consulted References	:	<ol style="list-style-type: none"> 1. Planning and Development Act 2015 2. Local Planning Scheme No. 1 3. Albany Local Planning Strategy 2010 4. Environmental Protection Act 1986 5. Environmental Defenders Office Fact Sheet No.4 6. Draft Yakamia/Lange Structure Plan
File Number (Name of Ward)	:	A86521 and A86503 (Yakamia Ward)
Previous Reference	:	PD060: Endorse advertising for the draft Yakamia/Lange Structure Plan (25/11/2014).

PD080

44

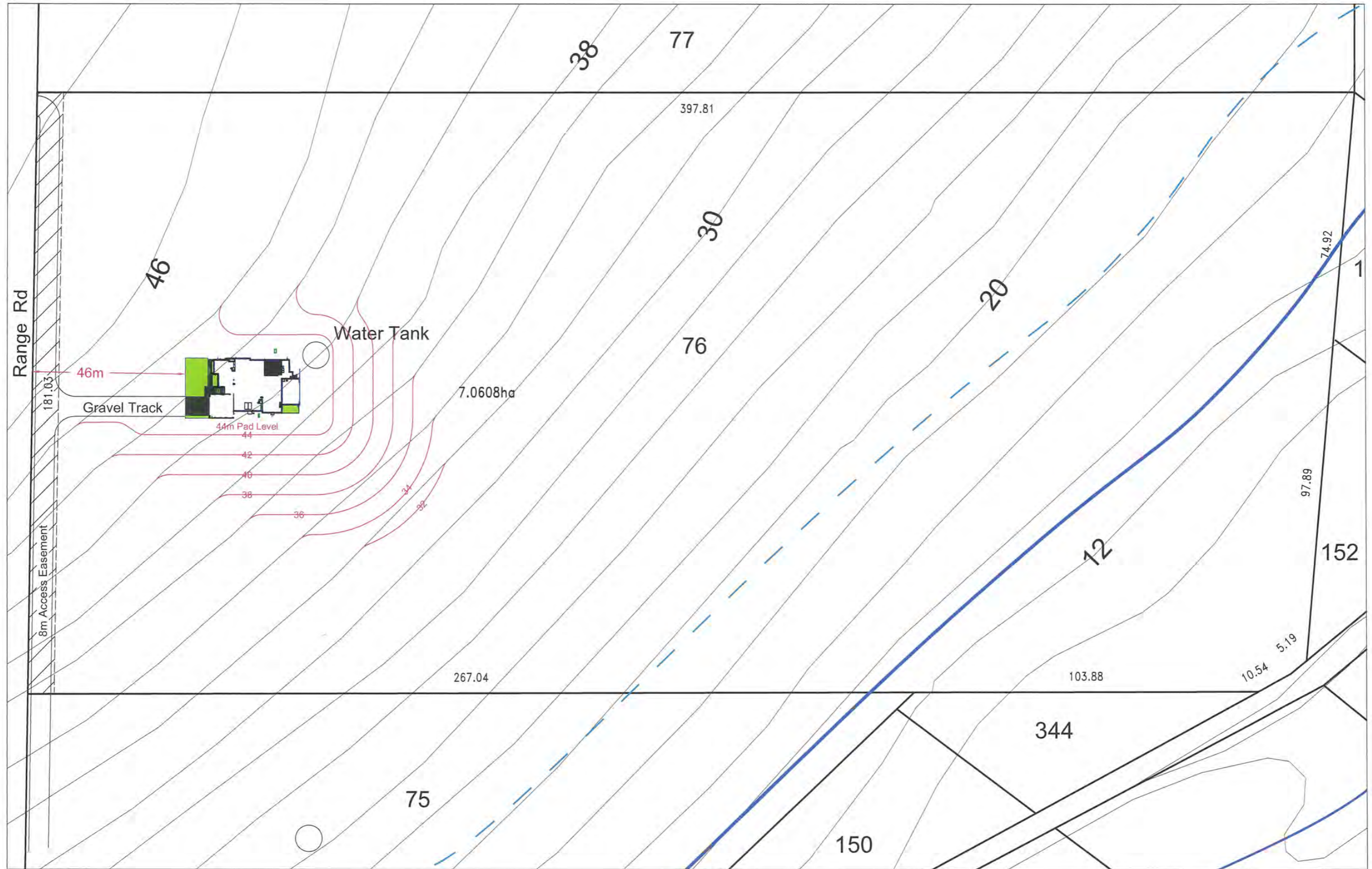
PD080



Scale 1:1000
9 July 2015
916/2015/House Site Plans3.dwg

- Wetland Conservation Area
- Building Pad Landfill
- 50m Wetland Buffer

AMENDED SITE PLAN
Lot 75, RANGE ROAD
YAKAMIA



Scale 1:1000
9 July 2015
916/2015/House Site Plans3.dwg

-  Wetland Conservation Area
-  Building Pad Landfill
-  50m Wetland Buffer

AMENDED SITE PLAN
Lot 76, RANGE ROAD
YAKAMIA

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – July 2015
Date : 3 August 2015

-
1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of July 2015.
 2. Within this period 52 Planning Scheme Consent applications were determined, of these;
 - 51 Planning Scheme Consent applications were approved under delegated authority; and
 - 1 Planning Scheme Consent application was withdrawn.

REDACTED

Kandi Smith
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for July 2015

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2150341	25/06/2015	Lockyer Avenue	Albany	Fast Food Outlet - (Refurbishment of existing Restaurant)	Approved	7/07/2015	Alex Bott
P2150342	25/06/2015	Lockyer Avenue	Albany	Fast Food Outlet - Alterations to existing signage	Approved	7/07/2015	Alex Bott
P2150356	2/07/2015	Middleton Road	Albany	Change of Use - Shop	Approved	7/07/2015	Taylor Gunn
P2150373	14/07/2015	Albany Highway	Albany	Change of Use - Private Recreation to Shop (New entry sliding door & steps; refurbishment & new signage to tenancy L202)	Approved	23/07/2015	Alex Bott
P2150360	7/07/2015	Lower King Road	Bayonet Head	Development - Earthworks in excess of 600mm (Retaining Walls - Future lots 817 818 819 & 822)	Approved	28/07/2015	Alex Bott
P2150384	23/07/2015	Lower King Road	Bayonet Head	Single House - Retaining Walls (Site Works Lot 834)	Approved	30/07/2015	Jessica Anderson
P2150389	28/07/2015	Houghton Boulevard	Bayonet Head	Single House - Outbuilding (Design Codes Assessment)	Approved	29/07/2015	Taylor Gunn
P2150328	19/06/2015	Bornholm North Road	Bornholm	Industry - Rural (Goat Dairy)	Approved	29/07/2015	Taylor Gunn
P2150339	25/06/2015	Wellington Street	Centennial Park	Development - Water Tanks x2 - Water Pump Shed	Approved	9/07/2015	Alex Bott
P2150359	3/07/2015	Pioneer Road	Centennial Park	Grouped Dwelling (Carport addition to existing Unit 16)	Approved	7/07/2015	Taylor Gunn
P2150367	9/07/2015	Young Street	Centennial Park	Change of Use - Consulting Rooms	Approved	23/07/2015	Jessica Anderson
P2150375	16/07/2015	Tasman Street	Centennial Park	Development - Earthworks in excess of 600mm (Retaining Wall - Retrospective)	Approved	21/07/2015	Alex Bott
P2150345	26/06/2015	Hunter Street	Emu Point	Development - access ramp to beach	Approved	1/07/2015	Taylor Gunn
P2150118	9/03/2015	La Perouse Road	Goode Beach	Single House	Approved	2/07/2015	Taylor Gunn

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2150346	29/06/2015	Two Peoples Bay Road	Kalgan	Change of Use - Restaurant Alterations (Relocation of existing commercial kitchen)	Approved	9/07/2015	Taylor Gunn
P2150354	2/07/2015	Churchlane Road	Kalgan	Single House - Addition (Shed Extension)	Approved	9/07/2015	Jessica Anderson
P2150313	16/06/2015	Chester Pass Road	Lange	Change of Use - Showroom	Approved	1/07/2015	Alex Bott
P2150362	7/07/2015	Bagnall Parkway	Lange	Single House - Outbuilding (Design Codes Assessment)	Approved	13/07/2015	Taylor Gunn
P2150315	16/06/2015	Finch Court	Little Grove	Single House	Approved	16/07/2015	Alex Bott
P2150314	16/06/2015	Mckenzie Drive	Lower King	Family Day Care	Approved	23/07/2015	Taylor Gunn
P2150344	26/06/2015	Daniels Close	Lower King	Single House - Earthworks exceeding 600mm	Approved	3/07/2015	Taylor Gunn
P2150349	30/06/2015	Hillview Rise	Lower King	Single House	Approved	6/07/2015	Jessica Anderson
P2150358	3/07/2015	King River Drive	Lower King	Single House - Outbuilding (Addition)	Approved	7/07/2015	Alex Bott
P2150369	13/07/2015	The Esplanade	Lower King	Ancillary Accommodation	Approved	21/07/2015	Jessica Anderson
P2150270	25/05/2015	Piggot Martin Road	Lowlands	Change of Use - Existing Cafe to Dwelling Change of Use - Existing Dwelling to Chalet 3 Application for Home Occupation in Dwelling	Approved	15/07/2015	Alex Bott
P2150343	26/06/2015	Lancaster Road	McKail	Single House - Additions (Patio)	Approved	3/07/2015	Taylor Gunn
P2150353	2/07/2015	Albany Highway	McKail	Single House - Addition (Carport)	Approved	8/07/2015	Alex Bott
P2150357	2/07/2015	Donald Drive	McKail	Single House - Design Codes Assessment	Approved	9/07/2015	Jessica Anderson
P2150364	8/07/2015	Donald Drive	McKail	Single House - Design Codes Assessment	Approved	10/07/2015	Taylor Gunn
P2150371	14/07/2015	Orion Avenue	McKail	Single House & Outbuilding - Design Codes Assessment	Approved	16/07/2015	Taylor Gunn
P2150387	27/07/2015	Endeavour Way	McKail	Single House - Additions (Patio)	Approved	29/07/2015	Alex Bott
P2150140	23/03/2015	Wittenoom Street	Middleton Beach	Single House - Design Codes Assessment	Approved	7/07/2015	Jessica Anderson

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2150300	8/06/2015	Rufus Street	Milpara	Ancillary Accommodation	Approved	16/07/2015	Craig McMurtrie
P2150334	23/06/2015	Chester Pass Road	Milpara	Development - Signage Upgrade - Replacing existing 3x new signs	Approved	1/07/2015	Taylor Gunn
P2150352	2/07/2015	Newbey Street	Milpara	Industrial - Light (Workshop & Incidental Office)	Approved	15/07/2015	Alex Bott
P2150330	22/06/2015	Nelson Street	Mira Mar	Single House - Additions	Withdrawn	23/07/2015	Taylor Gunn
P2150218	28/04/2015	Munster Avenue	Mount Clarence	Single House - Design Codes Assessment	Approved	29/07/2015	Alex Bott
P2150391	30/07/2015	Minor Road	Orana	Single House - (Design Codes Assessment)	Approved	31/07/2015	Alex Bott
P2150274	26/05/2015	Mindijup Road	Palmdale	Industry - Rural (Mobile Charcoal Plant)	Approved	31/07/2015	Craig McMurtrie
P2150289	3/06/2015	Robinson Road	Robinson	Development - Shed (Domestic Use)	Approved	6/07/2015	Craig McMurtrie
P2150348	30/06/2015	Home Road	Robinson	Development (Outbuilding - Domestic Storage)	Approved	10/07/2015	Taylor Gunn
P2150386	27/07/2015	Monroe Court	Robinson	Single House	Approved	29/07/2015	Taylor Gunn
P2150351	2/07/2015	David Street	Spencer Park	Single House - Garage (Design Codes Assessment)	Approved	7/07/2015	Alex Bott
P2150355	2/07/2015	Ulster Road	Spencer Park	Single House Additions - Patio (Design Codes Assessment)	Approved	7/07/2015	Jessica Anderson
P2150363	8/07/2015	Ulster Road	Spencer Park	Single House - Retaining Wall (Design Codes Assessment)	Approved	15/07/2015	Alex Bott
P2150361	7/07/2015	Owen Court	Warrenup	Single House	Approved	9/07/2015	Jessica Anderson
P2150374	15/07/2015	Catling Close	Warrenup	Single House & Water Tank	Approved	22/07/2015	Taylor Gunn
P2150376	16/07/2015	Randell Crescent	Warrenup	Single House	Approved	20/07/2015	Alex Bott
P2150377	16/07/2015	Windsor Road	Wellstead	Community Purpose Building - Addition (Patio)	Approved	23/07/2015	Taylor Gunn
P2150350	2/07/2015	Weston Ridge	Willyung	Single House & Outbuilding	Approved	3/07/2015	Taylor Gunn
P2150372	14/07/2015	Greenwood Drive	Willyung	Single House	Approved	16/07/2015	Taylor Gunn
P2150390	28/07/2015	Greenwood Drive	Willyung	Single House - Outbuilding	Approved	29/07/2015	Taylor Gunn
P2150320	17/06/2015	Mears Road	Yakamia	Single House - Addition (Patio x2) & Outbuilding - Design Codes Assessment	Approved	7/07/2015	Craig McMurtrie

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Information Officer – Development Services
Subject : Building Activity – July 2015
Date : 5 August 2015

1. In July 2105, 93 building permits were issued for building activity worth \$9,086,381.00, including 4 demolition licences.
2. The two (2) attached graphs compare the current City activity with the previous five (5) 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 July, the 1st month of activity in the City of Albany for the financial year 2015 – 2016.

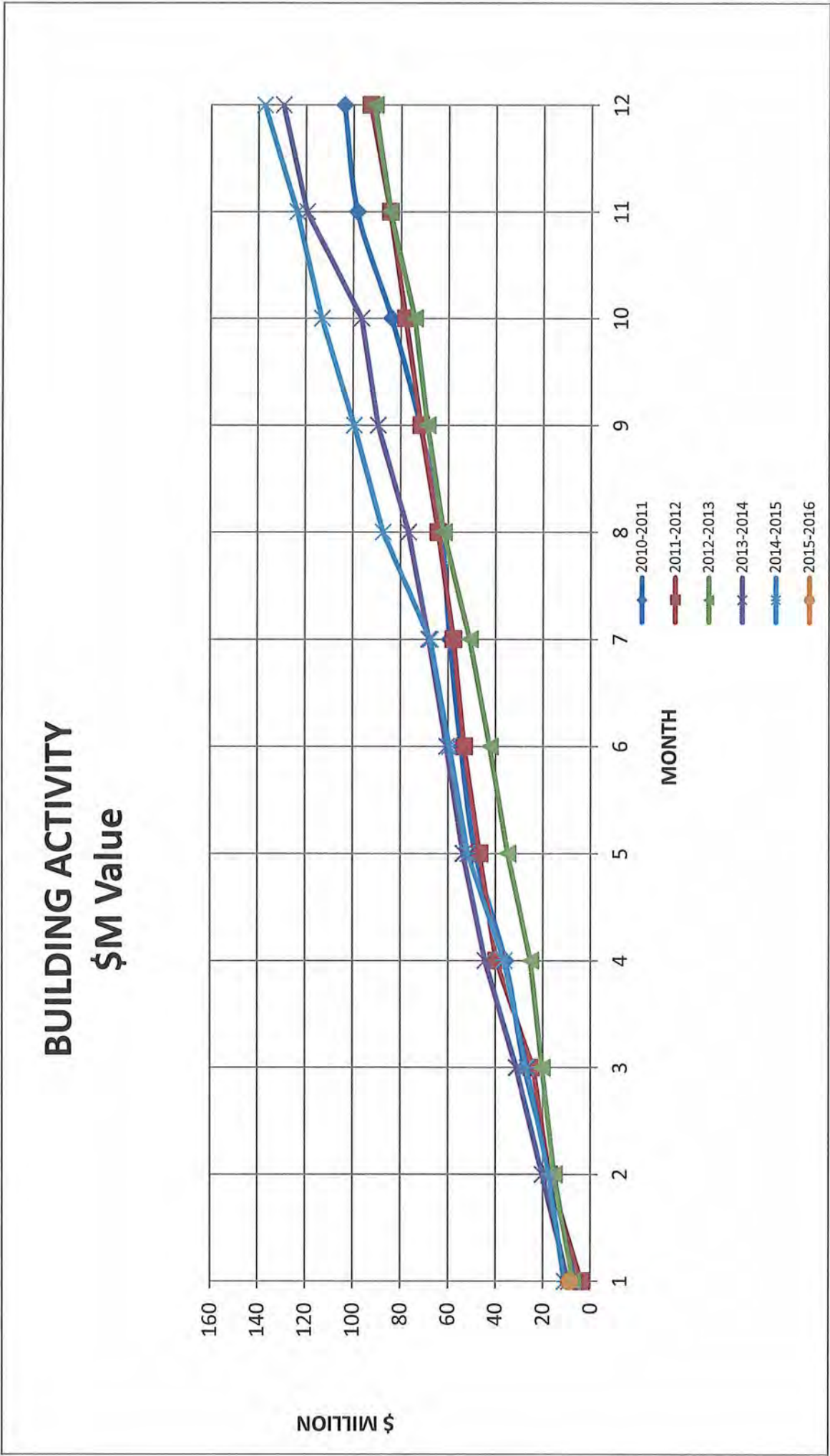
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Ronelle Sutton
Information Officer – Development Services

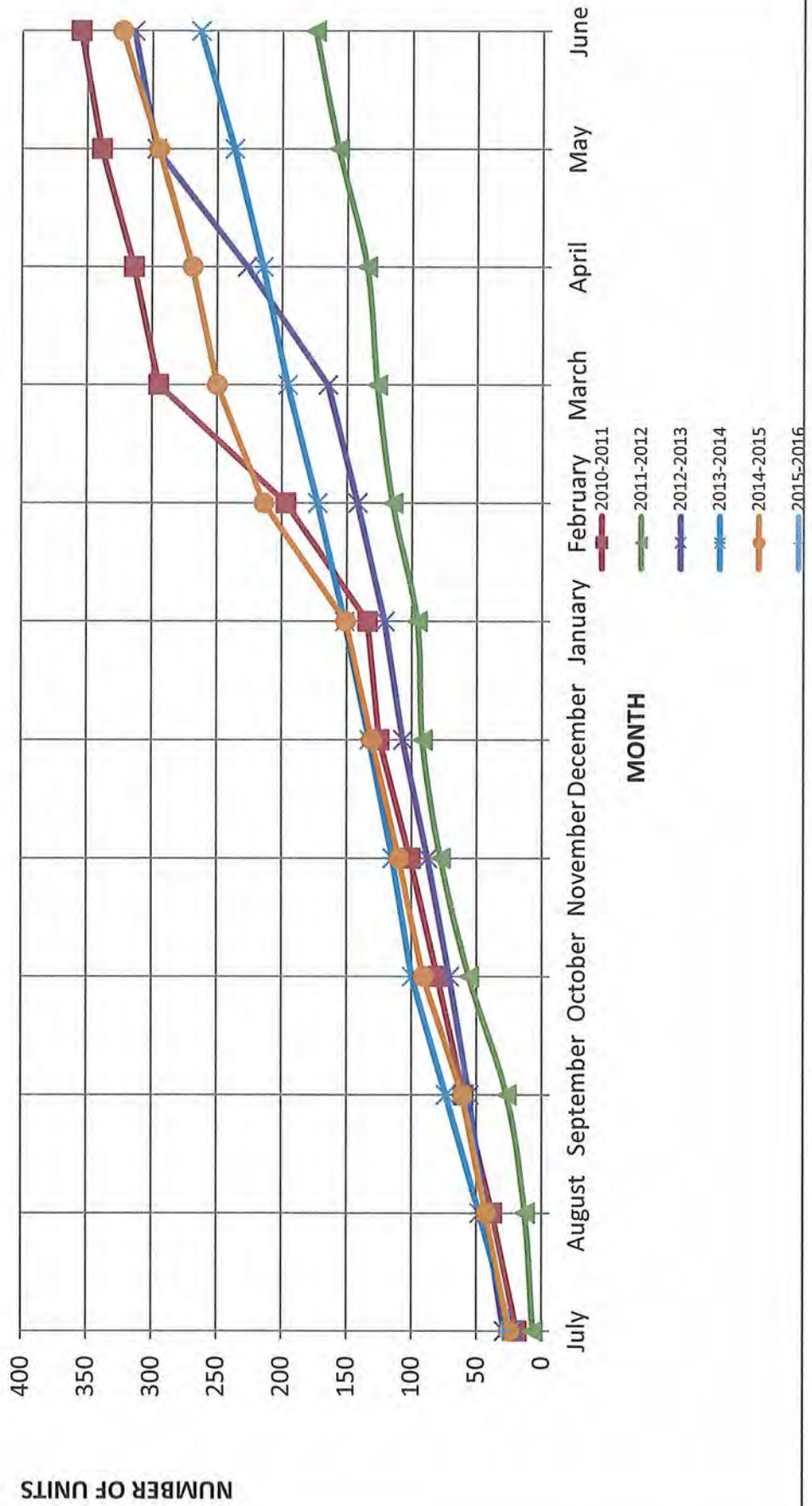
CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2015 - 2016

2015-2016	SINGLE DWELLING		GROUP DWELLING		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	28	7,117,017	2	225,000	30	16	254,515	32	977,600	1	300,000		1	96,690	13	118,559		9,089,381
AUGUST																		
SEPTEMBER																		
OCTOBER																		
NOVEMBER																		
DECEMBER																		
JANUARY																		
FEBRUARY																		
MARCH																		
APRIL																		
MAY																		
JUNE																		
TOTALS TO DATE	28	7,117,017	2	225,000	30	16	254,515	32	977,600	1	300,000	0	1	96,690	13	118,559		9,089,381



DWELLING UNITS



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for July 2015

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141579	KEEDAK HOLDINGS PTY LTD	ANCILLARY ACCOMMODATION	14-16	Lot 2 4	GREY STREET EAST	ALBANY
141602	CERTIS (WA) PTY LTD	CERTIFIED OCCUPANCY PERMIT - OFFICE	4/141-145	Lot 2 1	YORK STREET	ALBANY
141609	TECTONICS CONSTRUCTION GROUP PTY LTD	UNIT 4 REFURBISHMENT PUBLIC	217	Lot S112	YORK STREET	ALBANY
141623	RYDE BUILDING	AMENITIES - CERTIFIED NEW 2 STOREY DWELLING & RETAINING WALLS -	53	Lot 200	HILL STREET	ALBANY
141604	COMPANY PTY LTD R STONE	UNCERTIFIED RETAINING WALL -	22	Lot 22	EARL STREET	ALBANY
141670	TROY HALL	UNCERTIFIED SHOP FITOUT - LOVISA - SHOP	42-68	Lot 104	ALBANY HIGHWAY	ALBANY
141524	A BOCCAMAZZO	21A - CERTIFIED ENCLOSED FRONT PORCH	2	Lot 217	FRANKLIN COURT	BAYONET HEAD
141596	HOME GROUP WA GREAT	AREA - UNCERTIFIED NEW DWELLING -	27	Lot 79	ALBATROSS DRIVE	BAYONET HEAD
141600	SOUTHERN PTY LTD WA COUNTRY BUILDERS	UNCERTIFIED NEW DWELLING -	29	Lot 80	ALBATROSS DRIVE	BAYONET HEAD
141606	PTY LTD RYDE BUILDING	UNCERTIFIED NEW DWELLING -		Lot 834	LOWER KING ROAD	BAYONET HEAD
141627	COMPANY PTY LTD WA COUNTRY BUILDERS	UNCERTIFIED NEW DWELLING -	23	Lot 77	ALBATROSS DRIVE	BAYONET HEAD
141637	PTY LTD POCOCK BUILDING	UNCERTIFIED NEW DWELLING & RETAINING	16	Lot 459	PRICE STREET	BAYONET HEAD
141649	COMPANY PTY LTD RYDE BUILDING	WALL - UNCERTIFIED NEW DWELLING -	7	Lot 810	GRESHAM TERRACE	BAYONET HEAD
	COMPANY PTY LTD	UNCERTIFIED				

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141639	SOUTH COAST SHEDS	SHED - UNCERTIFIED	82	Lot 613	ALLWOOD PARADE	BAYONET HEAD
141550	DVJ SIMMONS & DG MOSS	DOMESTIC SHED -		Lot 28	RAINBOWS END	BIG GROVE
141603	OUTDOOR WORLD	UNCERTIFIED CABANA AREA CONVERTED TO	234-242	Lot P1	ALBANY HIGHWAY	CENTENNIAL PARK
141641	ALBANY CD ROTH	GYMNASIUM - CERTIFIED CERTIFICATE OF DESIGN COMPLIANCE FOR NEW	91-93	Lot 42	STEAD ROAD	CENTENNIAL PARK
141645	C & L ROTH	OFFICES RAMP & STAIRS NEW OFFICES RAMP & STAIRS TO EXISTING BUILDING -	91-93	Lot 42	STEAD ROAD	CENTENNIAL PARK
141598	DOWNRITE DEMOLITION	CERTIFIED DEMOLITION - SHED	161	Loc RES 35167	NORTH ROAD	CENTENNIAL PARK
141613	RD CEKEREVAC	RELOCATED DWELLING -	795	Lot 6	LOWER DENMARK ROAD	CUTHBERT
141612	MGB CONSTRUCTION PTY LTD	UNCERTIFIED CHANGE OF CLASSIFICATION		Lot 4	MUTTON BIRD ROAD	ELLEKER
141648	MN ASTILL	NEW DECKING & EXTERNAL	35	Lot 948	MERMAID AVENUE	EMU POINT
141578	J MITCHELL	BATHROOM - UNCERTIFIED DISABLED RAMP - CERTIFIED	13-17	Loc RES 22698	HUNTER STREET	EMU POINT
141614	RED DOG CARPENTRY	ANCILLARY ACCOMMODATION -	32-34	Lot 204	MOORTOWN ROAD	GLEDHOW
141582	(WA) PTY LTD AUSCAN CONSTRUCTION	UNCERTIFIED ALTERATION (ROOFING TO EXISTING DECK) -	46	Lot 8	REGENT STREET	GLEDHOW
141661	JC BATES & SA SWIFT	UNCERTIFIED LIMESTONE RETAINING WALL -	58	Lot 11	MCBRIDE ROAD	GOODE BEACH
141646	K & S ROST	UNCERTIFIED COMMERCIAL KITCHEN & CAFE	304	Lot 200	TWO PEOPLES BAY ROAD	KALGAN
		ALFRESCO AREA - CERTIFIED				

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141643	E & K WOODHAMS	SHED EXTENSION -	104	Lot 150	HENTY ROAD	KALGAN
141631	HS CARR	UNCERTIFIED NEW BED & BREAKFAST CARPORT & RAINWATER TANK -	252	Lot 13	COSY CORNER ROAD	KRONKUP
141570	LA DODIMEAD	CERTIFIED DWELLING SHED & RAIN WATER TANK - UNCERTIFIED RETAINING WALLS -	51	Lot 205	MIGO PLACE	KRONKUP
141620	HS CARR	UNCERTIFIED INTERNAL FIT OUT FOR GREAT SOUTHERN PACKAGING -	252	Lot 13	COSY CORNER ROAD	KRONKUP
141574	RYDE BUILDING	CERTIFIED MASONRY BOUNDARY FENCE -	160	Lot 1007	CHESTER PASS ROAD	LANGE
141585	COMPANY PTY LTD WA COUNTRY BUILDERS	UNCERTIFIED NEW DWELLING -	21	Lot 1000	BROOKS GARDEN	LANGE
141544	PTY LTD WA COUNTRY BUILDERS	UNCERTIFIED PATIO - UNCERTIFIED	21	Lot 227	BOULEVARD ELARAY WAY	LANGE
141626	PTY LTD KOSTERS OUTDOOR PTY	CARPOT - UNCERTIFIED	5	Lot 239	BAGNALL PARKWAY	LANGE
141625	LTD KOSTERS OUTDOOR PTY	NEW DWELLING -	8	Lot 233	BAGNALL PARKWAY	LANGE
141619	LTD PLUNKETT HOMES (1903)	UNCERTIFIED NEW DWELLING -	5	Lot 235	FINCH COURT	LITTLE GROVE
141621	PTY LTD RYDE BUILDING	UNCERTIFIED PATIO & RETAINING WALLS -	79	Lot 9	WILSON STREET	LITTLE GROVE
141566	COMPANY PTY LTD FAR & DA DOCKING	UNCERTIFIED ALTERATIONS & ADDITIONS TO EXISTING DWELLING - NEW ALFRESCO	106	Lot 100	SYMERS STREET	LITTLE GROVE
141628	A & D PELOW	NEW DWELLING - CERTIFIED	2	Lot 401	GIFFORD STREET	LOCKYER
141657	GREAT SOUTHERN ENDEAVOUR PROJECTS PTY LT		7	Lot 483	GREYHOUND CIRCLE	LOCKYER

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141541	WA COUNTRY BUILDERS	DWELLING & GARAGE -	1	Lot 201	DANIELS CLOSE	LOWER KING
141616	PTY LTD PULS PATIOS	UNCERTIFIED PATIO - UNCERTIFIED	91	Lot 31	ELIZABETH STREET	LOWER KING
141610	PIVOT WAY PTY LTD	DWELLING (CHALET) -	322	Lot 505	TENNESSEE ROAD SOUTH	LOWLANDS
141592	CJ USMAR	CERTIFIED SHED - UNCERTIFIED	255	Lot 21	TENNESSEE ROAD SOUTH	LOWLANDS
141588	PLUNKETT HOMES (1903)	NEW DWELLING -		Lot 163	LOWANNA DRIVE	MARBELUP
141583	PTY LTD MATTHEW KINGDON	UNCERTIFIED PATIO - UNCERTIFIED	11	Lot 30	PHILLISKIRK ROAD	MARBELUP
141488	CARPENTRY OUTDOOR WORLD	SHED - UNCERTIFIED	34	Lot 1	ALFRED STREET	MCKAIL
141572	ALBANY RESKETT	NEW DWELLING & SHED -	5	Lot 302	BYLUND WAY	MCKAIL
141514	PLUNKETT HOMES (1903)	UNCERTIFIED NEW DWELLING -	22	Lot 277	DONALD DRIVE	MCKAIL
141624	PTY LTD PLUNKETT HOMES (1903)	UNCERTIFIED NEW DWELLING -	20	Lot 278	DONALD DRIVE	MCKAIL
141640	PTY LTD RYDE BUILDING	UNCERTIFIED DWELLING & SHED -	21	Lot 719	ORION AVENUE	MCKAIL
141642	COMPANY PTY LTD AIKEN PTY LTD	UNCERTIFIED NEW DWELLING & RETAINING WALL - CERTIFIED	30	Lot 316	BYLUND WAY	MCKAIL
141669	CRAMEN PTY LTD	NEW DWELLING - CERTIFIED	17	Lot 664	KITCHER PARADE	MCKAIL
141567	PULS PATIOS	PATIO - UNCERTIFIED	22	Lot 143	LUNAR RISE	MCKAIL

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141571	GREAT SOUTHERN COMMUNITY HOUSING ASSOC PULS PATIOS	PATIO - UNCERTIFIED	11	Lot 705	ORION AVENUE	MCKAIL
141584	J T RUFFO & J M BERGER	PATIO - UNCERTIFIED	91	Lot 43 44	FEDERAL STREET	MCKAIL
141589	M & J WILSON	PATIO - UNCERTIFIED	14	Lot 310	BYLUND WAY	MCKAIL
141636	MATSON FABRICATIONS	REMEDIAL WORK TO UNAPPROVED STRUCTURES - UNCERTIFIED SHED - UNCERTIFIED	47768	Lot 26	SOUTH COAST HIGHWAY	MCKAIL
141457	AUGUSTSON	CARPOT - UNCERTIFIED	15	Lot 707	ORION AVENUE	MCKAIL
141569	ENTERPRISES PTY LTD DUNKELD	AMENDMENT TO ORIGINAL BP141483 FOR WORKSHOP EXTENSION - CERT SECOND STOREY ADDITIONS TO EXISTING DWELLING - CERTIFIED BUILDING APPROVAL	3	Lot 11	CHECKERS WALK	MIDDLETON BEACH
141576	CONSTRUCTION PTY LTD GREAT SOUTHERN ENDEAVOUR PROJECTS PTY LT JOHN KINNAR &	CERTIFICATE - STRATA DEMOLITION OF TWO STOREY DWELLING - PERMIT SHED - FULL DEMOLITION	52A	Lot 1498	COCKBURN ROAD	MIRA MAR
141594	ASSOCIATES DOWNRITE DEMOLITION	PATIO - UNCERTIFIED	17	Lot 55	STEWART STREET	MIRA MAR
141580	LTD PULS PATIOS	DECK & STAIRWAY	7	Lot 12	ANZAC ROAD	MIRA MAR
141593	ELDRIDGE ENTERPRISES	REPLACEMENT - UNCERTIFIED REMOVAL OF ASBESTOS ROOF / RE-ROOF (CORRUGATED TIN) UNCERTIFIED PATIO - UNCERTIFIED	30	Lot 26	WAKEFIELD CRESCENT	MIRA MAR
141634	PTY LTD H & J PIZON	PATIO - UNCERTIFIED	29	Lot 85	GREENSHIELDS STREET	MIRA MAR
141577	D BOJICUN	DECK & STAIRWAY	163	Lot 25	HARE STREET	MOUNT CLARENCE
141587	ELDRIDGE ENTERPRISES	REPLACEMENT - UNCERTIFIED REMOVAL OF ASBESTOS ROOF / RE-ROOF (CORRUGATED TIN) UNCERTIFIED PATIO - UNCERTIFIED	291	Lot 45	TALBANY HIGHWAY	MOUNT MELVILLE
141559	ELDRIDGE ENTERPRISES	REPLACEMENT - UNCERTIFIED REMOVAL OF ASBESTOS ROOF / RE-ROOF (CORRUGATED TIN) UNCERTIFIED PATIO - UNCERTIFIED	11	Lot 103	BROUGHTON STREET	ORANA
141586	PTY LTD H & J PIZON	PATIO - UNCERTIFIED	26	Lot 109	ABERCORN STREET	ORANA

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141635	KOSTERS OUTDOOR PTY LTD	SHED - UNCERTIFIED	27	Lot 42	CARBINE STREET	ORANA
141665	R BUNN LTD	NEW DWELLING & RAINWATER		Lot 301 302	REDMOND-HAY RIVER ROAD	REDMOND
141607	BP BEECH	TANK - CERTIFIED DWELLING ADDITION -	33	Lot 157	GLEDHOW WEST ROAD	ROBINSON
141553	WREN (WA) PTY LTD	UNCERTIFIED NEW DWELLING / SHED -		Lot 251	PRINCESS AVENUE	ROBINSON
141630	KCG MEUZELAAR & TN	UNCERTIFIED CRAFT ROOM - UNCERTIFIED	166	Lot 100	FRENCHMAN BAY ROAD	ROBINSON
141633	MEUZELAAR RJ PATRICK	SHED - UNCERTIFIED	558	Lot 132	ROBINSON ROAD	ROBINSON
141629	M & H TYLER	TRANSPORTABLE UNIT -	558	Lot 132	ROBINSON ROAD	ROBINSON
141575	K SMITH	DEMOLITION LOWER FLOOR ALTERATIONS & ADDITION / UPPER FLOOR ADDITION -	30	Lot 19	PARK ROAD	SPENCER PARK
141617	M H & J A JOHNSON	GARAGE ADDITION -	68	Lot 27	DAVID STREET	SPENCER PARK
141599	RYDE BUILDING	UNCERTIFIED NEW DWELLING -	104	Lot 586	CHAUNCY WAY	SPENCER PARK
141601	COMPANY PTY LTD KOSTERS OUTDOOR PTY	UNCERTIFIED CARPORT/PATIO EXTENSION TO EXISTING SHED -	52	Lot 1	DAVID STREET	SPENCER PARK
141660	LTD DOWN UNDER	UNCERTIFIED LIMESTONE RETAINING WALL -	110	Lot 185	ULSTER ROAD	SPENCER PARK
141622	CONTRACTING NORMAN WALLIS	UNCERTIFIED SHED - UNCERTIFIED	30	Lot 19	PARK ROAD	SPENCER PARK
141595	WA COUNTRY BUILDERS PTY LTD	ANCILLARY ACCOMMODATION - UNCERTIFIED	56	Lot 47	ROCKY CROSSING ROAD	WARRENUP

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141652	MR R T & MRS K F WOLFE	23000 LITRE RAINWATER TANK	185	Lot 325	DELORAINE DRIVE	WARRENUP
141611	GREGORY LEEDER	UNCERTIFIED RAINWATER TANK	4	Lot 218	BRAY COURT	WILLYUNG
141522	HOME GROUP WA GREAT	UNCERTIFIED DWELLING - UNCERTIFIED	145	Lot 209	ULSTER ROAD	YAKAMIA
141562	SOUTHERN PTY LTD HOME GROUP WA GREAT	NEW DWELLING - UNCERTIFIED	11	Lot 145	BALTIC RIDGE	YAKAMIA
141618	SOUTHERN PTY LTD REALFORCE PTY LTD	NEW DWELLING - SL2 -	26A	Lot 2	WILLIAM STREET	YAKAMIA
141632	TURPS STEEL FABRICATION	UNCERTIFIED SHED x1 / PATIO x1 /	8	Lot 130	MEARS ROAD	YAKAMIA
141638	RETAINING AND PAVING	BOAT/CARPORT x1 - UNCERTIFIED REPLACEMENT OF EXISTING	60	Lot 388	SUSAN COURT	YAKAMIA
141590	WORLD KOSTERS OUTDOOR PTY LTD	RETAINING WALL - UNCERTIFIED SHED - UNCERTIFIED	17	Lot 352	SUSAN COURT	YAKAMIA
141615	B & R POLETTE	SHED & PATIO - UNCERTIFIED	12	Lot 665	JUNIPER COURT	YAKAMIA
141401	M L BAINES	TOILET SHOWER AND VANITY IN EXIST LAUNDRY & CARPORT - UNCERTIFIED	130	Lot 2536	LAKE SAIDE NORTH ROAD	YOUNGS SIDING
141591	JD BASTIANI	UNCERTIFIED SHED - UNCERTIFIED		Lot 7127	HUNWICK ROAD	YOUNGS SIDING

City of Albany
MONTHLY FINANCIAL REPORT
For the Period Ended 30th June 2015

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City of Albany
Compilation Report
For the Period Ended 30 June 2015

Report Purpose

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

Overview

This financial report is subject to further year end adjustments.
No audit of these accounts has been undertaken to date.

Statement of Financial Activity by reporting nature or type

Is presented on page 3 and shows a surplus For the Period Ended 30th June 2015 of \$3,386,396.

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

Preparation

Prepared by: S Beech
Reviewed by: D Olde
Date prepared: 30/07/2015

REPORT ITEM CSF 185 REFERS

City of Albany
STATEMENT OF FINANCIAL ACTIVITY
 (Nature or Type)
 For the Period Ended 30 June 2015

Note	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(b)	
Operating Revenues							
	\$	\$	\$	\$	\$	%	
Grants & Subsidies	5 254 693	6 362 546	6 362 546	8 071 297	1 708 751	21.2%	▲
Contributions, Donations & Reimbursements	925 356	1 121 421	1 121 421	1 274 811	153 390	12.0%	▲
Profit on Asset Disposal	0	0	0	128 436	128 436	100.0%	▲
Fees and Charges	16 639 898	17 040 244	17 040 244	17 926 037	885 793	4.9%	▲
Interest Earnings	1 209 085	1 209 085	1 209 085	1 185 941	(23 144)	(2.0%)	
Other Revenue	389 000	389 000	389 000	439 970	50 970	11.6%	▲
Total (Excluding Rates)	24 418 032	26 122 296	26 122 296	29 026 492	2 904 196		
Operating Expense							
Employee Costs	(22 274 383)	(22 376 599)	(22 376 599)	(22 770 038)	(393 439)	(1.7%)	▲
Materials and Contracts	(18 931 907)	(20 639 000)	(20 639 000)	(18 846 078)	1 792 923	9.5%	▼
Utilities Charges	(1 840 608)	(1 840 608)	(1 840 608)	(1 672 869)	167 739	10.0%	▼
Depreciation (Non-Current Assets)	(12 672 381)	(12 672 381)	(12 672 381)	(12 672 381)	0	0.0%	
Interest Expenses	(974 068)	(974 068)	(974 068)	(955 295)	18 773	2.0%	
Insurance Expenses	(792 644)	(792 644)	(792 644)	(771 822)	20 822	2.7%	
Loss on Asset Disposal	(305 592)	(305 592)	(305 592)	(181 700)	123 892	68.2%	▼
Other Expenditure	(2 513 073)	(2 475 506)	(2 475 506)	(2 177 359)	298 148	13.7%	▼
Less Allocated to Infrastructure	917 410	922 435	922 435	1 271 294	348 859	27.4%	▲
Total	(59 387 246)	(61 153 964)	(61 153 964)	(58 776 247)	2 377 716		
Contributions for the Development of Assets							
Grants & Subsidies	13 178 927	13 697 994	13 697 994	7 331 047	(6 366 947)	(86.8%)	▼
Contributions, Donations & Reimbursements	13 170 000	13 582 509	13 582 509	12 720 874	(861 635)	(6.8%)	▲
Net Operating Result Excluding Rates	(8 620 287)	(7 751 164)	(7 751 164)	(9 697 834)	(1 946 669)		
Funding Balance Adjustment							
Add Back Depreciation	12 672 381	12 672 381	12 672 381	12 672 381	0	0.0%	
Adjust (Profit)/Loss on Asset Disposal	305 592	305 592	305 592	53 264	(252 328)	(473.7%)	
Movement From Current to Non-Current	0	0	0	(45 352)	(45 352)	(100.0%)	
Funds Demanded From Operations	4 357 686	5 226 809	5 226 809	2 982 459	(2 244 349)		
Capital Revenues							
Proceeds from Disposal of Assets	912 250	1 162 250	1 162 250	1 049 655	(112 595)	(10.7%)	▼
Total	912 250	1 162 250	1 162 250	1 049 655	(112 595)		
Acquisition of Fixed Assets							
Land and Buildings	5 (16 979 242)	(18 794 384)	(18 794 384)	(14 350 873)	4 443 511	31.0%	▼
Plant and Equipment	5 (4 745 398)	(5 344 372)	(5 344 372)	(3 315 440)	2 028 932	61.2%	▼
Furniture and Equipment	5 (921 464)	(1 309 415)	(1 309 415)	(1 079 224)	230 191	21.3%	▼
Infrastructure Assets - Roads	5 (6 126 682)	(6 269 199)	(6 269 199)	(4 730 213)	1 538 986	32.5%	▼
Infrastructure Assets - Other	5 (17 757 789)	(18 777 818)	(18 777 818)	(11 313 020)	7 464 798	66.0%	▼
Total	(46 530 575)	(50 495 188)	(50 495 188)	(34 788 771)	15 706 418		
Financing/Borrowing							
Debt Redemption	(1 518 357)	(1 518 357)	(1 518 357)	(1 521 937)	(3 580)	(0.2%)	
Loan Drawn Down	1 220 000	1 970 000	1 970 000	1 970 000	0	0.0%	
Total	(298 357)	451 643	451 643	448 063	(3 580)		
Demand for Resources	(41 558 996)	(43 654 486)	(43 654 486)	(30 308 592)	13 345 894		
Restricted Funding Movements							
Opening Funding Surplus(Deficit)	3 764 746	5 016 315	5 016 315	5 016 318	3	0.0%	
Restricted Cash Utilised	3 008 924	3 510 182	3 510 182	2 458 186	(1 051 996)	(42.8%)	▼
Restricted Cash Unspent New Loans	0	0	0	(1 120 000)	(1 120 000)	100.0%	▼
Transfer to Reserves	(13 069 934)	(13 489 934)	(13 489 934)	(17 192 044)	(3 702 110)	(21.5%)	▲
Transfer from Reserves	17 187 240	18 080 778	18 080 778	13 776 197	(4 304 581)	(31.2%)	▼
Rate Revenue	30 668 026	30 668 026	30 668 026	30 756 331	88 305	0.3%	▲
Closing Funding Surplus(Deficit)	0	130 880	130 880	3 386 396	3 255 515		

REPORT ITEM CSF 185 REFERS

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th June 2015

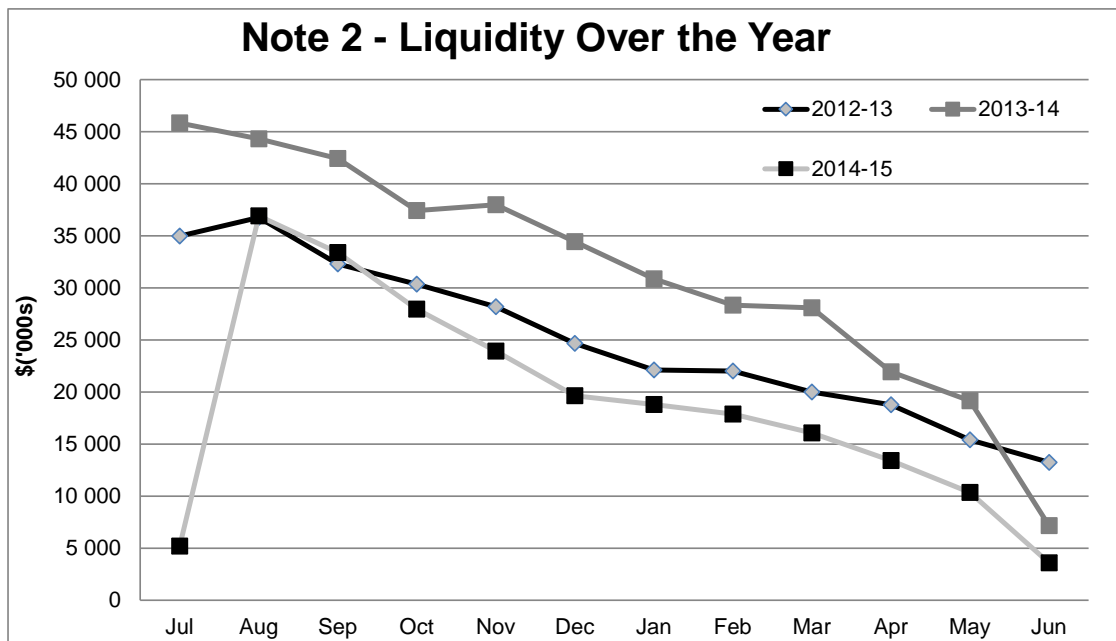
Note 1: EXPLANATION OF MATERIAL VARIANCES IN EXCESS OF \$50,000

	Var.	Var.	Timing/ Permanent	Explanation of Vaiance
	\$			
1.1 Operating Revenues				
Grants & Subsidies	1 708 751	▲	Timing	Early payment of 2015/16 General Purpose Grants. This was not budgeted for, as previous statements from government agencies had indicated this would not be prepaid this year.
Contributions, Donations & Reimbursements	153 390	▲	Timing	Event sponsorship exceeded budget expectations.
Profit on Asset Disposal	128 436	▲	Timing	Favourable prices for sale of some equipment, compared to budget. May still vary as final year end adjustments yet to be made.
Fees and Charges	885 793	▲	Permanent	NAC income, planning and building fees all very strong.
Interest Earnings	(23 144)			No material variance.
Other Revenue	50 970	▲	Permanent	Number of smaller variances. AVC commissions above budget, private works income above budget.
1.2 Operating Expense				
Employee Costs	(393 439)	▲	Permanent	Exceeded budget for the year. This is primarily due to new and increased employees at the National Anzac Centre. This increased cost is offset by the income for this area also exceeding budget.
Materials and Contracts	1 792 923	▼	Permanent	Number of areas under budget. Legal expenses (general and rating) under budget, waste services - primarily timing receipt of invoices, feasibility & business case - surf reef and innovation park, reserves/verge/asset maintenance and assessment, balance small variance across all areas. Final variance may still vary subject to receipt of late invoices.
Utilities Charges	167 739	▼	Permanent	Some timing of invoices, however, likely to be under budget at year end.
Depreciation (Non-Current Assets)	0			No material variance.
Interest Expenses	18 773			When year end accounts completed, will be to budget.
Insurance Expenses	20 822			No material variance.
Loss on Asset Disposal	123 892	▼	Timing	Primarily loss on turnover of emergency vehicles with DFES. Non-cash transactions. Final year end adjustments yet to be made.
Other Expenditure	298 148	▼	Permanent	No single variance of major significance. Numerous small variances spread across many areas of the City. Likely to be close to budget at year end.
Less Allocated to Infrastructure	348 859	▲	Timing	Increased allocation of works to capital works.
1.3 Contributions for the Development of Assets				
Grants & Subsidies	(6 366 947)	▼	Timing	Budget timing for receipt of CPSP grants. Carried forward to later years.
Contributions, Donations & Reimbursements	(861 635)	▼	Timing	Timing of receipt for gifted assets. Year end accounting for contributions of subdivision assets not yet complete.
1.4 Funding Balance Adjustment				
Add Back Depreciation	0			
Adjust (Profit)/Loss on Asset Disposal	(252 328)	▼	Timing	Year end asset adjustments not yet made.
1.5 Capital Revenues				
Proceeds from Disposal of Assets	(112 595)	▼	Timing	Timing of plant replacement program. Some carried forward to next budget.
1.6 Acquisition of Fixed Assets				
Land and Buildings	4 443 511	▼	Timing	Budget timing of carried forward project - Airport Terminal and parts of the CPSP.
Plant and Equipment	2 028 932	▼	Timing	Timing of invoices, and some purchases carried forward to 2015/16.
Furniture and Equipment	230 191	▼	Timing	Timing for handover of projects and invoicing for projects. Front counter upgrade work in progress, VOIP work in progress.
Infrastructure Assets - Roads	1 538 986	▼	Timing	Timing of invoices, and some projects carried forward to 2015/16.
Infrastructure Assets - Other	7 464 798	▼	Timing	Primarily timing of Centennial Park Project. Multi year project to be carried forward.
1.7 Financing/Borrowing				
Debt Redemption	(3 580)			No material variance.
Loan Drawn Down	0			No material variance.
1.8 Restricted Funding Movements				
Opening Funding Surplus(Deficit)	3			
Restricted Cash Utilised	(1 051 996)	▼	Timing	Subject to further year end accounting adjustments yet to be made.
Restricted Cash Unspent New Loans	(1 120 000)	▼	Timing	Year end accounting adjustments yet to be made. Loan funds drawn down 14/15, not yet spent.
Transfer to Reserves	(1 051 996)	▲	Timing	Subject to further year end accounting adjustments yet to be made.
Transfer from Reserves	(3 702 110)	▼	Timing	Subject to further year end accounting adjustments yet to be made.

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2015

Note 2: NET CURRENT FUNDING POSITION

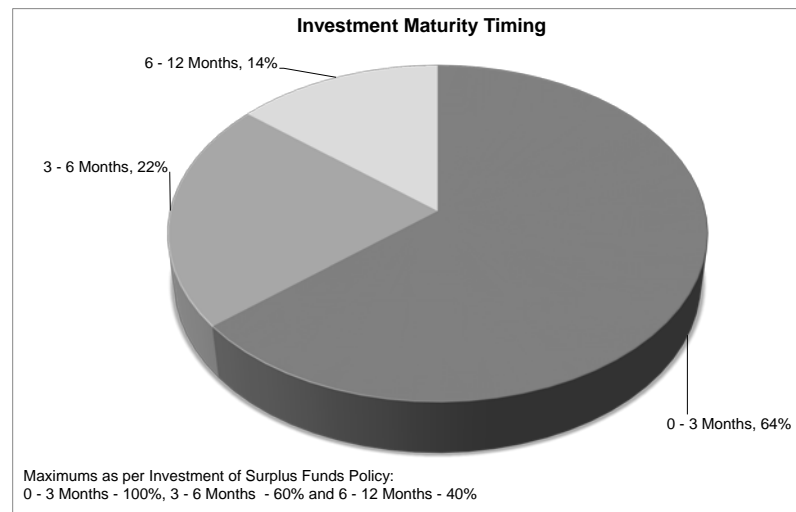
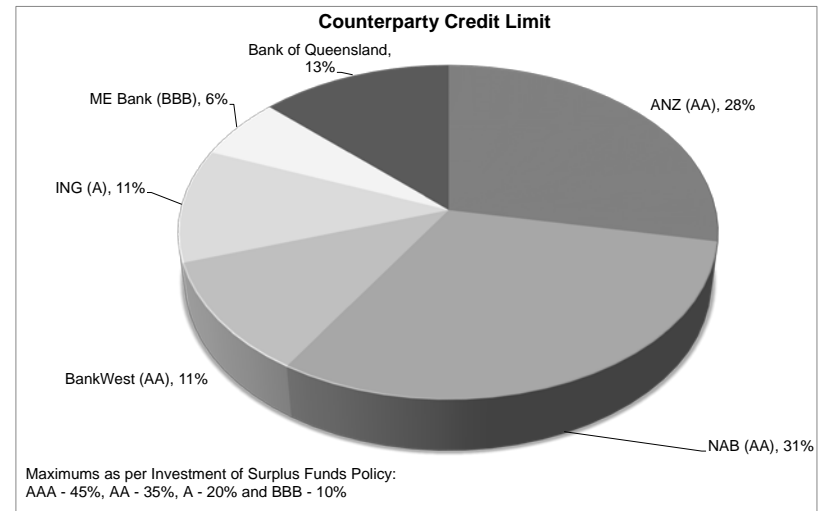
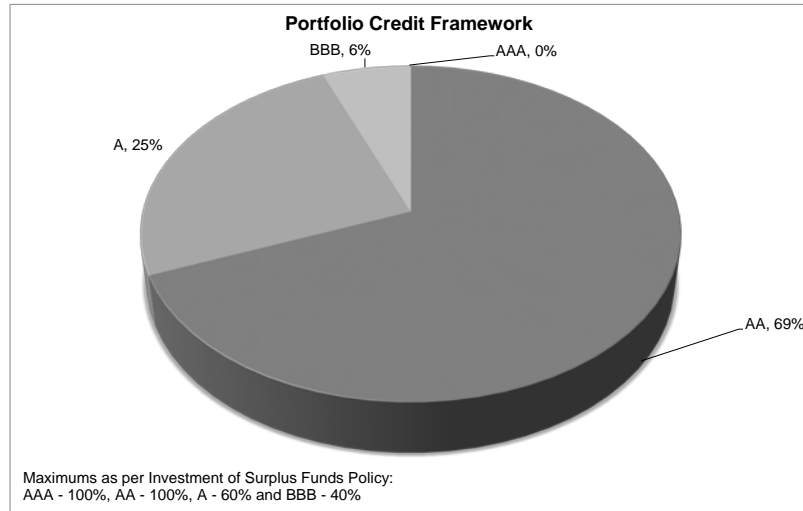
		Positive=Surplus (Negative=Deficit)		
		2014-15		
Note	This Period	Last Period	Same Period Last Year	
	\$	\$	\$	
Current Assets				
	12 671 238	10 542 440	8 103 734	
	13 374 691	13 337 655	17 911 714	
4	1 069 724	1 419 664	1 061 056	
	2 626 901	2 495 891	2 509 937	
	220 474	232 551	232 551	
	227 636	137 058	131 309	
	266 468	9 012	135 677	
	303 950	293 238	733 550	
	770 044	679 724	812 470	
	31 531 128	29 147 234	31 631 998	
Less: Current Liabilities				
	(5 432 207)	(1 154 104)	(5 939 201)	
	(215 133)	0	(491 397)	
	(300 887)	(38 337)	(351 053)	
	(4 068 251)	(3 400 124)	(3 185 223)	
	(328 272)	(232 865)	(149 018)	
	(10 344 750)	(4 825 430)	(10 115 892)	
	1 857 727	642 804	1 521 937	
	(16 524 322)	(13 108 475)	(13 108 475)	
	(2 608 963)	(548 554)	(3 510 182)	
	(303 950)	(293 238)	(733 550)	
	(220 474)	(232 551)	(232 551)	
		(436 967)	(436 967)	
Net Current Funding Position	3 386 396	10 344 822	5 016 318	



Comments - Net Current Funding Position

City of Albany
 Monthly Investment Report
 For the Period Ended 30 June 2015

Note 3A: GRAPHICAL REPRESENTATION - CASH INVESTMENTS



City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30 June 2015

Note 4: RECEIVABLES

Receivables - Rates and Refuse

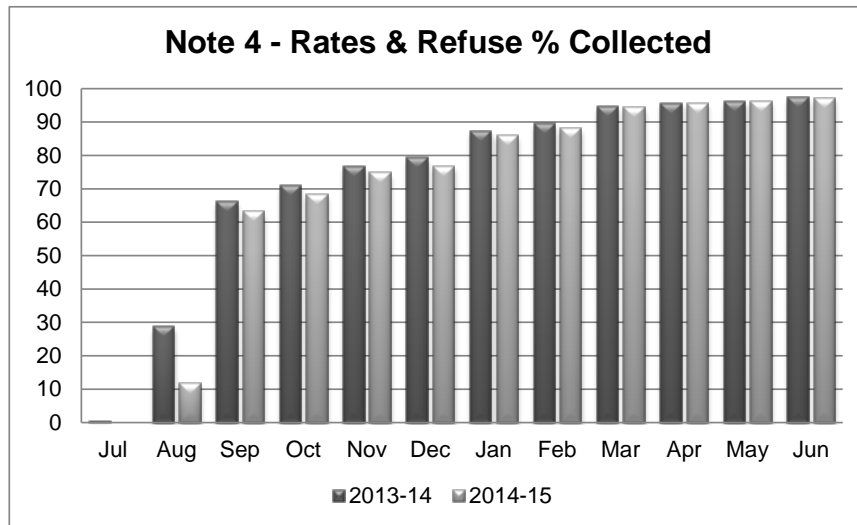
	Current 2014-15	Previous 2013-14	Total
	\$	\$	\$
Opening Arrears Previous Years		1 061 056	1 061 056
Rates Levied this year	30 756 331		30 756 331
Refuse Levied	5 373 451		5 373 451
ESL Levied	2 310 527		2 310 527
Other Charges Levied	454 675		454 675
<u>Less Collections to date</u>	(38 049 882)	(836 434)	(38 886 316)
Equals Current Outstanding	845 103	224 622	1 069 724
Total Rates & Charges Collectable			1 069 724
% Collected			97.32%

Receivables - General

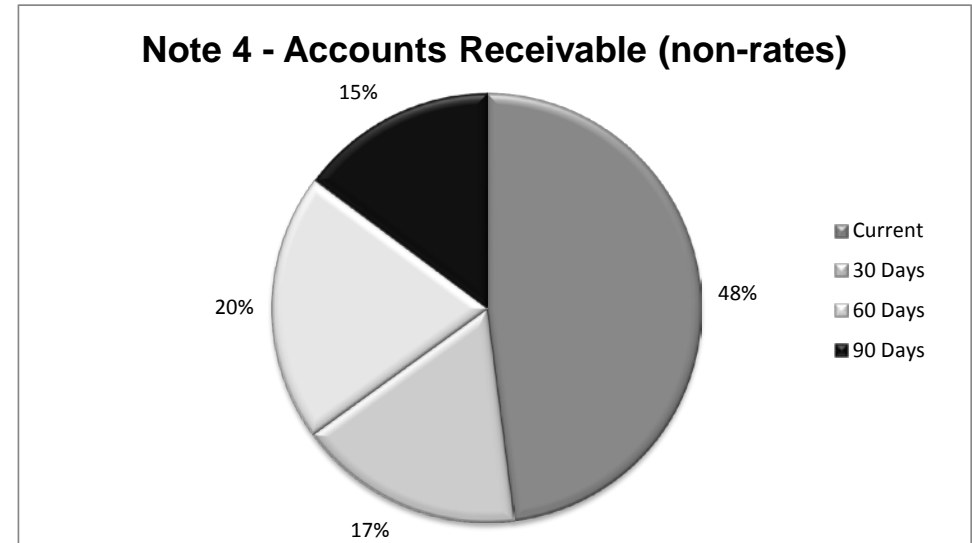
	Current	30 Days	60 Days	90 Days
	\$	\$	\$	\$
	996 400	354 155	418 426	308 006
Total Outstanding				<u>2 076 986</u>

Amounts shown above include GST (where applicable)

Note 4 - Rates & Refuse % Collected



Note 4 - Accounts Receivable (non-rates)



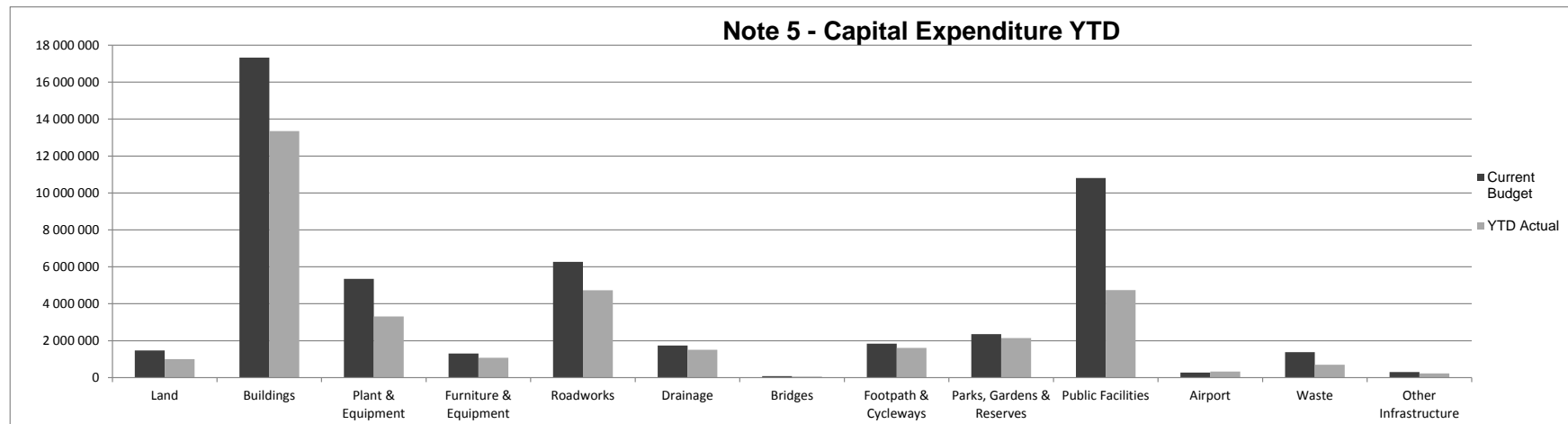
Comments/Notes - Receivables Rates and Refuse

Comments/Notes - Receivables General

Note 5: CAPITAL ACQUISITIONS

Contributions Information					Summary Acquisitions					
Grants	Reserves	Borrowing	Restricted	Total		Original Budget	Current Budget	YTD Budget	Actual	Variance
\$	\$	\$		\$		\$			\$	\$
					Property, Plant & Equipment					
0	0	0	0	0	Land	398 952	1 466 486	1 466 486	1 001 977	(464 509) ▼
11 981 357	964 629	0	515 000	13 460 986	Buildings	16 580 290	17 327 898	17 327 898	13 348 896	(3 979 002) ▼
0	1 454 455	520 000	0	1 974 455	Plant & Equipment	4 745 398	5 344 372	5 344 372	3 315 440	(2 028 932) ▼
0	151 710	0	0	151 710	Furniture & Equipment	921 464	1 309 415	1 309 415	1 079 224	(230 191) ▼
					Infrastructure					
4 229 698	208 000	0	100 000	4 537 698	Roadworks	6 126 682	6 269 199	6 269 199	4 730 213	(1 538 986) ▼
0	271 500	0	0	271 500	Drainage	1 608 836	1 736 835	1 736 835	1 506 409	(230 426) ▼
0	81 000	0	0	81 000	Bridges	81 000	81 000	81 000	54 669	(26 331) ▼
847 160	0	0	0	847 160	Footpath & Cycleways	1 842 760	1 843 359	1 843 359	1 612 933	(230 426) ▼
556 698	0	0	400 000	956 698	Parks, Gardens & Reserves	1 845 674	2 352 950	2 352 950	2 138 951	(213 999) ▼
8 603 790	68 858	700 000	1 993 924	11 366 572	Public Facilities	9 783 941	10 810 345	10 810 345	4 743 735	(6 066 610) ▼
0	371 846	0	0	371 846	Airport	721 846	270 000	270 000	329 202	59 202 ▲
0	1 423 732	0	0	1 423 732	Waste	1 423 732	1 378 329	1 378 329	700 050	(678 279) ▼
70 000	100 000	0	0	170 000	Other Infrastructure	450 000	305 000	305 000	227 070	(77 930) ▼
26 288 703	5 095 730	1 220 000	3 008 924	35 613 357	Totals	46 530 575	50 495 188	50 495 188	34 788 771	(15 706 418)

Comments - Capital Acquisitions



REPORT ITEM CSF 186 REFERS

TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

EFT/CHQ	Date	Name	Description	Amount
EFT100558	25-Jun-15	WATER MAXWELL & ISOBEL JEAN DOUGLAS	Final Return Of Incomplete Works Bond Fire Mitigation Work	6600.00
EFT100559	25-Jun-15	GREAT SOUTHERN GRAMMAR SCHOOL	Refund Of Centennial Sports Ground Bond Trust Account	500.00
Total				\$ 7,100.00

MASTERCARD TRANSACTIONS - JUNE

Date	Payee	Description	Amount
29/05/15	Virgin Australia	Flights - A. Cousins - Albany to Sydney Return - ICTC Conference	1,093.33
29/05/15	Hotels.com	Accommodation - K. Stone & P. Nielsen - SLWA Meeting	192.00
29/05/15	Virgin Australia	Flights - K. Stone & P. Nielsen - Albany to Perth Return - SLWA Meeting	916.76
1/06/15	IBIS Hotel	Accommodation - A. Cousins - Perth	271.60
6/06/15	Virgin Australia	Flights - A. Cousins - WA Museums Meeting	520.66
9/06/15	Virgin Australia	Flights - K. Parker - Perth to Albany return - Albany Art Prize Handover	454.96
9/06/15	Virgin Australia	Flights - C. Woods - Albany to Perth Return - PLWA Youth Seminar	518.96
10/06/15	WS Hotels	Accommodation - C. Woods - Perth - PLWA Youth Seminar	239.00
13/06/15	Virgin Australia	Flights - P. Nielsen - Albany to Perth Return - WALGA Library Futures Meeting	445.63
20/06/15	Seasons of Perth	Accommodation - D. McTavish - Digital Marketing Workshop	388.00
23/06/15	Lavender Cottage	RSL Meeting - C. Woods	229.70
24/06/15	MyFonts	6 x Font Purchases for Trails Hub Strategy	232.42
29/05/15	Qantas Airways	Flights - G. Foster -Perth to Canberra return - NGALG Conference	928.30
3/06/15	Virgin Australia	Flights - S. Grimmer - Albany to Perth return - IPN Committee	468.49
6/06/15	Virgin Australia	Flights - N. Walker - Albany to Perth return - Youth Precinct Workshop	511.34
9/06/15	Ibis Hotel	Accommodation - A. McEwan - Perth - Various Workshops	335.97
11/06/15	WS Hotels	Accommodation - N. Walker - Perth - Youth Precinct Workshop	498.00
16/06/15	Travel with Purpose	Flights - G. Foster - Conference Travel	2,424.00
17/06/15	Rydges Canberra	Accommodation - G. Foster - Canberra - NGALG Conference	1,400.70
20/06/15	Virgin Australia	Flights - Clr Mulcahy - Albany to Perth return - WALGA Conference	391.92
23/06/15	Expedia	Accommodation - A. Sharpe - Perth - WALGA Conference	425.00
24/06/15	Virgin Australia	Flights - A. Sharpe - Albany to Perth return - WALGA Conference	385.06
25/06/15	Hybla	Farewell event for D. Lee	492.60
9/06/15	ABSTRIUM SAS	Software - Pydio 6 Pro	1,034.49
11/06/15	Paessler	Software - Paessler network monitoring software	1,547.06
18/06/15	Flight Centre	Flights - G. Adams - Perth to Albany return - Two external IT/Website Contractors	774.50
19/06/15	Rendevous Hotel	Accommodation - H. Loncar - Assertive Communication Course	306.60
29/05/15	Qantas Airways	Flights - Mayor Wellington - Canberra to Perth - NGALG	928.30
29/05/15	Print Hall	Deposit for A. Sharpe 'Welcome Function'	250.00
4/06/15	Last Minute	Accommodation - Mayor Wellington - Perth - WA Regional Capital Alliance	462.40
4/06/15	Last Minute	Accommodation - Mayor Wellington - Perth - NGALG	209.00
4/06/15	Wotif	Accommodation - Mayor Wellington - Sydney - NGALG	438.00
5/06/15	Qantas Airways	Flights - Mayor Wellington - Sydney to Canberra	312.00
5/06/15	Qantas Airways	Flights - Mayor Wellington - Perth to Canberra	372.00
11/06/15	Haigh & Hastings	Gift for retiring CEO	648.00
17/06/15	Rydges Canberra	Accommodation - Mayor Wellington - Canberra - NGALG	672.44
29/05/15	Refunds	Refund of fraudulent transactions	-719.83
Various	Sundry < \$ 200.00		2,526.37
Total			\$ 23,525.73

PAYROLL 16/06/2015-15/07/2015

Date	Description	Amount
22/06/2015	Sundry Pay	\$ 3,201.86
24/06/2015	Payroll	\$ 558,088.28
24/06/2015	Sundry Pay	\$ 9,250.75
1/07/2015	Sundry Pay	\$ 2,874.72
1/07/2015	Sundry Pay	\$ 2,269.99
9/07/2015	Payroll	\$ 561,931.81
Total		\$ 1,137,617.41

REPORT ITEM CSF 186 REFERS

Chq	Date	Name	Description	Amount
30620	18-Jun-15	CHRISTINE HARRISON	Reimbursement For The Supply Of The Art Of Maths Student Workshop Supplies	316.77
30621	18-Jun-15	COLIN PICKLES	Refund For Planning Scheme Consent	147.00
30622	18-Jun-15	WELL BEAN CATERING	Catering For Afternoon Tea For 23 March 2015	420.00
30623	18-Jun-15	DEPARTMENT OF TRANSPORT	Amazing Albany Number Plates	200.00
30624	18-Jun-15	DEPARTMENT OF TRANSPORT	Jetty Licence Renewal Reserve 46686 Albany Peace Park	38.15
30625	18-Jun-15	GIRL GUIDES GREAT SOUTHERN	Kidsport Vouchers	182.00
30626	18-Jun-15	KALGAN SETTLERS ASSOCIATION	Rural Communities 2014/15 Funding Support	1,964.00
30627	18-Jun-15	SENSIS PTY LTD	Sensis Value Package - Business Essentials Instalment 7 Of 12	41.80
30628	18-Jun-15	PETTY CASH - VISITORS CENTRE	Petty Cash Reimbursements	65.45
30630	18-Jun-15	TELSTRA CORPORATION LIMITED	Telephone Charges	15,437.57
30631	18-Jun-15	WATER CORPORATION	Water Charges Various Locations	8,584.83
30632	25-Jun-15	GLIDE AGENCY	Coding And Development : Anzac Albany Website + Database Transfer	154.00
30633	25-Jun-15	MICHAEL AGGIS	Crossover Subsidy	164.44
30634	25-Jun-15	DOM & EMILEE ABUEVA	Crossover Subsidy	202.72
30635	25-Jun-15	AIRSERVICES AUSTRALIA - PUBLICATIONS UNIT	ERSA Spiral Bound With RDS - 12 Month Amendment Service Only	122.00
30636	25-Jun-15	ALBANY SURF AND SKATE	Purchase Of Vouchers For The Youth Events Survey	100.00
30637	25-Jun-15	DEPARTMENT OF TRANSPORT	3 X Sets Amazing Albany Number Plates	600.00
30639	25-Jun-15	ELLEKER VOLUNTEER BUSHFIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30640	25-Jun-15	DEPARTMENT OF JUSTICE - FINES ENFORCEMENT	Unpaid Infringements	1,258.20
30641	25-Jun-15	GIRL GUIDES GREAT SOUTHERN	Kidsport Vouchers	182.00
30642	25-Jun-15	GNOWELLEN VOLUNTEER BUSHFIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30643	25-Jun-15	GREEN RANGE BUSH FIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30644	25-Jun-15	JO-JOES PIZZA AND KEBAB	Catering	420.00
30645	25-Jun-15	KALGAN VOLUNTEER BUSHFIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30646	25-Jun-15	KING RIVER BUSH FIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30647	25-Jun-15	KOJANEERUP VOLUNTEER BUSHFIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30648	25-Jun-15	PETTY CASH - ALBANY AQUATIC AND LEISURE CENTRE	Social Netball Umpire Payments	1,640.00
30649	25-Jun-15	MANYPEAKS BUSHFIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30650	25-Jun-15	NAPIER VOLUNTEER BUSHFIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30651	25-Jun-15	PETTY CASH - DEPOT	Petty Cash Reimbursements	447.45
30652	25-Jun-15	PETTY CASH - NATIONAL ANZAC CENTRE	Petty Cash Reimbursements	151.25
30653	25-Jun-15	PIVOTEL SATELLITE PTY LIMITED	Satellite Phone Charges	93.00
30654	25-Jun-15	REDMOND VOLUNTEER FIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30655	25-Jun-15	SOUTH COAST VOLUNTEER BUSH FIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30656	25-Jun-15	SOUTHERN DISTRICTS JUNIOR FOOTBALL ASSOCIATION	Kidsport Vouchers	12,900.00
30657	25-Jun-15	SOUTH STIRLINGS VOLUNTEER BUSHFIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30658	25-Jun-15	TELSTRA CORPORATION LIMITED	Telephone Charges	29.95
30659	25-Jun-15	TORBAY VOLUNTEER BUSH FIRE BRIDAGE	Brigade Contribution For Anzac Commemorations	250.00
30660	25-Jun-15	VODAFONE PTY LTD	SMS Messaging Services	48.99
30661	25-Jun-15	WATER CORPORATION	Water Consumption Various Locations	507.70
30662	25-Jun-15	WELLSTEAD VOLUNTEER BUSHFIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30663	25-Jun-15	YOUNGS SIDING BUSH FIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30664	29-Jun-15	DEPARTMENT OF TRANSPORT	Pre Payments - Bulk Regos	19,627.90
30665	29-Jun-15	PETTY CASH - ALBANY PUBLIC LIBRARY	Petty Cash Reimbursements	382.95
30666	2-Jul-15	CLICKSUPER P/L ATF CLICK SUPER UNIT TRUST	Registration Fee	22.00
30667	2-Jul-15	DARREN LLOYD	Payment For Aqua Massager	198.00
30668	2-Jul-15	THE SACRED TREE	Refund For Credit For Overpayment Of Invoice 61604	104.00
30669	2-Jul-15	TONY CUSACK	Refund For Overpayment Of Invoice 63846	6.85

REPORT ITEM CSF 186 REFERS

30670	2-Jul-15	FOOD WORX	Refund For Overpayment Of Invoices 63747 & 63886	385.00
30671	2-Jul-15	DAYTONA INVESTMENTS	Refund For Overpayment Of Invoice 59120	52.80
30672	2-Jul-15	EDENBORN	Refund For Overpayment Of Invoice 64528	8.00
30673	2-Jul-15	FLINDERS PARK PRIMARY	Refund For Overpayment Of Invoice 65393	3.40
30674	2-Jul-15	ROYALS NETBALL CLUB	Refund For Overpayment Of Invoice 64638	24.50
30675	2-Jul-15	TICON	Refund For Overpayment Of Invoice 58164	253.50
30676	2-Jul-15	TOZERS BUSH CAMP	Refund For Overpayment Of Invoice 61658	26.00
30677	2-Jul-15	VIPERS NETBALL	Refund For Overpayment Of Invoice 65383	30.00
30678	2-Jul-15	YAKAMIA PRIMARY SCHOOL	Refund For Overpayment Of Invoice 65050	64.00
30679	2-Jul-15	ROWAN & NICOLE HARDEY	Crossover Subsidy	176.22
30680	2-Jul-15	SHIVANI WALIA	Refund Of Planning Scheme Consent Application	147.00
30681	2-Jul-15	ANTHONY PEPOW	Refund Of Planning Scheme Consent Application	147.00
30682	2-Jul-15	BCF AUSTRALIA	Gift Voucher For G Monkhurst Retirement	450.00
30684	2-Jul-15	BROADWATER COMO RESORT	Staff Meals And Accommodation For One Nights Accommodation 26th June 2015	200.00
30685	2-Jul-15	DEPARTMENT OF TRANSPORT	Emu Point Maritime Facility - Seabed Rental - Slipway - Commencing 1 June 2015	2,200.00
30686	2-Jul-15	PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE	Petty Cash Reimbursements	155.00
30687	2-Jul-15	SOUTHERN DISTRICTS JUNIOR FOOTBALL ASSOCIATION	Kidsport Vouchers	7,600.00
30688	2-Jul-15	SUSAN CAROL ANGWIN	Tutoring At The VAC	1,800.00
30689	2-Jul-15	TARGET AUSTRALIA PTY LTD	Bellini Digital Kettle BTK615/Bistro 4 Piece Teaspoon Set	104.00
30690	2-Jul-15	TELSTRA CORPORATION LIMITED	Telephone Charges	420.00
30691	2-Jul-15	WATER CORPORATION	Water Charges Various Locations	201.35
30693	3-Jul-15	BORNHOLM VOLUNTEER BUSHFIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30694	3-Jul-15	HIGHWAY BUSH FIRE BRIGADE	Brigade Contribution For Anzac Commemorations	250.00
30695	9-Jul-15	ALAN & JENNIFER WALLIS	Crossover Subsidy	264.56
30696	9-Jul-15	COL'S MECHANICS	Repairs To Vehicle	348.41
30697	9-Jul-15	DEPARTMENT OF JUSTICE - FINES ENFORCEMENT	Unpaid Infringements	145.80
30698	9-Jul-15	PETTY CASH - ALBANY AQUATIC AND LEISURE CENTRE	Petty Cash Reimbursements	81.40
30699	9-Jul-15	PETTY CASH - DEPOT	Petty Cash Reimbursements	121.05
30700	9-Jul-15	PETTY CASH - ALBANY PUBLIC LIBRARY	Petty Cash Reimbursements	127.35
30701	9-Jul-15	TELSTRA CORPORATION LIMITED	Telephone Charges	184.63
<u>TOTALS</u>				\$ 86,481.94

REPORT ITEM CSF 186 REFERS

EFT	Date	Name	Description	Amount
EFT100387	17-Jun-15	ZOHO CORPORATION PVT LIMITED	Ad Audit Plus For 3 Years As Per Quote 221000002158777	10,131.92
EFT100388	18-Jun-15	A1 SANDBLASTING	Being For The Sandblasting / Hi Build And Painting Of The Bayonet Head Bus Shelter	902.00
EFT100389	18-Jun-15	ABA SECURITY	Installation Of Client Duress Alarm System	4,368.14
EFT100390	18-Jun-15	ACORN TREES AND STUMPS	Removal Of Stumps	1,870.00
EFT100391	18-Jun-15	AD CONTRACTORS PTY LTD	Hours Semi Truck Hire	2,037.05
EFT100392	18-Jun-15	ALBANY V-BELT AND RUBBER	Filters/Vehicle Parts	15.29
EFT100393	18-Jun-15	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	479.15
EFT100394	18-Jun-15	ALBANY INSULATION	Insulation Products	344.89
EFT100395	18-Jun-15	ALBANY COMBINED CABS PTY LTD	YAC Taxi Fares	65.80
EFT100396	18-Jun-15	ALBANY MILK DISTRIBUTORS	Milk Deliveries	13.75
EFT100397	18-Jun-15	ALBANY HORSEWORLD	Leads, Halter & Oats	192.20
EFT100398	18-Jun-15	ALBANY LEGAL PTY LTD	Professional Fees	7,691.20
EFT100399	18-Jun-15	ALBANY RECORDS MANAGEMENT	Storage Of Archive Boxes	66.00
EFT100400	18-Jun-15	ALL PARK PRODUCTS	Hmod-E-3/2 Modular Triple Installation Kit - X 2 Electric CCQ Hotplate's Fat Tray-Baffled Baffled Fat Tray	9,711.90
EFT100401	18-Jun-15	AMITY PAINTING & DECORATING	Painting ALAC Basketball Changing Rooms - Male's And Female's	2,200.00
EFT100402	18-Jun-15	AMITY HEALTH LIMITED	Registration Fee For Staff To Attend Little Green Steps Training	20.00
EFT100403	18-Jun-15	AMPAC DEBT RECOVERY (WA) PTY LTD	Rates Debt Recovery	1,421.30
EFT100404	18-Jun-15	AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs/Maintenance	1,097.00
EFT100405	18-Jun-15	ANDIMAPS	Andimaps Double Space Advertising	730.00
EFT100406	18-Jun-15	ASP ALLOY AND STAINLESS PRODUCTS	Toro Blades	801.00
EFT100407	18-Jun-15	ATC WORK SMART	Casual Staff/Apprentice Fees	18,018.88
EFT100408	18-Jun-15	AUDIOCOM ALBANY	Samsung Galaxy Core Prime Outright Purchase For Assets GPS-Trimble	199.00
EFT100409	18-Jun-15	AUSTRALIA POST	Postage Charges/Fees	3,605.10
EFT100410	18-Jun-15	BADGEMATE	Staff Name Badges	15.02
EFT100411	18-Jun-15	BAILEYS FERTILISERS	Liquid Fertilizers	1,992.10
EFT100412	18-Jun-15	BAKERS FOOD & FUEL	Fuel, Meal & Drinks For Bush Fire Brigades	915.24
EFT100413	18-Jun-15	ANTHONY BALL	Fitness Instruction	225.00
EFT100414	18-Jun-15	BARNESBY FORD	Vehicle Parts	561.77
EFT100415	18-Jun-15	BAREFOOT CLOTHING MANUFACTURERS	National Anzac Centre Polo Shirts	336.50
EFT100416	18-Jun-15	BENNETTS BATTERIES	Battery Purchases	132.00
EFT100417	18-Jun-15	BIBBULMUN TRACK FOUNDATION	Affiliated Organisation Albany Visitor Centre Renewal	125.00
EFT100418	18-Jun-15	BLACKWOODS	Pallets Of Bags Quick Set Cement	724.68
EFT100419	18-Jun-15	ALBANY BOBCAT SERVICES	The Removal Of Old Playground Equipment And Rubber , Boxing Out And Installation Of New Soft Fall Sand.	935.00
EFT100420	18-Jun-15	BOC GASES AUSTRALIA LIMITED	Container Service Rental	167.13
EFT100421	18-Jun-15	BOOEASY AUSTRALIA PTY LTD	Monthly Commission - May 2015	1,453.71
EFT100422	18-Jun-15	BRANDNET PTY LTD T/AS MILITARY SHOP	Forts Store Merchandise	592.23
EFT100423	18-Jun-15	BUILDING COMMISSION	BSL Levy Collected For The Month Of: May 2015 Less Collection Commission	8,608.60
EFT100424	18-Jun-15	BUNNINGS GROUP LIMITED	Hardware Supplies/Tools	194.60
EFT100425	18-Jun-15	C&C MACHINERY CENTRE	Vehicle Maintenance/Parts	41.95
EFT100426	18-Jun-15	CALTEX AUSTRALIA PETROLEUM PTY LTD	Star Card Fuel Purchases	5,445.76
EFT100427	18-Jun-15	CALTEX AUSTRALIA PETROLEUM PTY LTD	Litres Diesel Fuel For Depot	14,821.06
EFT100428	18-Jun-15	JOHN CARBERRY	Vancouver Arts Centre Promotional Video	2,150.00
EFT100429	18-Jun-15	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Repairs/Maintenance	27,747.01
EFT100430	18-Jun-15	CJD EQUIPMENT PTY LTD	Water Pump Kit.	381.51
EFT100431	18-Jun-15	BIS CLEANAWAY LIMITED	Rubbish Removal Contract	31.66
EFT100432	18-Jun-15	COURIER AUSTRALIA	Freight Charges	309.19
EFT100433	18-Jun-15	ADAM COUSINS	Reimbursements Travel To Perth - Town Hall Repurposing And MRA	21.00
EFT100434	18-Jun-15	COVS PARTS PTY LTD	Vehicle Parts	85.39
EFT100435	18-Jun-15	DOWNER EDI WORKS PTY LTD	Hotmix For Repairs	2,912.34
EFT100436	18-Jun-15	HOLCIM (AUSTRALIA) PTY LTD	Supply M3 Of Concrete Footpath Mix 25X14X80 Slump	4,262.50
EFT100437	18-Jun-15	AL CURNOW HYDRAULICS	Vehicle Parts/Maintenance	48.51
EFT100438	18-Jun-15	ALBANY CYCLING CLUB	Development Of 10 Great Rides Around Albany	5,000.00
EFT100439	18-Jun-15	DE JONGE MECHANICAL REPAIRS	Vehicle Servicing	1,262.00
EFT100440	18-Jun-15	LANDGATE - PROPERTY & VALUATIONS	Rural UV's Chargeable	192.50
EFT100441	18-Jun-15	DEPARTMENT OF TRANSPORT	Vehicle Search Fees	386.75
EFT100442	18-Jun-15	JANINE DETERMES	Fitness Instruction	180.00

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EFT100443	18-Jun-15	DIGGER PRESS	NAC/Forts Merchandise	300.00
EFT100444	18-Jun-15	DYLAN'S ON THE TERRACE	Catering	836.00
EFT100445	18-Jun-15	ELDERS LIMITED	Fencing Supplies	1,405.20
EFT100446	18-Jun-15	THE ENVIRONMENTAL PRINTING COMPANY	Autumn / Winter Program For The VAC	1,639.00
EFT100447	18-Jun-15	ESRI AUSTRALIA PTY LTD	ARCGIS For Desktop Basic CU Inc. 1st Year (12 Months)	6,809.00
EFT100448	18-Jun-15	EYERITE SIGNS	Signwriting/Sign Purchases	1,794.65
EFT100449	18-Jun-15	FELTERS IN THE GREAT SOUTHERN (FIGS)	Felthouse Wrap Installation Vancouver Street Festival 2016	1,500.00
EFT100450	18-Jun-15	THE FIRE COMPANY PTY LTD	EFBX500: Ecosmart XL500 Including Accessories	3,100.00
EFT100451	18-Jun-15	ALL TRUCK REPAIRS	Truck Repairs	828.27
EFT100452	18-Jun-15	TAMMIE FLOWER	Fitness Instruction	360.00
EFT100453	18-Jun-15	FORPARK AUSTRALIA	Supply And Install Of Playground Equipment For Cull Park	100,751.20
EFT100454	18-Jun-15	FOUNDATION ELECTRICAL PTY LTD INCORPORATING SOUTHERN ELECTRICS	Water Treatment - PMA December 2014	3,433.22
EFT100455	18-Jun-15	FREMANTLE ARTS CENTRE PRESS	Retail Merchandise (Books) Forts Store	1,334.14
EFT100456	18-Jun-15	GEO-CON PRODUCTS LIMITED	Shear Pins For Dynamic Cone Penetrometer	48.40
EFT100457	18-Jun-15	GRANDE FOOD SERVICE	Catering Supplies	182.93
EFT100458	18-Jun-15	GREAT SOUTHERN GROUP TRAINING	Casual Staff/Apprentice Fees	6,933.38
EFT100459	18-Jun-15	GREEN SKILLS INCORPORATED	Works At Cheynes Beach	1,522.21
EFT100460	18-Jun-15	GREAT SOUTHERN PEST & WEED CONTROL	Pest & Weed Controls - Quarterly Maintenance	139.15
EFT100461	18-Jun-15	SOUTHERN SHARPENING SERVICES	Supply And Install New Master Alarm Facility Board To Replace Faulty Unit At Princess Royal Fortress, Albany	4,963.80
EFT100462	18-Jun-15	GSP WORKFORCE	Gardening Services At Lotteries House/Clerical Assistance	173.90
EFT100463	18-Jun-15	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	Construction Contract C14033 - Pfeiffer Road (SLK 22.8 - 24.3) Upgrade. Separable Portion 1	245,932.97
EFT100464	18-Jun-15	GREAT SOUTHERN PACKAGING SUPPLIES	Cleaning Supplies	929.40
EFT100465	18-Jun-15	AUSTRALIAN MEDICAL SUPPLIES PTY LTD	First Aid Supplies	57.43
EFT100466	18-Jun-15	GREAT SOUTHERN LIQUID WASTE	Servicing Of Ablutions Old Gaol	357.00
EFT100467	18-Jun-15	GREEN MAN MEDIA PRODUCTIONS	Spotty Poster 2015	250.00
EFT100468	18-Jun-15	GRESLEY ABAS PTY LTD	C13014 Full Service Consultant - Centennial Park Sporting Precinct	84,663.93
EFT100469	18-Jun-15	GT BEARING AND ENGINEERING SUPPLIES	Tie Downs & Cargo Nets/Vehicle Parts	3,020.00
EFT100470	18-Jun-15	HITACHI CONSTRUCTION MACHINERY AUSTRALIA	Rectify Fault With Hydraulics On John Deere Skid Steer.	1,123.98
EFT100471	18-Jun-15	RATTEN & SLATER MACHINERY	Vehicle Parts	186.23
EFT100472	18-Jun-15	HHG LEGAL GROUP	Professional Services	2,860.00
EFT100473	18-Jun-15	STATEWIDE RACKING & STORAGE SOLUTIONS	Custom Shelving To Albany Regional Airport	680.90
EFT100474	18-Jun-15	INTANDEM	Forts Merchandise	398.00
EFT100475	18-Jun-15	ITOMIC WEB SPECIALISTS	12 Month Security Contract For Nationalanzaccentre.Com	4,980.00
EFT100476	18-Jun-15	ITS ALL FOR KIDS	Advertising	544.50
EFT100477	18-Jun-15	JACK THE CHIPPER	Tractor Mulching In The 2nd Yard On The 04/06/2015	546.32
EFT100478	18-Jun-15	BO JANMAAT	Great Southern Art Award 2015 Artwork Sales - Woolstores	375.00
EFT100479	18-Jun-15	JIMS TEST AND TAG	Electrical Testing And Tagging	1,570.71
EFT100480	18-Jun-15	JJ'S HIAB SERVICES & JJ'S GREAT SOUTHERN	Pick And Delivery Services	1,570.80
EFT100481	18-Jun-15	GEORGIA ROBYN KIDMAN	Fitness Instruction	45.00
EFT100482	18-Jun-15	KLB SYSTEMS	Ironkey D80 Flash Drive 4Gb	542.30
EFT100483	18-Jun-15	KMART ALBANY	Tile Top Kitchen Trolley, Freezer Bricks & Paper Towel Holder	22.00
EFT100484	18-Jun-15	KNOTTS GROUP PTY LTD	May 2015 - Preventative Maintenance	1,371.25
EFT100485	18-Jun-15	THE LAKE HOUSE DENMARK	Merchandise For Forts Store	329.70
EFT100486	18-Jun-15	LANDCORP	Rates Refund	2,808.00
EFT100487	18-Jun-15	CAMERON LANGRIDGE	Forts Store Merchandise	60.20
EFT100488	18-Jun-15	STATE LIBRARY OF WESTERN AUSTRALIA	Lost/Damaged Books	236.50
EFT100489	18-Jun-15	LIFETIME DISTRIBUTORS	NAC Merchandise	499.00
EFT100490	18-Jun-15	MARIO LIONETTI	Groceries For Day Care Centre	296.54
EFT100491	18-Jun-15	LORLAINE DISTRIBUTORS PTY LTD	Cleaning Goods - Hanrahan	308.00
EFT100492	18-Jun-15	M & B SALES PTY LTD	Pine Supplies	102.90
EFT100493	18-Jun-15	RL & KJ MACKENZIE (GLENORAN LEATHER)	Forts Store Merchandise	137.20
EFT100494	18-Jun-15	SCOTT MAHAR	Great Southern Art Award 2015 Artwork Sales - Peace Of Mind	375.00
EFT100495	18-Jun-15	SOUTH COAST WOODWORKS GALLERY	Forts Store Merchandise	353.36
EFT100496	18-Jun-15	ALBANY CITY MOTORS	Vehicles/Vehicle Parts/Repairs	133.01
EFT100497	18-Jun-15	VICKI MICHELLE MARTIN	Fitness Instruction	450.00
EFT100498	18-Jun-15	MASTER BUILDERS ASSOCIATION OF WESTERN AUSTRALIA	Membership Subscription 2015/2016	994.00
EFT100499	18-Jun-15	METROOF ALBANY	Being For The Replacement Iron For The Bayonet Head Bus Shelter	551.21
EFT100500	18-Jun-15	STEPHANIE MORRIGAN	EAP Counselling Services	594.00
EFT100501	18-Jun-15	MOUNT ROMANCE AUSTRALIA PTY LTD	NAC Merchandise	1,045.23

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EFT100502	18-Jun-15 NURRUNGA COMMUNICATIONS	Supply And Fit Tait 2 Way And Antenna To Tractor.	2,800.98
EFT100503	18-Jun-15 MSS SECURITY	Monthly Fee Guard Services 1/4/15 - 30/4/15 Airport Security	48,752.95
EFT100504	18-Jun-15 NORMAN DISNEY AND YOUNG	Review Of WA Bio Fuel Water Heating Proposal	1,925.00
EFT100505	18-Jun-15 NEVILLES HARDWARE & BUILDING SUPPLIES	Hardware Supplies/Tools	607.20
EFT100506	18-Jun-15 PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	Manhole Inserts 710mm X 710mm	264.00
EFT100507	18-Jun-15 ALBANY NEWS DELIVERY - NORTH ROAD - NEW	Newspaper Deliveries	145.64
EFT100508	18-Jun-15 ALBANY NEWS DELIVERY - ALAC - NEW	Newspaper Deliveries	252.60
EFT100509	18-Jun-15 ALBANY COMMUNITY PHARMACY	First Aid Supplies	197.52
EFT100510	18-Jun-15 OKEEFE'S PAINTS	Paint & Painting Supplies	87.74
EFT100511	18-Jun-15 OMG TECH	Hire Of Gaming Equipment For Mad Gaming Night	700.00
EFT100512	18-Jun-15 OPUS INTERNATIONAL CONSULTANTS LTD	Additional Superintendence Work C14032 Princess Ave	13,881.89
EFT100513	18-Jun-15 PAUL ARMSTRONG PANELBEATERS	Tow Leaf Nissan From Elleker	153.45
EFT100514	18-Jun-15 ALBANY POLICE AND CITIZENS YOUTH CLUB	Contribution To Electricity Charges Skate Park Lighting 3/7/14 - 16/6/15	1,244.75
EFT100515	18-Jun-15 KRISTIE PORTER	Fitness Instruction	360.00
EFT100516	18-Jun-15 POWERHOUSE ARCHITECTURAL DRAFTING	Existing Recycle Facility Building Cuming Road Preparation Of As Constructed Drawings	1,969.00
EFT100517	18-Jun-15 PRINCESS ROYAL SAILING CLUB	Community Services Grant Multi Purpose Storage Facility	7,000.00
EFT100518	18-Jun-15 PROMACO GEODRAFT CARTOGRAPHERS	Albany And Surrounds Download Existing Map From Archives And Extend North To Mount Barker And West To Walpole.	3,690.00
EFT100519	18-Jun-15 SOUTHERN CROSS AUSTERO - RADIOWEST	Give Me 5 For Kids Donation	500.00
EFT100520	18-Jun-15 RAMPED TECHNOLOGY	Professional Services And Items May 2015	6,554.63
EFT100521	18-Jun-15 REEVES AND COMPANY BUTCHERS PTY LTD	Catering Supplies	541.00
EFT100522	18-Jun-15 THE ROYAL LIFE SAVING SOCIETY WA INC	Pool Lifeguard Requals	3,120.00
EFT100523	18-Jun-15 ROYALS SAINTS NETBALL CLUB	Kidsport Vouchers	2,400.00
EFT100524	18-Jun-15 ROYAL HASKONING	Q15010 - Albany Artificial Surf Reef Feasibility Study Claim 1	38,500.00
EFT100525	18-Jun-15 SAMANTHA ANNE DENNISON	Great Southern Art Award 2015 Artwork Sales - White Jug & Lemon	1,125.00
EFT100526	18-Jun-15 SKILL HIRE WA PTY LTD	Casual Staff	854.83
EFT100527	18-Jun-15 SMITHS ALUMINIUM AND 4WD CENTRE	Three Door Drop On Unit External Doors/Paint External/Alloy Tray Top Box	8,089.00
EFT100528	18-Jun-15 SOUTHERN TOOL & FASTENER CO	Vice Stump And Wedges	579.48
EFT100529	18-Jun-15 SOUTHCOAST SECURITY SERVICE	Security Services	3,647.72
EFT100530	18-Jun-15 SOUTH COAST ENVIRONMENTAL	Undertake Initial Chemical Weed Control	7,602.00
EFT100531	18-Jun-15 GARY OWEN SPENCE	Lawns And Maintenance April, May & June 2015 Albany Day Care Centre	345.00
EFT100532	18-Jun-15 BLUESCOPE DISTRIBUTION PTY LTD	Flat Bar	286.25
EFT100533	18-Jun-15 STEWART AND HEATON CLOTHING PTY LTD	Uniforms For Bush Fire Brigades	1,962.36
EFT100534	18-Jun-15 STIRLING PRINT	2015/2016 Tip Passes	375.00
EFT100535	18-Jun-15 STORM OFFICE NATIONAL	Easter Weekend Guide Posters	48.00
EFT100536	18-Jun-15 STONEHAM AND ASSOCIATES	Development Of COA Public Health Plan, Workshop Report , Draft PHP - Facilitation Of Feedback From Officers	3,850.00
EFT100537	18-Jun-15 SUNNY SIGN COMPANY	Assorted Signage	924.00
EFT100538	18-Jun-15 ALBANY LOCK SERVICE	Locksmith Services, Repairs Etc.	217.80
EFT100539	18-Jun-15 SYNERGY	Electricity Charges	31.65
EFT100540	18-Jun-15 T4 TECHNOLOGY	Ipad Air 2 Cases/Otterbox Ipad Air 2 Case/Griffin Survivor Ipad Air 2 Case	345.00
EFT100541	18-Jun-15 T & C SUPPLIES	Kinchrome Toolbox As Per Quote: 12000826	902.95
EFT100542	18-Jun-15 TAMBELLUP COMMUNITY RESOURCE CENTRE	Catering For Albany Library Training Day	242.00
EFT100543	18-Jun-15 TECTONICS CONSTRUCTION GROUP PTY LTD	C14024 Westrail Barracks - Stages 3,4 & 5 As Per Contract Documents	43,742.73
EFT100544	18-Jun-15 THE TOFFEE FACTORY	Forts Merchandise	269.58
EFT100545	18-Jun-15 CAROLINE ELLEN TOMPKIN	Fitness Instruction	180.00
EFT100546	18-Jun-15 TOURISM COUNCIL WESTERN AUSTRALIA	2015 WATA Nomination Fees	435.00
EFT100547	18-Jun-15 TRAILBLAZERS	Safety Boots	163.75
EFT100548	18-Jun-15 ALBANY TYREPOWER	Tyre Purchases/Maintenance	115.00
EFT100549	18-Jun-15 VANCOUVER WASTE SERVICES PTY LTD	Green Waste Services	39.00
EFT100550	18-Jun-15 JULIA WARREN	Fitness Instruction	225.00
EFT100551	18-Jun-15 ALBANY & GREAT SOUTHERN WEEKENDER	Advertising - C15014 - Provision Of Car Parks, Pathways And Boardwalk Sweeping	67.10
EFT100552	18-Jun-15 LANDMARK LIMITED	Herbicides/ Fertiliser Supplies	1,513.16
EFT100553	18-Jun-15 WEST AUSTRALIAN NEWSPAPERS LIMITED - (NORTH ROAD)	Advertising	5,455.57
EFT100554	18-Jun-15 WESTERN AUSTRALIAN MUSEUM	Brig Amity Management Fees	880.00
EFT100555	18-Jun-15 WESTERN POWER	SP040959 Baker Street Lower King WA 6330	2,079.10
EFT100556	18-Jun-15 WOOD AND GRIEVE ENGINEERS	Q13063 Willyung Road Superintendence	2,000.00
EFT100557	18-Jun-15 ZENITH LAUNDRY	Laundry Services/Hire	58.02
EFT100560	25-Jun-15 JADES @14 PEELS PLACE	Catering	360.00
EFT100561	25-Jun-15 AD CONTRACTORS PTY LTD	Herbicides/ Fertiliser Supplies	87,826.00
EFT100562	25-Jun-15 AERODROME MANAGEMENT SERVICES PTY LTD	Provision Of Project Cost Review Of Albany Airport Upgrade Business Case	3,960.00

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EFT100563	25-Jun-15 AFFIRMATIVE GROUP	Supply & Install Of Tactile Pavers	1,567.37
EFT100564	25-Jun-15 ALBANY FARM TREE NURSERY	Supply 4550 Plants For Cull Park	2,328.15
EFT100565	25-Jun-15 ALBANY V-BELT AND RUBBER	Filters/Vehicle Parts	248.08
EFT100566	25-Jun-15 ALBANY SWEEP CLEAN	Sweeping Of Carparks, Pathways And Boardwalks For 2014 As Per Quotation Number C14015	2,573.50
EFT100567	25-Jun-15 ALBANY STATIONERS	Stationery Supplies	158.25
EFT100568	25-Jun-15 ALBANY COMMUNITY HOSPICE	Payroll Deductions	84.00
EFT100569	25-Jun-15 ALBANY INDOOR PLANT HIRE	Indoor Plant Hire	1,041.92
EFT100570	25-Jun-15 TRICOAST CIVIL	Construction Of Retaining Wall On Cliff Street As Tendered (C15002)	94,928.04
EFT100571	25-Jun-15 ALBANY SKIPS AND WASTE SERVICES PTY LTD	Hire Skip Bin May 2015	535.00
EFT100572	25-Jun-15 ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	305.50
EFT100573	25-Jun-15 ALBANY PLASTERBOARD COMPANY	Radar Mineral Fibre Tiles X 4 Packs Of 8	367.84
EFT100574	25-Jun-15 ALBANY QUALITY LAWNMOWING	Lawn Mowing At Lotteries House 6 Of 15	110.00
EFT100575	25-Jun-15 ALBANY LEGAL PTY LTD	Professional Fees	919.60
EFT100576	25-Jun-15 ALBANY IRRIGATION & DRILLING	Construct 6 Bore At North Rd Sporting Complex (CPSP)	3,220.00
EFT100577	25-Jun-15 ALBANY COMMUNITY FOUNDATION	Payroll Deductions	50.00
EFT100578	25-Jun-15 ALINTA	Gas Service Charges	8.60
EFT100579	25-Jun-15 ALL EVENTS PROSOUND HIRE	Exhibition Focus - 16/6/2015	68.35
EFT100580	25-Jun-15 AMBRIDGE NOMINEES PTY LTD	Landowners Compensation - Road Widening	31,672.50
EFT100581	25-Jun-15 AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs/Maintenance Elleker Toilets	3,910.78
EFT100582	25-Jun-15 ANNETTE DAVIS	Stage One - Research And Curating Of In Print Exhibition	1,700.00
EFT100583	25-Jun-15 ARDESS NURSERY	Nursery Supplies/Snail Bait/Wetta Soil	181.95
EFT100584	25-Jun-15 ARTFORM SIGNS & DISPLAYS	Price Board Graphics	220.00
EFT100585	25-Jun-15 ATC WORK SMART	Casual Staff/Apprentice Fees	9,779.49
EFT100586	25-Jun-15 AURORA ENVIRONMENTAL ALBANY	Equestrian Trails - Template And Volunteer Job Description	1,650.00
EFT100587	25-Jun-15 AUSTRALIAN TAXATION OFFICE	Payroll Deductions	326,806.00
EFT100588	25-Jun-15 AUSTRALIAN SERVICES UNION WA BRANCH	Payroll Deductions	3,872.70
EFT100589	25-Jun-15 AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	Assertive Communications For Women 16/7/2015 - 17/7/2015	1,215.00
EFT100590	25-Jun-15 BAREFOOT CLOTHING MANUFACTURERS	Uniforms	300.45
EFT100591	25-Jun-15 BATTERY WORLD	3 Volt Lithium Battery	5.00
EFT100592	25-Jun-15 HEATHER BELL	Reimbursements PA Training	128.70
EFT100593	25-Jun-15 BENNETTS BATTERIES	200L Drum Of Fleetmaster Extreme CJ/4 Engine Oil./200L Drum Of XHVI 46 Hydraulic Oil	1,597.20
EFT100594	25-Jun-15 BEST OFFICE SYSTEMS	Photocopier Charges	420.00
EFT100595	25-Jun-15 BLACKWOODS	Safety Equipment & Supplies	25.68
EFT100596	25-Jun-15 BLOOMIN FLOWERS	Flowers For Mrs A. Jongrryg For Her 100th Birthday.	140.00
EFT100597	25-Jun-15 BOC GASES AUSTRALIA LIMITED	1 G Size Compressed Air Cylinder For Chlorine Shut Off	73.48
EFT100598	25-Jun-15 SARAH BOWLES	Councillor Allowance And Sitting Fees 1/4/15 - 30/6/15	6,552.50
EFT100599	25-Jun-15 BOXWOOD HILL COMBINED SPORTS CLUB	Kidsport Vouchers	174.50
EFT100600	25-Jun-15 BUNNINGS GROUP LIMITED	Paint For The Marking And Protection Of Posts	209.95
EFT100601	25-Jun-15 DAVID BURSTON	Rates Refund	1,058.00
EFT100602	25-Jun-15 BWS CONSULTING	The Provision Of Organisational Culture And Leadership Development Services	430.00
EFT100603	25-Jun-15 C&C MACHINERY CENTRE	Supply And Delivery Of Field Quip FW18000FW-HD Mower As Per Quotation Q15019	27,467.95
EFT100604	25-Jun-15 VINCE CALLEJA	Councillor Allowance And Sitting Fees 1/4/15 - 30/6/15	6,552.50
EFT100605	25-Jun-15 CALTEX AUSTRALIA PETROLEUM PTY LTD	Litres Diesel Fuel For Depot	22,658.14
EFT100606	25-Jun-15 CAMTRANS ALBANY PTY LTD	Freight	99.00
EFT100607	25-Jun-15 CAMLYN SPRINGS WATER DISTRIBUTORS	Water Container Refills	1,162.00
EFT100608	25-Jun-15 CHADSON ENGINEERING PTY LTD	6 X Dpd1 Tablets 4 X Phenol Red Tablets	302.50
EFT100609	25-Jun-15 MAGIQ SOFTWARE LTD	MAGIQ Performance Suite (1 Year Renewal Licence) Contract Period 1/7/15 - 30/6/16	7,416.20
EFT100610	25-Jun-15 CHILD SUPPORT AGENCY	Payroll Deductions	1,458.33
EFT100611	25-Jun-15 CINQUA FAMILY TRUST	Visitor Information Guide Sign - Advertising	687.50
EFT100612	25-Jun-15 COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	204.79
EFT100613	25-Jun-15 ALBANY SIGNS	City Of Albany Door Stickers	517.00
EFT100614	25-Jun-15 CROKER LACEY GRAPHIC DESIGN	Develop Interpretive Signs For Mt Clarence And Mt Adelaide As Per Quote QU15181603	8,954.00
EFT100615	25-Jun-15 SIMON CROWE	Repairs To 3 X Firetruck Water Tanks	1,600.00
EFT100616	25-Jun-15 HOLCIM (AUSTRALIA) PTY LTD	Supply M3 Of Concrete Footpath Mix 25X14X80 Slump With Half Rate	2,905.76
EFT100617	25-Jun-15 AL CURNOW HYDRAULICS	Vehicle Parts/Maintenance	108.46
EFT100618	25-Jun-15 DATA #3 LIMITED	GVT-SVR-MR-1Yr - Scraft Maint. Renewal On Govt. Shadowprotect Server Edition, 1 Yr Maint.	4,007.35
EFT100619	25-Jun-15 DE LAGE LANDEN PTY LIMITED	Monthly Rent For Contract 073-140002-001. 002 And 003	7,186.30
EFT100620	25-Jun-15 LANDGATE - PROPERTY & VALUATIONS	Gross Rental Valuations	2,617.93
EFT100621	25-Jun-15 DEPARTMENT OF TRANSPORT	Travel Smart Map - Cycling	4,356.00

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EFT100622	25-Jun-15 DEPARTMENT OF ENVIRONMENT REGULATION	Annual Licence Fee For South Stirling Transfer Station 2015	264.36
EFT100623	25-Jun-15 DIGITAL MAPPING SOLUTIONS	GIS Consulting Services - Review Synergy Soft SQL Download Issues	429.00
EFT100624	25-Jun-15 CAROLYN DOWLING	Councillor Allowance And Sitting Fees 1/4/15 - 30/6/15	6,552.50
EFT100625	25-Jun-15 SARAH DRUMMOND	Bettys Beach Commercial Fishermen Interviews	1,860.00
EFT100626	25-Jun-15 DYLAN'S ON THE TERRACE	Catering	521.60
EFT100627	25-Jun-15 EASIFLEET MANAGEMENT	Motor Vehicle Lease Rental/ESP Bureau Fee/Bureau Fee Rebate	6,631.30
EFT100628	25-Jun-15 EVERTRANS	Make New Tailgate To Suit Isuzu Truck (Prime And Paint) And Re-Use Old Hinge/Lock Assembly.	3,234.00
EFT100629	25-Jun-15 FISHERS WITH DISABILITIES ASSOC. INC.	2015 Community Funding - Fishers With Disabilities Albany Program Building Project	4,233.90
EFT100630	25-Jun-15 FORPARK AUSTRALIA	Provide Rubber Soft Fall For Emu Point	24,526.26
EFT100631	25-Jun-15 SANDRA GILFILLAN	Technical Guidance In Setting Up A Community Fauna Survey For Mt Melville/Kardarup Reserve.	5,200.00
EFT100632	25-Jun-15 GLASS SUPPLIERS	Reglaze Windows/Doors	46.51
EFT100633	25-Jun-15 GODFREYS THE VACUUM CLEANER SPECIALISTS	1 X Pac Vac Super Pro 700 Plus 1 Spare Vac Head	318.95
EFT100634	25-Jun-15 ALISON GOODE	Councillor Allowance And Sitting Fees 1/4/15 - 30/6/15	6,552.50
EFT100635	25-Jun-15 GORDON WALMSLEY PTY LTD	Kerb Construction, Asphalt And Backfill Of Topsoil	15,513.00
EFT100636	25-Jun-15 GREAT SOUTHERN INSTITUTE OF TECHNOLOGY	Certificate III Civil Construction	5,232.20
EFT100637	25-Jun-15 GREAT SOUTHERN GRAMMAR SCHOOL	Sponsorship For 2015 Nichinan Students Tour To Albany	1,100.00
EFT100638	25-Jun-15 GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	Stage 3A Leachate Drainage Construction.	39,547.20
EFT100639	25-Jun-15 GREAT SOUTHERN PACKAGING SUPPLIES	Uniforms	825.89
EFT100640	25-Jun-15 APPLIED INDUSTRIAL TECHNOLOGIES GREAT SOUTHERN BEARINGS	Dodge 129306 Bearings.	317.79
EFT100641	25-Jun-15 AUSTRALIAN MEDICAL SUPPLIES PTY LTD	First Aid Supplies	44.68
EFT100642	25-Jun-15 GREAT SOUTHERN TURF	100M2 Of Turf	770.00
EFT100643	25-Jun-15 GREAT SOUTHERN BOUNDARIES	Fencing Works As Per Quote And Signed File Notes	15,950.00
EFT100644	25-Jun-15 GREAT SOUTHERN BIO LOGIC	Undertake A Phytophthora Dieback Assessment Of City Of Albany Marbellup Gravel Reserve	1,023.00
EFT100645	25-Jun-15 GERRY GREGSON	Councillor Allowance And Sitting Fees 1/4/15 - 30/6/15	7,349.47
EFT100646	25-Jun-15 GSM AUTO ELECTRICAL	Vehicle Parts/Maintenance	426.26
EFT100647	25-Jun-15 GT BEARING AND ENGINEERING SUPPLIES	Vehicle Parts	210.00
EFT100648	25-Jun-15 RAY HAMMOND	Councillor Allowance And Sitting Fees 1/4/15 - 30/6/15	6,552.50
EFT100649	25-Jun-15 HAMISH FELL	Dick Smith Gift Card Online Survey Prize Draw	204.95
EFT100650	25-Jun-15 HARVEY NORMAN ELECTRICAL ALBANY	Vacuum Cleaner For Gym	499.00
EFT100651	25-Jun-15 HART SPORT	Sports Store Purchases	496.20
EFT100652	25-Jun-15 HBF OF WA	Payroll Deductions	340.90
EFT100653	25-Jun-15 HELEN LEEDER-CARLSON	Art Classes With Helen	480.00
EFT100654	25-Jun-15 BILL HOLLINGWORTH	Councillor Allowance And Sitting Fees 1/4/15 - 30/6/15	6,552.50
EFT100655	25-Jun-15 ALAN HORTIN	Councillor Allowance And Sitting Fees 1/4/15 - 30/6/15	6,552.50
EFT100656	25-Jun-15 HOT HOUSE FLOWERS	Purchase Flowers - W. & K. Westmore	57.00
EFT100657	25-Jun-15 RATTEN & SLATER MACHINERY	Vehicle Parts	132.00
EFT100658	25-Jun-15 H AND H ARCHITECTS	Princess Royal Fortress - Bin Store Fencing	1,421.75
EFT100659	25-Jun-15 STATEWIDE RACKING & STORAGE SOLUTIONS	Stainless Steel Sink (SS05.1800) With Centre Bowl. Refer Quote 4909.	1,454.00
EFT100660	25-Jun-15 ISUBSCRIBE	Subscriptions As Per Quotation # 17180	3,626.38
EFT100661	25-Jun-15 ALBANY MAPPING AND SURVEYING SERVICES	Contour & Feature Survey York Street & Stirling Terrace	42,644.80
EFT100662	25-Jun-15 JETBLACK MC	COA - ASW Ad Edits/Albany Classic Advert Changes, Print Ready	330.00
EFT100663	25-Jun-15 JJ'S HIAB SERVICES & JJ'S GREAT SOUTHERN	Set Up Of The Marquee In Stirling Tce For Anzac	2,633.40
EFT100664	25-Jun-15 JOCK'S COMMERCIAL MOWING	Contract Mowing Round June 2015	8,195.00
EFT100665	25-Jun-15 JOHN KINNEAR AND ASSOCIATES	Survey Of Transects To 250M Offshore And Survey Of Transects To 150M Offshore	6,396.50
EFT100666	25-Jun-15 JOSH BYRNE & ASSOCIATES	Design Of All Abilities Regional Play Space As Per Q15012	19,811.00
EFT100667	25-Jun-15 JUST A CALL DELIVERIES	Internal Mail Deliveries	1,109.57
EFT100668	25-Jun-15 CAMERON LANGRIDGE	Visitors Centre Merchandise	17.70
EFT100669	25-Jun-15 LATRO LAWYERS	Professional Services	749.10
EFT100670	25-Jun-15 LEASE CHOICE	Monthly Lease Photocopiers Ricoh MP CW2200SP/E083G700134 & E083G700026	1,246.83
EFT100671	25-Jun-15 LORLAINE DISTRIBUTORS PTY LTD	Cleaning Supplies	77.80
EFT100672	25-Jun-15 M & B SALES PTY LTD	Timber Supplies	62.81
EFT100673	25-Jun-15 ALBANY CITY MOTORS	Vehicles/Vehicle Parts/Repairs	48.19
EFT100674	25-Jun-15 MANDALAY TECHNOLOGIES PTY LTD	Provision Of Weighbridge Software & Maintenance	12,995.40
EFT100675	25-Jun-15 MAP CREATIVE	Visitors Centre Merchandise	636.90
EFT100676	25-Jun-15 MARWICK BROTHERS MEDIA	Photography And Video Of Vancouver St Festival	600.00
EFT100677	25-Jun-15 MC2 MEDIA PTY LTD	Anzac Albany Phase 2 Campaign - National Geographic Channel	27,500.00
EFT100678	25-Jun-15 METCO FARM	Visitors Centre Merchandise	330.00
EFT100679	25-Jun-15 AIRPORT SECURITY PTY LTD	Aviation Security Identification Cards/Auscheck Clearance Fee	440.00
EFT100680	25-Jun-15 MINORBA GRAZING CO	Timber Supplies	10,565.00

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EFT100681	25-Jun-15 STEPHANIE MORRIGAN	EAP Counselling Services	396.00
EFT100682	25-Jun-15 NURRUNGA COMMUNICATIONS	Supply And Fit Tait And UHF Radios / Aerials.	2,637.81
EFT100683	25-Jun-15 MSS SECURITY	Delayed Flights Passenger Screening 1/5/15 - 31/5/15	663.97
EFT100684	25-Jun-15 LGIS LIABILITY	Insurances	22,292.60
EFT100685	25-Jun-15 MY PLACE COLONIAL ACCOMMODATION	Studio Apartment Accommodation For Andrew Kelly, Guest Speaker At Regional Library Meeting	240.00
EFT100686	25-Jun-15 ALBANY NEWS DELIVERY - ALAC - NEW	Newspaper Deliveries 18/5/15 - 14/6/15	12.40
EFT100687	25-Jun-15 PAUL NIELSEN	PLWA Meetings + SLWA Exchange Reimbursements	46.00
EFT100688	25-Jun-15 IXOM (FORMERLY CHEMICAL AUSTRALIA OPERATIONS PTY LTD & ORICA)	May 2015 - 2 X 920kg CL Gas Cylinder Hire	348.50
EFT100689	25-Jun-15 ORIGIN ENERGY	Bulk Gas Deliveries	8,910.05
EFT100690	25-Jun-15 KATE PARKER	Art Prize Coordination	1,255.16
EFT100691	25-Jun-15 PETER FARR CONSULTANTS AUSTRALASIA PTY LTD	Telephone System And Services Upgrade For City Of Albany: Consultancy Service Consultancy Service CUA	1,771.00
EFT100692	25-Jun-15 ALBANY PLAZA PHARMACY	First Aid Supplies Ventolin & EpiPen Junior	35.00
EFT100693	25-Jun-15 POWERHOUSE ARCHITECTURAL DRAFTING	Emu Point Disabled Access Ramp Design	792.00
EFT100694	25-Jun-15 JANELLE PRICE	Councillor Allowance And Sitting Fees 1/4/15 - 30/6/15	6,552.50
EFT100695	25-Jun-15 PUBLIC LIBRARIES AUSTRALIA LTD	PLA Econect June Subscription Premier 7.5 Unlimited Sends	209.55
EFT100696	25-Jun-15 DALE PUTLAND	Reimbursement Of Fuel	59.41
EFT100697	25-Jun-15 QUALITY PUBLISHING AUSTRALIA	Visitors Centre Merchandise	383.66
EFT100698	25-Jun-15 RADIOWEST BROADCASTERS PTY LTD	Radio Marketing	622.60
EFT100699	25-Jun-15 REPCO AUTO PARTS	Vehicle Parts	105.05
EFT100700	25-Jun-15 MP ROGERS AND ASSOCIATES PTY LTD	RFQ 15015 - Condition Assessment Of Boardwalks And Jetties	1,536.22
EFT100701	25-Jun-15 ALBANY ALUMINIUM FABRICATION	Supply Of Aluminium Angle	176.80
EFT100702	25-Jun-15 THE ROYAL LIFE SAVING SOCIETY WA INC	Royal Life Saving WA Run Chlorine Gas Refresher Course	530.00
EFT100703	25-Jun-15 NEAL RYAN	Professional Services - The Role Of Educational Institutions In An Innovation Park Precinct	4,400.00
EFT100704	25-Jun-15 SERENA MCLAUCHLAN	Artist Fee Interactive Arts Space School Holiday Program	650.00
EFT100705	25-Jun-15 3RD ALBANY SCOUT GROUP	Kidsport Vouchers	1,005.00
EFT100706	25-Jun-15 G & L SHEETMETAL	Colourbond Flashing	184.80
EFT100707	25-Jun-15 SHEILAH RYAN	Gardening Services At Vancouver Arts Centre	455.00
EFT100708	25-Jun-15 SOUTHERN TOOL & FASTENER CO	Hardware Supplies/Tools	119.40
EFT100709	25-Jun-15 SOUTHCOAST SECURITY SERVICE	Security Services	24,224.52
EFT100710	25-Jun-15 STAR SALES AND SERVICE	1 Set Of Ramps	200.00
EFT100711	25-Jun-15 STATEWIDE BUILDING CERTIFICATION WA	Lot 1135 Maxwell Street Mt Melville - Issue Certificate Of Design Construction	847.00
EFT100712	25-Jun-15 REBECCA STEPHENS	Reimbursements Catering For Philippines Delegation From Landgate	55.00
EFT100713	25-Jun-15 STIRLING PRINT	Rural Tip Passes	790.00
EFT100714	25-Jun-15 ST JOHN AMBULANCE ASSOCIATION WA INC	Staff 2 Day First Aid Course 14 - 15 July 2015	199.00
EFT100715	25-Jun-15 GREGORY BRIAN STOCKS	Deputy Mayoral Sitting Fee And Allowances 1/4/15 - 30/6/15	10,415.00
EFT100716	25-Jun-15 SUBWAY	Catering	60.00
EFT100717	25-Jun-15 ALBANY LOCK SERVICE	Locksmith Services, Repairs Etc.	899.45
EFT100718	25-Jun-15 ROBERT SUTTON	Councillor Allowance And Sitting Fees 1/4/15 - 30/6/15	6,552.50
EFT100719	25-Jun-15 SUTTON'S CARPET CLEANING	Hire Of 1 X Red Carpet	110.00
EFT100720	25-Jun-15 SYNERGY	Electricity Supplies	32,328.65
EFT100721	25-Jun-15 T & C SUPPLIES	Hardware Supplies/Tools	830.25
EFT100722	25-Jun-15 THINKWATER ALBANY	Irrigation Supplies	160.57
EFT100723	25-Jun-15 TIM WATERS DESIGN	Design Of Mad Youth Event Posters	1,980.00
EFT100724	25-Jun-15 TOTALLY CONFIDENTIAL RECORDS MANAGEMENT	Bundles Of White Archive Boxes	264.00
EFT100725	25-Jun-15 CENTAMAN SYSTEMS PTY LTD	Annual Licence And Support Fee For Albany Leisure And Aquatic Centre From 1/7/15 - 30/6/16	8,954.78
EFT100726	25-Jun-15 TOURISM COUNCIL WESTERN AUSTRALIA	ATAP Accreditation Fees 15/16 Valid Until 30/6/2016	829.00
EFT100727	25-Jun-15 CAROLYN FRANCIS TRAPNELL	Visitors Centre Merchandise	820.00
EFT100728	25-Jun-15 ALBANY TYREPOWER	Tyre Purchases/Maintenance	379.50
EFT100729	25-Jun-15 UHY HAINES NORTON (WA) PTY LTD	Audit Certification - Airport Masterplan/Security Screening	1,650.00
EFT100730	25-Jun-15 VANCOUVER WASTE SERVICES PTY LTD	Bulk Green Waste	26,244.21
EFT100731	25-Jun-15 VARIDESK LLC	Varidesk Pro/ Varidesk - The Mat/Delivery Fee	506.00
EFT100732	25-Jun-15 JOANNE NICOLE WOODS	Rates Refund	68.15
EFT100733	25-Jun-15 NICK WALKER	Reimbursements - Youth Spaces Conference /Fremantle Consultant Meetings	113.00
EFT100734	25-Jun-15 ALBANY & GREAT SOUTHERN WEEKENDER	Advertising Vancouver Arts Centre	922.26
EFT100735	25-Jun-15 DENNIS WELLINGTON	Mayoral Allowances & Sitting Fees 1/4/15 - 30/6/15	23,933.75
EFT100736	25-Jun-15 WILSON MACHINERY	2 Sets Of Mulching Blades, 2 Sets Of Cutting Blades Plus Bolts, Nuts And Washers To Suit. Quote Number 00014164.	1,777.21
EFT100737	25-Jun-15 WOOD AND GRIEVE ENGINEERS	Inspection, Assessment And Certification Of The Recycling Shed Located At The Hanrahan Rd Waste Facility	6,300.00
EFT100738	25-Jun-15 WOODORIGINAL	Forts Merchandise	176.00
EFT100739	25-Jun-15 WORKING ON FIRE AUSTRALIA	Development Of Fuel Management Strategies And Works Program - Stage 3	12,554.00

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EFT100740	25-Jun-15 ALBANY YOUTH SUPPORT ASSOCIATION INCORPORATED	2015 Community Grant	5,445.00
EFT100741	25-Jun-15 ZENITH LAUNDRY	Laundry Services/Hire	179.20
EFT100742	26-Jun-15 ALBANY PRINTERS	Bushfire Manuals	1,380.00
EFT100743	26-Jun-15 ANTHONY BALL	Fitness Instruction	270.00
EFT100744	26-Jun-15 CHARIS CRANE	Reimbursements - PA Conference - Thinksmart	45.20
EFT100745	26-Jun-15 JANINE DETERMES	Fitness Instruction	180.00
EFT100746	26-Jun-15 TAMMIE FLOWER	Fitness Instruction	382.50
EFT100747	26-Jun-15 KALGAN VOLUNTEER BUSHFIRE BRIGADE	2014/15 Radio Purchase Reimbursement	1,760.12
EFT100748	26-Jun-15 LMW HEGNEY	Valuation	1,210.00
EFT100749	26-Jun-15 VICKI MICHELLE MARTIN	Fitness Instruction	360.00
EFT100750	26-Jun-15 BROOKE DENISE PEARSON	Fitness Instruction	495.00
EFT100751	26-Jun-15 KRISTIE PORTER	Fitness Instruction	450.00
EFT100752	26-Jun-15 CAROLINE ELLEN TOMPKIN	Fitness Instruction	135.00
EFT100753	26-Jun-15 JULIA WARREN	Fitness Instruction	270.00
EFT100754	29-Jun-15 AG & CK TONKIN SUPER FUND	SGC Employee Super May 2015	92.26
EFT100755	29-Jun-15 WA LOCAL GOVT SUPERANNUATION	SGC Payment June For Employee	205.27
EFT100756	29-Jun-15 WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 29 Interest Payment	304,810.33
EFT100757	30-Jun-15 COMMONWEALTH BANK OF AUSTRALIA	Loan No. 23 Interest Payment	36,264.23
EFT100758	30-Jun-15 WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 30 Interest Payment	517,181.61
EFT100759	1-Jul-15 WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 37 Fixed Component	129,482.47
EFT100760	2-Jul-15 WESTERN AUSTRALIAN TREASURY CORPORATION	Loan No. 3 Interest Payment	27,788.45
EFT100761	2-Jul-15 DEPARTMENT OF TRANSPORT	Vehicle Registration	50.40
EFT100762	2-Jul-15 ACTIV FOUNDATION INC.	Cotton Rags	180.00
EFT100763	2-Jul-15 AD CONTRACTORS PTY LTD	Perimeter Track Upgrade As Per Quote	47,604.37
EFT100764	2-Jul-15 ADVERTISER PRINT	6000 DLX Envelopes Printed Single Colour For Folding Machine	533.00
EFT100765	2-Jul-15 ALBANY CRANE HIRE	Being For The Loading And Unloading Of The City Of Albany's Toilet Block From Peace Park To Centennial Oval	756.25
EFT100766	2-Jul-15 OPTeon (ALBANY AND GREAT SOUTHERN WA)	Rental Valuations	330.00
EFT100767	2-Jul-15 ALBANY FARM TREE NURSERY	Grow And Provide 3,000 Seedlings	1,512.72
EFT100768	2-Jul-15 ALBANY V-BELT AND RUBBER	Vehicle Parts	48.07
EFT100769	2-Jul-15 ALBANY RETRAVISION	CSO Vacuum Cleaner	419.00
EFT100770	2-Jul-15 COASTAL CRANES ALBANY	Hire Of Liebherr 55 Tonne Crane To Transport Sculpture Onto Cull Park Island	453.75
EFT100771	2-Jul-15 HOME TIMBER & HARDWARE	Marking Spray For Stallholders	13.00
EFT100772	2-Jul-15 ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	1,730.30
EFT100773	2-Jul-15 ALBANY MILK DISTRIBUTORS	Milk Deliveries ALAC	6.10
EFT100774	2-Jul-15 ALBANY LEGAL PTY LTD	Professional Fees	877.80
EFT100775	2-Jul-15 ALINTA	Gas Usage Charges	723.80
EFT100776	2-Jul-15 AMITY PAINTING & DECORATING	Painting Of Internal And Modular Walls	1,100.00
EFT100777	2-Jul-15 AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs/Maintenance - Emu Point Channel Toilets	1,429.50
EFT100778	2-Jul-15 JESSICA ANDERSON	Reimbursements For Jackets	284.90
EFT100779	2-Jul-15 AUSCOINWEST	Souvenir Coin Album	330.00
EFT100780	2-Jul-15 BADGEMATE	Staff Name Badges	119.74
EFT100781	2-Jul-15 AE BALL AND COMPANY	Repair Rotating Lights Kalgan 24B IEBM 900	110.00
EFT100782	2-Jul-15 ANTHONY BALL	Fitness Instruction	180.00
EFT100783	2-Jul-15 BARNESBY FORD	Ford Ranger Super Cab/Chassis 4X4 3.2L Manual With HD Steel Drop Side Tray And Ford 3500kg Tow Bar	37,295.30
EFT100784	2-Jul-15 BARRETT'S MINI EARTHMOVING & CHIPPING	Removal And Chipping Of Trees	5,508.00
EFT100785	2-Jul-15 BENNETT'S BATTERIES	200L Drum Of Fleetmaster Extreme CJ/4 15W/40 Engine Oil.	919.60
EFT100786	2-Jul-15 BEST OFFICE SYSTEMS	3 X Ricoh SPC252DN Colour Laser Printers/1 X Ricoh SPC252SF Multi Function Device	2,280.30
EFT100787	2-Jul-15 BEWITCHED CLEANING SERVICES	Cleaning At Mary Thompson House	297.00
EFT100788	2-Jul-15 BIO DIVERSE SOLUTIONS	Review Of COA Visitor Risk Register For 42 Coastal Sites	5,225.00
EFT100789	2-Jul-15 ALBANY BITUMEN SPRAYING	Supply Plant And Labour For Asphalt Works	4,730.00
EFT100790	2-Jul-15 BLACKWOODS	The Purchase Of 1 X Harness Tower Worker NEX 653M4016 Medium Size.	295.20
EFT100791	2-Jul-15 BLOOMIN FLOWERS	Flowers For A. And R. Skipper	70.00
EFT100792	2-Jul-15 ALBANY BOBCAT SERVICES	Bobcat And Truck Hire	3,459.50
EFT100793	2-Jul-15 BRANDNET PTY LTD T/AS MILITARY SHOP	Merchandise Order For Forts Store	2,774.73
EFT100794	2-Jul-15 BRIDGESTONE AUSTRALIA LTD	Fit Drive Recap Tyres To Truck.	2,048.24
EFT100795	2-Jul-15 BUILDING COMMISSION	BSL Levy Collected For The Month Of: June 2015, Less Collection Commission 125 Items @ \$4.55	13,758.90
EFT100796	2-Jul-15 BUNNINGS GROUP LIMITED	Hardware/Tool Supplies	66.20
EFT100797	2-Jul-15 CALTEX AUSTRALIA PETROLEUM PTY LTD	Litres Diesel Fuel For Depot	8,514.85
EFT100798	2-Jul-15 COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	79.64

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EFT100799	2-Jul-15 ANDREW JOHN COLLINS	MC - Vancouver Street Festival	400.00
EFT100800	2-Jul-15 COURIER AUSTRALIA	Freight Charges	826.07
EFT100801	2-Jul-15 ALBANY SIGNS	The Supply Of 4 Information Stickers For EWP.	77.00
EFT100802	2-Jul-15 ADAM COUSINS	Reimbursements For Meeting With WALGA's D. Ord	228.00
EFT100803	2-Jul-15 A & K CRAMER ELECTRICAL	Electrical Repairs - Fault In RCD - The Albany Classic	49.50
EFT100804	2-Jul-15 HOLCIM (AUSTRALIA) PTY LTD	Being For 2.6 Cubes Of Concrete For The Floor Slap At The Aware Centre	2,550.24
EFT100805	2-Jul-15 CUBIC PROMOTE ZOOMSTIX	8GB USB With Amazing Albany Logo/8GB USB With City Of Albany Logo/16GBUSB With City Of Albany Logo	3,118.50
EFT100806	2-Jul-15 D & K ENGINEERING	Purchase Of A Fire Gate For Installation At Southern Boundary Of The Airport.	1,488.14
EFT100807	2-Jul-15 DATACOM INFORMATION TECHNOLOGIES PTY LTD	Stviescan III/St Viewscan OCR Software	15,644.00
EFT100808	2-Jul-15 DEPARTMENT OF HOUSING	Rates Refund	523.82
EFT100809	2-Jul-15 JANINE DETERMES	Fitness Instruction	180.00
EFT100810	2-Jul-15 DOWNRITE DEMOLITION	Demolition Of The Old Toilets Near The Old Gaol	3,080.00
EFT100811	2-Jul-15 DVA FABRICATIONS	Magazine Cubby Unit - Beech, With Clear Acrylic Display Shelves	1,900.00
EFT100812	2-Jul-15 DYLAN ON THE TERRACE	Catering	1,265.60
EFT100813	2-Jul-15 EDGE PLANNING & PROPERTY	Edge Planning - Review Of Local Planning	5,929.00
EFT100814	2-Jul-15 ENVIRONMENTAL HEALTH AUSTRALIA	I'M Alert" Online Food-Safety Training Subscription For 2015-2016"	550.00
EFT100815	2-Jul-15 EVERTRANS	Supply Water Tank Unit	31,900.00
EFT100816	2-Jul-15 EYERITE SIGNS	Paint And Supply Of 25 Bollard Caps Quote QP7302	2,277.00
EFT100817	2-Jul-15 ADELLE LEANNE FAVAS	Refund Of Booking ID # 124956	44.00
EFT100818	2-Jul-15 FLIPS ELECTRICS	Fit New Unloader Valve To Air Compressor.	374.00
EFT100819	2-Jul-15 TAMMIE FLOWER	Fitness Instruction	315.00
EFT100820	2-Jul-15 FOUNDATION ELECTRICAL PTY LTD INCORPORATING SOUTHERN ELECTRICS	Investigate, Quote And Carry Out Repairs To Pool Cleaner	1,956.14
EFT100821	2-Jul-15 FOXTEL MANAGEMENT PTY LTD	Foxtel Business Premium Package Monthly Subscription Fee	385.00
EFT100822	2-Jul-15 GALLERY 500	Art Supplies	159.50
EFT100823	2-Jul-15 GIBSON IMPORTING	Forts Merchandise	515.92
EFT100824	2-Jul-15 ALISON GOODE	Mileage Claim 1262Km X \$0.629 2/4/15 - 23/6/15	794.00
EFT100825	2-Jul-15 GORDON WALMSLEY PTY LTD	Supply And Lay M2 Of Black Asphalt 25mm Thick	78,570.00
EFT100826	2-Jul-15 GREEN SKILLS INCORPORATED	Oiling Of Coastal Structures March 2015	7,729.93
EFT100827	2-Jul-15 GREAT SOUTHERN PEST & WEED CONTROL	Being For The Annual Bridge Inspection Of The 11 City Of Albany Bridges	3,432.00
EFT100828	2-Jul-15 SOUTHERN SHARPENING SERVICES	Fire Panel Testing - 6 Months For Forts/Town Hall/Admin/ALAC	531.30
EFT100829	2-Jul-15 GREAT SOUTHERN PACKAGING SUPPLIES	Cleaning Supplies	1,353.71
EFT100830	2-Jul-15 APPLIED INDUSTRIAL TECHNOLOGIES GREAT SOUTHERN BEARINGS	Dodge 129306 Bearings.	211.86
EFT100831	2-Jul-15 AUSTRALIAN MEDICAL SUPPLIES PTY LTD	First Aid Supplies	18.83
EFT100832	2-Jul-15 HARVEY NORMAN ELECTRICAL ALBANY	Samsung 55 UHD Curved 100Hz VA55JU6600WXXY/TV Bracket	3,861.84
EFT100833	2-Jul-15 HAREWOOD ESTATE	Wine Purchases	1,573.80
EFT100834	2-Jul-15 H AND H ARCHITECTS	Architectural Services	3,911.70
EFT100835	2-Jul-15 INJURY CONTROL COUNCIL OF WA INC	2015/2016 ICCWA Membership Renewal	200.00
EFT100836	2-Jul-15 ITOMIC WEB SPECIALISTS	100 Pre Paid Hours For Work To Update The National Anzac Centre Site	14,400.00
EFT100837	2-Jul-15 JACK THE CHIPPER	Tractor Mulching	508.20
EFT100838	2-Jul-15 JASON SIGNMAKERS	Signflex	721.60
EFT100839	2-Jul-15 JENNIFER COBBOLD	Reimbursements For Hotel Accommodation And Meals - Think Tank Seminar	1,084.44
EFT100840	2-Jul-15 JIMS TEST AND TAG	Electrical Testing And Tagging	1,363.60
EFT100841	2-Jul-15 JOHN KINNEAR AND ASSOCIATES	Survey And Peg - 29 Lease Drawings Suitable For Landgate WA	12,206.00
EFT100842	2-Jul-15 KIDSAFE WESTERN AUSTRALIA	Provide Sign Off Audits For New Playgrounds At Emu Point, Cull Park And Ellen Cove.	825.00
EFT100843	2-Jul-15 MICHELLE KINNEAR	Fitness Instruction	75.00
EFT100844	2-Jul-15 KLB SYSTEMS	Lenovo Thinkpad Helix 11.6 FHD (1920X1080)	8,511.25
EFT100845	2-Jul-15 WESFARMERS KLEENHEAT GAS PTY LTD	Bulk LPG Gas	15.95
EFT100846	2-Jul-15 KOSTER'S OUTDOOR PTY LTD	Being For The New Pool Gate For The Playground At The Library	1,520.00
EFT100847	2-Jul-15 CAMERON LANGRIDGE	NAC Merchandise	88.50
EFT100848	2-Jul-15 LATRO LAWYERS	Professional Fees	9,913.95
EFT100849	2-Jul-15 LAWLEY PARK TENNIS CLUB	Kidsport Vouchers	150.00
EFT100850	2-Jul-15 LEADING EDGE HIFI-ALBANY	Uniden Dect 8015WP Waterproof Cordless Phone	99.00
EFT100851	2-Jul-15 LED SIGNS PTY LTD	ALAC Stadium Scoreboards Upgrade - Q15022 - 50% Deposit	18,859.50
EFT100852	2-Jul-15 MARIO LIONETTI	Groceries For Day Care Centre	127.30
EFT100853	2-Jul-15 THE LOCAL BLEND	Catering For CEO Andrew Sharpe Civic Welcome Function	3,720.00
EFT100854	2-Jul-15 LORLAINE DISTRIBUTORS PTY LTD	Cleaning Supplies	245.10
EFT100855	2-Jul-15 M & B SALES PTY LTD	Timber Supplies	1,590.00
EFT100856	2-Jul-15 ALBANY EVENT HIRE	Ottoman Hire Round Black Ten Week Hire Inc Delivery To Town Hall	831.20
EFT100857	2-Jul-15 ALBANY CITY MOTORS	Supply And Delivery Of Isuzu Giga CXZ 455 Premium Including Reversing Camera Option	202,541.71

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EFT100858	2-Jul-15 MANDALAY TECHNOLOGIES PTY LTD	Annual Software Subscription 1/7/15 - 30/6/18 & Buy Back Shop Annual Subscription 1/7/15 - 31/3/16	2,062.50
EFT100859	2-Jul-15 VICKI MICHELLE MARTIN	Fitness Instruction	450.00
EFT100860	2-Jul-15 MERRIFIELD REAL ESTATE	Storage Unit Rental 23/6/2015 - 22/7/2015 23/71	200.00
EFT100861	2-Jul-15 METROOF ALBANY	Roofing Materials	1,507.19
EFT100862	2-Jul-15 MODERN TEACHING AIDS PTY LTD	Day Care Equipment	796.40
EFT100863	2-Jul-15 NURRUNGA COMMUNICATIONS	Supply TM8100-A4A00 Two Way Radios.	4,328.42
EFT100864	2-Jul-15 MY PLACE COLONIAL ACCOMMODATION	D. Abela Accommodation 2 Nights - Workshop Presenter	240.00
EFT100865	2-Jul-15 NATURAL AREA CONSULTING MANAGEMENT SERVICES	Supply And Deliver Plants As Per Sedge Supply 2 Dated 18/5/2015	522.50
EFT100866	2-Jul-15 ALBANY NEWS DELIVERY	Newspaper Deliveries	239.10
EFT100867	2-Jul-15 TONY NORMENT	Co-Presenter Inclusion Workshop For Sporting Groups	500.00
EFT100868	2-Jul-15 OCLC (UK) LTD	AMLIB Annual Maintenance 1/7/2015 - 30/6/2016	12,021.37
EFT100869	2-Jul-15 OCP SALES	VHF IS - VHF Highband 512 CHN Transceiver /Desk Top Charger- Submersible Speaker Microphone	755.90
EFT100870	2-Jul-15 OCS SERVICES PTY LTD	Cleaning Services June 2015	25,731.37
EFT100871	2-Jul-15 OFFICEWORKS SUPERSTORES PTY LTD	3SIXT Screen Protector For Ipad Air Clear 3 Pack/Apple Lightning Cable	183.48
EFT100872	2-Jul-15 OPUS INTERNATIONAL CONSULTANTS LTD	Additional Superintendence Costs As Detailed In Project Change Notice W-A2005.00 0012a	13,401.58
EFT100873	2-Jul-15 ORIGIN ENERGY	Bulk Gas Supplies	5,677.35
EFT100874	2-Jul-15 PACK AND SEND BUNBURY	Freighting Of Artbox To Toby Dean Flemington VIC	92.00
EFT100875	2-Jul-15 TODD DAMIAN PARK	Rates Refund	1,628.94
EFT100876	2-Jul-15 EDMUND KEITH PASCOE	Gravel Royalties	18,860.00
EFT100877	2-Jul-15 PAUL G ROBERTSON AND ASSOCIATES	Provision Of Road Safety Audit Services As Detailed In Quotation Q15029.	7,568.00
EFT100878	2-Jul-15 PEERLESS JAL PTY LTD	Cleaning Supplies	233.98
EFT100879	2-Jul-15 PERTH PETROLEUM SERVICES	Spill Kit Refills As Per Quotation 24697	57.04
EFT100880	2-Jul-15 PETER GRAHAM AND COMPANY LTD	Herbicides/Pesticides	595.77
EFT100881	2-Jul-15 HANSON CONSTRUCTION MATERIALS PTY LTD	Supply M3 Of 25X14X80Slump Of Footpath Mix	3,615.92
EFT100882	2-Jul-15 PLASTICS PLUS	Green Bin With Red Lid	89.00
EFT100883	2-Jul-15 ALBANY POLICE AND CITIZENS YOUTH CLUB	Supply Of Bus For Mad Youth Program - May And June Program 2015	200.00
EFT100884	2-Jul-15 KRISTIE PORTER	Fitness Instruction	495.00
EFT100885	2-Jul-15 PORTNER PRESS PTY LTD	Health And Safety 2015 Update 3	154.00
EFT100886	2-Jul-15 MATHIAS PETRUS MICHAEL POWWELSEN	Rates Refund	121.09
EFT100887	2-Jul-15 KERRY JAYNE QUINLAN	Resuscitation Course	65.00
EFT100888	2-Jul-15 RAINBOW COAST NEIGHBOURHOOD CENTRE	Community Funding And Event Sponsorship Program 2015-2016	5,500.00
EFT100889	2-Jul-15 W P REID	Install Block Wall Edging Around Cull Park Playground With Coloured Blocks Similar To Those At Catalina Estate	6,537.02
EFT100890	2-Jul-15 REPLICA MEDALS & RIBBONS PTY LTD	Merchandise Order For The Forts Store	583.55
EFT100891	2-Jul-15 REXEL AUSTRALIA	Electrical Conduit Supplies	27.36
EFT100892	2-Jul-15 RICOH	Photocopier Charges	16,621.55
EFT100893	2-Jul-15 ELIZABETH RICHARDS SCHOOL SUPPLIES PTY LTD	Headphones, Computer Mice, Magnifiers And Kinetic Sand For Junior Library	269.05
EFT100894	2-Jul-15 RICOH AUSTRALIA	Ricoh Software Assurance Plan	924.00
EFT100895	2-Jul-15 ROAD 'N' FIELD SPANNERS	Repairs To Zircon System On Mower	470.45
EFT100896	2-Jul-15 DAVID GEORGE ROGERS	Rates Refund	2,000.00
EFT100897	2-Jul-15 UNITED TOOLS ALBANY	Repairs To Power Cord On Jack Hammer	89.10
EFT100898	2-Jul-15 SAXXON IT	Additional Stacking Modules And Cables	2,258.12
EFT100899	2-Jul-15 3RD ALBANY SCOUT GROUP	Kidsport Vouchers	310.00
EFT100900	2-Jul-15 SCRIBAL GROUP PTY LTD	Promotional Items For ALAC	445.00
EFT100901	2-Jul-15 SEEK LIMITED	Seek Job Ads - Event Team Leader And Community Emergency Services Officer	561.00
EFT100902	2-Jul-15 SHILLER IMAGES	Forts Merchandise	296.82
EFT100903	2-Jul-15 SIXPIX PTY LTD	Whole Day Presentations 2 Student Sessions 1 Adult Workshop, Car Hire And Travel & Per Diem - Deborah Abela	1,117.64
EFT100904	2-Jul-15 SLATER-GARTRELL SPORTS	Tennis Nets	435.60
EFT100905	2-Jul-15 SOUTHCOAST SECURITY SERVICE	Security Services - Council Meeting 23/06/2015	184.80
EFT100906	2-Jul-15 STATEWIDE BEARINGS	Vehicle Parts	42.36
EFT100907	2-Jul-15 BLUESCOPE DISTRIBUTION PTY LTD	Mesh Supplies	142.24
EFT100908	2-Jul-15 STIRLING PRINT	Printing Of Ute/Trailer Passes	955.00
EFT100909	2-Jul-15 STREAMLINE BRICK PAVING	Brick Paving North Rd (Centre Median Either Side North Rd/Beaufort Rd Roundabout)	6,695.80
EFT100910	2-Jul-15 SUNNY INDUSTRIAL BRUSHWARE	Main Brooms To Suit VT605.	803.00
EFT100911	2-Jul-15 SUNNY SIGN COMPANY	Assorted Signage	8,631.56
EFT100912	2-Jul-15 ALBANY IGA	Groceries	110.50
EFT100913	2-Jul-15 SYNERGY	Grouped Electricity Charges	31,879.51
EFT100914	2-Jul-15 T & C SUPPLIES	Hardware Supplies/Tools	363.08
EFT100915	2-Jul-15 CAROLINE ELLEN TOMPKIN	Fitness Instruction	45.00
EFT100916	2-Jul-15 TRAILBLAZERS	Thermals For Swim School	704.95

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EFT100917	2-Jul-15 TRAFFIC FORCE	Traffic Control	2,393.20
EFT100918	2-Jul-15 TRAINING & INSPECTION SERVICES	Perform Inspection And Provide Associated Documentation Of Truck Mounted EWP And Overhead Gantry	1,485.00
EFT100919	2-Jul-15 SUSAN USHER	VAC Merchandise Sales	54.00
EFT100920	2-Jul-15 VANCOUVER WASTE SERVICES PTY LTD	Green Waste Services	44.00
EFT100921	2-Jul-15 ALBANY VETERINARY HOSPITAL PTY LTD	Animal Euthanasia	274.27
EFT100922	2-Jul-15 VORGEE PTY LTD	Back Float Buoy For Swim School	84.15
EFT100923	2-Jul-15 SHAUN WAKE-MAZEY	VAC Workshop	242.00
EFT100924	2-Jul-15 WA LIBRARY SUPPLIES	Seating For Junior Area 2 X Pyramid Ottomans	1,149.90
EFT100925	2-Jul-15 JULIA WARREN	Fitness Instruction	180.00
EFT100926	2-Jul-15 WRITING WA INC	Annual Membership Renewal - For Year Ending June 2016	135.00
EFT100927	2-Jul-15 VICKI WEBSTER	Reimbursements For Stationery Items And Corporate Gift	134.99
EFT100928	2-Jul-15 ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	940.39
EFT100929	2-Jul-15 WESTERBERG PANEL BEATERS	Towage White Mitsubishi Magna	154.00
EFT100930	2-Jul-15 WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	WALGA Training Course - Prepare Agendas And Minutes	522.50
EFT100931	2-Jul-15 LANDMARK LIMITED	Drums Round-Up Biactive Glyphosate 360	2,687.74
EFT100932	2-Jul-15 WESTSHRED DOCUMENT DISPOSAL	Document Disposal	343.20
EFT100933	2-Jul-15 TOURISM WESTERN AUSTRALIA	Cooperative Promotion 2014/15 Cruise Industry News Advertorial	675.00
EFT100934	2-Jul-15 WESTERN POWER CORPORATION	Relocation Of Western Power Assets As Per Access Offer SP040684, 151 Albany Hwy, Mount Melville.	28,059.00
EFT100935	2-Jul-15 WESTERN AUSTRALIAN MUSEUM - ALBANY	Brig Amity Repairs And Padlocks	247.65
EFT100936	2-Jul-15 WHITFIELD ESTATE & PICNIC IN THE PADDOCK	Forts Merchandise	143.58
EFT100937	2-Jul-15 NICOLETTE MULCAHY	Councillor Attendance And Travel Allowance 01/07/2015 - 31/07/2015	2,304.17
EFT100938	2-Jul-15 WOODLANDS DISTRIBUTORS AND AGENCIES	Solar Stud Astucia Solar Road Std / White Mpoxy Megapoxy 267 2 Part Epoxy Kit	1,138.83
EFT100939	2-Jul-15 YOUNGS SIDING COMMUNITY ASSOCIATION	Community Funding Program	2,582.00
EFT100940	2-Jul-15 ZENITH LAUNDRY	Laundry Services/Hire	82.04
EFT100941	9-Jul-15 AD CONTRACTORS PTY LTD	Labour Hire For The Fabrication Of New Fencing And Entry Gates	28,007.50
EFT100942	9-Jul-15 AIRFIELD CONSULTING PTY LTD	Albany Airport Code 4C Business Case Preparation From 11/5/15 - 26/5/15	5,390.00
EFT100943	9-Jul-15 ALBANY CITY LAWNS	Mowing Of Lancaster Park	957.00
EFT100944	9-Jul-15 ALBANY SOIL AND CONCRETE TESTING	Lime Stone Material Tests - CACO3/Lime Stone Material Tests - PSD	848.10
EFT100945	9-Jul-15 ALBANY V-BELT AND RUBBER	Filters/Vehicle Parts	1,195.31
EFT100946	9-Jul-15 ALBANY CHAMBER OF COMMERCE AND INDUSTRY	Post Budget Luncheon Dean Lee 15/5/2015	40.00
EFT100947	9-Jul-15 SOUTHERN PORTS AUTHORITY - PORT OF ALBANY	Annual Lease Emu Point Info137 Expiry Date 30/6/2016	11.00
EFT100948	9-Jul-15 ALBANY REFRIGERATION	June 2015 - Preventative Maintenance	742.50
EFT100949	9-Jul-15 ALBANY OFFICE PRODUCTS DEPOT	Mobile Whiteboard 1800X1200	1,661.50
EFT100950	9-Jul-15 ALBANY AND REGIONAL VOLUNTEER SERVICE	Staff Attendance To Workshops June 2015	260.00
EFT100951	9-Jul-15 ALBANY PSYCHOLOGICAL SERVICES	EAP Consultations	880.00
EFT100952	9-Jul-15 ALBANY CENTRAL CABINETS	Cupboards With Display Section For Forts	3,212.00
EFT100953	9-Jul-15 ALBANY MILK DISTRIBUTORS	Milk Deliveries	705.15
EFT100954	9-Jul-15 ALBANY LEGAL PTY LTD	Professional Fees	10,755.01
EFT100955	9-Jul-15 ALBANY IRRIGATION & DRILLING	Poly Pipe Supplies	7.90
EFT100956	9-Jul-15 ALL EVENTS PROSOUND HIRE	Supply Lectern, Microphone Etc. For Minister Ronaldson Announcement	440.05
EFT100957	9-Jul-15 AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs/Maintenance	6,594.90
EFT100958	9-Jul-15 PAPERBARK MERCHANTS	Newspapers/Books/Magazines/Stationery	2,413.68
EFT100959	9-Jul-15 AQUENTA CONSULTING PTY LTD	Provision Of Quantity Surveyor Services For Albany Airport Terminal Security Upgrade (Stage 2)	2,002.00
EFT100960	9-Jul-15 ATC WORK SMART	Casual Staff/Apprentice Fees	9,513.22
EFT100961	9-Jul-15 AUDIOCOM ALBANY	Telstra Pre-Paid Sim \$30/\$10 Case For Iphone 5C	40.00
EFT100962	9-Jul-15 AUSTRALIA POST	Postage/Agency Fees	4,643.34
EFT100963	9-Jul-15 AUSTRALIAN FINE JEWELLERY PTY LTD	NAC Merchandise	1,039.65
EFT100964	9-Jul-15 BADGEMATE	Staff Name Badges	15.02
EFT100965	9-Jul-15 BARKERS TRENCHING SERVICES	Locating Sewer Main With Excavator At Ovals	900.00
EFT100966	9-Jul-15 BENNETTS BATTERIES	200L Drum Of Universal Trans Oil./60L Drum Of EP 80W/90 Gear Oil.	1,579.60
EFT100967	9-Jul-15 BEST OFFICE SYSTEMS	Photocopier Charges	1,027.31
EFT100968	9-Jul-15 BLACKWOODS	The Purchase Of 1 X Fall Arrestalon 04447411.	533.71
EFT100969	9-Jul-15 ALBANY BOBCAT SERVICES	Bobcat And Truck Hire	841.50
EFT100970	9-Jul-15 BOC GASES AUSTRALIA LIMITED	Container Service Rental	165.03
EFT100971	9-Jul-15 BORNHOLM VOLUNTEER BUSHFIRE BRIGADE	2014/15 LGGS Additional Allocation	374.00
EFT100972	9-Jul-15 AIR BP	AVGAS Purchases	99.31
EFT100973	9-Jul-15 BRANDNET PTY LTD T/AS MILITARY SHOP	NAC Merchandise	2,460.11
EFT100974	9-Jul-15 CONSTRUCTION TRAINING FUND	CTF Levy For The Month Of June 2015 - Less Collection Commission (40 Forms@ \$8.25)	19,219.48
EFT100975	9-Jul-15 BUNNINGS GROUP LIMITED	Hardware/Tool Supplies	223.04

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EFT100976	9-Jul-15 BUSBY INVESTMENTS PTY LTD T/AS BUDGET RENT A CAR	Car Hire Rental Charges	49.25
EFT100977	9-Jul-15 C&C MACHINERY CENTRE	Supply Sets Of Flails, Spacers, Nuts And Bolts To Suit Norematic Reach Mower.	2,763.55
EFT100978	9-Jul-15 CABCHARGE AUSTRALIA LIMITED	Cab Fare Charges	931.71
EFT100979	9-Jul-15 CALTEX AUSTRALIA PETROLEUM PTY LTD	Litres Diesel Fuel For Depot	12,342.05
EFT100980	9-Jul-15 CARERS ASSOCIATION OF WESTERN AUSTRALIA INCORPORATED	Organisational Membership 2015/16	110.00
EFT100981	9-Jul-15 J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Repairs/Maintenance	126.50
EFT100982	9-Jul-15 BIS CLEANAWAY LIMITED	Rubbish Removal Contract	481,485.49
EFT100983	9-Jul-15 COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	67.21
EFT100984	9-Jul-15 COLE ADVISORY	Business Case Preparation - Albany Innovation Park	5,500.00
EFT100985	9-Jul-15 COURIER AUSTRALIA	Freight Charges	172.68
EFT100986	9-Jul-15 COVS PARTS PTY LTD	Vehicle Parts	34.06
EFT100987	9-Jul-15 CREATIONS HOMES	Construction Training Fund Levy Paid Twice	62.00
EFT100988	9-Jul-15 CRUMPS CANVAS	The Manufacture Of One Shade Mesh Tarp	325.00
EFT100989	9-Jul-15 HOLCIM (AUSTRALIA) PTY LTD	95 Slump Half Rate	2,434.75
EFT100990	9-Jul-15 AL CURNOW HYDRAULICS	Reseal Hydraulic Drive Motor.	721.60
EFT100991	9-Jul-15 BRONWYN CUTLER	EAP Consultations	330.00
EFT100992	9-Jul-15 D & K ENGINEERING	Cut Lengths Of 90 X 90 X 2 Dura Galv Tubing Into 1.3M Lengths	2,242.80
EFT100993	9-Jul-15 JANINE DETERMES	Fitness Instruction	90.00
EFT100994	9-Jul-15 G & M DETERGENTS & HYGIENE SERVICES ALBANY	Hygiene Contract	2,161.53
EFT100995	9-Jul-15 DICK SMITH ELECTRONICS	Logitech Z130 Speakers	29.95
EFT100996	9-Jul-15 JAMIE DUNROSS	Presentation For Inclusion Of People With Disability, Club Workshop	1,302.76
EFT100997	9-Jul-15 DYLAN ON THE TERRACE	Catering	701.50
EFT100998	9-Jul-15 EASIFLEET MANAGEMENT	Motor Vehicle Lease Rental/ESP Bureau Fee/Bureau Fee Rebate	7,350.33
EFT100999	9-Jul-15 EDEN GATE ESTATE	Visitors Centre Merchandise	69.00
EFT101000	9-Jul-15 ALBANY ENGINEERING COMPANY	Supply Of Spikes 765 Long With Tamper On End	1,418.87
EFT101001	9-Jul-15 EYERITE SIGNS	Town Square Trails Hub - 6 X Grey Scale Plinths	48,688.09
EFT101002	9-Jul-15 TAMMIE FLOWER	Fitness Instruction	450.00
EFT101003	9-Jul-15 FOUNDATION ELECTRICAL PTY LTD INCORPORATING SOUTHERN ELECTRICS	Electrical Repairs/Maintenance	1,517.55
EFT101004	9-Jul-15 JEFFREY ALLAN GIBB	NAC Merchandise	325.00
EFT101005	9-Jul-15 GOOD READING MAGAZINE PTY LTD	12 Month Multiple Subscription	869.00
EFT101006	9-Jul-15 GOPHER SPORTS	Wall Climbing Barriers	2,793.98
EFT101007	9-Jul-15 GREAT SOUTHERN GROUP TRAINING	Casual Staff Apprentices Fees	6,805.80
EFT101008	9-Jul-15 GREAT SOUTHERN INSTITUTE OF TECHNOLOGY	Load Restraint Training	15,339.20
EFT101009	9-Jul-15 GREEN SKILLS INCORPORATED	Installation Of 25 Bollards On The Circuit Trail And The Mass Rock Trails, Maintenance Of Stairs And Lookout Seat.	11,112.51
EFT101010	9-Jul-15 SOUTHERN SHARPENING SERVICES	ALAC - Isolate And De-Isolate Detectors For Work Carried Out In The Plant Room	176.00
EFT101011	9-Jul-15 GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	Barnesby Drive Culvert Upgrade Claim For Unallocated Liquidated Damage	44,885.72
EFT101012	9-Jul-15 GREAT SOUTHERN PACKAGING SUPPLIES	Cleaning Supplies	915.12
EFT101013	9-Jul-15 AUSTRALIAN MEDICAL SUPPLIES PTY LTD	First Aid Supplies	23.69
EFT101014	9-Jul-15 GREENMAN TRADING COMPANY	The Removal Of One Pine Tree In Gravel Car Park	1,237.50
EFT101015	9-Jul-15 GREAT SOUTHERN LIQUID WASTE	Service Ablutions Surfers Beach	186.00
EFT101016	9-Jul-15 HARVEY NORMAN ELECTRICAL ALBANY	Sunbeam Aspire Kettle For The Hanrahan Rd Aware Centre	99.95
EFT101017	9-Jul-15 HELEN LEEDER-CARLSON	Art Classes With Helen	240.00
EFT101018	9-Jul-15 RATTEN & SLATER MACHINERY	Mower Repairs/Maintenance/Parts	1,425.58
EFT101019	9-Jul-15 H AND H ARCHITECTS	Customer Service Refurbishment	3,156.00
EFT101020	9-Jul-15 INTERACTCARD	Evolis Hightrust Colour Card Printer Ribbons	401.50
EFT101021	9-Jul-15 ALBANY MAPPING AND SURVEYING SERVICES	CBD Drainage Survey - Stage 3; Feature Survey Of Missing Drainage Data And Correction Of City Of Albany Database.	17,303.00
EFT101022	9-Jul-15 JCB CONSTRUCTION EQUIPMENT AUSTRALIA	Exhaust Pipe Assembly Part Number: JB-335/10653.	1,045.00
EFT101023	9-Jul-15 JIMS TEST AND TAG	Electrical Testing And Tagging	306.68
EFT101024	9-Jul-15 JS ROADSIDE PRODUCTS PTY LTD	White Steel Flex Guide Posts With Delineators	15,815.00
EFT101025	9-Jul-15 JUST A CALL DELIVERIES	Internal Mail Deliveries June 2015	1,155.55
EFT101026	9-Jul-15 KLB SYSTEMS	Computer Equipment	4,911.50
EFT101027	9-Jul-15 KMART ALBANY	Books For Early Literacy Development Program	50.00
EFT101028	9-Jul-15 LATRO LAWYERS	Professional Services	2,254.90
EFT101029	9-Jul-15 LEADING EDGE HIFI-ALBANY	Two Way Radios	1,680.00
EFT101030	9-Jul-15 MARIO LIONETTI	Groceries For Day Care	293.46
EFT101031	9-Jul-15 LUCAS COPPER DESIGN	Anzac Spirit Removal, Delivery & Installation	1,813.70
EFT101032	9-Jul-15 M & B SALES PTY LTD	Design Pine - Fascia	308.98
EFT101033	9-Jul-15 BUCHER MUNICIPAL PTY LTD	Johnston VT651/Isuzu FSR850 Road Sweeper	367,925.00
EFT101034	9-Jul-15 MAIN ROADS, GREAT SOUTHERN REGION	Refund Of Road Project North Road	9,144.30

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EFT101035	9-Jul-15 LANI MALAN	Fitness Instruction	720.00
EFT101036	9-Jul-15 ALBANY CITY MOTORS	Vehicles/Vehicle Parts/Repairs	1,396.67
EFT101037	9-Jul-15 VICKI MICHELLE MARTIN	Fitness Instruction	360.00
EFT101038	9-Jul-15 MCINTOSH AND SON	Vehicle Parts	292.25
EFT101039	9-Jul-15 METROOF ALBANY	Sundry Roofing Items	55.00
EFT101040	9-Jul-15 AIRPORT SECURITY PTY LTD	TSP Audit Plus Accommodation And Travel	3,300.00
EFT101041	9-Jul-15 MIRA MAR VETERINARY SERVICES	Animal Euthanasia	185.00
EFT101042	9-Jul-15 WESTERN AUSTRALIAN RANGERS ASSOCIATION INC	WA Ranger Notebook Covers/WA Ranger Notebooks Small	67.50
EFT101043	9-Jul-15 MOIR & CO PTY LTD	Rubbish Removal From Cape Riche Camp Grounds For June 2015	770.00
EFT101044	9-Jul-15 NURRUNGA COMMUNICATIONS	Fit City Of Albany Two Way To Ute And Supply And Fit Aerial .	410.50
EFT101045	9-Jul-15 MSS SECURITY	Monthly Fee For Guard Services 1/5/15 - 31/5/15 Airport Security	46,753.95
EFT101046	9-Jul-15 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT	Attendance Of The National General Assembly Conference - G. Foster	2,990.00
EFT101047	9-Jul-15 OFFICEWORKS SUPERSTORES PTY LTD	Assorted Stationery Items	474.44
EFT101048	9-Jul-15 OKEEFE'S PAINTS	Paint & Painting Supplies	146.84
EFT101049	9-Jul-15 OPUS INTERNATIONAL CONSULTANTS LTD	Millbrook Road Design (Slk1.9-3.5). Amendment To Stage 1	7,421.37
EFT101050	9-Jul-15 ORIGIN ENERGY	Bulk Gas Supplies	6,158.00
EFT101051	9-Jul-15 PAINT INDUSTRIES PTY LTD	White Runway Marking Paint	1,899.81
EFT101052	9-Jul-15 PALMER EARTHMOVING (AUSTRALIA) PTY LTD	Retention For Civil Earthworks At The Centennial Park Multi Use Playing Field	12,442.56
EFT101053	9-Jul-15 THOMAS STANLEY PALFREY	Rates Refund	214.22
EFT101054	9-Jul-15 PC MACHINERY PTY LTD	Vehicle Parts	162.99
EFT101055	9-Jul-15 PENROSE PROFESSIONAL LAWN CARE	Mowing Services At The Vancouver Arts Centre	308.00
EFT101056	9-Jul-15 PERTH SAFETY PRODUCTS PTY LTD	2 Pallets 700Mm Reflec Cones Black Base	3,190.00
EFT101057	9-Jul-15 4 STEEL SUPPLIES	Lengths Of 50 X Lg Pipe (1 X Sling)	1,737.95
EFT101058	9-Jul-15 KRISTIE PORTER	Fitness Instruction	450.00
EFT101059	9-Jul-15 DALE PUTLAND	Reimbursement For Fuel Costs	67.64
EFT101060	9-Jul-15 KERRY JAYNE QUINLAN	Staff Senior First Aid	185.00
EFT101061	9-Jul-15 RAMPED TECHNOLOGY	Professional Services - June 2015	4,100.25
EFT101062	9-Jul-15 REDMAN SOLUTIONS PTY LTD	Archive Manager Licenses	2,747.80
EFT101063	9-Jul-15 REEVES AND COMPANY BUTCHERS PTY LTD	Catering For BFAC Meeting	80.75
EFT101064	9-Jul-15 W P REID	Completion Of Brick Paving	31,716.70
EFT101065	9-Jul-15 THE ROYAL LIFE SAVING SOCIETY WA INC	RECUS Requals For ALAC Staff	529.65
EFT101066	9-Jul-15 CHRISTINE MARY SARGENT	Fitness Instruction	45.00
EFT101067	9-Jul-15 SAXXON IT	L-ASA-SSL-10... ASA 5500 SSL VPN 10 Premium User License	2,078.69
EFT101068	9-Jul-15 CARLYLES FUNCTION CENTRE	Catering	1,820.00
EFT101069	9-Jul-15 SEEK LEARNING PTY LTD	Certificate IV In HR	3,665.00
EFT101070	9-Jul-15 SMITHS ALUMINIUM AND 4WD CENTRE	Repairs To Ramps For Mower Trailer	85.00
EFT101071	9-Jul-15 SMITH CONSTRUCTIONS ALBANY PTY LTD	Princess Royal Fortress Cafe & Admin Refurbishment	4,985.34
EFT101072	9-Jul-15 SOUTHERN TOOL & FASTENER CO	Chain Saw And As Per Quote 110011743	2,107.91
EFT101073	9-Jul-15 SOUTHWAY DISTRIBUTORS PTY LTD	Catering Supplies	126.04
EFT101074	9-Jul-15 SOUTH WEST FIRE UNITS	Forestry Hoses	1,557.60
EFT101075	9-Jul-15 SOUTHCOAST SECURITY SERVICE	Security Services	1,831.22
EFT101076	9-Jul-15 ALBANY VOLUNTEER STATE EMERGENCY SERVICE UNIT INC	Standard LGGS Allocation July To September 2015	11,137.50
EFT101077	9-Jul-15 STATEWIDE BEARINGS	Vehicle Parts	64.30
EFT101078	9-Jul-15 ST JOHN AMBULANCE ASSOCIATION WA INC	First Aid Training	597.00
EFT101079	9-Jul-15 SUMMER SALT GIFTS AND BELONGINGS	Visitors Centre Merchandise	528.00
EFT101080	9-Jul-15 SUNNY SIGN COMPANY	Assorted Signage	1,675.25
EFT101081	9-Jul-15 ALBANY LOCK SERVICE	Lock Services/Lock Supplies	133.20
EFT101082	9-Jul-15 T & C SUPPLIES	Hardware Supplies/Tools	412.62
EFT101083	9-Jul-15 JTAGZ PTY LTD	Lifetime Tags X 1000	330.00
EFT101084	9-Jul-15 TECTONICS CONSTRUCTION GROUP PTY LTD	C15012 Refurbishment Of North Road Customer Service	132,214.95
EFT101085	9-Jul-15 NAKED BEAN COFFEE ROASTERS	Coffee Supplies	160.00
EFT101086	9-Jul-15 THE 12 VOLT WORLD	Beacon Bulbs	24.00
EFT101087	9-Jul-15 TIM WATERS DESIGN	Walk, Ride And Horse Trail Signage Framework Concept Development	11,286.00
EFT101088	9-Jul-15 CAROLINE ELLEN TOMPKIN	Fitness Instruction	135.00
EFT101089	9-Jul-15 TOURISM COUNCIL WESTERN AUSTRALIA	ATTAP Accreditation Fees, Visitor Centre Accreditation/Membership Fees	1,549.00
EFT101090	9-Jul-15 YANN ALEX TOUSSAINT	Pavement Poetry Project	500.00
EFT101091	9-Jul-15 TRAILBLAZERS	Safety Boots	317.40
EFT101092	9-Jul-15 THE TROPHY SHOP	1 X Gold Plaque Plate - G. Monkhurst In Recognition Of 30 Years 02 July 2015	26.00
EFT101093	9-Jul-15 ALBANY TYREPOWER	Tyre Purchases/Maintenance	108.00

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EFT101094	9-Jul-15 UHY HAINES NORTON (WA) PTY LTD	Audit Certification - Coastwatch Funding Acquittal	1,705.00
EFT101095	9-Jul-15 VANCOUVER WASTE SERVICES PTY LTD	Metal Dust	101.75
EFT101096	9-Jul-15 IT VISION AUSTRALIA PTY LTD	Renew Synergysoft & Universe Annual Licence Fees To 30/06/2016	125,503.40
EFT101097	9-Jul-15 VOEGELER CREATIONS	Forts Merchandise	635.00
EFT101098	9-Jul-15 ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	248.27
EFT101099	9-Jul-15 WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	CEO Breakfast With Duncan Ord 24/6/15	40.00
EFT101100	9-Jul-15 LANDMARK LIMITED	Material Supplies For Resource Extraction Work	1,075.09
EFT101101	9-Jul-15 WEST AUSTRALIAN LOCAL GOVERNMENT COMPLIANCE OFFICERS ASSN	E. Vorster - The Perils Of Hoarding & How To Deal With It Seminar.	175.00
EFT101102	9-Jul-15 WILD EYED PRESS PTY LTD	NAC Merchandise	165.00
EFT101103	9-Jul-15 WIZID PTY LTD	Tyvek Wristbands	665.65
EFT101104	9-Jul-15 WIZARD TRAINING SOLUTIONS	Armed Robbery Awareness, Prevention And Survival Courses 18 & 19 June 2015	3,960.00
EFT101105	9-Jul-15 WOOLWORTHS LIMITED	Groceries For Day Care	1,385.61
DD22489.1	23-Jun-15 WA LOCAL GOVT SUPERANNUATION	Payroll Deductions	69,849.49
DD22489.2	23-Jun-15 ING ONE ANSWER PERSONAL SUPER	Superannuation Contributions	238.48
DD22489.3	23-Jun-15 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER 1	Superannuation Contributions	425.94
DD22489.4	23-Jun-15 WEALTH PERSONAL SUPER & PENSION FUND (SUMMIT PERSONAL SUPER)	Superannuation Contributions	54.09
DD22489.5	23-Jun-15 ASGARD 1	Superannuation Contributions	431.22
DD22489.6	23-Jun-15 BT SUPER FOR LIFE 6	Superannuation Contributions	138.73
DD22489.7	23-Jun-15 AMP SUPERANNUATION SAVINGS (RETIREMENT SAVINGS ACCOUNT)	Superannuation Contributions	196.20
DD22489.8	23-Jun-15 TAL SUPERANNUATION LIMITED	Superannuation Contributions	194.40
DD22489.9	23-Jun-15 WEALTH PERSONAL SUPER AND PERSONAL PENSION 1	Superannuation Contributions	48.40
DD22491.1	23-Jun-15 PLANET LUCK SUPERANNUATION FUND	Superannuation Contributions	169.12
DD22529.1	23-Jun-15 AUSTRALIAN SUPER	Superannuation Contributions	62.94
DD22531.1	23-Jun-15 WA LOCAL GOVT SUPERANNUATION	Superannuation Contributions	405.16
DD22553.1	23-Jun-15 WA LOCAL GOVT SUPERANNUATION	Superannuation Contributions	254.41
DD22553.2	6-Jul-15 WA LOCAL GOVT SUPERANNUATION	Payroll Deductions	164.13
DD22562.1	7-Jul-15 WA LOCAL GOVT SUPERANNUATION	Payroll Deductions	80,080.18
DD22562.2	7-Jul-15 REST SUPERANNUATION	Payroll Deductions	3,342.91
DD22562.3	7-Jul-15 ING ONE ANSWER PERSONAL SUPER	Superannuation Contributions	246.23
DD22562.4	7-Jul-15 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER 1	Superannuation Contributions	439.78
DD22562.5	7-Jul-15 ASGARD 1	Superannuation Contributions	445.23
DD22562.6	7-Jul-15 BT SUPER FOR LIFE 6	Superannuation Contributions	143.23
DD22562.7	7-Jul-15 AMP SUPERANNUATION SAVINGS (RETIREMENT SAVINGS ACCOUNT)	Superannuation Contributions	202.58
DD22562.8	7-Jul-15 TAL SUPERANNUATION LIMITED	Superannuation Contributions	216.03
DD22562.9	7-Jul-15 WEALTH PERSONAL SUPER AND PERSONAL PENSION 3	Superannuation Contributions	17.06
DD22489.10	23-Jun-15 WEALTH PERSONAL SUPER AND PERSONAL PENSION 3	Superannuation Contributions	30.57
DD22489.11	23-Jun-15 BT SUPER FOR LIFE 3	Superannuation Contributions	232.16
DD22489.12	23-Jun-15 PRIME SUPER	Superannuation Contributions	392.41
DD22489.13	23-Jun-15 NATIONAL MUTUAL RETIREMENT FUND (RETIREMENT SECURITY PLAN)	Superannuation Contributions	117.74
DD22489.14	23-Jun-15 HOSTPLUS PTY LTD	Payroll Deductions	632.16
DD22489.15	23-Jun-15 MLC MASTERKEY BUSINESS SUPER 1	Superannuation Contributions	244.42
DD22489.16	23-Jun-15 BANSCOTT SUPER FUND	Superannuation Contributions	298.74
DD22489.17	23-Jun-15 SUPERWRAP PERSONAL SUPER PLAN1	Superannuation Contributions	400.97
DD22489.18	23-Jun-15 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER 2	Superannuation Contributions	474.82
DD22489.19	23-Jun-15 BT SUPER FOR LIFE 4	Superannuation Contributions	168.75
DD22489.20	23-Jun-15 IOOF INVESTMENT MANAGEMENT LTD	Superannuation Contributions	277.86
DD22489.21	23-Jun-15 OAK TREE SUPERANNUATION FUND	Superannuation Contributions	80.21
DD22489.22	23-Jun-15 BT SUPER FOR LIFE 7	Superannuation Contributions	45.70
DD22489.23	23-Jun-15 AUSTRALIAN SUPER	Payroll Deductions	4,670.16
DD22489.24	23-Jun-15 FIRST SUPER	Superannuation Contributions	183.98
DD22489.25	23-Jun-15 ABUNDANT SPERANNUATION FUND	Payroll Deductions	383.23
DD22489.26	23-Jun-15 CARE SUPER PTY LTD	Superannuation Contributions	415.52
DD22489.27	23-Jun-15 FIRST STATE SUPER	Superannuation Contributions	480.76
DD22489.28	23-Jun-15 WATER CORPORATION SUPERANNUATION PLAN	Superannuation Contributions	225.86
DD22489.29	23-Jun-15 SPECTRUM SUPER 2	Superannuation Contributions	281.74
DD22489.30	23-Jun-15 SUPERWRAP PERSONAL SUPER PLAN2	Superannuation Contributions	227.57
DD22489.31	23-Jun-15 CULLOTON SUPERANNUATION FUND	Superannuation Contributions	63.18
DD22489.32	23-Jun-15 NORTH PERSONAL SUPERANNUATION & PENSION FUND 1	Superannuation Contributions	183.98
DD22489.33	23-Jun-15 AJW SUPERANNUATION FUND	Superannuation Contributions	229.31

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DD22489.34	23-Jun-15 NORTH PERSONAL SUPERANNUATION & PENSION FUND 3	Payroll Deductions	93.55
DD22489.35	23-Jun-15 MLC MASTERKEY SUPERANNUATION GOLD STAR	Superannuation Contributions	141.25
DD22489.36	23-Jun-15 PLUM NOMINEES P/L PLUM SUPER FUND	Superannuation Contributions	309.03
DD22489.37	23-Jun-15 TTCSL ATF CRUELTY FREE SUPER	Superannuation Contributions	183.98
DD22489.38	23-Jun-15 VISION SUPER	Superannuation Contributions	150.50
DD22489.39	23-Jun-15 KINETIC SUPERANNUATION	Superannuation Contributions	183.98
DD22489.40	23-Jun-15 BENDIGO SMARTSTART SUPER	Superannuation Contributions	110.11
DD22489.41	23-Jun-15 AUSTRALIAN CATHOLIC SUPERANNUATION AND RETIREMENT FUND	Superannuation Contributions	34.55
DD22489.42	23-Jun-15 PLANET LUCK SUPERANNUATION FUND	Superannuation Contributions	563.73
DD22489.43	23-Jun-15 SUNSUPER SUPERANNUATION	Superannuation Contributions	226.63
DD22489.44	23-Jun-15 LOCAL GOVERNMENT SUPER	Payroll Deductions	501.70
DD22489.45	23-Jun-15 IOOF GLOBAL ONE (EX SKANDIA GLOBAL) 7	Superannuation Contributions	144.78
DD22489.46	23-Jun-15 IOOF EMPLOYEE SUPER	Superannuation Contributions	258.54
DD22489.47	23-Jun-15 ASGARD 2	Superannuation Contributions	175.28
DD22489.48	23-Jun-15 BENJAMIN A & MICHELLE A MCKENNA ATF THE MCKENNA SUPER FUND	Superannuation Contributions	73.89
DD22489.49	23-Jun-15 DESMO SUPERANNUATION FUND	Superannuation Contributions	156.39
DD22489.50	23-Jun-15 ONEPATH MASTERFUND	Superannuation Contributions	169.06
DD22489.51	23-Jun-15 CBUS	Payroll Deductions	330.95
DD22489.52	23-Jun-15 COMMONWALTH ESSENTIAL SUPER	Superannuation Contributions	37.15
DD22489.53	23-Jun-15 ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND)	Superannuation Contributions	53.07
DD22489.54	23-Jun-15 AMP SUPERANNUATION SAVINGS (SIGNATURE SUPER)	Superannuation Contributions	951.49
DD22489.55	23-Jun-15 HESTA SUPER FUND	Superannuation Contributions	1,038.40
DD22489.56	23-Jun-15 AMP SUPERANNUATION SAVINGS (FLEXIBLE LIFETIME SUPER PLAN)	Superannuation Contributions	1,163.85
DD22489.57	23-Jun-15 REST SUPERANNUATION	Superannuation Contributions	3,491.81
DD22489.58	23-Jun-15 WEALTH PERSONAL SUPER AND PERSONAL PENSION 2	Payroll Deductions	224.85
DD22562.10	7-Jul-15 BT SUPER FOR LIFE 3	Superannuation Contributions	239.71
DD22562.11	7-Jul-15 NATIONAL MUTUAL RETIREMENT FUND (RETIREMENT SECURITY PLAN)	Superannuation Contributions	121.56
DD22562.12	7-Jul-15 PRIME SUPER	Superannuation Contributions	405.15
DD22562.13	7-Jul-15 HOSTPLUS PTY LTD	Payroll Deductions	608.71
DD22562.14	7-Jul-15 MLC MASTERKEY BUSINESS SUPER 1	Superannuation Contributions	252.36
DD22562.15	7-Jul-15 BANSCOTT SUPER FUND	Superannuation Contributions	303.64
DD22562.16	7-Jul-15 SUPERWRAP PERSONAL SUPER PLAN1	Superannuation Contributions	404.05
DD22562.17	7-Jul-15 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER 2	Superannuation Contributions	483.63
DD22562.18	7-Jul-15 BT SUPER FOR LIFE 4	Superannuation Contributions	171.42
DD22562.19	7-Jul-15 IOOF INVESTMENT MANAGEMENT LTD	Superannuation Contributions	167.26
DD22562.20	7-Jul-15 OAK TREE SUPERANNUATION FUND	Superannuation Contributions	64.41
DD22562.21	7-Jul-15 FIRST SUPER	Superannuation Contributions	189.96
DD22562.22	7-Jul-15 ABUNDANT SPERANNUATION FUND	Payroll Deductions	395.68
DD22562.23	7-Jul-15 AUSTRALIAN SUPER	Payroll Deductions	5,194.59
DD22562.24	7-Jul-15 CARE SUPER PTY LTD	Superannuation Contributions	332.37
DD22562.25	7-Jul-15 FIRST STATE SUPER	Superannuation Contributions	479.49
DD22562.26	7-Jul-15 WATER CORPORATION SUPERANNUATION PLAN	Superannuation Contributions	232.82
DD22562.27	7-Jul-15 SPECTRUM SUPER 2	Superannuation Contributions	326.57
DD22562.28	7-Jul-15 SUPERWRAP PERSONAL SUPER PLAN2	Superannuation Contributions	234.96
DD22562.29	7-Jul-15 CULLOTON SUPERANNUATION FUND	Superannuation Contributions	44.17
DD22562.30	7-Jul-15 NORTH PERSONAL SUPERANNUATION & PENSION FUND 1	Superannuation Contributions	189.96
DD22562.31	7-Jul-15 AJW SUPERANNUATION FUND	Superannuation Contributions	236.76
DD22562.32	7-Jul-15 PLUM NOMINEES P/L PLUM SUPER FUND	Superannuation Contributions	314.05
DD22562.33	7-Jul-15 TTCSL ATF CRUELTY FREE SUPER	Superannuation Contributions	182.66
DD22562.34	7-Jul-15 NORTH PERSONAL SUPERANNUATION & PENSION FUND 3	Payroll Deductions	157.61
DD22562.35	7-Jul-15 VISION SUPER	Superannuation Contributions	306.67
DD22562.36	7-Jul-15 KINETIC SUPERANNUATION	Superannuation Contributions	189.96
DD22562.37	7-Jul-15 BENDIGO SMARTSTART SUPER	Superannuation Contributions	117.80
DD22562.38	7-Jul-15 SUNSUPER SUPERANNUATION	Superannuation Contributions	200.94
DD22562.39	7-Jul-15 LOCAL GOVERNMENT SUPER	Payroll Deductions	518.00
DD22562.40	7-Jul-15 IOOF EMPLOYEE SUPER	Superannuation Contributions	205.31
DD22562.41	7-Jul-15 BENJAMIN A & MICHELLE A MCKENNA ATF THE MCKENNA SUPER FUND	Superannuation Contributions	76.29
DD22562.42	7-Jul-15 DESMO SUPERANNUATION FUND	Superannuation Contributions	147.49
DD22562.43	7-Jul-15 ONEPATH MASTERFUND	Superannuation Contributions	153.97

DD22562.44	7-Jul-15 COMMONWALTH ESSENTIAL SUPER	Superannuation Contributions	66.43
DD22562.45	7-Jul-15 AG & CK TONKIN SUPER FUND	Superannuation Contributions	151.70
DD22562.46	7-Jul-15 IOOF GLOBAL ONE (EX SKANDIA GLOBAL) 7	Superannuation Contributions	232.34
DD22562.47	7-Jul-15 AMP SUPERANNUATION SAVINGS (SIGNATURE SUPER)	Superannuation Contributions	913.34
DD22562.48	7-Jul-15 HESTA SUPER FUND	Superannuation Contributions	1,051.43
DD22562.49	7-Jul-15 WEALTH PERSONAL SUPER AND PERSONAL PENSION 2	Payroll Deductions	224.85
DD22562.50	7-Jul-15 AMP SUPERANNUATION SAVINGS (FLEXIBLE LIFETIME SUPER PLAN)	Superannuation Contributions	1,102.96
<u>TOTALS</u>			\$5,808,632.58

Document Number	Description	Date Sent/Received
EDR1546838	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: SPONSORSHIP AGREEMENT - CAMPERVAN MOTORHOME CLUB OF AUSTRALIA - NATIONAL RALLY, ALBANY 26 OCTOBER - 1 NOVEMBER 2015 PARTIES: TOURISM WESTERN AUSTRALIA - REGIONAL EVENTS SCHEME SIGNED BY THE CEO 3 COPIES	19/06/2015
EDR1546847	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: INHERENT DATA SHARING AND SYSTEM USER AGREEMENT PARTIES: HERITAGE COUNCIL OF WESTERN AUSTRALIA SIGNED BY THE CEO 2 COPIES	19/06/2015
EDR1546854	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR BUILDING PERMIT - TOURIST SIGN AND SHELTER WELLSTEAD - SIGNATURES REQUIRED AS LEASED FROM COA - PERMIT 141537 PARTIES: N/A SIGNED BY THE CEO 1 COPIES	19/06/2015
EDR1546915	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM CSF109 RE: AWARD OF TENDER C15014 - PROVISION OF CAR PARKS, PATHWAYS AND BOARDWALK SWEEPING PARTIES: ALBANY SWEEP CLEAN SIGNED BY THE CEO 1 COPY	25/06/2015
EDR1546916	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: REGIONAL ROAD GROUP FUNDING PARTIES: MAIN ROADS WA SIGNED BY THE CEO 1 COPY	25/06/2015
EDR1546949	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: SIGNED CONSENT TO TAKING FORM - RESUMPTION OF CORNER COCKBURN ROAD AND CAMPBELL ROAD WHICH PASSES THROUGH LOT 316 COCKBURN PARTIES: N/A SIGNED BY THE CEO 1 COPY	25/06/2015

Document Number	Description	Date Sent/Received
EDR1546977	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: REGIONAL ROAD GROUP BLACK SPOT FUNDING PARTIES: MAIN ROADS WA SIGNED BY THE CEO 1 COPY	26/06/2015
EDR1547071	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: 2015 LOCAL GOVERNMENT PREPAREDNESS AND ANNUAL REPORTING TO BE SUBMITTED TO SEMC PARTIES: SEMC SIGNED BY THE CEO 1 COPY	30/06/2015
EDR1547075	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: REGIONAL ROAD GROUP FUNDING PARTIES: MAIN ROADS WA SIGNED BY THE CEO 1 COPY	30/06/2015
EDR1547080	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: BUILDING PERMIT FOR DISABLED RAMP TO EMU POINT BEACH PARTIES: N/A SIGNED BY THE CEO 1 COPY	30/06/2015
EDR1547081	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM CSF109 RE:AWARD OF TENDER C15013 - SOLAR PANELS FOR ALBANY REGIONAL DAY CARE AND NORTH ROAD ADMIN PARTIES: GREAT SOUTHERN SOLAR SIGNED BY THE CEO 1 COPY	30/06/2015
EDR1547129	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: COASTAL ADAPTATION AND PROTECTION GRANT STRATEGY - EMU POINT TO MIDDLETON BEACH (53-08350) \$54,543 PARTIES: DEPARTMENT OF TRANSPORT SIGNED BY THE CEO 2 COPIES	02/07/2015
EDR1547179	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: REGIONAL ROAD GROUP FUNDING PARTIES: MAIN ROADS WA SIGNED BY THE CEO 1 COPY	03/07/2015

Document Number	Description	Date Sent/Received
EDR1547176	COPY OF EXECUTED DOCUMENT ITEM: OCM 18.09.2012 ITEM 1.1 RE: HOUSEHOLD HAZARDOUS WASTE PROGRAM MEMORANDUM OF UNDERSTANDING AMENDMENT - EXTENSION OF ONE YEAR OF THE CURRENT HHW PROGRAM PARTIES: WALGA WASTE AUTHORITY SIGNED BY THE CEO 1 COPY	03/07/2015
EDR1547195	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR DEMOLITION PERMIT FOR CRICKET SHED, CENTENNIAL OVAL, NORTH ROAD ALBANY PARTIES: N/A SIGNED BY THE CEO 1 COPY	06/07/2015
EDR1547253	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: APPLICATION FOR COMMUNITY INFRASTRUCTURE GRANT FOR THE ALL ABILITIES PLAYGROUND IN EYRE PARK ALBANY PARTIES: DISABILITY SERVICES COMMISSION SIGNED BY THE CEO 1 COPY	08/07/2015
EDR1547271	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: DESTRUCTION OF INACTIVE RECORDS IN ACCORDANCE WITH GENERAL DISPOSAL AUTHORITY (GDA-RD2010046) PARTIES: SIGNED BY THE CEO 1 COPY	09/07/2015
EDR1547355	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR PLANNING SCHEME CONSENT OF A PATIO ADDITION AT 49 WINDSOR ROAD, WELLSTEAD PARTIES: N/A SIGNED BY THE CEO 1 COPY	14/07/2015
EDR1547357	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.05.2015 ITEM CSF169 RE: REGIONAL ROAD GROUP FUNDING PARTIES: MAIN ROADS WA SIGNED BY THE CEO 1 COPY	14/07/2015

Document Number	Description	Date Sent/Received
EDR1547358	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: APPLICATION FOR GRANT FROM INJURY CONTROL COUNCIL "STAY ON YOUR FEET" PARTIES:DEPARTMENT OF HEALTH SIGNED BY THE CEO 1 COPY	14/07/2015
EDR1547360	COPY OF EXECUTED DOCUMENT ITEM: OCM 23.06.2015 ITEM WS077 RE: AWARD OF TENDER C15019 - SUPPLY AND DELIVERY OF SAND FOR CENTENNIAL PARK COMPLEX PLAYING FIELDS PARTIES: N/A SIGNED BY THE CEO 1 COPY	14/07/2015
EDR1547446	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.05.2015 ITEM CSF169 RE: SYNERGY APPLICATION FOR INSTALLING RENEWABLE ENERGY SYSTEM PARTIES: SYNERGY SIGNED BY THE CEO 1 COPY	15/07/2015
NCSR1546835	COPY OF COMMON SEAL ITEM: N/A RE: SETTLEMENT DEED FOR SALE OF 14 FLEMINGTON STREET, ORANA PARTIES: L PENNY AND I GRAHAM SIGNED BY THE CEO 2 COPIES	19/06/2015
NCSR1546842	COPY OF COMMON SEAL ITEM: OCM 24.03.2015 ITEM CSF152 RE: SIGNING OF CONTRACTS FOR C14038 - TELEPHONE SYSTEM AND SERVICES UPGRADE PARTIES: NEC AUSTRALIA PTY LTD SIGNED BY THE CEO 2 COPIES	19/06/2015
NCSR1546845	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACT C15008 - ALAC POOL CONCOURSE REPLACEMENT PARTIES: SAFEWAY BUILDING AND RENOVATIONS PTY LTD SIGNED BY THE CEO 2 COPIES	19/06/2015

Document Number	Description	Date Sent/Received
NCSR1546846	COPY OF COMMON SEAL ITEM: N/A RE: SUBDIVISION APPROVAL NO. 149538 - NOTIFICATION OF TITLE ADVISING FUTURE OWNERS THAT A RETICULATED SEWERAGE SERVICE IS NOT AVAILABLE PARTIES: N/A SIGNED BY THE CEO 1 COPY	19/06/2015
NCSR1546964	COPY OF COMMON SEAL ITEM: N/A RE: SUBDIVISION APPROVAL 149538 REQUIRES NOTIFICATION ON CERTIFICATE OF TITLE THAT A RETICULATED SEWERAGE SERVICE IS NOT AVAILABLE PARTIES: N/A SIGNED BY THE CEO 1 COPY	26/06/2015
NCSR1546965	COPY OF COMMON SEAL ITEM: OCM 26.05.2015 ITEM CSF169 RE: AIRPORT CAFE - DEED OF SURRENDER HAS BEEN EXECUTED BY ALL PARTIES PARTIES: JACQUELINE HEATHER DANIEL TRADING AS JACQUI DANIEL ABN 33 636 792 112 SIGNED BY THE CEO 1 COPY	26/06/2015
NCSR1547110	COPY OF COMMON SEAL ITEM: N/A RE: SUBDIVISION APPROVAL 146025 REQUIRES A RESTRICTIVE COVENANT TO ENFORCE BUILDING ENVELOPES AND PROHIBIT DEVELOPMENT OUTSIDE OF THESE AREAS PARTIES: N/A SIGNED BY THE CEO 2 COPIES	01/07/2015
NCSR1547119	COPY OF COMMON SEAL ITEM: OCM 26.04.2015 ITEM ED022 RE: SIGNING OF CONTRACTS FOR C15004 - AIRPORT SECURITY AUTHORITY AND PROVIDER PARTIES: MSS SECURITY PTY LTD SIGNED BY THE CEO 2 COPIES	01/07/2015

Document Number	Description	Date Sent/Received
NCSR1547131	<p>COPY OF COMMON SEAL ITEM: N/A RE: CONTRACT OF SALE DOCUMENTS - SALE OF 3 CHANCERY LANE TO OWNERS OF 53 REGENT STREET. THE LAND WILL BE AMALGAMATED WITH THEIR TITLE. PARTIES: MATTHEW POTTER SIGNED BY THE CEO 1 COPY</p>	02/07/2015
NCSR1547166	<p>COPY OF COMMON SEAL ITEM: OCM 23.06.2015 ITEM WS075 RE: SIGNING OF CONTRACTS FOR C15009(A) - PANEL OF SUPPLIERS - SUPPLY AND DELIVERY OF CONCRETE DRAINAGE PRODUCTS PARTIES: BALL CONCRETE PIPES AND PRODUCTS SIGNED BY THE CEO 2 COPIES</p>	03/07/2015
NCSR1547167	<p>COPY OF COMMON SEAL ITEM: OCM 23.06.2015 ITEM WS075 RE: SIGNING OF CONTRACTS FOR C15009(E) - PANEL OF SUPPLIERS - SUPPLY AND DELIVERY OF CONCRETE DRAINAGE PRODUCTS PARTIES: HUMES SIGNED BY THE CEO 2 COPIES</p>	03/07/2015
NCSR1547168	<p>COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF109 RE:SIGNING OF CONTRACTS FOR C15014 - PROVISION OF CAR PARKS, PATHWAYS AND BOARDWALK SWEEPING PARTIES: ALBANY SWEEP CLEAN SIGNED BY THE CEO 2 COPIES</p>	03/07/2015
NCSR1547222	<p>COPY OF COMMON SEAL ITEM: N/A RE: SECTION 70A NOTIFICATION FOR SUBDIVISION APPROVAL 150703 STORMWATER REQUIREMENTS; NOTICE OF VEHICLE MANOEUVRING REQUIREMENTS; DRAINAGE EASEMENT ON UNDEVELOPED BLOCK PARTIES: VALLEY VIEW ALBANY (JOHANNES AND MARGARET VERMEULEN) SIGNED BY THE CEO 3 COPIES</p>	07/07/2015

Document Number	Description	Date Sent/Received
NCSR1547223	COPY OF COMMON SEAL ITEM: OCM 22.04.2014 ITEM CSF072 RE: DEED OF PARTIAL SURRENDER OF LEASE OF THE KING RIVER HORSE AND PONY CLUB ON RESERVE 1189 TO ALLOW MAIN ROADS WA DRAINAGE AND ROAD WORKS PARTIES: KING RIVER HORSE AND PONY CLUB INC. SIGNED BY THE CEO 3 COPIES	07/07/2015
NCSR1547224	COPY OF COMMON SEAL ITEM: OCM 226.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACT C15013 - SUPPLY AND INSTALLATION OF SOLAR PANELS AT ALBANY REGIONAL DAY CARE AND NORTH ROAD ADMINISTRATION BUILDING PARTIES: REDGUM INLET PTY LTD TRADING AS GREAT SOUTHERN SOLAR SIGNED BY THE CEO 2 COPIES	07/07/2015
NCSR1547225	COPY OF COMMON SEAL ITEM: OCM 23.06.2015 ITEM WS075 RE: SIGNING OF CONTRACTS FOR C15009(B) - PANEL OF SUPPLIERS - SUPPLY AND DELIVERY OF CONCRETE DRAINAGE PRODUCTS PARTIES:NEWMAN'S QUALITY CONCRETE PRODUCTS SIGNED BY THE CEO 2 COPIES	07/07/2015
NCSR1547226	COPY OF COMMON SEAL ITEM: OCM 23.06.2015 ITEM WS075 RE: SIGNING OF CONTRACTS FOR C15009(C) - PANEL OF SUPPLIERS - SUPPLY AND DELIVERY OF CONCRETE DRAINAGE PRODUCTS PARTIES: MJB INDUSTRIES PTY LTD SIGNED BY THE CEO 2 COPIES	07/07/2015
NCSR1547349	COPY OF COMMON SEAL ITEM: OCM 26.05.2015 ITEM CSF169 RE: INTERIM SHORT TERM LICENCE FOR THE AIRPORT CAFE TO CONTINUE PROVIDING CAFE SERVICE AT THE ALBANY AIRPORT PARTIES: ANNA KEKESI TRADING AS WAFFLES GALORE SIGNED BY THE CEO 1 COPY	13/07/2015

Document Number	Description	Date Sent/Received
NCSR1547373	COPY OF COMMON SEAL ITEM: N/A RE: SUBDIVISION APPROVAL 146025 REQUIRES A RESTRICTIVE COVENANT TO ENFORCE BUILDING ENVELOPES AND PROHIBIT DEVELOPMENT OUTSIDE OF THESE AREAS PARTIES: N/A SIGNED BY THE CEO 1 COPY	14/07/2015
NCSR1547376	COPY OF COMMON SEAL ITEM: N/A RE: DEED OF UNDERTAKING FOR ROAD UPGRADING WORKS IS REQUIRED TO RECEIVE CLEARANCE FOR SUBDIVISION 150703 PARTIES: VALLEY VIEWS ALBANY PTY LTD ALBANY FREE REFORMED RETIREMENT ASSOCIATION INC. SIGNED BY THE CEO 1 COPY	14/07/2015

LEASE

CHEYNE BEACH HOLIDAY ACCOMMODATION

CITY OF ALBANY
(Landlord)

- AND -

##
(Tenant)

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LEASE

THIS LEASE is made

BETWEEN

CITY OF ALBANY of 102 North Road, Albany in the State of Western Australia
(Landlord)

AND

of ## in the State of Western Australia

(Tenant)

RECITALS:

- A. The Land is Crown land.
- B. The Land is under the care, control and management of the Landlord pursuant to a Management Order under the *Land Administration Act 1997 (WA)*, designating that the Land is to be used for a specified purpose, with power to lease for a term not exceeding 21 years.
- C. The Tenant has prior to the date of this Lease been in possession of that part of the Reserve described in the Schedule, under a lease with the Landlord.
- D. At the request of the Tenant and subject to the approval in writing of the Minister for Lands and all other necessary consents (if any), the Landlord has agreed to lease and the Tenant has agreed to take a lease of the Leased Property for the Term and at the Rent and on the terms and conditions contained in this Lease.

OPERATIVE PART

1. INTERPRETATIONS AND DEFINITIONS

In this Lease, unless inconsistent in the subject or context, the following applies:

1.1 Definitions

Act means the Land Administration Act 1997 (WA);

Buildings include all buildings situated on the Leased Property and includes any additions to a Building;

Business Day means a day on which the major trading banks are open for business in the State;

Cheyne Beach Planning Policy means the Planning & Development Services Policy – Cheyne Beach as issued by the City of Albany from time to time.

Claim means, in relation to any person, a claim, action, proceeding, judgement, damage, expense or liability incurred by or against the person, whether present, unascertained, immediate, future, contingent, direct or indirect;

Commencement Date means the date of commencement of the Term described in Item 3 of the Schedule;

Consumer Price Index means the Consumer Price Index (All Groups) for Perth as presently calculated by the Australian Bureau of Statistics;

CPI Review Date means the dates set out in Items 3 of the Schedule;

Current Rental Value means the annual rent that can be reasonably obtained for the Leased Premises:

- (a) as determined by a licensed valuer appointed by the Landlord and in accordance with City of Albany Leasing Policy;
- (b) having regard to the current unimproved market land rental value of comparable locations (if any) in the Great Southern of Western Australia;
- (c) having regard to the entire use to which the Leased Premises may be put and applicable use restrictions, including any right to develop and requirements to make good, in accordance with the Lease;
- (d) assuming that the Leased Premises are available for leasing for a term equal to the Term and disregarding the fact that, at the relevant Review Date, part of the Term will have elapsed;
- (e) assuming that all of the covenants and obligations on the part of the Tenant and the Landlord contained in this Lease have been fully performed and observed at that Review Date;
but disregarding:
 - (f) the Tenant's Buildings, fixtures and fittings and any improvements or installations erected or installed at the Tenant's expense and which the Tenant is committed to remove at the end of this Lease;
 - (g) any increase or decrease in the value of the Leased Premises as lettable premises by reason of the occupancy or use of the Leased Premises by the Tenant or any person deriving an interest in the Leased Premises through the Tenant; and
 - (h) any deleterious condition of the Leased Premises, if such condition results from any work carried out on the Leased Premises by the Tenant or by any breach of any term of this Lease by the Tenant.

Date of Execution means the date on which the last of the Parties to execute this Lease executes this Lease;

Fixtures and Fittings includes fixtures, fittings, accessories, doors, windows, roof, furnishings, carpet, paintwork, equipment, locks and keys;

Holiday Accommodation means use by the Tenant for the purposes of temporary holiday accommodation and strictly in accordance with the provisions of Clause 10 of this Lease;

Land means the land identified in Item 1 of the Schedule;

Lease means, depending on the particular context:

- a) this Lease; or
- b) the leasehold estate created on the signing or registration of the Lease; or
- c) any other legal or equitable interest arising from either or both of:
 - (i) entry into possession of the Leased Property; or
 - (ii) the payment or acceptance of money for the right to occupy and use the Leased Property; or
 - (iii) any holding-over period created under the terms of clause 2.3;

Leased Property means that part of the Land described in Item 2 of the Schedule and includes the Buildings where the context indicates;

Market Review Date means each of the dates set out in Item 3 of the Schedule;

Native Vegetation means all vegetation on the Leased Property classified as “native vegetation occurring naturally in the City of Albany” in accordance with City of Albany Environmental Code of Conduct – Guidelines for Works on Council Controlled Land (September 2006) as amended from time to time;

Notice means a written notice as described in clause 15;

Outgoings means all statutory charges, variable outgoings, municipal, water, sewerage and drainage rates and charges and land tax charged in respect of the Land, including:

- a) City of Albany rates;
- b) Water Corporation rates; and
- c) Land tax;

and all charges and expenses (including meter bonds) in respect of electricity supplied to or consumed from the Leased Property and telephones, water consumption, lighting and power for the Leased Property;

Parties means the Landlord and the Tenant, and a Party is a reference to any one of them as the context requires;

Permitted Use means the use of the Leased Property for the purposes specified in Item 5 of the Schedule;

Plan means the plan annexed at Annexure A;

Rent means the Rent described in Clause 3 and in Item 4 of the Schedule;

Review Dates means each of the CPI Review Dates and the Market Review Dates;

State means the State of Western Australia;

Statute includes all delegated legislation and statutory instruments issued under it;

Tenant’s Proportion means the proportion that the area of the Leased Property bears to the area of the Land;

Term means the term of the Lease as described in Clause 2.2; and

Utilities means all utility charges in relation to the Leased Property, including charges for water consumption, electric power, gas or other heating, power or illuminate, and rubbish storage, collection and removal.

1.2 Interpretation

In this deed:

a) Headings are for convenience only and do not affect interpretation;

and unless the context indicates a contrary intention:

- b) if more than one party is identified as the Debtor or the Guarantor, that expression refers to them, and the obligations of the Debtor or the Guarantor (as the case may be) under this deed will bind them, jointly and severally;
- c) the expression "person" includes an individual, the estate of an individual, a corporation, a Government Authority, an association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
- d) a reference to any party shall mean and include a reference to that party, its successors, assigns, personal representatives and transferees as the case may be;
- e) a reference to any document (including this deed) is to that document as varied, novated, ratified or replaced from time to time;
- f) a reference to any statute includes any statutory modification or re-enactment of it or any statutory provision substituted for it, and all ordinances, by-laws, regulations, rules and statutory instruments (however described) issued under it;
- g) words importing the singular include the plural (and vice versa), and words indicating a gender include every other gender;
- h) references to parties, clauses, schedules or annexures are references to parties, clauses, schedules or annexures to or of this deed, and a reference to this deed includes any schedule or annexure to this deed;
- i) the expressions "includes" or "including" are not to be construed as words of limitation;
- j) where a word or phrase is given a defined meaning or interpretation, any other part of speech or grammatical form of that word or phrase has a corresponding meaning; and
- k) a reference to "\$" or "dollar" is to Australian currency.

2. GRANT AND TERM OF LEASE

2.1 Grant

Subject to approval in writing of the Minister for Lands under the Act and to all other necessary consents (if any), the Landlord grants to the Tenant the right to possess and use the Leased Property for the Term and under the provisions of the Lease subject to any prior encumbrances noted on the title to the Land.

2.2 Term

The Term begins and ends on the dates stated in Item 3 of the Schedule and includes each of those dates and also includes an additional period consequent upon the Tenant holding over.

2.3 Holding Over

If the Tenant occupies the Leased Property after the end of the Lease with the Landlord's consent, the Tenant will do so as a Tenant from month to month (Holding Over) and otherwise in accordance with the terms of this Lease.

2.4 Application of lease

- a) The Lease binds the Tenant's personal representatives and assignees, or if it is a corporation, its successors and assignees, as if they were parties to it.
- b) The Landlord named and described in the Lease as the Landlord (Original Landlord) enters into the Lease to the intent to bind the Original Landlord and the registered proprietor of the Land from time to time. The Original Landlord will not be liable to the Tenant for damages for breach of covenant or in any other manner under the Lease, except in respect of those occurring while the Land remains vested in the Original Landlord.

3. RENT**3.1 Rent**

- a) The Tenant must pay to the Landlord (or otherwise as the Landlord directs in writing from time to time during the Term) the Rent for the right to possess and use the Leased Property. Until the Tenant is otherwise notified in writing, the Tenant must pay the Rent and the Outgoings by a direct transfer to the account details nominated by the Landlord, or by cheque, money order or cash. In each case, the Rent will be determined as paid on the receipt of cleared funds.

In the case of direct transfer, the Tenant must ensure that its bank provides property, name or preferred tenant identifying code details with each payment, to be shown on the bank statement of the Landlord. If these details are not provided on the bank statement of the Landlord and the Landlord is required to initiate a bank search to track the payment, the Tenant must reimburse the bank search fee to the Landlord.

- b) The Tenant must pay the Rent, whether demanded or not and without any deductions or set-off.
- c) In the first year of the Lease, the annual Rent is the initial rent amount referred to in Item 4 of the Schedule. In the following years, it is that amount varied in accordance with clause 3.2 and Item 3 of the Schedule.
- d) The Tenant must pay the Rent in the manner and at the times set out in Item 4 of the Schedule.

3.2 Variation of Rent

- a) The annual Rent (Annual Rent) is to be reviewed at the times set out in Item 3 of the

Schedule for each of the respective Review Dates.

- b) On each CPI Review Date the Annual Rent is to be the yearly rent determined by multiplying the Annual Rent payable for the immediately preceding rental period by the fraction obtained by dividing the Consumer Price Index most recently issued prior to the relevant CPI Review Date by the Consumer Price Index most recently issued prior to the preceding Review Date, provided that the reviewed Annual Rent shall not be less than the Annual Rent payable immediately prior to the review. The Landlord must give to the Tenant a Notice which sets out the adjusted Rent payable from and including the relevant CPI Rent Review Date.
- c) In the event that no statistical information is published or available or if the basis of calculating the Consumer Price Index is substantially changed the review of the Annual Rent in the manner aforesaid is based on any index created in substitution for the Consumer Price Index and in the event that the parties fail to agree as to the index to be substituted then the Annual Rent is determined in accordance with clause 3.2(f).
- d) On each Market Review Date, the Annual Rent payable from that Review Date will be the Current Rental Value for the Leased Property as determined by a Valuer appointed by the Landlord. The Valuer is to act as an expert and not as an arbitrator. The Valuer's decision is to be final and binding on the Landlord and the Tenant.
- e) The Tenant must pay all costs incurred in the valuation and the determination of Rent pursuant to clause 3.2.
- f) Notwithstanding any other provision in this clause, the rent that is agreed or determined on each Market Review Date must not be less than the rent that would be payable if it were determined according to clause 3.2(b).
- g) Rent that is determined is payable from the Review Date. If at that date, the reviewed Annual Rent has not been determined, the Tenant must pay the Annual Rent that was payable during the immediately preceding rental period until the reviewed Annual Rent is determined. The amount of any difference in Annual Rent for the period from the Review Date to the date upon which an instalment of Annual Rent is payable next following the date of determination must be paid by the Tenant with the instalment.

4. OTHER PAYMENTS BY THE TENANT

4.1 Outgoings

- a) The Tenant must punctually pay all Outgoings throughout the Term on or before the date they become due, in the manner specified in clause 3.1(a) or otherwise as the Landlord directs from time to time.
- b) The Tenant must pay the first instalment of the Outgoings on the Commencement Date or otherwise as the Landlord directs and must pay each following instalment as invoiced by the Landlord.
- c) If the Leased Property is not separately rated, then the Tenant must pay the Lessees Proportion of the total charges applicable to the Land.
- d) If all of the component parts of the Outgoings are not determined as at the required date of payment, the Landlord will estimate the relevant amounts. Any necessary

adjustments will be made by the Landlord when final figures become available.

- e) The Tenant must pay punctually for all Utilities that are connected to the Leased Property.

4.2 Landlord's Cost of Default Notices

The Tenant must pay to the Landlord all costs, charges and expenses (including solicitor's costs (on a solicitor and own client basis) and surveyors' fees) for the purpose of or incidental to the preparation and service of any notice required to be served under the *Property Law Act 1969* (WA). This includes any notice under Section 81 of that Act requiring the Tenant to remedy a breach of any of the covenants in the Lease, even if forfeiture is avoided in a different manner than by relief granted by the Court.

4.3 Interest

- a) The Tenant must pay interest to the Landlord on:
 - (i) any money due under the Lease;
 - (ii) any Claim by the Landlord arising from the Lease; or
 - (iii) all expenses incurred by the Landlord in completing any repairs or carrying out any works in respect of which the Tenant has failed to comply with any notice given by the Landlord under the *Property Law Act 1969* (WA) or the Lease,
 until all outstanding money and interest is paid in full.
- b) Interest will accrue and be calculated daily at the rate set by the Landlord's bank as its benchmark rate for overdrafts of \$100,000 or more or, if there is no set rate, at the annual rate of 15%.

4.4 Insurance

- a) At its own expense, the Tenant must take out and keep up to date appropriate insurance policies over the Leased Property and the Buildings with the interest of the Landlord endorsed on each, including those policies referred to in Item 6 of the Schedule, where the cover provided under the policy must not be contributory with any policy the Landlord takes out.
- b) The insurance policies must be taken out with an insurance company approved by the Landlord.
- c) The Tenant must give copies of the insurance policies of the types described in Item 6 of the Schedule to the Landlord before taking possession under the Lease.
- d) Within seven days of receiving any certificate of renewal or further policy, the Tenant must give a copy of it to the Landlord.
- e) If requested by the Landlord, the Tenant must show evidence of renewal of an expired policy to the Landlord.
- f) The Tenant must:

- (i) not do anything directly or indirectly that might make any insurance on or relating to the Leased Property or Buildings void or voidable or which might increase the policy premium;
- (ii) pay any component cost of insurance premiums or charges incurred by the Landlord that occur because of the Tenant's use of the Leased Property;
- (iii) comply with the insurance, sprinkler and fire alarm regulations that apply because of the use of the Leased Property;
- (iv) comply with the requirements of any insurer of the Leased Property; and
- (v) pay for any necessary alterations to sprinkler or fire alarm installation to ensure compliance.

5. TENANT'S OBLIGATIONS

5.1 Indemnity and Nuisance

The Tenant must indemnify the Landlord and the Minister for Lands against all:

- a) Claims which the Landlord or the Minister for Lands may suffer or incur in connection with the loss of life and or personal injury to any person and or damage to any property or the Tenant (wheresoever occurring):
 - (i) arising from or out of any occurrence at the Leased Property or in relation to the Buildings;
 - (ii) arising from or out of the use by the Tenant of the Leased Property or the Buildings or any part thereof;
 - (iii) arising, from any improvements, alterations, additions or renovations conducted at the Leased Property or the Buildings by the Tenant or under the authority of the Tenant;
 - (iv) arising from or out of or connected with the execution of this Lease by the Landlord or any consent given; or
 - (v) occasioned wholly or in part by any neglect or omission by the Tenant or by the servants, agents or lawful visitors of the Tenant or by any other person using, upon or near the Leased Property;
- b) loss and damage to the Leased Property caused by the negligent use or misuse, waste or abuse of the water, gas or electricity supplied to the Leased Property or to the Tenant in connection with the Leased Property or by faulty sanitary, water, gas or electric light fittings or fixtures fixed or installed by or on behalf of the Tenant;
 - (i) give to the Landlord and the Minister for Lands prompt written notice of any accident to or defects in or want of repair to the water pipes, electric light wiring or fittings or fixtures and of any circumstances likely to be or to cause any danger or risk or hazard to the Leased Property or any person in them;
 - (ii) not to do or allow to be done on the Leased Property anything which may be or become a nuisance to the Landlord or occupiers of any adjoining or neighbouring premises; and
 - (iii) not to do or leave undone or allow to be done or left undone any act, matter or thing amounting to a nuisance (or that any local, state, federal or other public

authority, body or person or within the meaning of any statute, regulation or by-law for the time being in force may deem to be a nuisance) and immediately to abate any such nuisance.

5.2 Compliance with Requisitions of Authorities

The Tenant must:

- a) construct works;
- b) make alterations to the Leased Property; and
- c) perform and do such acts and things,

as are during the Term required by any order or requisition whether addressed to Tenant or Landlord in pursuance of:

- d) the Health Act 1911 (WA);
- e) the Local Government Act 1995 (WA);
- f) the Bush Fires Act 1954 (WA);
- g) the Land Administration Act 1997 (WA);
- h) the Environmental Protection Act 1986 (WA);
- i) any amendment of the Acts or any of them; or
- j) any other acts for the time being in force; or
- k) any by-laws or regulations made under them relating to public health or safety, water supply, sewerage or drainage; or
- l) any requisitions or requirements of any body or authority having control over electrical installations or fixtures, safety, health insurance matters or similar subjects.

5.3 Development Approvals

- a) The Tenant must obtain the prior written approval of the Landlord and as required from the local planning authority with respect to all development, alterations, improvements and works of whatever nature to be undertaken on the Leased Property or Buildings.
- b) All existing and future development of the property, including the Buildings, is the sole risk of the Tenant. The Tenant must ensure that the Leased Property and Buildings remain in a safe and compliant condition at all times.
- c) Any application lodged for approval must be in accordance with Cheyne Beach Planning Policy.
- d) The Tenant shall comply with and observe all conditions imposed by the Landlord in granting its approval to commence development or in issuing a building licence within the times specified by the Landlord.

- e) The Tenant shall not commence or carry out the development otherwise than by using a building design and external materials of the colour and texture first approved by the Landlord.
- f) Without limiting the generality of clause 8.1, the Tenant hereby acknowledges and agrees that the Landlord will not give its consent to an assignment of the Leased Property unless and until the lessee has complied with the provisions of this clause 5.

5.4 Alterations & Improvements to Leased Property

All buildings and improvements including driveway access and fencing to be constructed, erected, or works carried out on the Leased Property by or for the Tenant shall be first approved in accordance with clause 5.3 and:

- a) in accordance with Cheyne Beach Planning Policy, or otherwise as the Landlord may direct or prescribe from time to time;
- b) the natural vegetation on the balance of the Leased Property shall be retained unless the Landlord consents in writing to additional clearing; and
- c) notwithstanding the above, Tenant shall be responsible for the construction and maintenance of all access on the Leased Property and as required for access to the Buildings. All such access shall be constructed and maintained in accordance with the requirements of this Lease and Cheyne Beach Planning Policy.

5.5 Maintenance and Repair

- a) At the Tenant's own cost, the Tenant must maintain, repair, replace and keep the Leased Property including the Buildings and all improvements on the Leased Property in good, clean and substantial repair and condition.
- b) Without limitation to its obligations under clause 5.5(a), the Tenant must:
 - (i) immediately repair or pay the costs of repairing and making good any damage to the Buildings and indemnify the Landlord against all Claims for damage so caused;
 - (ii) clean out and keep open and in good working condition all drains, culverts, water courses, dams and soaks and protect the Land from water scouring and erosion;
 - (iii) provide and maintain at all times all necessary electrical and water supply services and to pay punctually for all electricity and water used by the Tenant on the Leased Property;
 - (iv) keep the Leased Property and all Buildings, improvements and fixtures thereon, including fences, paths and paved areas now thereon or which may during the term of this Lease be placed thereon, in good and tenantable repair and condition and clean and in good order to the satisfaction of the Landlord and to regularly remove refuse from the Leased Property;
 - (v) maintain existing landscaping on the Leased Property in accordance with Item 7 Special Conditions;

- (vi) install and maintain on the Leased Property a rain water storage tank of 55,000 litres capacity and appropriate collection facilities;
- (vii) control the height of trees and shrubs on the Leased Property only to the extent required for safety purposes, by trimming or such other measures or purposes as the Landlord may from time to time prescribe. Tenant shall not remove or substantially cut down any tree without prior written approval of the Landlord; and
- (viii) keep all exterior paint in good and serviceable condition and to repaint in a proper and workmanlike manner as reasonably required by the Landlord.

5.6 Notice of Damage

Should any damage occur to the Leased Property or should the Tenant receive any notice from any statutory public or municipal authority with respect to the Leased Property the Tenant will forthwith give notice in writing to the Landlord.

5.7 Bush Fires

- a) The Tenant covenants with the Landlord that it will comply at all times with the City of Albany Fire Management Requirements as amended and updated from time to time. All costs of compliance to be borne by the Tenant.
- b) The Tenant will permit the Landlord and volunteer bush fire brigades to take and use water for the purpose of the control of fire from any water storage tank installed on the Leased Property.

6. LANDLORD'S OBLIGATIONS

The Landlord (so as to bind the Leased Property and their proprietor for the time being but not to make itself personally liable except for its own acts and defaults or the acts of its servants or agents while it is the registered proprietor) must allow the Tenant (duly paying the Rent and performing and observing the terms, covenants and conditions of the Lease) to peaceably and quietly hold and enjoy the Leased Property during the Term.

7. LANDLORD'S RIGHTS

7.1 Enter, Inspect & Repair

- a) Following reasonable notice, or immediately in the case of an emergency, the Tenant will permit the Landlord and the Landlord's agents to enter and view the state of the Leased Property and forthwith may, but is not obliged to do so, amend in a proper and workmanlike manner any non-compliance with the terms of this Lease.
- b) Following reasonable notice, or immediately in the case of an emergency, the Landlord, its agents or both may enter the Leased Property and the Buildings to assess its condition. The Landlord may give Notice to the Tenant of any defects relating to the Lessees obligations under clause 5.1 and require the Tenant to remedy them within a reasonable time.
- c) Following reasonable notice, or immediately in the case of an emergency, the Landlord its agents or both may, but are not obliged to do so, enter the Leased Property, without causing unnecessary interference with the use of the Leased Property by the Tenant, to:

- (i) comply with the terms of any statute affecting the Leased Property;
 - (ii) carry out any works that the Landlord thinks should be carried out that are not the responsibility of the Tenant under this Lease;
 - (iii) install any services such as fire apparatus, gas pipes, water pipes, drainage pipes, cables or electrical wiring;
 - (iv) carry out any repairs to the Leased Property that the Landlord thinks should be carried out;
 - (v) carry out any works to any adjoining premises that the Landlord thinks should be carried out; and
 - (vi) remedy any defects which the Tenant has not remedied within a reasonable time.
- d) If the Landlord carries out any works in the Leased Property or in any of the Buildings that the Tenant should have carried out, the Tenant must pay the costs of that work to the Landlord on demand and indemnify the Landlord with respect to all such work.

7.2 Alterations or Additions

At any time and from time to time during the Term the Landlord may require the Tenant to carry out improvements or alterations that it reasonably considers is necessary for the purpose of:

- a) protecting the safety or well-being of those entering upon the Leased Property; or
- b) resolving an issue which may impact negatively upon members of the public, the Landlord or the management of the Leased Property generally.

7.3 Landlord not Liable for Damage to Property

If property of any kind, including the Buildings or any improvements, which may be in or on the Leased Property before, during or after the Term is destroyed or damaged by water, heat, fire, vermin or in any other way, then;

- a) no part of the loss or damage occasioned is borne by the Landlord; and
- b) the Tenant shall indemnify the Landlord against any Claim brought against the Landlord for such loss or damage by any person claiming:
 - (i) in connection with that person's use or occupation of the Leased Property; or
 - (ii) by reason of any alleged act or omission in connection with the Leased Property.

7.4 Landlord not Liable for interruption of Services

Despite any implication or rule of law to the contrary, the Landlord is not liable to the Tenant (except for any willful or negligent acts of the Landlord or its officers, servants or agents) for any loss or damage suffered by the Tenant through:

- a) any malfunction, failure to function or interruption of or to the water, gas or electricity services, fire equipment or any of the appurtenances contained in the Leased Property; or
- b) the blockage of any sewers, water, drains, gutters, downpipes or storm water drains

from any cause, and

- c) the Tenant is not entitled to terminate the Lease for any such reason and waives any right of action or Claim against the Landlord in respect of such failure.

7.5 Reservations

Subject to the consent of the Minister for Lands, the Landlord reserves the right to:

- a) grant easements and restrictive covenants over the Land;
- b) accept the surrender of easements and restrictive covenants which are encumbered over the Land; and
- c) grant and discharge mortgages over the Land,

provided that the Landlord will not exercise any of the rights under this clause where the rights of the Tenant under the Lease will be materially prejudicially affected. The Landlord will not exercise any of the rights under clause 7.6 where the rights of the Tenant under the Lease will be materially prejudicially affected.

7.6 Power of Attorney

- a) The Tenant in consideration of the Landlord granting the Lease to the Tenant irrevocably nominates, constitutes and appoints the Landlord and the assignees and transferees of the Landlord and each of them severally the true and lawful attorney of the Tenant and of permitted assignees and transferees of the Tenant for the purpose of:
 - (i) withdrawing any caveat which the Tenant is required to withdraw or which it lodges and fails to withdraw at the end of the Term;
 - (ii) if this Lease is registered, surrendering this Lease after termination of this Lease; and
 - (iii) signing any necessary withdrawal of caveat or surrendering of Lease.
- b) The Tenant and each of the Tenant's permitted assignees and transferees ratify and agree to allow, ratify and confirm all the attorneys or any of them or their substitutes lawfully do or cause to be done or by virtue of this power of attorney and also declare that this power of attorney will continue and be of full force and effect until all acts, deeds, payments, matters and things authorised have been done, made and completed notwithstanding the expiration or determination of the Term.

7.7 Release of Landlord

The Landlord will not be liable for any loss or damage suffered by the Tenant by reason of any accident arising from the water, sewerage, gas or electricity or other services used or installed in the Leased Property or by reason of any leakage, overflow or escape of water, gas or electricity unless the same is directly attributable to the negligence of the Landlord or the employees of the Landlord.

8. TRANSFER, SUBLETTING AND PARTING WITH POSSESSION

8.1 Restriction

- a) Subject to clauses 8.2 and 8.3, the Tenant must not assign, mortgage, charge, licence, or encumber the Leased Property or any part of the Leased Property or otherwise part with possession of the Leased Property or any part without the prior written consent of the Landlord and the Minister for Lands.
- b) The provisions of Section 80 and 82 of the *Property Law Act 1969* will not apply to the Lease.

8.2 Consent

- a) Consent of the Landlord in the case of an assignment is at the absolute discretion of the Landlord.
- b) The Landlord will not be called upon or required to give the Landlord's consent to any assignment of the Leased Area in the event of the proposed assignee carrying on or intending to carry on an activity or occupation not being of a like nature to the Permitted Use.
- c) It will be a condition precedent to the granting of consent to any assignment that:
 - (i) the Tenant will have obtained the execution by the proposed assignee and guarantor (as the Landlord may require) of a deed of covenant;
 - (ii) the deed of covenant must be prepared by the Landlord's solicitors at the expense of the Tenant; and
 - (iii) in the deed of covenant, the permitted assignee and guarantor (if any) must covenant with the Landlord to comply with the covenants and agreements contained in the Lease on the part of the Tenant or those of them as the Landlord's solicitors consider necessary.

8.3 Subletting

The Tenant must not sublet the Leased Property without the prior written approval of the Landlord and the Minister for Lands.

8.4 Change in Control

- a) If the Tenant is a corporation, it will be treated as transferring the Lease for the purposes of clause 8.1 if the person or persons who beneficially own or control a majority of its voting shares at the start of the Lease cease to do so, except as a result of transmission on the death of a shareholder.
- b) Clause 8.3(a) does not apply if the:
 - (i) Tenant is a corporation; and
 - (ii) voting shares of the Tenant are listed on a stock exchange in Australia.

8.5 Costs

The Tenant must pay the Landlord's reasonable legal costs (on a solicitor and own client basis) and other costs incurred in considering and giving consent including any costs that

the Landlord incurs in making inquiries about the character and financial status of any person to whom possession is to be transferred in accordance with the terms of this Lease.

9. ABATEMENT

The Parties agree and acknowledge that no abatement shall apply or be requested by the Tenant during the Term or otherwise.

10. USE OF THE LEASED PROPERTY

10.1 Tenant's Risk

The Tenant occupies the Leased Property and uses the Leased Property and Buildings at the Tenant's own risk.

10.2 No Landlord Representation

a) The Landlord does not warrant or represent that the:

- (i) Leased Property or Buildings are suitable for the Permitted Use;
- (ii) services and infrastructure are suitable for the Permitted Use;
- (iii) Leased Property may lawfully be used for the Permitted Use; or
- (iv) zoning of the Leased Property or of the Building will allow the Leased Property to be used for the Permitted Use,

and the Tenant agrees that, before signing the Lease, the Tenant made its own inquiries about zoning.

b) Any warranty as to the suitability of the Leased Property implied by law is expressly negated.

10.3 Restrictions on Tenant

The Tenant must not:

- a) use or permit the Leased Property to be used, or any part thereof, as the primary place of residence of any person. The Landlord may at any time request that the Tenant provides evidence that each adult person occupying the property holds a primary place of residence other than the Leased Property. The Landlord may also request provision of a sworn statutory declaration of the Tenant, in a form acceptable to the Landlord, declaring that the Leased Property is not the primary place of residence of any person. Should the Tenant fail to provide the requested evidence including any declaration, within 10 Business Days of a written request of the Landlord, the Leased Property will for the purposes of this Lease be deemed as the primary place of residence of the relevant person or persons and will constitute a breach of an essential term of this Lease;
- b) use or permit the Leased Property to be used or any part thereof for any purpose other than Holiday Accommodation and in particular:
 - (i) not to occupy or allow any person to occupy a caravan or other mobile accommodation, or to camp or allow any person to camp on the Leased Property or any part thereof, other than temporarily and in accordance with the Caravan

Park & Camping Ground Regulations 1997 administered by the City of Albany and as amended or reissued from time to time; and

- (i) not to rent, hire, let, sublease, or otherwise give over possession or control of the Leased Property at any time for any period to any other party, whether or not for gain or consideration, other than in accordance with clause 8 of this Lease;
- c) carry on or permit to be carried on upon the Leased Property any activity, business, trade, occupation or calling, including but without limitation, use of the Leased Property for agistment by any person;
- d) keep or permit any pet, animal or bird on the Leased Property;
- e) remove any gravel, stone, fallen or standing timber from the Leased Property except to the extent that the Landlord may authorise for the use of, maintenance, or repair of fencing, culverts or other works;
- f) dispose of green-waste or any other items on the Land. These items are to be disposed of at authorised disposal sites;
- g) do or allow anything which may:
 - (i) cause loss or damage to the Leased Property; or
 - (ii) choke or otherwise damage sewerage connections, drains and fittings;
- h) cause or allow any unduly loud noise or any other nuisance, disturbance or annoyance to be made in or to emanate from the Leased Property;
- i) conduct or allow any auction sale, fire sale, or liquidation sale on the Leased Property;
- j) mark, paint, deface or place any signs or advertising on any surface of the Leased Property or the Buildings unless permitted by the Lease or with the prior written approval of the Landlord; or
- k) permit any rubbish to accumulate in the Leased Property unless confined in suitable containers and disposed of regularly.

10.4 Not Suitable for Permanent Accommodation

Without derogation from the remainder provisions of this clause 10, the Landlord advises and the Tenant acknowledges that:

- a) the Leased Property and the locality are not suitable for purposes of permanent accommodation, or any purpose other than Holiday Accommodation and the Landlord makes no representation as to the suitability or adequacy of the Leased Property for those purposes and specifically that:
 - (i) existing services, infrastructure and amenities available to the locality may not be adequate for current or future uses either as permitted under this Lease or otherwise; and
 - (ii) no new or upgraded services, infrastructure or amenities are contemplated to service the locality.
- b) all occupancy of the Leased Property and Buildings is at the Tenant's sole risk. The

Tenant hereby covenants with the Landlord that it will not make any claim or require anything to be done by the Landlord or the City of Albany in its capacity as local government or planning authority, with respect to any matter or thing relevant to the use of the Leased Property as Holiday Accommodation or otherwise. The Tenant indemnifies the Landlord with respect to any claim, loss or liability of the Landlord as associated with the abovementioned matters, including as relating to services, infrastructure and amenity; and

- c) without limiting the obligations of the Tenant in any way, by occupying the Leased Property the Tenant represents and warrants that it has provided on the Leased Property adequate parking, an adequate potable water supply and an adequate effluent disposal system as are appropriate for the use to which the Leased Property is put.

11. TERMINATION FOR BREACH

11.1 Essential Terms

The following Tenant's covenants are essential terms of the Lease:

- a) the covenant to pay Rent during the Term;
- b) the covenant to pay Outgoings during the Term;
- c) the covenant about use of the Leased Property, including use as primary place of residence;
- d) the covenants not to deal with the Lease, or part with possession of the Leased Property without consent; and
- e) the covenant requiring the Tenant to insure the Leased Property and the Buildings.

11.2 No Waiver

The Landlord's acceptance of late payment of any Rent does not waive the essentiality of the Tenant's obligation to pay Rent.

11.3 Right to Terminate Lease

The Landlord may terminate the Lease if:

- a) all or part of the Rent or other money due to the Landlord under the Lease remains unpaid for 14 days after it is due, whether formally demanded or not;
- b) the Tenant breaches an essential term of the Lease;
- c) the Tenant breaches the Lease, or any rule or regulation made under the Lease, and that breach remains wholly or partially unremedied following 14 days' notice of such breach to the Tenant;
- d) defects notified are not remedied within the time specified in the notice;
- e) the Tenant is a company that:

- (i) stops or threatens to stop carrying on its business;
 - (ii) goes into liquidation, whether voluntary or not;
 - (iii) is subject to an order or resolution for its winding up, unless it is for reconstruction or amalgamation;
 - (iv) is placed under the control of a liquidator or receiver (in both cases whether provisional or otherwise);
 - (v) is placed under official management under the Corporations Act; or
 - (vi) enters into a composition or scheme of arrangement;
- f) the interest of the Tenant under the Lease is taken in execution; or
- g) the Tenant commits an act of bankruptcy or makes any arrangement or composition with its creditors.

11.4 Method of Termination

For the purposes of clause 11.3 the Landlord may terminate the Lease by:

- a) giving Notice to the Tenant of the termination;
- b) re-entering the Leased Property, with force if necessary, ejecting the Tenant and all other persons from the Leased Property and repossessing them; or
- c) doing both.

11.5 Continuation of Tenant Liability

If the Landlord terminates the Lease under clause 11.3 the Tenant remains liable for any previous breach of the Lease and other remedies available to the Landlord for recovery of unpaid Rent or for breach of the Lease are not affected.

11.6 Recovery of Damages

If the Landlord terminates the Lease under clause 11.3, it may, in addition to any other rights and remedies that it might have, recover damages from the Tenant for the loss of the benefit of so much of the Lease as would have continued but for the termination.

12. END OF TERM

12.1 Surrender of Leased Property

At the end of the Lease, the Tenant must:

- a) unless notified by the Landlord, by the date of termination remove from the Leased Property all Buildings and improvements thereon and to restore the Leased Property to the condition it was in immediately prior to the first development of the Leased Property, whether such Buildings and improvements relate to a time before, during or after this Lease and leave the Leased Property in a clean, tidy and safe condition. Any Buildings and improvements not removed by the Tenant will be dealt with in accordance with clause 13. The Landlord will not be liable to the Tenant for any loss or damage;

- b) in any event, upon the expiration or sooner determination of the term to yield up the Leased Property in a condition which is in accordance with the covenants on the part of the Tenant herein contained;
- c) quietly yield up possession to the Landlord;
- d) if so desired by the Landlord, remove or erase to the Landlord's satisfaction any sign or other thing erected on or about the Leased Property;
- e) where applicable, surrender all keys for the Leased Property to the Landlord at the Landlord's address; and
- f) remove from the Leased Property all of its personal property. Any of the Tenant's property not removed by the Tenant will be dealt with in accordance with clause 13. The Landlord will not be liable to the Tenant for any loss or damage.

12.2 Landlord May Erect Signs and Allow inspection

During the last three (3) months before the end of the Term the Tenant must allow:

- a) the Landlord or its agent to affix upon any part of the Leased Property a notice for re-letting them; and
- b) intending Lessees and others with written authority from the Landlord or its agent at reasonable times of the day upon application to view the Leased Property.

12.3 Reservation of Rights

The Parties acknowledge and agree that:

- a) the Landlord reserves its rights with respect to past breaches of this Lease and any other lease that has been or will be made between the Landlord and Tenant with respect to the Leased Property; and
- b) by the granting of this Lease, neither the Landlord nor any other person or authority approves, ratifies or sanctions any matter or thing relating to the previous use or occupation of the Leased Property, including with respect to past or current development or improvements on the Leased Property or any Buildings thereon.

13. REMOVAL OF TENANT'S PROPERTY & BUILDINGS

On the termination of the Lease, the Landlord may:

- a) if the Tenant fails to do so in accordance with clause 12.1, remove from the Leased Property all Buildings and improvements thereon and restore the Leased Property to the condition required under that clause, at the expense of the Tenant which amount shall be a debt immediately due and payable by the Tenant; and
- b) remove any of the Tenant's other property; and
 - (i) store it at the Tenant's expense; and

- (ii) after storing the property for 30 days, dispose of it and apply any proceeds towards: any unpaid Rent or other money; or any loss or damage; or the payment of storage and other expenses;

without being liable to the Tenant for loss, trespass, detinue, conversion or negligence.

14. GOODS AND SERVICES TAX

- a) In this clause, GST means a goods and services tax or any similar tax, impost or duty introduced by the Commonwealth of Australia or any State or Territory of Australia whether before, on or after the Commencement Date, which becomes payable in connection with the supply of the Leased Property or any goods, services or other things acquired or paid for by the Landlord in connection with the Lease.
- b) All Rent and other amounts the Tenant agrees to pay to the Landlord as the consideration for the supply expressed in the Lease are exclusive of GST.
- c) The Tenant agrees to pay to the Landlord, at the same time as the Landlord becomes liable to pay GST, the additional amount of GST together with any payment to which it relates. This obligation covers the Landlord's liability under the Lease and any renewal or extension of the Lease and includes Rent, rates, Outgoings or consideration for any other taxable supply.
- d) The Tenant:
 - (i) must reimburse the Landlord the full amount of GST, despite any entitlement the Landlord may have to input tax credits or other credits or reimbursements for GST; or
 - (ii) Landlord is entitled to an input tax credit for any amount recoverable from the Tenant under clause 14(c) need only pay the Landlord an amount as reduced by the amount of the input tax credit the Landlord has received, or claims and is entitled to receive.
- e) The Landlord will deliver tax invoices to the Tenant for the supply relating to Rent paid under the Lease, in a form that complies with the GST legislation, so that the Tenant may claim input tax credits for the taxable supply.

15. NOTICES

15.1 Method of Giving Notice

Notice which is required or permitted to be given by one Party to another under this Lease must be in writing and be:

- a) delivered to that person's address;
- b) sent by pre-paid mail to that person's postal address;
- c) transmitted by facsimile to that person's facsimile number; or
- d) sent by electronic mail to that person's email address.

15.2 Time of Receipt

Notice given to a party in accordance with this clause is treated as having been duly received:

- a) when delivered (in the case of it being left at that Party's address);
- b) on the third (3rd) Business Day after posting (in the case of it being sent by pre-paid mail);
- c) on the day of transmission (if a Business Day) or, if not a Business day, on the next Business Day, if given by facsimile and sent to the facsimile receiver number of that Party and no intimation having been received that the Notice had not been received, whether that intimation comes from that Party or from the operation of facsimile machinery or otherwise;
- d) if sent by electronic mail and the sender does not receive a message from its internet service provider or the recipient's mail server indicating that it has not been successfully transmitted, on the day of sending if a Business Day, otherwise on the next Business Day.

15.3 Address of Parties

For the purposes of this clause, the address of a Party is the address set out in this document or another address of which that Party may from time to time give Notice to each other Party.

16. TRUSTEE COVENANTS

Where any Party (other than for the Landlord) executes this Lease in the capacity of a Trustee pursuant to any trust deed, will, deed of settlement or other instrument whatsoever (the Trust Deed) such party (the Trustee) warrants and undertakes and covenants with the Landlord that:

- a) as Trustee it has power under the Trust Deed:
 - (i) to enter into and execute this Lease; and
 - (ii) to be or become indebted to the Landlord and to enter into all other obligations in the manner and to the extent contemplated by this Lease;
- b) it is not a party to any partnership, joint venture or any profit sharing or like arrangement with any other person or corporation;
- c) it is the sole Trustee of the trusts created by the Trust Deed;
- d) during the Term it will not without the prior written consent of the Landlord:
 - (i) cause to vest or distribute prior to the final date for distribution under the Trust Deed the whole or any part of the trust property other than the income thereof;
 - (ii) vary, alter or revoke either wholly or in part of any of the terms of or powers under the trust Deed howsoever;

- (iii) appoint or procure or consent to or concur in the appointment of any person, firm or corporation as a new or substitute custodian trustee under the Trust Deed;
 - (iv) as Trustee under the Trust Deed delegate any power or powers or duty or duties conferred upon it under the Trust Deed; and
 - (v) do any act or thing or omit to do any act or thing so as to harm or impair or be likely to harm the Landlord or the Tenant's ability to perform all of the covenants, terms and conditions on the Tenant's part to be performed pursuant to this Lease; and
- e) in the event of a new substitute or custodian trustee being appointed under the Trust Deed it will procure that such new substitute or custodian trustee shall enter into a deed in like form mutatis mutandis with this Lease, which deed shall be prepared and stamped by the Landlord's solicitors at the cost in all respects of the Tenant.

17. COSTS

17.1 Lease

- a) The Tenant must pay:
- (i) the Landlord's costs (including, without limitation, legal costs on a solicitor and own client basis) in connection with the instructions for, and the preparation, execution, completion of the Lease, excluding costs of any survey lease plan attached hereto; and
 - (ii) all other costs and expenses of and incidental to any document, act, matter or thing required pursuant to this document to be prepared, executed, done or completed.
- b) If the Landlord, without fault on its part, is made a party to any litigation, commenced by or against the Tenant (other than litigation between the Landlord and the Tenant) arising directly or indirectly out of the Tenant's occupancy of the Leased Property, the Tenant shall pay to the Landlord all legal fees and disbursements (on a full solicitor client indemnity basis) reasonably incurred by the Landlord in connection with that litigation.

18. GENERAL

18.1 Default Costs

Any Party in default under any provision of the Lease, on demand must pay all reasonable solicitors costs and expenses incurred by any other Party arising out of that default or from the exercise of any remedy exercisable as a result of that default.

18.2 Amendment

A variation or waiver of, or any consent by a Party to any departure from, a provision of the Lease is only effective if it is in writing and signed by the Parties. That variation, waiver or consent is effective only to the extent for which it is made or given.

18.3 Waiver

The failure, delay, relaxation or indulgence on the part of any Party in exercising any power

or right conferred upon that Party by the Lease does not operate as a waiver of that power or right. Any single exercise of any power or right does not preclude any other or further exercise of it or the exercise of any other power or right under the Lease.

18.4 Moratorium not to Apply

Unless application is mandatory by law any statute proclamation, order, regulation, or moratorium present or future will not apply to the Lease so as to abrogate extinguish, impair, diminish, fetter, delay or otherwise prejudicially affect any rights powers privileges remedies or discretions given or accruing to the Landlord.

18.5 Entire Agreement

The Lease constitutes the sole and entire agreement between the Parties concerning the subject matter hereof. A warranty, representation, guarantee or other term or condition of any nature relating to that subject matter, that is not contained, recorded, or referred to in the Lease, is of no force or effect.

18.6 Severance

If any provision of the Lease or the application of that provision to any person or circumstance is or becomes invalid or unenforceable, then the remaining provisions of the Lease are not affected and are valid and enforceable to the fullest extent permitted by law. This clause has no effect if the severance alters the basic nature of the Lease.

18.7 Further Assurance

Each Party must do, sign, execute and deliver and must procure that each of its employees and agents does, signs, executes and delivers all deeds, documents, instruments and acts reasonably required of it or them by notice from another Party to effectively carry out and give full effect to the Lease and the rights and obligations of the Parties under it.

18.8 Counterparts

The Lease may be executed by more than one (1) counterpart and all of those counterparts taken together constitute one (1) and the same instrument.

18.9 Landlord Not Liable to Third Parties

The Landlord is not responsible for loss, damage or injury to any person or property or effects of the Tenant or any other person in or about the Leased Property unless it arises from any willful or negligent act or omission by the Landlord, its servants, contractors or employees.

18.10 Landlord May Act by Agent

All acts and things which the Landlord is required or empowered to do under the Lease may be done by the Landlord or any solicitor, agent, contractor or employee of the Landlord.

18.11 Compliance with Laws

In the performance of their obligations under the Lease, the Parties must comply with all applicable laws, rules regulations and by-laws of the Commonwealth, the State and any other jurisdiction and with all lawful orders and directions of any competent governmental

body or government authority of the Commonwealth, the State or any other jurisdiction.

18.12 Time of Essence

Time is of the essence of the Lease in all respects in so far as they relate to the Tenant.

18.13 Remedies cumulative

The rights, powers and remedies provided in the Lease are cumulative with and not exclusive of the rights, powers and remedies provided by law independently of the Lease.

18.14 Approvals and Consents

Where the Lease provides for a Party to give its approval or consent, the Party may give it conditionally or unconditionally or withhold it, unless the Lease otherwise provides.

18.15 Payments

A Party liable to make a payment under the Lease is to make the payment without set off, counterclaim or deduction. The Party to whom a payment is to be made need not make a demand for payment unless a demand is expressly required.

18.16 Indemnities

In relation to each of the indemnities in the Lease:

- a) the indemnity is a continuing obligation, separate and independent from the other obligations of a Party and survives the expiration or earlier termination of the Lease;
- b) it is not necessary for a Party to incur expense or make a payment before enforcing a right of indemnity conferred by the Lease; and
- c) a Party is liable to pay to the Party to be indemnified and an amount equal to any loss suffered or incurred by an employee, officer or agent of that Party.

18.17 Special Conditions

The special conditions (if any) set out in Item 7 of the Schedule shall apply to this Lease and to the extent of any inconsistency between the special conditions and the terms of this Lease the Special Conditions shall prevail.

SCHEDULE

Item 1 Land & Purpose

Lot 7442 on Deposited Plan 214689 the subject of Head Title CLR 3082/959, being a portion of Reserve 878 Cheyne Beach under the care, control and management of the Landlord for the purpose of "Recreation, Camping, Holiday Accommodation, Accommodation Associated with the Fishing Industry and Fire Station".

Item 2 Leased Property

That part of the Land shown as Site No.## on Subsidiary Title LR ##/## and delineated on the plan attached to this Lease and marked 'Annexure A'.

Item 3 Term

Term of Lease: 21 years
Commencement Date: 1 January 2016
Termination Date: 31 December 2036
CPI Review Dates: CPI Reviews annually on each anniversary of the Commencement Date that is not also a Market Review Date.
Market Review Dates: Every third anniversary of the Commencement Date, the first being 1 January 2019.

Item 4 Rent

Initial Rent: \$## plus GST per annum and reviewed in accordance with this Lease.
First installment: Commencement Date
Manner of Payment of Rent: By annual installments paid in advance, commencing from the Commencement Date and paid every 12 months thereafter.

Item 5 Permitted Use of Leased Property

Holiday Accommodation in accordance with the terms of this Lease, the Management Order applicable to the Land and any planning scheme consent.

Item 6 Insurance

Public Liability
 A Policy approved by the Landlord (such approval not to be unreasonably withheld) insuring against public liability for not less than \$10 million in respect of any one occurrence for the risks normally covered by a public insurance policy or as nominated by the Landlord in writing. The Landlord may increase or decrease the minimum cover from time to time.

Buildings & Glass

A building policy of insurance to cover the Leased Property and the Buildings or any structure and all additions and improvements thereto, provided that the cover is not less than the full insurable value on a replacement and/or reinstatement basis, including plate glass damage as normally covered by insurance of this class.

Each policy is subject to approval of the Landlord, such approval not to be unreasonably withheld.

Item 7 Special Conditions**1. Environmental Conditions**

The Tenant covenants with the Landlord as follows:

- a) No Native Vegetation on the Leased Property is to be cleared without prior written permission of the Landlord.
- b) Native Vegetation must be managed (i.e. pruned and slashed) and in consultation with the City of Albany Reserves Team.
- c) Native Vegetation is protected and measures must be put in place by the Tenant to prevent vegetation from unnecessarily being disturbed.
- d) Written approval is required from the Landlord prior to any earth works being undertaken within the Leased Property.
- e) All works on the Leased Property are to be undertaken in accordance with the City of Albany *Environmental Code of Conduct - Guidelines for Works on Council Controlled Land* as amended and updated from time to time.
- f) Existing firebreaks within the Leased Property are to be maintained by the Tenant.
- g) The construction of new firebreaks within the Leased Property must be undertaken by the Tenant at its cost as soon as possible following the Commencement Date and as determined in consultation with the Landlord and the City of Albany Fire Safety Officer.
- h) No Native Vegetation on the Leased Property is to be deliberately burnt without prior written permission from the Landlord.
- i) The Tenant is required to control declared and environmental weeds within the Leased Property as directed by the City of Albany.
- j) Without limiting any other provision of this Lease, the Tenant covenants with the Landlord that all works on the Leased Property are to be undertaken in accordance with the City of Albany Environmental Code of Conduct - Guidelines for Works on Council Controlled Land as amended and updated from time to time.

EXECUTED AS A DEED dated the

day of

20

THE COMMON SEAL of)
CITY OF ALBANY was hereunto)
Affixed by authority of the)
Council in the presence of)

.....
The Mayor

.....
Chief Executive Officer

Signed by ##)
in the presence of:)

.....
Witness Signature

.....
Tenant Signature

.....
Witness Name

ANNEXURE A

DRAFT

CITY OF ALBANY

REPORT ITEM CSF 189 REFERS

PROPOSED LEASE – CHEYNE BEACH HOLIDAY ACCOMMODATION – PORTION OF RESERVE 878 – BAXTERI ROAD, CHEYNE BEACH

SCHEDULE OF SUBMISSIONS – 15/05/2015

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
1.	JG Kelly and YW Attwell PO Box 1335 ALBANY WA 6331	Email <ul style="list-style-type: none"> • Proposed rental not included. • There is no reference to building ownership. • Environmental requirements appear logistically difficult. • All liability on the Lessee. • Prepared to accept the standard lease subject to rental figures. 	<ul style="list-style-type: none"> • Rental to be provided once available. • Lessee to remove building and make good at end of term. • Lessee to control weeds and not remove or burn native vegetation without City consent. • Standard lease provisions. Important that City retains no liability over buildings constructed by Lessees. • Noted. 	<ul style="list-style-type: none"> • Council to approve the proposed standard lease. • All leases to individual leaseholders will be presented to Council for consideration and approval.
2.	JS & SA Gibbons 153 Albany Highway KOJONUP WA 6395	<ul style="list-style-type: none"> • Returned signed draft lease. 	<ul style="list-style-type: none"> • Noted. 	<ul style="list-style-type: none"> • Council to approve the proposed standard lease.
3.	DA & AM Holland 11 O'Connell Street LITTLE GROVE WA 6330	Phone call <ul style="list-style-type: none"> • Queried no permanent living provision. • Queried building envelope size. • Queried the draft Cheyne Beach Planning Policy 	<ul style="list-style-type: none"> • Lessee advised Department of Lands did not support permanent living on Reserve 878. • No building envelope in lease. Future development guided by Cheyne Beach Planning Policy. • Referred to Planning Officer. 	<ul style="list-style-type: none"> • Council to approve the proposed standard lease.

CITY OF ALBANY

REPORT ITEM CSF 189 REFERS

PROPOSED LEASE – CHEYNE BEACH HOLIDAY ACCOMMODATION – PORTION OF RESERVE 878 – BAXTERI ROAD, CHEYNE BEACH

SCHEDULE OF SUBMISSIONS – 15/05/2015

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
4.	JA & DE Ciprian PO Box 5559 ALBANY WA 6332	Phone call • Queried cannot sub-lease.	• Confirmed property cannot be sub-leased, rented, hired or let.	• Council to approve the proposed standard lease.
5.	KF & MJ Hazel 59 Shellbay Road LOWER KING WA 6330	Phone call • No Lessee rights noted.	• Lessee advised has right to quiet and exclusive possession of land for holiday accommodation during lease term.	• Council to approve the proposed standard lease.
6.	BE Hammer PO Box 1919 ALBANY WA 6331	Phone call • Happy with proposed lease. • Believes job well done.	• Noted.	• Council to approve the proposed standard lease.

CITY OF ALBANY

REPORT ITEM CSF 189 REFERS

PROPOSED LEASE – CHEYNE BEACH HOLIDAY ACCOMMODATION – PORTION OF RESERVE 878 – BAXTERI ROAD, CHEYNE BEACH

SCHEDULE OF SUBMISSIONS – 02/12/2013

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
1.	Richard Turpin 133 Hare Street MT CLARENCE WA 6331	Survey Form <ul style="list-style-type: none"> • Preference for no major changes. • Small dogs. 	<ul style="list-style-type: none"> • Noted. • Department of Parks and Wildlife (DPaW) do not support pets within Reserve 878 given the following: <ul style="list-style-type: none"> ○ The reserve is habitat for endangered species, ○ Existing problem with feral animals, ○ Baiting programs underway, ○ Wildlife considerations, ○ Noise issues, ○ Policing issues, ○ Dispute issues. 	<ul style="list-style-type: none"> • Current policy and lease terms and conditions to be applied. • No pets.
2.	GA and DL Lodge PO Box 1789 ALBANY WA 6331	Survey Form <ul style="list-style-type: none"> • 21 year lease term. • Concerned with lease development costs. • No pets. 	<ul style="list-style-type: none"> • 21 years being maximum term allowed under the Management Order of the reserve. • Majority of submissions had no comment with regard to lease development costs. • Noted. 	<ul style="list-style-type: none"> • Maximum 21 year lease term to be offered. • Consider payment options on a case by case basis if required. • No pets.

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No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
3.	JA & DE Ciprian PO Box 5559 ALBANY WA 6332	Email <ul style="list-style-type: none"> • Ultimately prefer freehold. • 21 year term lease. • Removal of the clause “No Option to renew Lease” within deed. • Building envelope restricts building plans. • Extend occupancy to 12 months in any calendar year & delete lease clause pertaining to no permanent residence. • Allow temporary camping. • Option for short term rental. • No objection to (controlled) pets. 	<ul style="list-style-type: none"> • Cost prohibitive. • 21 year maximum term. • Noted. • Maintain setbacks and height restrictions to retain amenity of the area. • No permanent living allowed given Management Order over reserve. • Reasonable request over peak periods. • Noted. • Changes amenity of the area. • Expectation for services. • DPaW do not support pets within Reserve 878. 	<ul style="list-style-type: none"> • Cost prohibitive. • 21 year term to be offered. • Remove in standard lease. • To be governed by Planning Policy. • Remove 3 month occupancy restriction, must not be used as primary place of residence. • In line with <i>Caravan & Camping Regulations 1997</i>. • No rent, hire, let or sublease. • No pets.
3.	KW & JM Roney RMB 193A BOYUP BROOK WA 6244	Survey Form <ul style="list-style-type: none"> • 21 year lease term. • Remove 3 month occupancy. • No sub lease. • Pet dogs. • Allow partial fencing. 	<ul style="list-style-type: none"> • 21 year maximum term. • No permanent living allowed given the Management Order over the reserve. • Noted. • DPaW do not support pets within Reserve 878. • Safety aspect – no solid fencing. 	<ul style="list-style-type: none"> • 21 year term to be offered. • Remove 3 month occupancy restriction, must not be used as primary place of residence. • No rent, hire, let or sublease. • No pets. • To be governed by Planning Policy.

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No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
4.	BE Hammer PO Box 1919 ALBANY WA 6331	Survey Form <ul style="list-style-type: none"> • 21 year term lease. • 12 month occupancy. • Quarterly or half yearly lease payments. • Single storey development restriction remains. • No pets. • Specify Lessee responsibility to remove Sydney Golden Wattle. • Maintaining culverts etc. Lessee responsibility. • Painting clause within last 3 months. • Discussions prior to end of term to determine future of occupancy. 	<ul style="list-style-type: none"> • 21 year maximum term. • No permanent living allowed given the Management Order over the reserve. • Rental paid by annual instalments in advance. • Maintain setbacks and height restrictions to retain amenity of area. • Noted. • Lessee responsible to control environmental weeds. • Lessee responsibility. • Painting as reasonably required. • Noted. 	<ul style="list-style-type: none"> • 21 year term to be offered. • Remove 3 month occupancy restriction, must not be used as primary place of residence. • Consider payment options on a case by case basis, if required. • To be governed by Planning Policy. • No pets. • Environmental Conditions in standard lease. • Maintenance and Repair clause in standard lease. • Maintenance and Repair clause in standard lease. • Council decision.
5.	JS & SA Gibbons 153 Albany Highway KOJONUP WA 6395	Survey Form <ul style="list-style-type: none"> • 21 year term lease. • Retain 3 month occupancy due to higher rental cost for longer tenancy. 	<ul style="list-style-type: none"> • 21 year maximum term. • Rental determined by unimproved land rental value as determined by licensed Valuer. 	<ul style="list-style-type: none"> • 21 year term to be offered. • Consider payment options on a case by case basis if required.

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No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
6.	Cornelis Wals Jnr PO Box 5344 ALBANY WA 6330	Survey Form <ul style="list-style-type: none"> • Existing lease terms preferred. • No pets. • Rental annually in advance. 	<ul style="list-style-type: none"> • Noted. • Noted. • Rental paid by annual instalments in advance. 	<ul style="list-style-type: none"> • Current policy and lease terms and conditions to be applied. • No pets. • Rental paid by annual instalments in advance.
7.	JG Kelly and YW Attwell PO Box 1335 ALBANY WA 6331	Survey Form and Email <ul style="list-style-type: none"> • Remove 3 months occupancy. • Existing lease terms acceptable. 	<ul style="list-style-type: none"> • No permanent living allowed given the Management Order over the reserve. • Noted. 	<ul style="list-style-type: none"> • Remove 3 month occupancy restriction, must not be used as primary place of residence. • Current policy and lease terms and conditions to be applied.
8.	DA and AM Holland 11 O'Connell Street LITTLE GROVE WA 6330	Survey Form <ul style="list-style-type: none"> • Remove 3 months occupancy. • Pets allowed (controlled). • Allow temporary camping. • Remove building envelope. • No solid fencing. • Sensible approach to leases. 	<ul style="list-style-type: none"> • No permanent living allowed given the Management Order over the reserve. • DPaW do not support pets within Reserve 878. • Reasonable request over peak periods. • Maintain setbacks and height restrictions to retain amenity of area. • Safety aspect. • No solid fencing. • Noted. 	<ul style="list-style-type: none"> • Remove 3 month occupancy restriction, must not be used as primary place of residence. • No pets. • In line with <i>Caravan & Camping Regulations 1997</i>. • To be governed by Planning Policy. • To be governed by Planning Policy. • Standard lease developed.

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No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
9.	Robyn Jillian Blight PO Box 5283 ALBANY WA 6332	Survey Form <ul style="list-style-type: none"> • 21 year term lease. • Similar terms and conditions to existing lease. • No sub-leasing. • Allow short term camping. • • Dogs allowed short term. No cats. • Fences allowed. • Maintenance status assessed 12 months prior to lease termination. 	<ul style="list-style-type: none"> • 21 year maximum term. • Noted. • Noted. • Reasonable request over peak periods. • DPaW do not support pets within Reserve 878. • Safety aspect. • No solid fencing. • Noted. 	<ul style="list-style-type: none"> • 21 year term to be offered. • Current policy and lease terms and conditions to be applied. • No rent, hire, let or sublease. • To be governed by Planning Policy. • No pets. • To be governed by Planning Policy. • Maintenance provisions in terms of standard lease.
10.	PA & RJ Smith PO Box 1166 ALBANY WA 6331	Survey Form <ul style="list-style-type: none"> • Rear fencing. • Dog allowed (controlled). • Notice of Lessor site inspection. • Temporary camping. • No sub-leasing. 	<ul style="list-style-type: none"> • Safety aspect. • No solid fencing. • DPaW do not support pets within Reserve 878. • Lease obligation. • Reasonable request over peak periods. • Noted. 	<ul style="list-style-type: none"> • To be governed by Planning Policy. • No pets. • Reasonable notice to be given. • In line with <i>Caravan & Camping Regulations 1997</i>. • To be governed by Planning Policy. • No rent, hire, let or sublease.

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No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
11.	Julian Smith PO Box 4039 SPENCER PARK WA 6330	Survey Form <ul style="list-style-type: none"> • 12 month occupancy option. • First option on lease renewal. • No pets. • Rental discount in proportion to occupation. • Lease rental revenue used for improving the area. 	<ul style="list-style-type: none"> • No permanent living allowed given the Management Order over the Reserve. • Noted. • Noted. • Rental determined by unimproved land rental value as determined by licensed Valuer. • Noted. 	<ul style="list-style-type: none"> • Remove 3 month occupancy restriction, must not be used as primary place of residence. • Remove “No Option” clause in standard lease. • No pets. • Consider payment options on a case by case basis. • Rental to be directed to a Cheyne Beach Reserve Account to be used to maintain and enhance the area.
12.	MD & DI King 833 Frenchman Bay Road LITTLE GROVE WA 6330	Survey Form <ul style="list-style-type: none"> • Dogs allowed (controlled). • Short term camping. 	<ul style="list-style-type: none"> • DPaW do not support pets within Reserve 878. • Reasonable request over peak periods. 	<ul style="list-style-type: none"> • No pets. • In line with <i>Caravan & Camping Regulations 1997</i>.
13.	SJ Jackman 45 Allwood Parade BAYONET HEAD WA 6330	Survey Form <ul style="list-style-type: none"> • 21 year lease. • 3 month occupancy. • No sub-letting. • No pets. • Temporary camping. 	<ul style="list-style-type: none"> • 21 year maximum term. • Majority of Tenants have requested removal of 3 month occupancy rule. • Changes amenity of the area. • Expectation for services. • DPaW do not support pets within Reserve 878. • Reasonable request over peak. 	<ul style="list-style-type: none"> • 21 year term to be offered. • Remove 3 month occupancy restriction, must not be used as primary place of residence. • No rent, hire, let or sublease. • No pets. • In line with <i>Caravan & Camping Regs.</i>

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No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
14.	PN and CM Lawson 34 Redgum Trail MARBELLUP WA 6330	Survey Form <ul style="list-style-type: none"> • Happy with existing lease. • No pets. • No fences. • Short term camping. • Option to remove 3 month occupancy. • No sub-leasing. 	<ul style="list-style-type: none"> • Noted. • Noted. • Safety aspect. • No solid fencing. • Reasonable request over peak periods. • No permanent living allowed given the Management Order over the Reserve. • Noted. 	<ul style="list-style-type: none"> • Current policy and lease terms and conditions to be applied. • No pets. • To be governed by Planning Policy. • In line with <i>Caravan & Camping Regulations 1997</i>. • Remove the 3 month occupancy restriction, must not be used as primary place of residence. • No rent, hire, let or sublease.
15.	ME Lenstra, Sylvia Deman, ER Brouwer, JC Brouwer, DH Brouwer, MW Deimel, and JC Brouwer. C/- 45 Alison Parade BAYONET HEAD WA 6330	Survey Form <ul style="list-style-type: none"> • 3 month occupancy. • No additional clearing. • No pets. • Short term camping. 	<ul style="list-style-type: none"> • Majority of Tenants have requested removal of 3 month occupancy rule. • Governed by Reserves team. • Noted. • Reasonable request over peak periods. 	<ul style="list-style-type: none"> • Remove the 3 month occupancy restriction, must not be used as primary place of residence. • Environmental Conditions in standard lease. • No pets. • In line with <i>Caravan & Camping Regulations 1997</i>.

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No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
16.	SJ and C McCoy PO Box 776 ALBANY WA 6330	Survey Form <ul style="list-style-type: none"> • 21 year term. • Pets allowed (controlled). • Temporary camping. • Sub-rental. • Lease development costs. • First option of renewal. • No fences. • Retain amenity of the area. 	<ul style="list-style-type: none"> • 21 year maximum term. • DPaW do not support pets within Reserve 878. • Reasonable request over peak periods. • No accountability from sub tenants. • Changes amenity of the area. • Expectation for services. • Majority of submissions had no comment with regard to lease development costs. • Noted. • Safety aspect. • No solid fencing • Noted. 	<ul style="list-style-type: none"> • 21 year term to be offered. • No pets. • In line with <i>Caravan & Camping Regulations 1997</i>. • No rent, hire, let or sublease. • Consider payment options on a case by case basis if required. • Remove “No option” clause in standard lease. • To be governed by Planning Policy. • To be governed by Planning Policy.
17.	ITN and EK Smith 40883 South Coast Highway GREEN RANGE WA 6328	Survey Form <ul style="list-style-type: none"> • Fencing back yard. • One dog (controlled) no cats. • Lessor notification of site inspection. • Temporary camping. • No sub-letting. 	<ul style="list-style-type: none"> • Safety aspect. • No solid fencing. • DPaW do not support pets within Reserve 878. • Lease obligation. • Reasonable request over peak periods. • Noted. 	<ul style="list-style-type: none"> • To be governed by Planning Policy. • No pets. • Reasonable notice to be given. • In line with <i>Caravan & Camping Regulations 1997</i>. • No rent, hire, let or sublease.

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No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
18.	SG & PM Wallis PO Box 300 ALBANY WA 6331	Survey Form <ul style="list-style-type: none"> • Remove maintenance clause - painting every 4 years. • 6 month occupancy. • Temporary camping. • Pets (controlled). 	<ul style="list-style-type: none"> • Painting as reasonably required. • No permanent living allowed given the Management Order over the reserve. • Reasonable request over peak periods. • DPaW do not support pets within Reserve 878. 	<ul style="list-style-type: none"> • Maintenance and Repair clause in standard lease. • Remove the 3 month occupancy restriction, must not be used as primary place of residence. • In line with <i>Caravan & Camping Regulations 1997</i>. • No pets.
19.	G and RL D'Aprile PO Box 931 KATANNING WA 6317	Email <ul style="list-style-type: none"> • 12 month occupancy. • Pets (controlled). • Temporary camping. • Sub-lease if 12 month occupancy. • Expand building envelope (allow 2 storey). • Freehold preferred. • 21 year term if not freehold. 	<ul style="list-style-type: none"> • No permanent living allowed given the Management Order over the reserve. • DPaW do not support pets within Reserve 878. • Reasonable request over peak periods. • No accountability from sub-tenants. • Changes amenity of the area. • Expectation for services. • Maintain setbacks and height restrictions to retain amenity of the area. • Cost Prohibitive. • 21 year maximum term. 	<ul style="list-style-type: none"> • Remove the 3 month occupancy restriction, must not be used as primary place of residence. • No pets. • In line with <i>Caravan & Camping Regulations 1997</i>. • No rent, hire, let or sublease. • To be governed by Planning Policy. • Cost Prohibitive. • 21 year term to be offered.

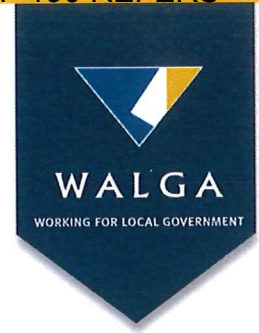
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No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Officer Recommendation
20.	SR and P Negri 27 Copal Road WILLYUNG WA 6330	Survey Form <ul style="list-style-type: none"> • Retain existing lease terms and conditions. 	<ul style="list-style-type: none"> • Noted. 	Current policy and lease terms and conditions to be applied.



Policy Options to
Increase Elected
Member Training
Participation
Discussion Paper

Contacts

For further information regarding any of the issues explored in this paper, please contact:

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To inform future policy development and advocacy, feedback from Local Governments is sought on this paper. Please provide general feedback as well as answers to the questions on pages 30-31, by **Friday, 13 November 2015** to:

Timothy Lane

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tlane@walga.asn.au

Executive Summary

In the context of calls for increased participation in Elected Member training in Western Australia and in other Australian jurisdictions, WALGA is undertaking a thorough consultation process with the Local Government sector to explore policy options relevant to this contemporary and important discussion.

This paper, and its associated consultation and policy development process, represents a proactive opportunity for the Local Government sector to shape the debate and develop a policy framework that will increase Elected Member participation in training and professional development, prior to Government imposed policy or legislative change.

Increasing participation in Elected Member training is considered a desirable policy goal for individual Elected Members, for Councils and for the Local Government sector due to the competing demands on Elected Members, the complexity of the Local Government regulatory regime, and importance of Local Government to communities across Western Australia.

To facilitate exploration of policy options to increase Elected Member participation in training, three tiers of currently available training, based on the nationally recognised Local Government Training Package and designed specifically for Elected Members, are discussed:

- i. Introductory training, which aims to provide a fundamental understanding of the role of Local Government;
- ii. Foundation training, which addresses the introductory skills required to operate effectively in a Local Government environment; and,
- iii. Advanced Training, which further enhances the skills required of Elected Members.

Council induction programs, which are often the first point of learning for newly elected Elected Members, are also discussed as complementary to the formal Elected Member training framework.

In addition, three mechanisms which increase accessibility to formal training are discussed: recognition of prior learning, the ability for assessments to be modified to suit individual needs and modes of content delivery.

Utilising the existing training framework for Elected Members, the following six policy options, which are not exhaustive, nor mutually exclusive, are explored in this paper:

1. Enhance the desirability of training offerings;
2. Delivery of best practice Council induction programs;
3. Require Councils to adopt a training policy;
4. Require candidates to attend training prior to nominating for election;
5. Incentivise training through the remuneration framework; and,
6. Mandate training for newly elected Elected Members.



Feedback from the Local Government sector in relation to the policy options listed above, or any other relevant matter, is sought by **Friday, 13 November 2015**.

The policy framework recommendations that stem from this consultation process will be the subject of thorough Zone and State Council consideration during a subsequent Zone and State Council meeting process.

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1. Background

This paper aims to facilitate a discussion about policy options to increase Elected Member training participation. In particular, policy options for mandating or incentivising training through the fees and allowances framework will be explored.

The Local Government sector consultation process accompanying this paper represents an opportunity for the sector to proactively explore options for increasing Elected Member participation in training. In the context of increasing calls from the State Government for policy or legislative changes to increase Elected Member participation in training, not developing a sector-led policy framework risks future Government intervention.

This paper comprises four sections:

- I. **Section One** discusses the role of WALGA, outlines the importance and benefits of training, and explores the policy context in Western Australia and interstate;
- II. **Section Two** outlines the existing training framework for Local Government Elected Members, including Council induction programs and accessibility features of the formal training framework;
- III. **Section Three** explores policy options to increase Elected Member participation in training including options to compel or incentivise training; and,
- IV. **Section Four** summarises the policy options and outlines a process for Local Government and stakeholder feedback.

1.1 Role of WALGA – Training Provider and Advocate

WALGA, as the lead Association for Local Government in Western Australia, advocates and develops policy on behalf of 139 Western Australian Local Governments and offers a diverse range of Local Government specific services.

WALGA has a dual and potentially conflicting position in policy development relating to incentivising or mandating Elected Member training: WALGA is both an advocate for policy change on behalf of the Local Government sector and a provider of Elected Member training as a Registered Training Organisation (RTO). Policy or legislative changes resulting in increased Elected Member participation in training have the potential to financially benefit WALGA as a key provider of Local Government specific training in Western Australia. It is important that this potential conflict of interest is forthrightly acknowledged by WALGA.

To address the potential conflict of interest, this paper will focus on nationally accredited training based on the Local Government Training Package. Any RTO is able to offer training that complies with the Local Government Training Package and it would be expected that increasing demand resulting from policy or legislative change would potentially lead to other RTOs offering specific Elected Member training.

Further, at no stage will WALGA advocate to the Minister for Local Government or the Salaries and Allowances Tribunal that specific WALGA training should be mandated or

incentivised. Instead, policy or legislative changes should only reference nationally accredited training that could be offered by a number of RTOs in a competitive market. On balance, while acknowledging the potential conflict of interest, it is considered appropriate for WALGA to facilitate a dialogue with the sector in relation to policy or legislative changes seeking to increase Elected Member participation in training, as this represents a significant and contemporary policy issue in Local Government nationally. To not proactively develop a policy position on behalf of the sector in relation to this issue would be a disservice to Western Australia's current and future Elected Members and to the communities they serve and represent.

1.2 Benefits of Elected Member Training

Policy development aiming to increase Elected Member participation in training is predicated on the supposition that there are benefits for the individual Elected Member, their Council and the Local Government sector to be realised from training and professional development.

For individuals, training and professional development can be valuable in assisting Elected Members to navigate their increasingly complex and demanding role. Managing competing demands, fully understanding complex issues and working within the confines of a unique legislative and regulatory system can be challenging, particularly for new or inexperienced Elected Members. The complexity and challenge of the role of an Elected Member is demonstrated by the Elected Member Position Description, which was developed by the Department of Local Government and Communities, and is mapped against the Elected Member Skill Set (see Section 2.1.2) in Appendix 1.

Elected Members who have undertaken training are typically very satisfied with the benefits of training and with the applicability of their learnings to their role. During the 2014-15 financial year, 308 Elected Members participated in WALGA delivered training subsidised by the Royalties for Regions Country Local Government Fund. In a post-training survey, participants rated all four courses five out of six or better (on a one to six scale) when asked to what extent they felt their personal learning objectives had been achieved. For individual Elected Members to be able to make a meaningful contribution to their Council, training in the key responsibilities of their role can be extremely beneficial.

Councils also benefit from Elected Member training. As the strategic decision-making body of the Local Government, it is crucial that Councils understand their responsibilities and contain the appropriate skills and understanding to make informed strategic decisions on behalf of their communities.

With \$4.4 billion in annual revenue and \$27.6 billion of non-financial assets under management, the Local Government sector requires competent and well qualified political leadership. It is crucial for the sustainability and reputation of the Local Government sector that Elected Members and Councils fully appreciate the significance of their role and are competent in overseeing complex public organisations.

Given the significance of the role of an Elected Member and the importance of Councils in overseeing complex organisations, coupled with the utility of training and professional development, it is not surprising that state governments and other stakeholders, in Western Australia and elsewhere, have been suggesting policy or legislative change to increase Elected Member participation in training.

1.3 Policy Context in Western Australia and Other States

The Minister for Local Government, the Department of Local Government and Communities, and other stakeholders have, over recent years, suggested that participation in Elected Member training should be mandatory or incentivised through the Elected Member remuneration framework.

Calls for greater Elected Member training are predicated on the belief that Elected Members who undertake training and professional development are better able to perform their role as an Elected Member and are able to offer greater strategic contributions to the Council's decision making processes. Indeed, in all Australian jurisdictions, a common feature of nearly every inquiry into governance failures at an individual Council or a more general review of Local Government capacity and capability is a recommendation for an increase in Elected Member participation in training.

The desire of state governments for increased Elected Member participation in training is not unique to Western Australia. For instance, in 2014, training for Elected Members became mandatory for newly elected Elected Members in South Australia. Further, the New South Wales Local Government Independent Review Panel recommended the introduction of mandatory Elected Member training in its 2013 report.

While mandatory training is one option, some stakeholders argue for a more nuanced policy approach: using the fees and allowances framework to incentivise – rather than compel – training. Others argue for a less interventionist approach, such as encouraging Elected Members to undertake training or requiring Councils to adopt a training policy.

A range of options will be explored in Section Three of this paper and feedback invited from the Local Government sector.

1.3.1 Salaries and Allowances Tribunal

The Salaries and Allowances Tribunal determination, issued in June 2014, stated that the Minister for Local Government has an appetite for Elected Members to be incentivised to undertake training through the fees and allowances framework:

As part of the Tribunal's 2013 inquiry, the Minister for Local Government requested that consideration be given to the possibility of providing incentives for elected

council members who participate in training programs in an effort to increase the capacity of local governments to successfully deliver services to the community.¹

The Salaries and Allowances Tribunal concluded that it was not appropriate to provide incentives or rewards for completion of training as part of its 2014 determination while a program of training for Elected Members, funded by the Royalties for Regions program, is being undertaken in non-metropolitan areas.

In their 2015 determination, the Salaries and Allowances Tribunal reiterated their previous position regarding their openness to providing incentives for training and stated:

While the Tribunal is generally amenable to providing incentives for Elected Members to undertake that will develop skills related to their core responsibilities, it has determined that it is not appropriate to provide incentives until the completion of the pilot program and the training for Elected Members is more generally available.²

Following the completion of the second round of Royalties for Regions training during the 2015-16 financial year, the Minister for Local Government may request the Salaries and Allowances Tribunal to further investigate options for incentivising training.

1.3.2 Inquiry into the City of Canning

The 2014 *Report of the Panel of Inquiry into the City of Canning* discussed issues associated with Elected Member induction training, continuing education and remuneration, and made a number of relevant recommendations to the State Government.

In particular, as per point two of the recommendation below, the Report recommended that newly elected Councillors be required to undertake training within their first three months:

Recommendation Seven

I recommend that:

- 1. Consideration be given to providing newly elected Councillors a period of time after their election (perhaps three months), and prior to officially taking up their role as local government Councillors, to participate as non-voting members in the Council process as remunerated observers.*
- 2. During this period, these newly elected Councillors should be required to complete a formal training program in their new role as per an appropriate, government mandated, local government training program.*
- 3. This training be funded by each local government and be offered to any other Councillor who requests it.*

¹ Salaries and Allowances Tribunal. 2014. *Western Australia Salaries and Allowances Act 1975 Determination of the Salaries and Allowances Tribunal on Local Government Elected Council Members*: p5. Available from: <http://www.sat.wa.gov.au/LocalGovernmentElectedMembers/Pages/Determination18June2014.aspx>

² Salaries and Allowances Tribunal. 2015. *Western Australia Salaries and Allowances Act 1975 Determination of the Salaries and Allowances Tribunal on Local Government Chief Executive Officers and Elected Members*: p7. Available from: <http://www.sat.wa.gov.au/LocalGovernmentCEOsandElectedMembers/Documents/2015-06-17-Local-Government-Combined-Remuneration-Determination.pdf>

4. *The Local Government Act 1995 should be amended accordingly to accommodate these new educational and learning initiatives.*³

Beyond recommending mandatory induction training within three months of election to Council, the Inquirer into the City of Canning argued that, due to the complex and sophisticated Local Government environment, continuing education for Elected Members would be valuable to anyone seeking to become an Elected Member.⁴

The Report recommended that more detailed and involved training should be made compulsory for Elected Members in due course:

Recommendation Eight

*I recommend that the Department of Local Government, in cooperation with the WA Local Government Association and Local Government Managers Australia, investigate the offering of continuing education programs of the sort detailed in this Report and that, in due course, the Local Government Act 1995 be amended to make continuing education and training mandatory for all Elected Members.*⁵

The Inquirer also discussed remuneration for Elected Members and linked Elected Member remuneration with training and further education. The Report recommended that remuneration for Elected Members be reviewed simultaneously with requirements for training:

Recommendation Nine

*I recommend that any changes of the sort suggested above in relation to induction and continuing education be undertaken simultaneously with an investigation of the current remuneration levels for local government members – remuneration levels which are, in my opinion, inadequate given the considerable time requirements now imposed on Elected Members.*⁶

1.3.3 Metropolitan Local Government Review Panel

The Metropolitan Local Government Review Panel's Final Report also discussed Elected Member training and sought to link Elected Member training and remuneration:

*The model for elected members needs to be updated to encourage an increased capacity for strategic decision-making. The Panel believes elected members need to exhibit a higher standard of executive governance, similar to that of a board. This can be reinforced by training which is encouraged by appropriate remuneration.*⁷

³ Kendall, C. N. 2014. *Report of the Panel of Inquiry into the City of Canning: An Inquiry under Division 2, Part 8 Local Government Act 1995*: p366.

⁴ Kendall, C. N. 2014: p366-7

⁵ Kendall, C. N. 2014: p367

⁶ Kendall, C. N. 2014: p368

⁷ Metropolitan Local Government Review Panel. 2012. *Metropolitan Local Government Review: Final Report of the Independent Panel*: p153

1.3.4 South Australia

Training for Elected Members was made compulsory in South Australia in 2014, and newly elected Elected Members must complete the mandatory training requirements within the first 12 months of their four year term 2014-2018.⁸

The mandatory training involves four modules, which are able to be completed in seven and a half hours in total and can be delivered in-person or online via webinar.

The four modules are:

1. Introduction to Local Government;
2. Legal Responsibilities;
3. Council and Committee Meetings; and,
4. Financial Management and Reporting.

While the training is mandatory, it is unclear at this stage what the consequences will be for Elected Members who fail to successfully complete the mandated modules.

It is also a requirement in South Australia for Councils to adopt a Training and Development Policy for Elected Members that is intended to ensure Elected Members are offered opportunities to undertake required training and any other training and development activities relevant and beneficial to their role.

To assist Local Governments to comply with this requirement, the Local Government Association of South Australia provides a model policy to its members that can be adapted by individual Local Governments.

1.3.5 New South Wales – Fit for the Future

Local Government in New South Wales has undergone a thorough review process since the establishment in 2012 of the NSW Independent Local Government Review Panel, led by Professor Graham Sansom.

The Panel reported in 2014 and the NSW Government has responded to the Panel's recommendations. Notably, the Panel recommended that professional development of Elected Members be linked to the remuneration system:

Increase remuneration for councillors and mayors who successfully complete recognised professional development programs.⁹

The Government, in their response to the Panel's report did not accept the above recommendation. However, in response to another recommendation the Government stated

⁸ Further information can be found on the Local Government Association of South Australia website: <http://www.training.lga.sa.gov.au/index.cfm/council-member-training/lga-training-standard/>

⁹ NSW Independent Local Government Review Panel. 2013. *Revitalising Local Government: Final Report of the NSW Independent Local Government Review Panel*: p68

that it would give further consideration to mandating induction training for newly elected Councillors:

Ensuring new mayors and first time councillors undergo induction training. The Government believes in addition to this that councils should encourage all councillors, mayors and candidates to undergo training to ensure they have the necessary information and skills to decide to stand for council and perform their role effectively.¹⁰

Further, the Panel also recommended that candidates be required to attend an information session prior to submitting a nomination:

Before their nomination is accepted, require all potential candidates for election to local government to attend an information session covering the roles and responsibilities of councillors and mayors.¹¹

1.3.6 Systemic Sustainability Study

The 2008 Final Report of the sector's Systemic Sustainability Study (SSS), *The Journey: Sustainability into the Future*, also discussed "Building Councillor Capability" at length. While the SSS Panel Report, published in 2006, recommended mandatory training for Elected Members following their election, this proposition was not supported by the sector during the consultation process relating to the final report.

Consequently, the Final Report of the SSS recommended that Local Governments be required to resource Elected Member training and that Elected Members continue to be encouraged to undertake further training and skill development. Actions 28 and 29 of the SSS Final Report are relevant for this discussion. Action 28 recommends that Local Governments be required to allocate funding for Elected Member training.

Action 28

That the Local Government Act 1995 be amended to require Local Governments to resource the participation of Councillors in professional development.¹²

Action 29 recommends encouraging Elected Members to undertake four core units, similar to the four core units that are now compulsory for newly elected Councillors in South Australia, as discussed in Section 1.2.4.

Action 29

That Councillors be encouraged to undertake the following four core units for professional development in the Councillor's first term:

- *Legal responsibilities*
- *Finance*

¹⁰ NSW Office of Local Government. 2014. *Fit for the Future: NSW Government Response – Independent Local Government Review Panel Recommendations; Local Government Acts Taskforce Recommendations*: p10

¹¹ NSW Independent Local Government Review Panel. 2013: p68

¹² WALGA. 2008. *The Journey: Sustainability into the Future*: p61

- *Corporate Governance / Ethics*
- *Sustainable Asset Management or Land Use Planning, with the selection dependent on the extent to which asset management is a core function of the Local Government concerned.*¹³

¹³ WALGA. 2008: p61

2. Elected Member Training

To assist with the exploration of policy options to increase participation in Elected Member training, which are explored in Section Three, this section outlines existing Elected Member training offerings.

Section 2.1 outlines the existing Elected Member training framework and categorises training into three tiers:

1. Introductory training;
2. Foundation training; and,
3. Advanced training.

Section 2.2 describes a number of important initiatives that ensure that training is as accessible to as many Elected Members as possible. This is particularly important to ensure the widespread applicability of the policy options explored in Section Three in the context of a state as geographically and culturally diverse as Western Australia.

Section 2.3 discusses Council induction programs, which are important for newly elected Elected Members but are considered complementary to the formal Elected Member training framework explored below.

2.1 Elected Member Training Framework

This section outlines the existing training framework for Local Government Elected Members. The training discussed is, where relevant, based on the nationally recognised Local Government Training Package and is able to be offered by other Registered Training Organisations.

To assist with analysis and the exploration of policy options for increasing Elected Member participation in training, this paper discusses three tiers of training, and makes reference to the corresponding WALGA offering.

Table 1: Tiers of Training and Corresponding WALGA Offering

Type	Purpose	WALGA Offering
1. Introductory	To understand the role of Local Government.	Fundamentals – Understanding Local Government
2. Foundation	To address the introductory skills required to operate effectively in Local Government environment.	Elected Member Skill Set – nationally recognised
3. Advanced	Further enhancement of the skills required of Elected Members.	Diploma of Local Government (Elected Member) – nationally recognised

WALGA's training offerings provide a pathway for Elected Members to progress from introductory training through to the Diploma of Local Government (Elected Member).

WALGA's Elected Member Learning and Development Pathway is represented by the following diagram.



Elected Member Learning and Development Pathway

Further explanation of the training listed above is explored below before Section Three of this paper explores policy options for increasing Elected Member participation in training.

2.1.1 Introductory Training

Introductory training is designed to provide a basic level of understanding about the role, function and constitution of Local Government.

As per Section 1.3.5, the New South Wales Independent Local Government Review Panel recommended that candidates be required to attend an information session about the role of Councillors and Mayors. This is a policy option worthy of exploration and is discussed in Section 3.4 of this paper. WALGA's introductory training course – *Understanding Local Government* – is discussed below.

Understanding Local Government

WALGA offers an online introductory course – *Understanding Local Government* – that can be undertaken in approximately two hours. The course provides an overview of the roles and responsibilities of Elected Members, the Local Government environment and protocols and procedures.

It may be appropriate for the Department of Local Government and Communities to provide this type of training should it become mandatory or incentivised for candidates or newly elected Elected Members.

2.1.2 Foundation Training

To assist with the exploration of policy options in Section Three of this paper, the second tier of training has been categorised as “Foundation Training” and is best represented by the nationally accredited Elected Member Skill Set. The Elected Member Skill Set is similar to the training required to be undertaken by newly elected Councillors in South Australia as detailed in Section 1.3.4.

Elected Member Skill Set

The Elected Member Skill Set contains three units of competency that form the nationally recognised Elected Member training program contained within the LGA04 Local Government Training Package.

The three units of competency are:

- LGAGEN501A – Undertake councillor roles and responsibilities
- LGAGENE503 – Perform the role of an elected member
- LGAGENE302A – Contribute to effective decision making

These three units of competency are targeted at newly elected Elected Members, but are also relevant for serving Elected Members seeking to refresh their knowledge and understanding of their role within Local Government.

As these units of competency are nationally recognised, they are able to be offered by a range of Registered Training Organisations.

WALGA offers two courses that meet the requirements of the nationally recognised Elected Member Skill Set.

Table 2: WALGA’s Elected Member Skill Set

Course Title	Duration	Relationship to Competency Standards
Serving on Council	1 day or 3 hours online	LGAGENE501A LGAGENE503
Decision Making at a Governing Board Level	1 day or 3 hours online	LGAGENE302A

The Department of Local Government and Communities has developed a position description for an Elected Member, which outlines the responsibilities and skills required for the role. To highlight the usefulness and applicability of the Elected Member Skill Set, the three units of competency are mapped against the Elected Member position description in Appendix 1. The charts map the skills, knowledge, accountabilities, standards and values from the position description against the performance, skills and knowledge delivered and assessed in the three units of the Elected Member Skill Set.

The successful completion of this skill set provides a pathway for Elected Members into the Elected Member stream of the Diploma of Local Government. It is important for the Local Government sector to support the Elected Member Skill Set as nationally accredited Local Government specific training.

2.1.3 Advanced Training

To assist with the exploration of policy options in Section Three of this paper, the third tier of training has been categorised as “Advanced Training”, which aims to further build the skills of Elected Members to successfully undertake their role. Examples of advanced training could include the nationally recognised Diploma of Local Government (Elected Member) or the Company Directors Course offered by the Australian Institute of Company Directors (AICD).

Diploma of Local Government (Elected Member)

The Diploma of Local Government (Elected Members) is nationally accredited training and can therefore be offered by other Registered Training Organisations (RTO). WALGA offers its Diploma of Local Government (Elected Member) course in a 10-day format and the first two units comprise the Elected Member Skill Set, discussed in Section 2.1.2 above.

The content of WALGA’s Diploma of Local Government (Elected Member) course and the relationship of each unit to the competency standards are detailed in the table below.

Table 3: WALGA’s Diploma of Local Government (Elected Member)

Course Title	Duration	Relationship to Competency Standards
Serving on Council	1 day	LGAGENE501A LGAGENE503
Decision Making at a Governing Board Level	1 day	LGAGENE302A
Meeting Procedures and Debating	1 day	LGAGENE304A
Effective Community Leadership	1 day	LGAGENE502A
Strategy and Risk Management	1 day	BSBMGT616A
Policy Development	1 day	LGADMIN527A
Land Use Planning	1 day	DLGLUP501A
Sustainable Asset Management	1 day	DLGSAM501A
CEO Performance Appraisals	1 day	BSBMGT502B
Manage Conflict	1 day	BSBATSIL503C

Participants in the Diploma are assessed and receive a nationally recognised qualification upon completion of the course requirements. To date, 18 Elected Members have completed the Diploma and nine are currently enrolled.

Company Directors Course

When discussing further professional development for Elected Members, a number of stakeholders including the Minister for Local Government, have proposed the Company Directors Course, offered by the Australian Institute of Company Directors, as a potential option that could be incentivised or mandated. The Company Directors Course, while not Local Government specific, focuses on the duties and responsibilities of a director. The Company Directors Course contains 10 modules, each of which is half a day in duration.

Table 4: Company Directors Course Content

Module 1	The role of the Board and the Practice of Directorship
Module 2	Decision Making
Module 3	The Director's Duties and Responsibilities
Module 4	The Board's Legal Environment
Module 5	Risk: Issues for Boards
Module 6	Strategy: The Board's Role
Module 7	Financial Literacy for Directors
Module 8	Driving Financial Performance
Module 9	Achieving Board Effectiveness
Module 10	Learning into Practice

Participants are assessed upon completion of the modules, and must pass a test and submit an essay to a required standard to successfully complete the course. As it is not designed for Elected Members, the Company Directors Course is seen as complementary to Local Government specific training.

2.2 Accessibility of Training

To ensure that training is as accessible as possible, and to ensure that the policy options explored in Section Three are broadly applicable, the following key accessibility issues are discussed:

1. Recognition of Prior Learning;
2. Reasonable Adjustments; and,
3. Modes of Delivery.

It is particularly important that training is widely accessible given the widespread diversity of Western Australian Local Governments in terms of geography, remoteness, culture, language and capacity.

2.2.1 Recognition of Prior Learning

Registered Training Organisations, including WALGA, offer Recognition of Prior Learning (RPL) as a legitimate assessment pathway for Elected Members that have extensive experience in their role. Recognition of Prior Learning enables Elected Members to demonstrate competence from prior experience and learning. The process involves a self-assessment and consideration of additional supporting evidence specified for each individual Elected Member and their particular needs.

2.2.2 Reasonable Adjustments

For assessment purposes, 'reasonable adjustments' should be made, where possible, to support an individual student's learning needs. This may be applicable to Elected Members who live in a remote location, have difficulty with reading, writing or numeracy or with particular cultural or religious needs.

The reasonable adjustment process enables assessments to be adjusted to meet the needs and characteristics of the Elected Members being assessed, taking into account any equity requirements.

Providing a framework for adjusting assessments ensures that training is widely accessible and that policy options in Section Three are able to be broadly applied.

2.2.3 Modes of Delivery

To further ensure training is widely accessible, WALGA and other training organisations deliver training in a range of formats. Training can be offered in person in a central or regional location, or it can be provided at a particular Local Government.

Many courses are also offered online through Electronic Learning (eLearning) platforms, which can enable access to participants anywhere in the world using contemporary technologies. This is particularly important in Western Australia given the remoteness of some Local Governments.

2.3 Local Government Induction Programs

Local Governments typically deliver an induction program for newly elected Elected Members to introduce them to their new role. As Council induction programs are the responsibility of each Local Government, they often vary in the depth and breadth of their content. While important in assisting new Elected Members to understand their role and responsibilities, Council induction programs are considered to be complementary to the formal training programs described in Section 2.1.

The Department of Local Government and Communities has published an Elected Member Induction Guideline, which lists a range of topics that an induction program should aim to address including practical, legislative, operational, and other matters.¹⁴

Some Local Governments deliver a structured and thorough induction program staged over a number of days, which can include mock Council meetings and presentations from guest speakers representing key stakeholders such as WALGA and the Department of Local Government and Communities. Other Local Governments take a less formal approach, providing only basic information and allowing Elected Members to learn from experience during the early part of their first term.

¹⁴ Available from: http://publications.dlg.wa.gov.au/DLGC_LG_Operational-Guideline_4.pdf

To enhance the knowledge and professionalism of Councils, structured and thorough induction programs delivered universally across the Local Government sector would be beneficial and there may be a role for WALGA in promoting a best practice induction program outline. The delivery of best practice Council induction programs, while not a replacement for formal Elected Member training and professional development, is a policy option that is explored in Section 3.2.

3. Policy Options

This section explores policy options to increase Elected Member participation in training with reference to the existing Elected Member training framework outlined in Section Two of this paper.

The discussion regarding increasing Elected Member participation in training occurs in the context of policy discussions in Western Australia and other Australian states, as outlined in Section 1.3.

A range of possible options are discussed below:

1. Enhance desirability of training offerings;
2. Delivery of best practice Council induction programs;
3. Require Councils to adopt a training policy;
4. Require candidates to attend training prior to nominating for election;
5. Incentivise training through the remuneration framework; and,
6. Mandate training for newly elected Elected Members.

The six options listed above seek to increase the participation of Elected Members in training, which is presumed, for the purposes of this discussion, to be a desirable policy goal. Increased participation in training is believed to increase the capacity and capability of Elected Members and therefore Councils in Western Australia.

The options explored below are not exhaustive, nor mutually exclusive, and feedback from Local Governments relating to a combined or amended policy framework is welcome.

3.1 Enhance Desirability of Training Offerings

The first policy option to be explored in attempting to increase Elected Member training participation is for stakeholders to ensure training is offered in desirable locations and formats. This option would not require significant policy or legislative change.

There is evidence that policy interventions of this nature are having an impact, as demonstrated by Elected Member participation in Royalties for Regions subsidised training held in a range of non-metropolitan locations since 2013. In 2014-15, 308 Elected Members participated in training provided by the program in eight different WALGA Zones. As discussed in Section 1.2, participants in this training found it to be extremely valuable in terms of their personal learning objectives.

A key benefit of pursuing this option is that it would require minimal change to legislation or the Elected Member remuneration framework.

The main disadvantage of this approach is that some Elected Members may not seek further training or skill development under a strictly voluntary framework no matter the training offered. Secondly, the training program discussed above relies on funding from the Royalties for Regions program, and such funding may not be consistently forthcoming. Further, given

recent calls from the Minister for Local Government to incentivise or mandate training in Western Australia, coupled with the trend in this direction evident in other states, pursuing this option may not be satisfactory to the Minister and therefore there would be a risk of further Government intervention.

3.2 Best Practice Induction Programs

Another policy option that may not require significant legislative or policy change is for Local Governments to adopt and deliver a best practice Council induction program for newly elected Elected Members.

While Council induction programs should be seen as complementary to formal training programs, they often provide the first point of learning about the role for newly elected Elected Members.

The adoption and delivery of a best practice induction program could either be voluntary or through legislative change requiring Local Governments to provide an induction program to a particular standard. There may be a role for WALGA in the development and publication of a best practice induction guide.

The main advantage of this policy option is that it would be relatively straightforward to implement, particularly if it was not a legislative requirement.

There are a number of disadvantages of this approach. Firstly, an induction program is not a replacement for the formal Elected Member training outlined in Section 2.1. Secondly, if induction programs are delivered by individual Local Governments there is likely to be a significant variance in the content and depth of induction programs across the state. Finally, adoption of this policy option in isolation risks future Government intervention as it may not be considered a sufficient policy response by the State Government.

3.3 Require Councils to Adopt a Training Policy

Another policy option that has been considered previously in Western Australia and other states of Australia is for Councils to be required to adopt a training policy.

As discussed in Section 1.3.6, the Final Report of the Systemic Sustainability Study recommended that Councils be required to allocate funds to Elected Member training or professional development.

Councils in South Australia have been required to adopt a training and development policy for Elected Members for many years (see Section 1.3.4) and a similar policy approach was considered by the New South Wales Independent Local Government Review Panel.

An option for Western Australia could be for the *Local Government Act 1995* to be amended to require Councils to adopt a training policy similar to the policy framework in South Australia. The training policy would outline the training that Elected Members should aim to

complete upon their election and during their first and subsequent terms. It could be a requirement that the training and development policy is reviewed and updated following every biennial election.

This approach would ensure that Elected Members have access to suitable training and skill development, and would ensure that each Council continuously reviews and documents their training and development needs.

Implemented in isolation, this policy approach may not achieve the desired outcomes and would risk further Government legislative or policy intervention. Further, requiring Councils to adopt a training and development policy would add a compliance requirement to the Local Government sector.

3.4 Requirements for Candidacy

Another policy option is for candidates to be required to attend an introductory training session or an information session prior to their nomination for Council being accepted. This was put forward recently by the New South Wales Independent Local Government Review Panel, as detailed in Section 1.3.5.

Proponents of this approach want to ensure that candidates have an awareness of the role and responsibilities of an Elected Member prior to their nomination for election to Council. This approach may even dissuade some 'single issue' candidates from nominating once they have an understanding of the Local Government legislative framework, particularly in relation to conflicts of interest.

In advance of the upcoming 2015 Local Government elections, WALGA is developing a webinar that will be able to be accessed by candidates seeking to gain an understanding of Local Government. Further, WALGA and the Department of Local Government and Communities often speak at candidate information sessions hosted by Local Governments seeking to inform prospective candidates about the role of an Elected Member.

The typical argument against compelling candidates to attend an information session is that such an approach may create a barrier to nominating for some candidates, thereby reducing the potential pool of candidates and undermining the democratic process. Further, ensuring access for all candidates to the training or information session could be a significant practical challenge in Western Australia, notwithstanding the increasing ubiquity of online resources and internet access.

WALGA's introductory training offering, as outlined in Section 2.1.1, is *Understanding Local Government*, which can be completed in two hours online, and could be applied to a regime requiring candidates to undertake specified training prior to acceptance of their nomination for election.

If legislation were to be changed to require potential candidates to attend a training or information session, or complete an online module, it may be considered more appropriate for the material to be provided by the Department of Local Government and Communities.

3.5 Incentivisation of Training

A more nuanced policy approach, being explored in a number of jurisdictions and suggested by the Minister for Local Government (see Section 1.3.1), would be for Elected Members to be incentivised to undertake training through the remuneration framework.

3.5.1 Elected Member Remuneration Framework

Elected Members are remunerated in one of two ways in Western Australia: a meeting attendance fee for each Council, Committee or prescribed meeting attended, or an annual allowance in lieu of meeting fees.

Further, the Mayor or President is entitled to an additional annual allowance that takes into account the additional responsibilities of their role. The Deputy Mayor or Deputy President is entitled to receive 25 percent of the Mayor or President's annual allowance. Logically, it would make sense that a framework seeking to incentivise greater Elected Member participation in training would focus on payments made to all Elected Members, not on payments made to the Mayor, President, Deputy Mayor or Deputy President. Therefore, only the payments for meeting attendance, made on a per-meeting basis or an annual basis, will be discussed in this paper.

The Salaries and Allowances Tribunal categorises Local Governments into four bands based on their relative size in terms of population, operating revenue and other factors, and publishes a range that Local Governments can pay within their attributed band.

The following table applies to Local Governments that choose to pay an annual attendance fee in lieu of Council meeting, Committee meeting and prescribed meeting attendance fees.

Table 5: Elected Member Annual Attendance Fees

Band	For a Council member other than the Mayor or President		For a Council member who holds the office of Mayor or President	
	Minimum	Maximum	Minimum	Maximum
1	\$24,000	\$30,900	\$24,000	\$46,350
2	\$14,500	\$22,660	\$14,500	\$30,385
3	\$7,500	\$15,965	\$7,500	\$24,720
4	\$3,500	\$9,270	\$3,500	\$19,055

The following tables outline the meeting fees payable to Elected Members where the Local Government elects to pay on a per-meeting basis.

Table 6: Council Meeting Fees per Meeting

Band	For a Council member other than the Mayor or President		For a Council member who holds the office of Mayor or President	
	Minimum	Maximum	Minimum	Maximum
1	\$600	\$773	\$600	\$1,159
2	\$363	\$567	\$363	\$760
3	\$188	\$400	\$188	\$618
4	\$88	\$232	\$88	\$477

Where a Local Government pays on a per-meeting basis, Elected Members are also entitled to meeting fees for attendance at Committee meetings and Prescribed meetings.

Table 7: Committee Meeting and Prescribed Meeting Fees per Meeting

Band	For a Council Member (including the Mayor or President)	
	Minimum	Maximum
1	\$300	\$386
2	\$181	\$283
3	\$94	\$200
4	\$44	\$116

3.5.2 Incentivisation Policy Options

There are a range of options that could be applied to the Elected Member remuneration framework to incentivise greater participation in training, some of which may require legislative change.

One option would be for Elected Members to be paid an annual 'training allowance' if they have met specified training standards. For example, an Elected Member could receive a specified amount on top of their other allowances for completing the Elected Member Skill Set or equivalent. Then, an additional allowance could be paid for Elected Members who have completed advanced training, such as the Local Government (Elected Member) Diploma or the Company Directors Course.

A second option would be for Elected Members to get a percentage bonus of their meeting fee or annual allowance for completing specified training. Again, this could be tiered with Elected Members who have completed the Elected Member Skill Set or equivalent eligible for a percentage bonus and Elected Members who have completed advanced training, such as the Diploma of Local Government (Elected Member) or the Company Directors Course, eligible for a greater percentage bonus.

A key benefit of the incentivisation approach is that providing a monetary incentive is more likely to successfully increase participation in training than some of the other options discussed above without the need to mandate participation in training. Further, linking training participation with the Elected Member remuneration framework would explicitly

recognise the additional capacity and capability that Elected Members who have undertaken training will bring to their role as an Elected Member.

A major disadvantage of this approach would be the complexity that would potentially be added to the remuneration framework. This would also add to the compliance requirements for Local Governments to ensure that each Elected Member is remunerated appropriately. Further, consideration regarding smaller Local Governments' ability to pay increased remuneration should be considered.

3.6 Mandatory Training

The final policy approach to be explored is the mandating of training for Elected Members. There are options regarding the type of training that could be mandated and the consequences for non-completion. It is suggested that only foundation training (see Section 2.1.2) would be suitable for a mandatory training regime, as is the case in South Australia (see Section 1.2.4), because advanced training, discussed in Section 2.1.3, would be too onerous for a mandatory regime at this stage.

3.6.1 Mandatory Foundation Training

One policy option would be for completion of foundation training, typified by the Elected Member Skill Set, to be a requirement for newly elected Elected Members within a given timeframe. This is similar to the South Australian regime (see Section 1.3.4) and was recommended in the Systemic Sustainability Study report (see Section 1.3.6) and in the NSW Independent Local Government Review Panel Report (see Section 1.3.5).

In pursuing this policy option, consideration is necessary regarding the timeframe within which newly elected Elected Members would be required to complete their training.

Further, consequences for non-completion would also need to be determined. One option would be for an Elected Member's position to be declared vacant at the next available election if they did not complete the training within the required timeframe. Another option would be for allowances and sitting fees to be withheld until the required training has been completed.

Another policy option would be to apply the mandatory training to all Elected Members, not only newly elected Elected Members. Such a policy framework may require completion of a proficiency test or demonstration of prior learning by existing Elected Members to be exempted from completion of the training.

The benefit of mandatory foundation training would be that participation rates would be expected to be very high, and would, if implemented appropriately, provide most newly elected Elected Members with a reasonable level of knowledge soon after commencing their role.

There are advantages and disadvantages associated with a mandatory training regime. In particular, Local Governments would have to resource the provision of training and ensure



compliance with the mandatory training regime and this could present a fiscal challenge for some Local Governments. Further, mandatory training could be a barrier that prevents some people from nominating for election to Council, which could represent an impediment to democracy. It is also argued that, since elected officials in other spheres of government are not subject to a mandatory training regime, training for Local Government Elected Members should not be mandatory. While it is true that training is not mandatory for politicians in State or Federal Parliament, it could be countered that parliamentarians are not often 'executive' – i.e. 'Cabinet' – decision-makers on day one as is the case for Local Government Elected Members.

4. Conclusion

This paper has sought to explore policy options for increasing Elected Member participation in training in the context of increasing calls in Western Australia, and other jurisdictions, for Elected Member training to be mandated or incentivised through the remuneration framework.

Utilising the existing training framework, and in the context of calls for Elected Member participation in training to be increased, six policy options have been explored:

1. Enhance desirability of training offerings;
2. Delivery of best practice Council induction programs;
3. Require Councils to adopt a training policy;
4. Require candidates to attend training prior to nominating for election;
5. Incentivise training through the remuneration framework; and,
6. Mandate training for newly elected Elected Members.

The advantages and disadvantages of each of the six policy options explored in Section Three are summarised in the table below.

Table 8: Advantages and Disadvantages of Policy Options

	Advantages	Disadvantages
Enhance desirability of training offerings	No legislative change.	May not achieve desired results – some Elected Members may not pursue training. Funding for subsidised training may not be forthcoming. Risk of further Government intervention.
Local Governments to adopt and deliver best practice induction program	Potentially no legislative change. Straightforward implementation.	Not a replacement for formal training. Potential variance in standard if Local Government delivered. Risk of further Government intervention without other policy changes.
Require Councils to adopt a training policy	Ensures Councils review, document and resource training.	May not achieve desired results. Compliance requirement for Local Government. Risk of further Government intervention.
Require candidates to attend information session	Ensures candidates have knowledge of the role and responsibilities of being an Elected Member.	Could be a barrier to nomination. Practical challenges for some candidates to access material.
Incentivised training	Monetary incentive expected to raise participation rates. Link between capability and reward.	Added complexity to remuneration framework. Potential compliance requirement.

Mandatory training	Expected to raise participation rates. Would be expected to increase overall Elected Member knowledge.	Compliance requirement for Local Governments. Could be a barrier to nomination. Not consistent with other spheres of government.
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The six policy options explored in this paper are not exhaustive, nor mutually exclusive. In practice, a combination of some of the policy options explored above may be the most suitable framework. Further, there may be other policy options that have not been countenanced by this paper.

The aim of this paper has been to seek feedback and stimulate discussion in the Local Government sector about potential policy options to increase Elected Member participation in training. Accordingly, the policy options have been explored openly and feedback is sought on the how they could be applied in practice. Furthermore, no figures were used regarding annual training bonus payments, or timeframes in which training must be completed. Feedback from the sector is also sought in relation to these types of practical issues.

4.1 Process for Feedback

This paper represents an opportunity for the Local Government sector to proactively shape the debate in relation to increased Elected Member participation in training prior to Government policy or legislative change.

Local Governments are invited to provide feedback on any and all of the policy options explored in this paper, and any other relevant matter, including their preferred policy framework by **Friday, 13 November 2015**.

While the submission of general comments is welcome, the following questions have been prepared to assist in eliciting comparable information from Local Governments.

1. **Best Practice Induction Programs** – does Council support Local Governments adopting and delivering a structured and thorough Council induction program?
 - a. If so, should legislation be changed for this to be a requirement, or should it remain voluntary?
2. **Training and Development Policy** – does Council support legislative amendments to require all Councils to review and adopt an Elected Member Training and Development Policy following every biennial election?
3. **Candidate Requirements** – does Council support legislative amendment to require candidates to attend an information session or complete an equivalent online information session prior to nominating for election?

-
4. **Incentivised Training** – does Council support legislative amendments to enable Elected Members to be paid additional allowances commensurate with the level of training undertaken?
 - a. If so, how should the fees and allowances framework be structured? I.e. should Elected Members be paid a specified annual amount, a percentage bonus or using some other method?

 5. **Mandatory Training** – does Council support legislative amendment to require Elected Members to be required to undertake foundation training (such as the Elected Member Skill Set or equivalent)?
 - a. Should mandatory training be applied to all Elected Members or only to newly elected Elected Members?
 - b. For newly elected Elected Members, what is the appropriate timeframe within which training should be completed?
 - c. What is the appropriate penalty for non-completion of the required training?

Please provide feedback, including general comments as well as answers to the questions above, by **Friday, 13 November 2015** to:

Tim Lane
 Manager, Strategy and Reform
tlane@walga.asn.au
 +61 8 9213 2029

Following feedback from the sector, an item will be prepared for future Zone and State Council consideration. Outcomes from the State Council meeting will then be put forward as a formal Local Government sector policy position to the Minister for Local Government, the Department of Local Government and Communities or the Salaries and Allowances Tribunal as appropriate.



Appendix 1 – Councillor Position Description Mapped to Skill Set Unit Requirements

Skills and Knowledge Required to Perform Councillor Role (as per DLGC Position Description)	Elected Member Skill Set Units of Competency	LGAGENE501A Undertake councillor roles and responsibilities													
		Performance Criteria			Skills					Knowledge					
		Demonstrate awareness of roles and responsibilities in the performance of council activities	Conduct productive meetings in line with compliance requirements	Uphold council's legislative responsibilities	decision making	problem solving	conflict resolution	communication	networking	leadership and management	presentation and public speaking	state or territory legislation affecting councils and influencing bodies	councillor, executive, administrative and specialist roles within council structure	policies and protocols governing effective legal and ethical operation of council	
1. Role (and responsibilities), as prescribed by the Local Government Act 1995	represent the interests of electors, ratepayers and residents of the district;		✓	✓	✓			✓					✓	✓	
	provide leadership and guidance to the community district;		✓			✓		✓	✓	✓			✓	✓	
	facilitate communication between the community and the council;		✓			✓		✓	✓	✓			✓	✓	
	participate in the local government decision making process at council and committee meetings;		✓			✓	✓	✓	✓	✓	✓	✓	✓	✓	
	perform such other functions as are given to a councillor by the Local Government Act 1995 or any other written law							✓	✓						
2. Accountabilities, as prescribed by the Local Government Act 1995	an understanding of the role and structure of local government as prescribed by the Local Government Act 1995 and Regulations;	✓	✓	✓	✓	✓	✓	✓					✓	✓	✓
	an understanding of the quasi-judicial town planning role of local government, as prescribed by the Planning and Development Act 2005;												✓		✓
	an understanding of Integrated Strategic Planning – the strategic plans for the future of the local government, the processes involved and the strategic role of a councillor;														
	an understanding of the process of managing the Chief Executive Officer's performance;												✓	✓	✓
	ability to read and understand financial statements and reports;														
	a basic understanding of legal processes		✓											✓	✓
3. Governance and ethical standards	an understanding of the 'separation of powers' between councillors and the administration (the difference between governing and managing);	✓	✓	✓	✓			✓					✓	✓	✓
	an understanding of meeting process, including Standing Orders ;	✓	✓		✓	✓							✓	✓	✓
	an appreciation for policy development processes;	✓	✓	✓	✓								✓	✓	✓
	an awareness of risk management strategies;	✓													
	an understanding of the accountability framework prescribed by the Local Government Act 1995 and the Corruption and Crime Commission Act 2003, and other legislation							✓							✓
4. Values, characteristics and commitment to the role	the ability to communicate, debate and actively participate in meetings; ability to enhance discussion and assist discussions to reach closure; ability to disagree, without being disagreeable;	✓	✓					✓	✓	✓					
	the ability to develop and maintain effective working relationships and to manage interpersonal conflicts;	✓	✓	✓	✓			✓	✓	✓					
	ability to exercise independent judgements	✓	✓		✓	✓	✓	✓		✓					

Skills and Knowledge Required to Perform Councillor Role (as per DLGC Position Description)	Elected Member Skill Set Units of Competency Requirements of the Elected Member Position Description (vertical axis) mapped against the unit of competency (horizontal axis)	LGAGENE503 Perform the role of an elected member														
		Performance			Skills							Knowledge				
		Identify the role and working environment of elected members	Provide support to council as an elected member	Function effectively as an elected member	teamwork to work effectively with elected members	oral and written communication skills for interacting with the community during consultation	contributing to discussions on complex issues: negotiating and influencing others; debating and solving problems in collaboration with other elected members.	numeracy and financial literacy skills for budgeting, asset management, strategic planning, financial planning and reporting	relevant state/territory Local Government Acts and amendments	code of conduct and relevant policies and procedures	separation of powers of council and administration	rights and responsibilities of elected members	WH&S responsibilities pertaining to elected member operating environment	meeting standing orders	peer support network, including external organisations	Australian constitution
1. Role (and responsibilities), as prescribed by the Local Government Act 1995	represent the interests of electors, ratepayers and residents of the district;	✓	✓	✓		✓			✓	✓		✓	✓		✓	
	provide leadership and guidance to the community district;	✓		✓		✓			✓	✓		✓			✓	
	facilitate communication between the community and the council;		✓	✓		✓	✓		✓		✓					
	participate in the local government decision making process at council and committee meetings;		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	perform such other functions as are given to a councillor by the Local Government Act 1995 or any other written law	✓		✓		✓		✓	✓	✓	✓	✓			✓	✓
2. Accountabilities, as prescribed by the Local Government Act 1995	an understanding of the role and structure of local government as prescribed by the Local Government Act 1995 and Regulations;	✓	✓	✓			✓		✓		✓	✓		✓	✓	
	an understanding of the quasi-judicial town planning role of local government, as prescribed by the Planning and Development Act 2005;								✓		✓				✓	
	an understanding of Integrated Strategic Planning – the strategic plans for the future of the local government, the processes involved and the strategic role of a councillor;										✓				✓	
	an understanding of the process of managing the Chief Executive Officer's performance;								✓		✓					
	ability to read and understand financial statements and reports;		✓						✓							
	a basic understanding of legal processes								✓		✓	✓				✓
3. Governance and ethical standards	an understanding of the 'separation of powers' between councillors and the administration (the difference between governing and managing);	✓	✓						✓		✓	✓			✓	
	an understanding of meeting process, including Standing Orders ;	✓	✓	✓	✓		✓		✓	✓	✓	✓		✓		
	an appreciation for policy development processes;	✓	✓						✓	✓	✓	✓				
	an awareness of risk management strategies;		✓						✓	✓	✓	✓				
	an understanding of the accountability framework prescribed by the Local Government Act 1995 and the Corruption and Crime Commission Act 2003, and other legislation		✓						✓	✓	✓	✓				
4. Values, characteristics and commitment to the role	the ability to communicate, debate and actively participate in meetings; ability to enhance discussion and assist discussions to reach closure; ability to disagree, without being disagreeable;		✓	✓	✓	✓	✓			✓		✓		✓	✓	
	the ability to develop and maintain effective working relationships and to manage interpersonal conflicts;	✓	✓	✓	✓	✓	✓			✓	✓	✓			✓	
	ability to exercise independent judgements		✓	✓		✓	✓	✓		✓		✓				



Skills and Knowledge Required to Perform Councillor Role (as per DLGC Position Description)	Elected Member Skill Set Units of Competency	LGAGENE302A Contribute to effect decision making												
		Performance Criteria				Skills				Knowledge				
		Identify problems or issues needing response	Develop solutions to problems	Evaluate solutions	Implement decisions	questioning	listening	research	management	lateral thinking	decision making processes	legislation affecting councils	responsibilities conferred upon councillors to act responsibly and ethically	
1. Role (and responsibilities), as prescribed by the Local Government Act 1995	represent the interests of electors, ratepayers and residents of the district;	✓	✓									✓	✓	
	provide leadership and guidance to the community district;	✓	✓	✓				✓	✓			✓	✓	
	facilitate communication between the community and the council;	✓	✓	✓		✓	✓		✓		✓	✓	✓	
	participate in the local government decision making process at council and committee meetings;		✓		✓	✓	✓		✓	✓	✓	✓	✓	
	perform such other functions as are given to a councillor by the Local Government Act 1995 or any other written law							✓			✓	✓		
2. Accountabilities, as prescribed by the Local Government Act 1995	an understanding of the role and structure of local government as prescribed by the Local Government Act 1995 and Regulations;	✓	✓	✓	✓							✓	✓	✓
	an understanding of the quasi-judicial town planning role of local government, as prescribed by the Planning and Development Act 2005;											✓		
	an understanding of Integrated Strategic Planning – the strategic plans for the future of the local government, the processes involved and the strategic role of a councillor;											✓		
	an understanding of the process of managing the Chief Executive Officer's performance;											✓		
	ability to read and understand financial statements and reports;													
	a basic understanding of legal processes												✓	
3. Governance and ethical standards	an understanding of the 'separation of powers' between councillors and the administration (the difference between governing and managing);		✓	✓	✓							✓		
	an understanding of meeting process, including Standing Orders ;		✓	✓	✓	✓	✓					✓	✓	
	an appreciation for policy development processes;			✓	✓				✓			✓		
	an awareness of risk management strategies;			✓										
	an understanding of the accountability framework prescribed by the Local Government Act 1995 and the Corruption and Crime Commission Act 2003, and other legislation			✓									✓	✓
4. Values, characteristics and commitment to the role	the ability to communicate, debate and actively participate in meetings; ability to enhance discussion and assist discussions to reach closure; ability to disagree, without being disagreeable;	✓		✓		✓	✓		✓	✓	✓		✓	
	the ability to develop and maintain effective working relationships and to manage interpersonal conflicts;			✓		✓	✓		✓		✓		✓	
	ability to exercise independent judgements		✓		✓	✓	✓		✓	✓	✓		✓	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2015

	Page No.
Statement of Budget Review by Nature and Type	1
Statement of Budget Review by Program	2
Details	
- Budget Review General Works/Variations Variations of Income and expenditures which are materially different to the adopted Budget require councils endorsement. These variations are detailed in this section of the review.	3 - 6
- 2014/15 Carry Forward Adjustments Included in the 2015/2016 Budget are uncompleted 2014/2015 projects carried forward. Balances shown as forecast at the time of budget preparation and are subject to final adjustments. Adjustments have now been finalised and seeking Council's endorsement.	7 - 9
- Opening Funds Reconciliation This note demonstrates the calculation in the opening position 1 July 2015.	10

Statement of Budget Review
By Nature and Type

For The Period Ending 31 July 2015

	2015/2016				
	ORIGINAL ANNUAL BUDGET	REVISED ANNUAL BUDGET	YTD ACTUAL	VARIANCE (b) - (a)	VARIANCE
	(a) \$	(b) \$	\$	\$	%
Operating Revenues (Excl Rates)					
Rates	32,446,624	32,446,624	31,886,662	-	
Grants & Subsidies	2,861,525	2,861,525	26,430	-	
Interest Earnings	1,067,515	1,067,515	56,690	-	
Contributions, Donations & Reimbursements	503,577	531,077	22,242	27,500	5.5
Fees & Charges	16,773,408	16,773,408	6,145,902	-	
Profit On Sale Of Assets	778,817	778,817	-	-	
Other Revenue	367,000	367,000	15,685	-	
	54,798,466	54,825,966	38,153,611	27,500	
Operating Expenditure					
Employee Costs	(24,064,424)	(24,064,424)	(1,236,297)	-	
Materials & Contracts	(18,217,275)	(18,498,787)	(661,764)	(281,512)	1.5
Utilities (gas, electricity, water, etc.)	(1,880,911)	(1,880,911)	13,815	-	
Insurance	(807,919)	(807,919)	-	-	
Interest Expenses	(1,031,072)	(1,031,072)	50	-	
Other Expenses	(2,438,340)	(2,438,340)	(142,877)	-	
Depreciation	(15,906,098)	(15,906,098)	(1,325,508)	-	
Loss On Sale Of Assets	(2,801)	(2,801)	-	-	
Less Allocated to Infrastructure Assets	864,475	864,475	113,393	-	
	(63,484,365)	(63,765,877)	(3,239,188)	(281,512)	
Contributions for the Development of Assets					
Grants and Contributions	21,111,747	21,847,996	679,940	736,249	3.5
Net Operating Result Excluding Rates	12,425,848	12,908,085	35,594,362	482,237	
Adjustment Non Cash Items					
Write Back Non Cash Items	15,130,082	15,130,082	1,325,508	-	
Funds Demanded From Operations	27,555,930	28,038,167	36,919,870	482,237	
Acquisition of Fixed Assets					
Land & Buildings	(5,475,609)	(5,478,603)	(34,357)	(2,994)	0.1
Plant & Equipment	(5,082,613)	(5,105,004)	(200,497)	(22,391)	0.4
Furniture & Equipment	(801,493)	(801,493)	(565)	-	
Infrastructure Assets	(28,207,868)	(28,985,562)	(268,155)	(777,694)	2.8
	(39,567,583)	(40,370,662)	(503,574)	(803,079)	
Capital Revenue					
Proceeds from Sale of Assets	1,528,590	1,528,590	-	-	
Financing/Borrowing					
Debt Redemption	(1,819,703)	(1,819,703)	(19,833)	-	
Loan Drawn Down	600,000	600,000	-	-	
Demand for Resources	(11,702,766)	(12,023,608)	36,396,463	(320,842)	
Restricted Funding Movements					
Opening Funds	3,149,428	3,304,772	3,304,772	155,344	4.9
Transfer From Restricted Cash Unspent Loans	2,712,556	2,712,556	478,072	-	
Transfer to Reserve Transactions	(12,688,843)	(12,688,843)	-	-	
Transfer from Reserves Transactions	18,529,625	18,888,725	-	359,100	1.9
Closing Funds Surplus/(Deficit)	-	193,602	40,179,307	193,602	

Statement of Budget Review

By Program

For The Period Ending 31 July 2015

2015/2016					
	ORIGINAL ANNUAL BUDGET	REVISED ANNUAL BUDGET	YTD ACTUAL	VARIANCE (b) - (a)	VARIANCE %
	(a) \$	(b) \$	\$	\$	%
Operating Revenues					
General Purpose Funding	35,941,612	35,941,612	31,944,385	-	
Governance	9,603	9,603	296	-	
Law Order and Public Safety	402,454	402,454	13,393	-	
Health	96,700	96,700	7,907	-	
Education and Welfare	1,105,752	1,105,752	59,786	-	
Community Amenities	7,732,993	7,732,993	5,615,242	-	
Recreation and Culture	3,141,397	3,141,397	176,343	-	
Transport	3,209,615	3,209,615	75,114	-	
Economic Services	2,268,730	2,268,730	155,662	-	
Other Property and Services	1,349,060	1,376,560	105,482	27,500	2.0
	55,257,916	55,285,416	38,153,610	27,500	
Operating Expenditure					
General Purpose Funding	(1,115,127)	(1,115,127)	(12,523)	-	
Governance	(4,327,157)	(4,327,157)	(126,362)	-	
Law Order and Public Safety	(2,377,705)	(2,381,963)	(106,212)	(4,258)	0.2
Health	(643,116)	(643,116)	(16,887)	-	
Education and Welfare	(1,567,492)	(1,567,492)	(64,283)	-	
Community Amenities	(10,179,055)	(10,174,055)	(240,024)	5,000	0.0
Recreation and Culture	(13,493,559)	(13,486,847)	(597,916)	6,712	0.0
Transport	(23,549,400)	(23,680,051)	(1,411,705)	(130,651)	0.6
Economic Services	(4,571,044)	(4,571,044)	(63,538)	-	
Other Property and Services	(2,120,165)	(2,278,480)	(599,740)	(158,315)	7.5
	(63,943,820)	(64,225,332)	(3,239,188)	(281,512)	
Non-Operating Grants, Subsidies And Contributions					
Community Amenities	200,000	200,000	-	-	
Recreation and Culture	15,028,605	15,048,755	4,857	20,150	0.1
Transport	5,883,142	6,599,241	675,083	716,099	12.2
	21,111,747	21,847,996	679,940	736,249	
Adjustment Non Cash Items					
Write Back Non Cash Items	15,130,082	15,130,082	1,325,508	-	
Funds Demanded From Operations	27,555,925	28,038,162	36,919,870	482,237	
Acquisition of Fixed Assets					
Land & Buildings	(5,475,609)	(5,478,603)	(34,357)	(2,994)	0.1
Plant & Equipment	(5,082,613)	(5,105,004)	(200,497)	(22,391)	0.4
Furniture & Equipment	(801,493)	(801,493)	(565)	-	
Infrastructure Assets	(28,207,868)	(28,985,562)	(268,155)	(777,694)	2.8
	(39,567,583)	(40,370,662)	(503,574)	(803,079)	
Capital Revenue					
Proceeds from Sale of Assets	1,528,590	1,528,590	-	-	
Financing/Borrowing					
Debt Redemption	(1,819,703)	(1,819,703)	(19,833)	-	
Loan Drawn Down	600,000	600,000	-	-	
Demand for Resources	(11,702,771)	(12,023,613)	36,396,463	(320,842)	
Restricted Funding Movements					
Opening Funds	3,149,428	3,304,772	3,304,772	155,344	4.9
Transfer From Restricted Cash Unspent Loans	2,712,556	2,712,556	478,072	-	
Transfer to Reserve Transactions	(12,688,843)	(12,688,843)	-	-	
Transfer from Reserves Transactions	18,529,625	18,888,725	-	359,100	1.9
Closing Funds Surplus/(Deficit)	-	193,602	40,179,307	193,602	

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2015

This Review Maintains Council's Budget in a Surplus Position

		\$
GENERAL WORKS/VARIATIONS. (Additional Funds Required)		(1,346,244)
FUNDED BY		
- Reduction in Expenditure	-	
- Adjustment in Grant/Contributions Funding	736,249	
- Adjustment in Revenue	27,500	
- Restricted Cash Adjustments	<u>359,100</u>	<u>1,122,849</u>
Balance		<u><u>(223,395)</u></u>
- Adjustment to opening funds from forecast to actual 30 June	155,344	
- Carry Forward Adjustment From 2014/15 Financial Year	261,653	
 2015/16 Budgeted Surplus		 <u><u>193,602</u></u>

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2015

SECTION						REQUESTED BY - MATTHEW THOMSON		DIRECTORATE - WORKS AND SERVICES	
WORKS AND SERVICES									
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2015/16		FORECAST 2015/16		BUDGET REVIEW CONSIDERATION		EXPLANATION	
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME		
3655	Perkins Rd slk 0.56-1.73	375,000		530,000		155,000		Additional funds required to supplement Regional Road Group funding to deliver project to full scope.	
3363	Pfeiffer Rd slk 22.8-24.3	-		260,000		260,000		Complete stage 2 of work undertaken in 2014/15 under the commodity routes program.	
3780	Lower Denmark Rd slk 11.91-14.65	55,000		121,696		66,696		Pavement upgrade needed on failing section.	
2823	York St Upgrade - Grey St to Roundabout	500,000		700,000		200,000		Increase scope to include lighting and improvements from Serpentine to Lockyer Avenue. Subject to final costings and Council approval.	
New	Reseal - Collingwood Rd slk 2.14-2.71	-		52,000		52,000		Planned for 2016/17 brought forward.	
New	Burt St slk 11.25-11.90	-		15,000		15,000		Planned for 2016/17 brought forward.	
13425	Lower Denmark Rd slk 11.91-14.65		-		16,969		16,969	Contribution to road works	
New	Cycle Strategy Bicycle Counters	-		40,300		40,300		Grant offered by the Department of Transport for installation	
New	Cycle Strategy Bicycle Counters Grant		-		20,150		of 20,150	permanent and mobile data loggers.	
14105	Roads to Recovery		1,639,200		2,338,330		699,130	Roads to Recovery Programme has announced on 23 June 2015, Councils across Australia will receive an extra \$1.105 billion over the next two years. The City of Albany will benefit by \$699,130 in the 2015/16 and a further \$1.89 mil in 2016/17.	
3361	Princess Ave Reconstruct & upgrade	107,921		290,065		182,144		Additional costs for water main relocation and to complete remaining section of works.	
TOTAL :		1,037,921	1,639,200	2,009,061	2,375,449	971,140	736,249		

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2015

CARRY FORWARD ADJUSTMENTS

CARRY FORWARD WORKS ADJUSTMENTS MUNICIPAL FUNDS. SURPLUS/(DEFICIT)		\$ 261,653
FUNDED BY		
- Increase in Expenditure	-	
- Restricted Loan Funds Movement	-	
- Grant Amendments		
- Increase in opening funds	(261,653)	
- Adjustment in Reserve Funding	<u>(261,653)</u>	
		<u><u>-</u></u>

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2015

SECTION	CARRY FORWARD ADJUSTMENTS	REQUESTED BY - GARRY ADAMS
		DIRECTORATE - CORPORATE SERVICES

JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2015/16		FORECAST 2015/16		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
71532	CBD Strategy	22,760		22,728		(32)		Carry Forward Amendment based on 2014/15 Actuals
77272	Surf Reef Feasibility	24,135		1,532		(22,603)		Carry Forward Amendment based on 2014/15 Actuals
3266	Town Square	16,902		2,542		(14,360)		Carry Forward Amendment based on 2014/15 Actuals
3321	The Albany Heritage Park Cafe	9,318		-		(9,318)		Carry Forward Amendment based on 2014/15 Actuals
18694	Centennial Park Upgrade	5,606,475		5,602,883		(3,592)		Carry Forward Amendment based on 2014/15 Actuals
4500	ALAC - Heat Reclaim Unit & AHU	679,628		661,719		(17,909)		Carry Forward Amendment based on 2014/15 Actuals
71442	Business Case - Stage 1 Albany Innovation P	40,000		35,000		(5,000)		Carry Forward Amendment based on 2014/15 Actuals
3361	Princess Ave Reconstruct & upgrade	109,718		107,921		(1,797)		Carry Forward Amendment based on 2014/15 Actuals
15164	Albany Hwy Path - Verdi 130m NW of York S	264,912		173,940		(90,972)		Carry Forward Amendment based on 2014/15 Actuals
73062	Hunton Rd Bridge - Investigation	74,038		73,451		(587)		Carry Forward Amendment based on 2014/15 Actuals
	TOTAL :	6,847,886	-	6,681,716	-	(166,170)	-	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2015

SECTION		CARRY FORWARD ADJUSTMENTS				REQUESTED BY - GARRY ADAMS		DIRECTORATE - CORPORATE SERVICES	
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2015/16		FORECAST 2015/16		BUDGET REVIEW CONSIDERATION		EXPLANATION	
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME		
3161	Waste OSH Work Environment Improvements	51,390		43,154		(8,236)		Carry Forward Amendment based on 2014/15 Actuals	
71286	Implementation of Fuel Management Plans	65,738		53,992		(11,746)		Carry Forward Amendment based on 2014/15 Actuals	
3442	Emu Pt Coastal Parks - Ocean Side Reveg.	14,935		30,826		15,891		Carry Forward Amendment based on 2014/15 Actuals	
3426	Lowlands - Upgrade tracks - track belting.	35,726		34,351		(1,375)		Carry Forward Amendment based on 2014/15 Actuals	
3432	Cull Park - Play Ground renewal	55,798		23,045		(32,753)		Carry Forward Amendment based on 2014/15 Actuals	
3429	Ellen Cove - Play ground replacement	139,207		139,146		(61)		Carry Forward Amendment based on 2014/15 Actuals	
G0034	Cheyne's Beach	46,031		38,031		(8,000)		Carry Forward Amendment based on 2014/15 Actuals	
3419	Westrail Barracks	262,474		239,722		(22,752)		Carry Forward Amendment based on 2014/15 Actuals	
3438	Upgrade of Town Hall Toilets (external)	159,272		159,112		(160)		Carry Forward Amendment based on 2014/15 Actuals	
3443	North Road & Daycare Centre Solar Panels	147,218		146,858		(360)		Carry Forward Amendment based on 2014/15 Actuals	
15434	Land Acquisition	111,072		108,315		(2,757)		Carry Forward Amendment based on 2014/15 Actuals	
15444	Land Tenure Requirements	112,444		81,270		(31,174)		Carry Forward Amendment based on 2014/15 Actuals	
78206	Strategic Planning	-		8,000		8,000		Carry Forward Amendment based on 2014/15 Actuals	
TOTAL :		1,201,305	-	1,105,822	-	(95,483)	-		

RECONCILIATION OF OPENING FUNDS AS AT 1 JULY 2015

	ORIGINAL BUDGET	BUDGET REVIEW CONSIDERATION	VARIANCE (b) - (a)	VARIANCE %	NOTE
	\$	\$	\$	%	
Net Current Asset Position	20,110,163	21,302,581	1,192,418	5.9	
Adjustments					
Add back					
Loan Borrowings	1,819,703	1,857,727	38,024	2.1	(a)
Less					
Cash Backed Reserves	15,742,882	16,722,149	979,267	6.2	
Restricted Other - Unspent Loans	2,712,556	2,608,963 -	103,593		
Self Supporting Loans (Principal)	-				
Investments - LG Unit Trust Shares	-	220,474	220,474		
Land held for Resale	325,000	303,950 -	21,050	-6.5	
Opening Funds Surplus/(Deficit)	3,149,428	3,304,772	155,344	4.9	

(a) (Add back loan repayments as they represent a current liability for payments to be made over the next twelve months already reflected as expenditure)

CITY OF ALBANY

MIDDLETON BEACH IMPROVEMENTS

MIDDLETON BEACH SHARK NETS SUMMARY MEMO

Document No.: A003/01/05

31 MAY 2013



MIDDLETON BEACH SHARK NETS SUMMARY MEMO DOCUMENT A003/01/05					
Revision	Date	Author	Checked	Status	Approved
A	30 MAY 2013	A G PRATT	A BARTELS	DRAFT FOR CLIENT COMMENT	
B	31 MAY 2013	A G PRATT	A BARTELS	DRAFT FOR CLIENT COMMENT	
Keywords:					

1. INTRODUCTION

The City of Albany has engaged PRDW to prepare this summary memo into the issues, opportunities and risks associated with implementing shark nets in the Middleton Beach area.

2. BACKGROUND

In global terms, Australia is high on the list of shark attack hotspots. The map below shows that since 1580, only continental USA has had more confirmed unprovoked shark attacks (i.e. initiated by the shark, in the shark's natural habitat, on a live human and without human provocation) than Australia.

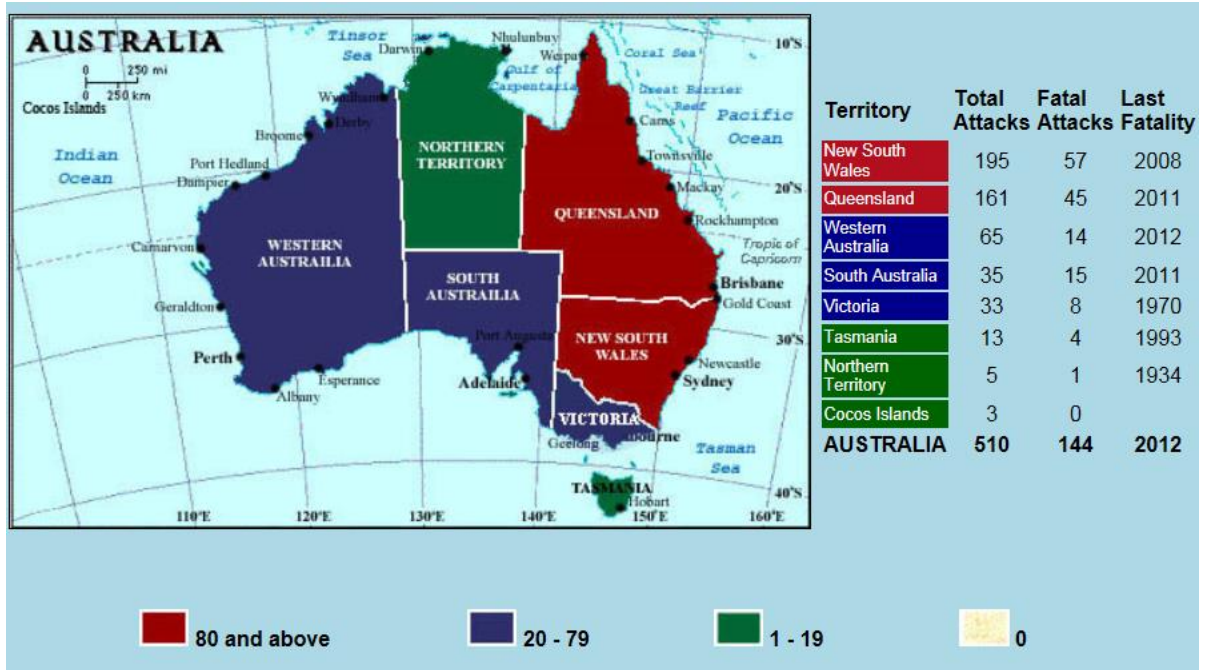
Since many attacks go un-reported, especially in developing nations, the diagrams below provide an indication of shark attack frequency only.



Global confirmed unprovoked shark attacks (1580-2012)

Whereas the United States has the highest reported number of shark attacks, Australia has the highest amount of fatal shark attacks in the world. The fatality rate for shark attacks in Australia is around 30% and in the United States only 4%.

Although historically not the most dangerous Australian state, Western Australia is the deadliest place in the world for shark attacks in the last 2 years. As shown in the map below, New South Wales and Queensland have seen more fatalities since 1700. The recent spate of shark attacks, encounters and sightings in WA is well documented and has increased our sense of concern about sharks in our waters.



Australian shark attack statistics (1700-2012)

Contrary to popular belief, only a few sharks are dangerous to humans. Of over several hundred shark species, nearly all fatal attacks on humans can be attributed to four: great white, tiger, bull and oceanic white-tip sharks. The first three are found in Australia’s South West, the fourth is not and would pose a threat to survivors of oceanic shipwrecks and downed aircraft rather than nearshore swimmers or surfers.

3. SWIMMING ENCLOSURES / SHARK-PROOF ENCLOSURES

Swimming enclosures provide an unbroken physical barrier aimed at preventing sharks from accessing an area. Since enclosure meshes are generally much tighter than those of traditional shark nets, they rarely result in any by-catch. Such enclosures are better suited to calmer, nearshore areas and not to open beaches with high wave energy. Enclosures are typically more rigid than traditional shark nets and can be attached to fixed structures like jetties.

Shark enclosures are suitable for bathers only. Due to their relatively small footprint, they are unlikely to be desirable for other water sports like surfing or diving.

Examples of successful swimming enclosures follow.



Murray Rose Pool, Sydney



Swimming enclosure at Busselton Jetty, WA



Swimming enclosure at Amity Point, North Stradbroke Island, Queensland



Swimming enclosure at Smoky Bay Jetty, South Australia

Opportunities and benefits: In the right environment, swimming enclosures are a relatively tried and trusted solution and the likelihood of them functioning properly is high. Their benefits are clear and they are a relatively low-risk solution. They are close to 100% safe and instil in bathers a very high sense of safety. Politically, it would be a relatively safe approach.

Opportunities for implementation of swimming enclosures exist at Ellen Cove and Oyster Harbour. An Ellen Cove solution would be more onerous and require more scientific study but would probably have more benefit to, and be better received by, the public.



Oyster Harbour



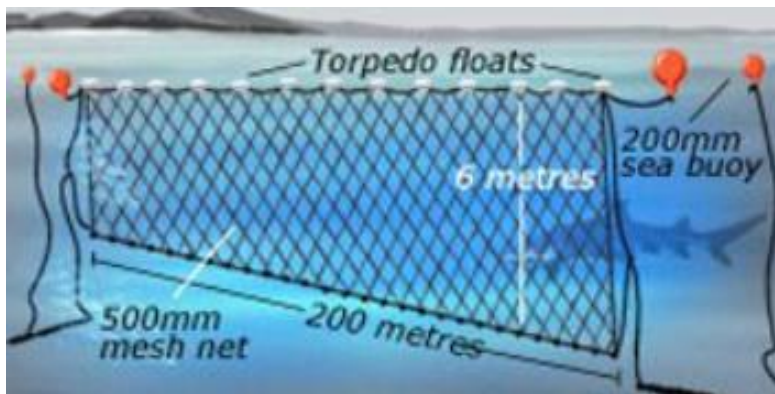
Ellen Cove

Downsides and risks: Similar to a traditional tidal pool, swimming enclosures mostly prevent marine creatures from entering but can also trap creatures that have found their way in during storms or human action, for instance. As with all introduced beach structures, they can lead to erosion, impact seagrass and public liability issues may arise. There may be a perception that an enclosure is not effective since its footprint is not great. If bathers make use of an enclosure instead of the unprotected stretches of surrounding beach, the footprint is effectively far larger than it appears to be. They can be costly to build and maintain.

4. SHARK NETS / MESHING

Shark nets are typically straight rectangular pieces of net suspended vertically offshore between floating buoys on the surface and anchors on the seabed. The mesh holes are typically 500 to 600mm wide, designed to entangle sharks and other large marine species while leaving smaller fish alone. Usually between 200 and 500m from shore in roughly 10 to 14m of water, most shark nets stretch 130 to 200m parallel to the beach and down to a depth of about 6m. The upper side of the net typically sits below the water surface to allow safe boat activity above it. Shark nets may be staggered or tiered, with alternate nets aligned further from the beach than an inner line of nets.

Importantly, the nets are not intended to form a permanent unbroken physical barrier - sharks can and do get under, over and around the nets. Additionally, nets are sometimes lifted for periods (during the annual Sardine Run in KwaZulu-Natal, South Africa, for example).



Typical net arrangement

Nets are lifted every day or two for servicing and removal of dead sharks and other marine life. It is generally accepted that between 35 and 50% of caught sharks are entangled from the beach side.



Servicing shark nets in Durban, South Africa

Used mainly on open beaches, shark nets reduce the occurrence of sharks via mortality. Reducing the local shark population is believed to reduce the chance of an attack. **Shark nets are not installed to provide a physical barrier between sharks and bathers, their function is to catch and kill sharks.**



Shark mortality and by-catch

Currently only used in South Africa (KwaZulu-Natal, 38 localities), Hong Kong (32 beaches) and Australia (51 beaches in New South Wales and used with a mix of drum lines at 84 Queensland beaches), Reunion Island and the Seychelles are now evaluating and installing them. Despite being home to the traditional “shark bite capital” of the world, Volusia County, Florida, the United States have considered but never practised shark meshing.

It is commonly believed that since the introduction of shark nets in Australia in 1936, not one fatal shark attack has been recorded at beaches where nets have been installed. A March 2009 NSW Department of Primary Industries report into the NSW Shark Meshing (Bather Protection) Program, acknowledges that there has been one fatal shark attack (in 1951) on a netted beach since the SMP began in 1937.

The same report revealed that of the 38 shark attacks recorded in NSW from 1937 to 2008, 63% took place at netted beaches. In 2009, separate shark attacks were recorded at netted Bondi Beach in two consecutive days.

4.1 Issues

- Significant investment is required in their planning, implementation and ongoing management (governance, policy, staffing, equipment, boats, training, etc.).
- Reports on the effectiveness of nets are sometimes conflicting.
- Meshing or gill nets are controversial in that they result in the capture and frequent death of a wide range of by-catch species including marine mammals, whale calves, turtles, rays, dolphins and sharks not implicated in unprovoked attacks on humans.
- Nets may occasionally wash up or need to be lifted during periods of high wave energy or for environmental needs (during whale migration season, for example).
- Ongoing management of the nets would be required, probably via the Department of Fisheries WA but potentially directly by a government agency not yet in existence. In Queensland, shark control is managed by the Department of Agriculture, Fisheries and Forestry. In South Africa, nets are managed by the KwaZulu-Natal Sharks Board, a government agency set up specifically for shark control.
- Approval would be required in terms of broader framework, likely requiring Commonwealth approval under the Environment Protection and Biodiversity Conservation Act 1999.
- The potential position and configuration of shark nets at Middleton Beach would need to be designed with careful consideration to financial cost, ecological and social impact, navigation, bathymetry and coastal processes.

4.2 Opportunities

- Despite previously being against them, at the end of 2012, WA Premier Mr Colin Barnett said the government would take a fresh look at shark nets as one measure that could protect the public and WA tourism. The government has commissioned an independent scientist to study the environmental impact of shark nets and their use elsewhere. The study was commissioned by the Department of Fisheries as part of the State Government's funding package for shark mitigation. It is referred to in 4.3 below.
- WA shark author Hugh Edwards has said shark nets could work in WA but the government had to weigh them up against the huge environmental and financial costs.
- The perception of safer beaches.
- Potentially politically and economically beneficial in attracting more people to the area.
- If used in conjunction with acoustic pingers, nets could effectively warn off dolphins, etc.
- Limit the nets' negative impacts by lifting them when necessary, e.g. during the whale migration season.

- The small tidal range in Albany is more suitable for shark nets than an area with a big tidal range.
- Some argue that nets deter sharks from establishing territories at popular beaches.

4.3 Risks

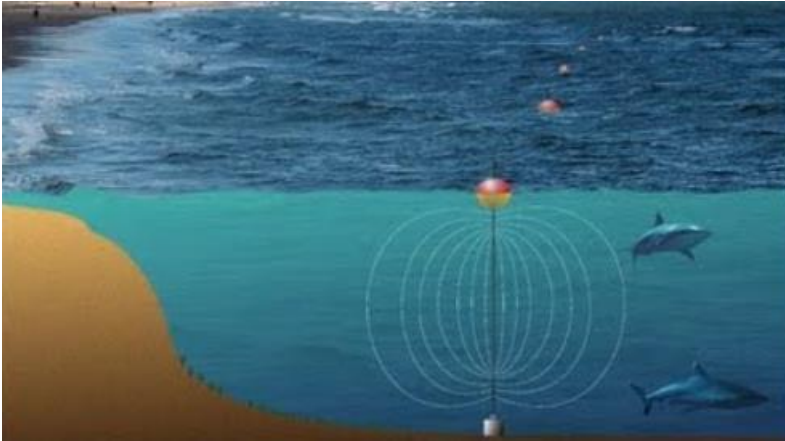
- An August 2012 report entitled *Likely effectiveness of netting or other capture programs as a shark hazard mitigation strategy in Western Australia* by Bond University for the Department of Fisheries WA, recommended that “Due to the environmental impacts of shark control activities, it is not recommended that either shark nets or drum-lines be introduced into Western Australia. Further consideration could be given to the feasibility of using shark enclosures for bather protection.”
- A New South Wales Scientific Committee, an independent body of scientists, recently determined that shark nets are a Key Threatening Process (in Schedule 3 of the Act) due to negative impacts on sharks, turtles, humpback whales and other wildlife, including threatened species. The NSW government is required to develop a Threat Abatement Plan, investigating humane and less ecologically damaging alternatives.
- Impacts of nets on marine life can be hard to predict. No one totally understands what removing such a high level predator from the marine food chain will do.
- By-catch rates are often very high in the early years of a netting program. These rates subsequently decline which is likely due in part to the effect of shark control programs “fishing down” local populations of animals vulnerable to the nets.
- Sharks may be attracted to feed on marine animals that have become tangled in the nets.
- Nets may lead to a false sense of security and diminished sense of caution in the water.
- Sharks on the inside of the nets have less chance of returning to deeper water, which can place bathers at unnecessary risk. The reality is that bathers and surfers using netted beaches still regularly encounter sharks.
- Public liability issues may arise.
- Risk to navigation (ocean-going vessel or smaller craft) through collision, although this should be easily managed. Ocean-going vessels are normally in water comfortably deeper than locations used for netting.
- Politically very difficult to remove once installed. A court may rule that the liability for a shark attack at a previously meshed beach rests on the shoulders of the government.
- To some, netting is a highly emotive subject. The perception that netting is environmentally hazardous and barbaric may lead to community backlash. Risk to dolphins, whale calves and other marine life is great. Authorities in South Africa insist that the shark nets do a good job in protecting bathers. Claiming that almost 50% of the sharks caught in South Africa’s nets are caught on the beach side, conservationists and activists protest against what they believe is the unnecessary and cruel loss of shark and other marine life.



Community backlash

5. ALTERNATIVE SOLUTIONS

- Swimming enclosures, limited footprint.
- Continued research into more humane alternative solutions.
- Increased patrolling, including with helicopters and jet skis.
- Public education, about where and when to swim in the ocean, for example.
- Baited drum lines, hooks baited with fish are suspended from buoys to catch sharks in an effort to reduce chances of attacks at popular beaches. While most drum lines are used in addition to shark nets, it has been proven that the drum line is more effective at catching the three main targets (great white, tiger and bull sharks). Drum lines have far less by-catch. Popular in Queensland, where they are used in conjunction with nets, they are nevertheless controversial. A North Stradbroke Island beach protected by drum lines was the site of a fatal shark attack in January 2006. Although some argue that baited hooks attract sharks to an area, it has been shown that the distance at which sharks are sensitive to olfactory stimuli is measured in hundreds of metres.
- Shark culling, highly controversial.
- Currently research is underway into the design of wetsuits and lifejackets fitted with devices emitting electrical fields which repel sharks. To date, devices have only been effective against the great white.
- Electromagnetic barriers (or shark shields) deployed to prevent shark attacks are now being studied in South Africa. Not conclusive to date, early experimental work is being followed with interest around the world.



Shark shield systems are under development

6. RECOMMENDATIONS

Balancing the dynamics of public safety with the needs of an active ecosystem is a minefield. Proceed with caution with the notion of shark nets. Formal studies and scientific research in conjunction with local and international specialists are essential. Although arguably primarily of psychological benefit, shark nets' effects on tourism could be significant. Permanent removal of shark nets after their implementation may prove very challenging.

PRDW broadly supports the findings of the August 2012 Department of Fisheries WA Bond University report, especially that swimming enclosures (or ocean/tidal pools) should receive consideration before shark nets or drum-lines.

An Ellen Cove swimming enclosure might be an easy win, of low risk and have clear community benefit.

7. FUNDING

State Government pledged \$6.85m in September 2012 to boost shark research and patrols of Perth's beaches. State Government's \$6.85m shark plan:

- \$2million for Department of Fisheries to track, catch and destroy sharks close to beachgoers
- \$200,000 for shark enclosure trial with local government
- \$2 million for shark tagging and GPS tracking
- \$500,000 for extra jet skis for Surf Life Saving WA
- \$150,000 for community awareness program and phone application
- \$2 million research fund.

8. DISCLAIMER

Some information provided in this memo has been obtained from public sources which PRDW has not been able to verify directly. As such, information in this memo should not be relied upon and should be used with discretion and caution.

9. REFERENCES INCLUDE

<http://www.fish.wa.gov.au/About-Us/News/Pages/Shark-Nets-and-Swimming-Enclosures-Have-Your-Say.aspx>

<http://au.news.yahoo.com/thewest/a/-/wa/14432363/state-to-consider-shark-nets>

<http://www.environment.nsw.gov.au/threatenedspecies/SharkControlFactsheet.htm>

<http://australianmuseum.net.au>

<http://buymagnets.com/news/28/magnets-and-magnetic-materials/electromagnetic-barrier-deployed-in-study-to-prevent-shark-attacks>

<http://www.youtube.com/watch?v=EOZAzD8hUeU>

<http://www.fish.wa.gov.au/About-Us/Media-releases/Pages/Shark-netting-report-open-for-public-comment.aspx>

<http://au.news.yahoo.com/thewest/a/-/breaking/15768121/govt-funds-shark-spotting-tower/>



Review of the Dunsborough Beach Enclosure Trial

**Completed for the Department of the Premier
and Cabinet, Western Australia**

September 2014

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EXECUTIVE SUMMARY

In response to recent shark attacks in Western Australia, the state government funded the installation of a netted beach enclosure at Old Dunsborough Beach (Dunsborough, Western Australia) consisting of permanently installed pilings between which shark-proof netting was installed. The enclosure provided an area of shallow water which was inaccessible to sharks and thus provided a safe swimming area. This report provides a review of the success of this trial, relevant considerations in future net installations and potential sites across Western Australia. This review was conducted at the request of the Department of the Premier and Cabinet (Government of Western Australia) and was facilitated by provision of information and advice from the City of Busselton.

The nets at Dunsborough beach fulfilled their requirements and with minor adjustments maintained a complete beach barrier. The netting did get fouled by longshore movement of wrack and required frequent attention to remove the detritus. Biofouling occurred but did not hinder the performance of the net and no bycatch was recorded. The ability to relatively easily (cheaply) remove and deploy the netting mitigates the longer-term biofouling risk. The net can be removed during the lower beach use/storm season (winter) and cheaper land-based cleaning employed.

Analysis of data regarding local shark sightings suggested that sharks large enough to pose a risk to humans were regularly observed in the local area and thus the enclosure was effective in preventing potential interactions between those sharks and beach goers.

Community and operator feedback indicates that the Dunsborough Beach Enclosure trial was considered successful. Ongoing management and maintenance costs for the system deployed at Dunsborough are considered low to moderate and favourable in comparison to other methods of shark risk mitigation.

Other shark barriers such as the Coogee Beach shark net installation trial were also successful in creating an underwater fence that was impervious to sharks and had large enough mesh size to prevent build-up of wrack and other detritus whilst retaining a rigid nature preventing marine life from becoming entangled in it. The system also acted as an artificial reef that attracted marine life increasing its popularity with local beach users. In comparison to the netting installed at Dunsborough, the Coogee Beach trial was evaluated to be more expensive and had difficulties with installation and removal. The growth of marine organisms on the net at Coogee was not an issue in the short term however, given the economic pressure for longer-term deployments, this may become an issue.

Beach usage statistics, provided by Surf Life Saving Western Australia, were analysed in combination with coastal morphology and tidal regime information in order to identify numerous locations along the coast of Western Australia that could provide conditions sufficient to install further beach enclosures and thus provide beach users with further peace-of-mind regarding the risk of shark attack when entering the water.

Review of the Dunsborough Beach Enclosure Trial

Completed for the Department of the Premier
and Cabinet, Western Australia

September 2014

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1 BACKGROUND

In Australia there have been a total of 892 Shark attacks of which 217 were fatal in approximately the last 200 years according to the Australian Geographic (2014). Of these attacks, 14 have occurred in Western Australia since 1995, with no prior attacks after 1967. Half those most recent attacks occurred in the last three years (Table 1-1). The increase in attacks has resulted in a public concern for safety during marine related recreation. The State Government response to this has been expansive and has included the development and independent testing of electronic shark deterrents (Huveneers *et al.* 2012), extensive funding into research regarding deterrent mechanisms and shark physiology (Oceans Institute, 2014), baited drum line shark culling (ABC 2014) and the installation of an enclosed bathing area at Old Dunsborough Beach.

Table 1-1 Recent fatal shark attacks in Western Australian waters (Australian Geographic, 2014)

Month	Year	Location
March	2014	Mandurah
November	2013	Gracetown
July	2012	Wedge Island
March	2012	Port Geographe
October	2011	Rottneest
October	2011	Cottesloe
September	2011	Bunker Bay
August	2010	Gracetown
December	2008	Port Kennedy
March	2005	Abrohlos
July	2004	Gracetown
November	2000	Cottesloe
January	1997	Geraldton
September	1995	Hopetoun

In the context of this review it is important to establish the difference between shark ‘barrier’ nets and shark nets used to capture and control sharks. This report uses the terminology ‘barrier nets’ or ‘beach enclosure’ to refer to non-lethal/non shark-capture nets. The deployment of barrier nets to prevent the movement of sharks into bathing areas is a well-established method for mediating the risk of shark attack and provides peace-of-mind to beach goers who feel unsafe in this environment. Barrier nets prevent sharks from coming into contact with swimmers while bottom or surface ‘shark nets’ act like gill nets to ensnare sharks and thus deplete their population in an attempt to reduce the risk of them encountering humans.

The New South Wales Department of Primary Industries have implemented shark netting programs since 1937 with a current total of 51 beaches protected by these installations and

only one fatal attack at a protected beach during this period, however by-catch of birds and marine mammals have caused criticisms of the approach (Green *et al.* 2009). The Queensland Shark Control Program (QSCP) manages a system of both netted beaches and drum lines to mitigate shark attacks by both reducing their numbers and preventing them from reaching bathers, the system also receives criticism regarding by-catch and employs a series of acoustic 'pingers' to deter marine mammals (Gribble *et al.* 1998; Erbe and McPherson, 2012).

In South Africa, the KwaZulu Natal shark board maintain a series of shark nets to protect beach users from shark attack along that stretch of coastline. Again, the system provides beach goers with sufficient peace-of-mind when entering the water, however the nets are responsible for a considerable amount of by-catch including turtles, small sharks, dolphins, whales, rays and birds. This causes concern for the environment and poses the possibility of attracting sharks into the area by the feeding opportunity created by the animals entangled as by-catch (Kearney and Jones 2009).

After a series of fatal shark attacks in Hong Kong, a network of beach enclosures was established in order to protect beach goers from marine predators. This is the only other existing substantial implementation of a network of shark barriers that successfully protects swimmers by preventing sharks from entering the same water-space as humans rather than relying on a system of population depletion to reduce risk.

In response to the increased perception of risk of shark attacks in Western Australia's waters the State Government provided the City of Busselton with funding to install a beach enclosure to allow swimmers to enter the water and swim without the risk of encountering a shark. The installation consists of a series of permanently installed pilings traversed by a net with mesh size sufficient to avoid ensnaring other marine life whilst providing an impervious barrier to sharks (Figure 1-1).



Figure 1-1 Dunsborough beach enclosure plan, designed to prevent sharks entering the designated area of water

2 INSTALLATION AND MAINTENANCE LOGISTICS

The Dunsborough beach enclosure net was constructed by installing 6 piles roughly parallel to the shoreline to which the net could subsequently be secured. This took a construction team 14 days to complete and required heavy plant equipment capable of installing piles in a marine environment and probably constituted the majority of the cost of the installation. Incorrect information regarding water depth and local geology caused delays in the pile installation and resulted in extra costs.



Figure 2-1 Design and layout of Dunsborough beach enclosure

Net installations are subject to bio-fouling both from marine growth on the nets themselves and the trapping of 'wrack' (detached macro algae, seagrass etc.) that is transported into the nets via near-shore current circulation. In Geographe Bay 'wrack' consisting mainly of detached seagrass fronds moves in an easterly direction collecting on the western side of groins and natural impediments (Oldham et al. 2010). After the installation, the nets were initially inspected on a daily basis to identify possible fouling from wrack and any marine fauna that may have become entangled in the nets. On the 5th and 6th days stingrays were found in the enclosure which had slipped under the foot rope. This was remedied by adding chain to the foot rope to secure it against the sea bed. During subsequent weeks growth was observed to increase on the nets but did not cause loss of function. 'Weed' (presumably wrack) became repeatedly entangled in the net during windy or wavy periods but could be

adequately removed by inspection staff by simply lifting the net and allow the weed to pass under.

The cost of the Dunsborough beach enclosure is outlined in Table 2-1, a total of approximately \$200,000. Of this, approximately \$150,000 comprised purchasing the nets and installing the infrastructure required to secure those nets. For half the season (nets were installed Jan-April) maintenance cost approximately \$25,000 and therefore would cost roughly \$50,000 per year assuming the nets were only installed during the summer period (Nov-April), once initial piles etc. had been installed. One beach enclosure would cost roughly \$225,000 for the first year including initial installation and maintenance followed by \$50k per year for the next two years for maintenance costs equating to roughly \$325,000 for a three year deployment. In terms of cost effectiveness, one could argue that the beach enclosures provided guaranteed protection for those concerned by the risk of a shark attack occurring whilst also providing both peace of mind for those beach users and for those with environmental concerns regarding alternative programs that attempt to reduce shark populations. Conversely these enclosures, based on their current design and costing, would not be able to protect divers and surfers and other water users in locations characterised by larger wave heights and or deeper water.

Table 2-1 Budgeted and actual costings for the various aspects of beach enclosure design and implementation for the Dunsborough beach enclosure

Agreed expenditure of State			
Government ARP grant	Agreed costings \$	Actual costings \$	Variance \$
Survey, design and approvals	10,000	5,253	-4,747
Net supply	45,000	44,764	-236
Pile supply and installation	87,000	111,000	23,230
Marine safety	11,000	7,337	-3,663
Net installation/removal	7,800	20,443	12,634
Net maintenance	3,800	4,714	914
Total	165,370	193,511	28,141

It should be noted that risks and liabilities incurred by the installation body (e.g. Municipal Councils) would need to be assessed on an individual site basis. While nets are considered relatively safe, correct installation and maintenance is critical to reducing risk of user harm.

3 PUBLIC AND SOCIAL BENEFITS

Shark sightings at beaches in the vicinity of the Dunsborough beach enclosure reported to Surf Life Saving WA, the Water Police and Department of Fisheries WA are shown in Figure 3-1 and show a significant number of shark sightings in the general area particularly at Eagle Bay and Meelup beaches which are approximately 4km from the enclosure. The shark sightings data are not corrected for effort inasmuch as the larger number of sightings at Eagle Bay and Meelup may be the result of a larger number of observers rather than a larger number of sharks.

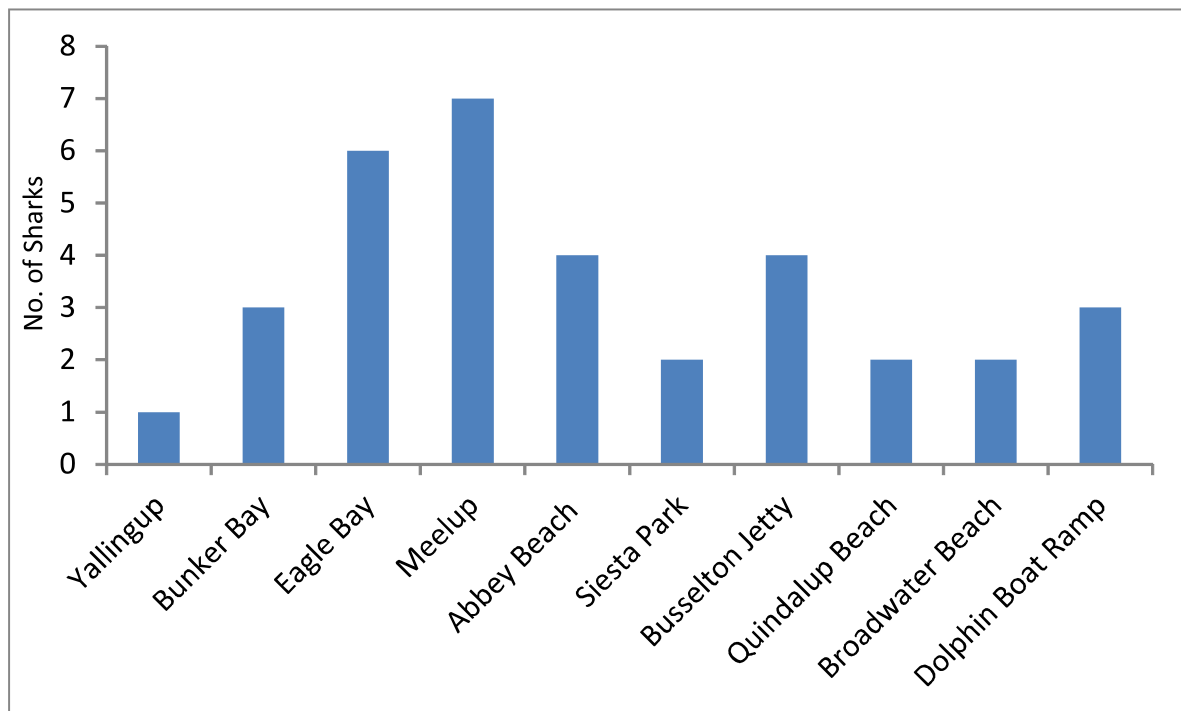


Figure 3-1 Number of shark sightings at various beach locations in shire of Busselton from October '13 to April '14

Approximate sizes of sharks were also recorded when possible and are presented in Figure 3-2. Of the sharks for which an approximate length was recorded, approximately half were greater than the 3m length deemed dangerous to humans by Department of Fisheries (DoF 2014). Only three of the 34 sightings were reported as Great Whites, the species attributed to the majority of attacks in Western Australia, however it should be noted that over half the sharks sighted couldn't be positively identified.

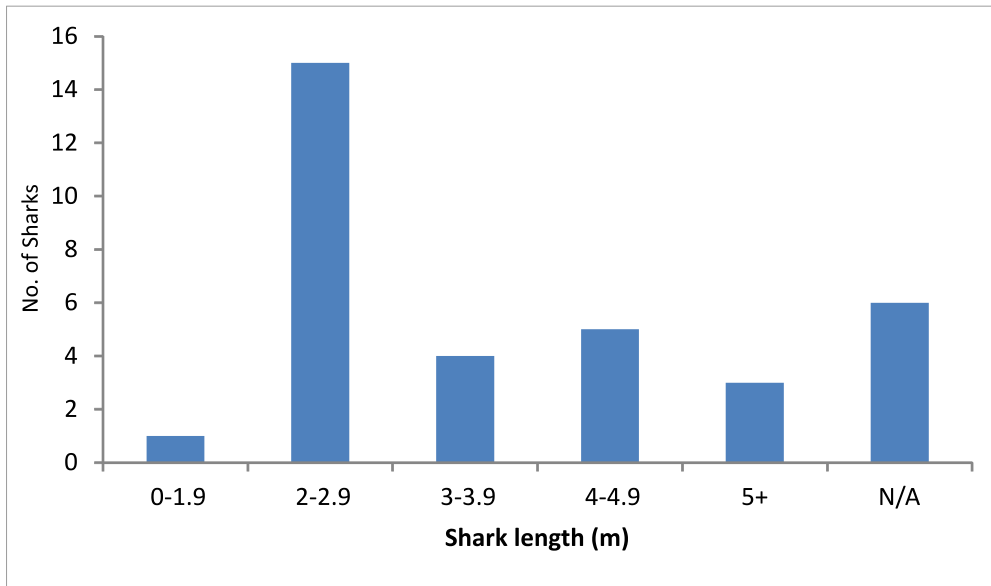


Figure 3-2 Frequency of occurrence of shark sizes based on Shark sightings in shire of Busselton from October '13 to April '14

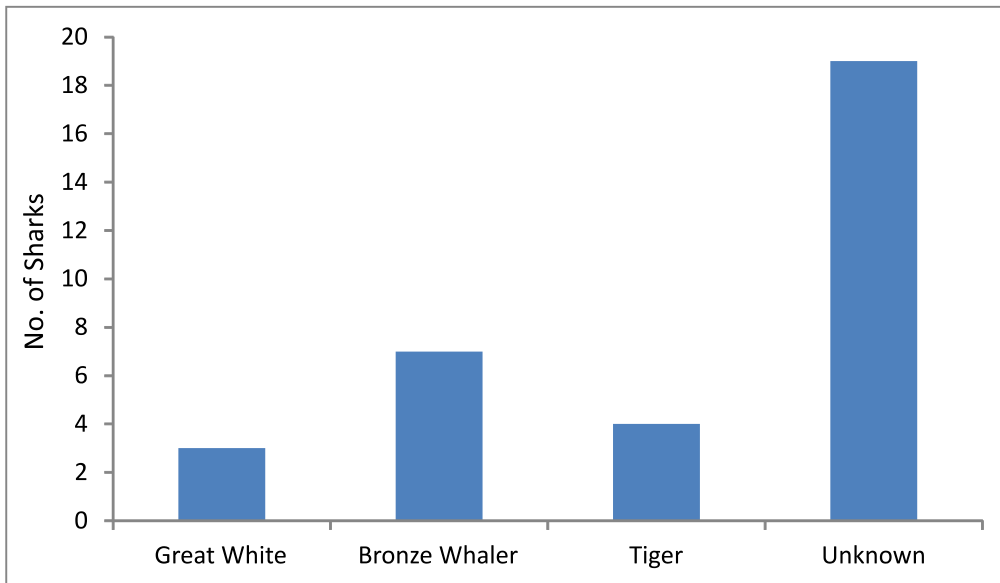


Figure 3-3 Frequency of occurrence of shark species based on Shark sightings in shire of Busselton from October '13 to April '14

A quantitative estimate of the risk of shark attacks given the reported occurrence of shark sightings in the area is not feasible in this context as the current knowledge regarding shark foraging behaviour and population size is not sufficient. However, data does clearly demonstrate that sharks are present in the area and that they are large enough to pose a risk to water users. The shark net does therefore provide a guaranteed safe enclosure in which bathers can enter the water knowing they are safe for shark attack. It also provides beach users with the choice to enter the water at a safe location alternative to a beach where there is no protection.

The peace-of-mind and feeling of safety when entering the water within the Dunsborough beach enclosure is exemplified by comments recorded by the public (below) which help to demonstrate the social benefits of introducing the system.

“My family and I stayed in Dunsborough recently and swam in the Dunsborough Beach Enclosure and were all very impressed. Great feeling of safety from sharks... making it a very relaxed swim. I wish more popular beaches were able to install these enclosures. Hopefully the net will stay there permanently in Dunsborough.” - Leanne Groser

“I would like to comment on the shark net that is on the Dunsborough beach. I was recently holidaying at Dunsborough with a group of friends and was hesitant to go into the water because of the recent attacks by sharks. As soon as we saw the bay with the net we went in and enjoyed our swim so much having great peace of mind. It made a huge difference to our holiday in Dunsborough. Great initiative, there should be more of them along our coast especially in the metro area.” - Molly Alchin

During maintenance and inspection, data regarding the number of swimmers utilising the beach enclosure were recorded by city of Busselton staff (Figure 3-4). The data show initially high numbers of users dwindling towards the end of the deployment period. It should be noted that the surveys were not taken on the same day each time or at the same time of day and therefore some of the fluctuation in numbers is likely due to increased usage at weekends, during school holidays and around the middle of the day.

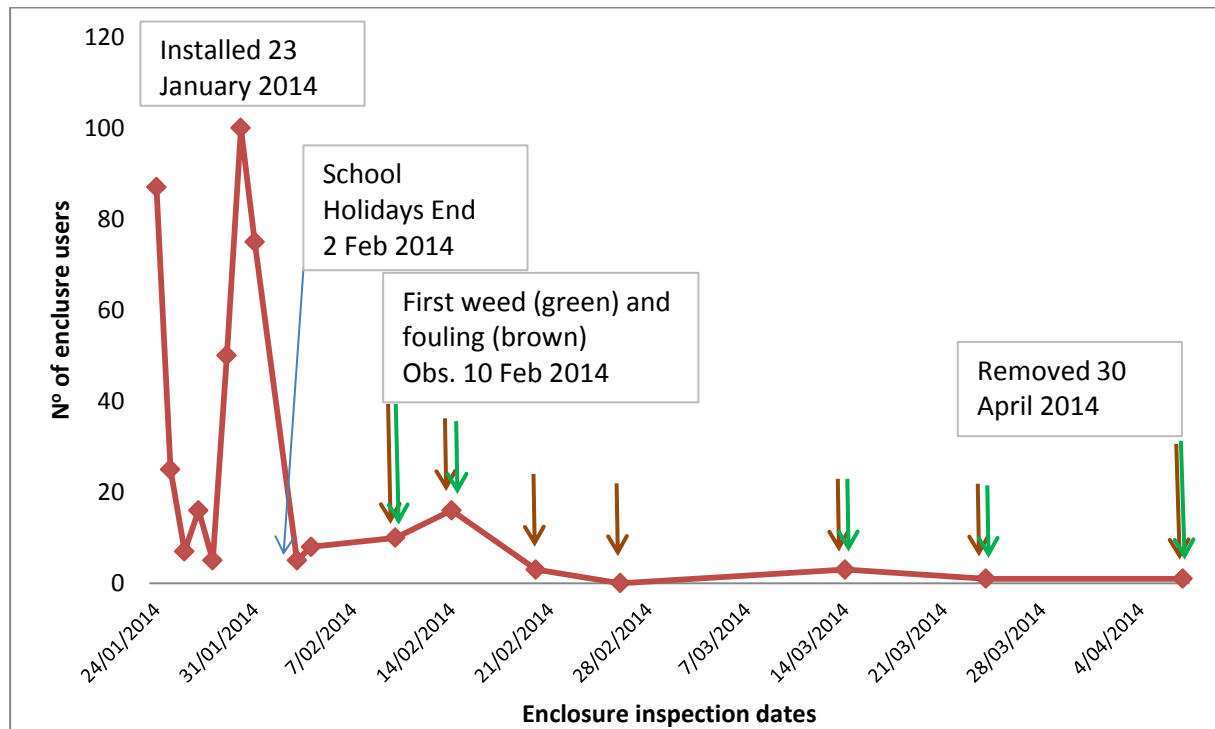


Figure 3-4 Usage of the Dunsborough beach enclosure from January to April 2014

3.1 Local government support

Feedback on the success of the Dunsborough Beach Enclosure Trial was obtained from the City of Busselton councillors through a brief questionnaire. In addition to general comments, the following questions were asked.

Q.1 - How do you feel about the cost of the beach enclosure trial in relation to the benefits obtained?

Q.2 - How do you feel about the management effort required in relation to the benefits obtained?

Q.3 - In general, would you support an ongoing deployment of a similar beach enclosure?

Q.4 - What were your overall impressions of the trial?

The majority (five of the eight councillors) were available to respond including Mayor Ian Stubbs. Overall the local government feedback was positive and ongoing deployment of the beach enclosure or a similar structure was supported. Specific feedback comments were as follows:

"After a number of fatal shark attacks in the region people were reluctant to venture in the water down here. The barrier obviously gave people more confidence as the area was well utilised. I don't know how it would work elsewhere, as the current spot being a cove was ideal for the trial." Councillor R. Bennett (email cons. 26/08/2014).

"While I am sure it gave some comfort to the swimmers using the area, it does not seem practicable to provide enclosures at all swimming areas frequented by sharks so I am unsure what has really been gained from the trial." Mayor I. Stubbs (email cons. 27/08/2014).

"Many residents were very appreciative of the enclosure; those who like swimming laps and those with children. I understand that both Primary Schools either have or are considering using the enclosed area for student swimming lessons thus saving them the turnaround time and transport costs of getting the students and staff to the Busselton based Geographe Leisure Centre pool. Dunsborough has no public swimming pool and this shark barrier provides a safer and cost effective alternative." Councillor J. McCallum (email cons. 26/08/2014).

"I would like to see this trial continued and extended to other areas in Busselton as this a major tourist [magnet]." Councillor T. Best (email cons. 26/08/2014).

"This has my support as I feel many people, local community and those holidaying in Dunsborough felt more secure with the enclosure. Also a great advantage to the schools locally as they do not have to bus the children into Busselton GLC, for swimming lessons, saving at least an hour travelling time. All round a good outcome." Councillor C. Tarbotton (email cons. 1/09/2014).

Figure 3-5 summarises the questionnaire results.

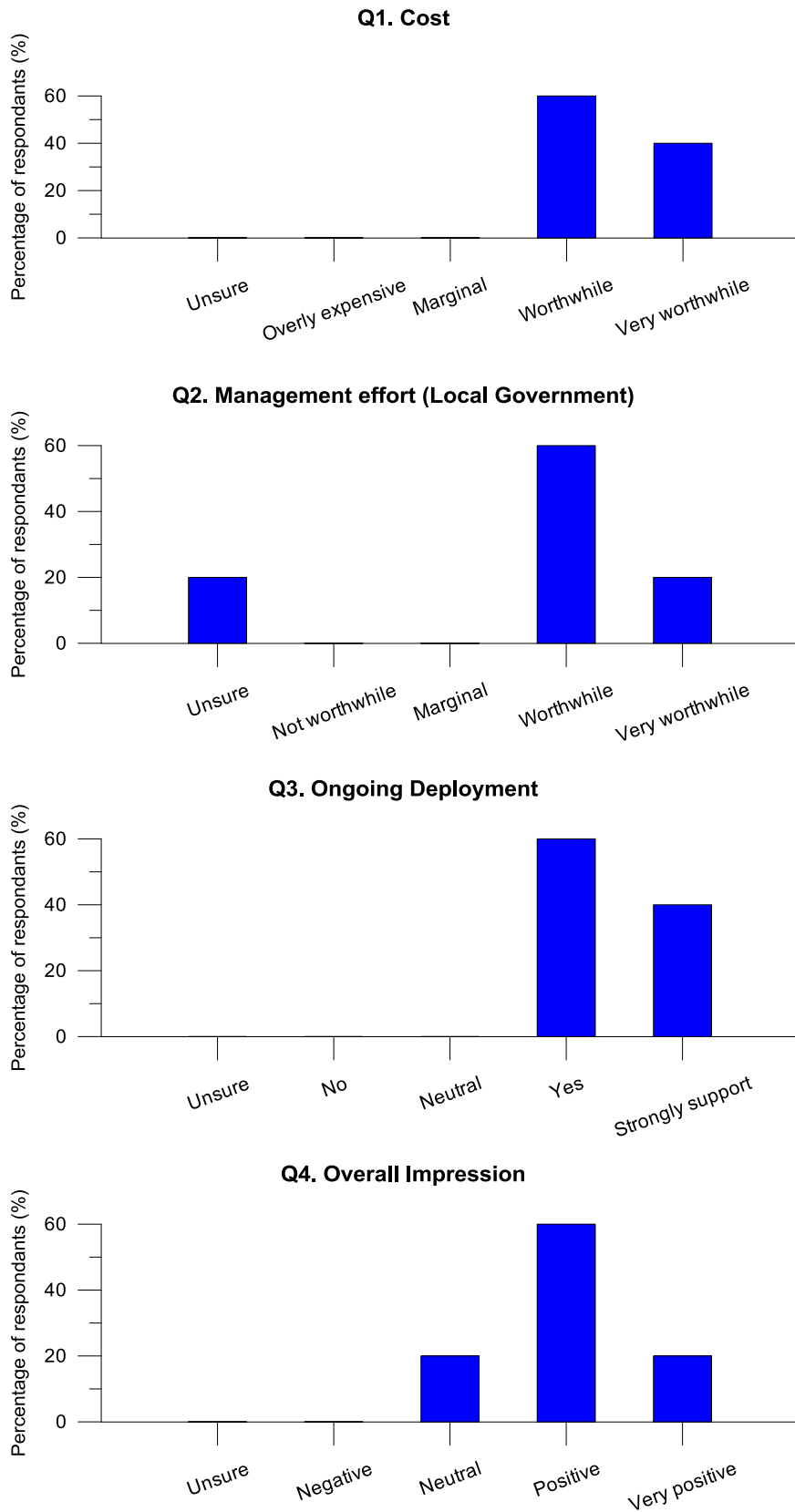


Figure 3-5 City of Busselton Councillor feedback on the Dunsborough Beach Enclosure Trial

4 LOCATIONS FOR ADDITIONAL ENCLOSURES

4.1 Beach usage

The beaches at Bunker Bay, Meelup, Smiths, Yallingup and Busselton are patrolled by life guards that collect beach usage data that provides useful information regarding the positioning of potential enclosures. During the 2013-14 season beach usage was greatest between 10am and 2pm with a maximum average hourly attendance of 407 at Yallingup, 338 at Smiths, 230 at Meelup and 156 at Bunker bay (SLSWA, 2014).

A study on beach usage by Blackweir and Beckley (2004) showed that approximately half the total beach user population in Perth's metro region (Avalon to Two Rocks) was concentrated at Scarborough, Trigg, North Cottesloe, Cottesloe, Port and City beaches. North Mullaloo, Mindarie, Scarborough, Trigg and Secret Harbour were the most popular locations for board riding. Swimming was the most popular water based activity at all monitored beaches except for North Beach, Trigg, Scarborough, Brighton and Secret harbour where board-riding was the most important.

Elliot *et al.* (2005) conducted a survey of beach usage in the metropolitan area which identified Hillarys boat harbour, Scarborough Beach, Cottesloe Beach and Mullaloo Beach as the four beaches with the highest number of attendees during the survey period (Table 1-1).

Table 4-1 Numbers of beach attendees according to aerial surveys conducted by Elliot *et al.* (2005)

Beach Names	5-Mar-05	9-Mar-05	Total
Hillarys Boat Harbour	217	172	389
Scarborough Beach	180	150	330
Cottesloe Beach	206	118	324
Mullaloo Beach	226	96	322
Rockingham Beach	202	75	277
City Beach	139	108	247
Whitfords Beach	132	112	244
Mettams Pool	130	79	209
Peasholm Street	79	90	169
South Beach	78	81	159
Yanchep Lagoon	90	68	158
Shoalwater Bay	50	78	128
Challenger Beach	57	22	79
Secret Harbour	35	42	77
Total	1821	1291	3112

The maximum number of attendees viewed at each beach by Surf Life Saving WA as reported by Elliot *et al.* (2005) are listed in Table 4-2 and shows that the Christmas period

received the highest numbers of beach goers with Mullaloo, Cottesloe and Scarborough receiving the most visitors.

Table 4-2 Maximum observed numbers of beach goers as reported by Elliot *et al.* (2005)

Beach		Number of observed people
Mullaloo	6-Mar-00	20,000
Mullaloo	27-Dec-99	18,000
Mullaloo	26-Dec-00	18,000
Cottesloe	25-Dec-99	11,000
Mullaloo	25-Dec-02	10,500
Mullaloo	26-Jan-01	10,150
Cottesloe	26-Dec-02	10,000
Port	4-Mar-01	9,900
Scarborough	27-Dec-99	9,000
Scarborough	2-Mar-03	8,550
North		
Cottesloe	22-Nov-03	8,500
Port	7-Dec-03	8,475
Mullaloo	24-Jan-99	8,400
Mullaloo	9-Feb-03	8,100
Port	26-Dec-03	7,920

Surf Life Saving Western Australia provided hourly head counts of beach goers at patrolled beaches throughout the state during the 2013-14 season. The mean number of beach goers was calculated at each beach by dividing the total number of counts by the number of patrolled hours and is presented in Figure 4-1. The top 5 busiest beaches during this period were identified as Cottesloe, Scarborough, Hillarys marina, Mullaloo and Fremantle.

A review of the VacSwim program (Government of Western Australia swimming lesson program) has indicated that the vast majority of locations used for training are in swimming pools. However, a “surf” program is offered as part of the summer training (January) which includes beaches listed in Table 4-3. It is probable that the peace-of-mind generated by the presence of a beach enclosure, such as that trialled at Dunsborough, would provide additional comfort to those learning to swim and to parents placing their children in the VacSwim “surf” program.

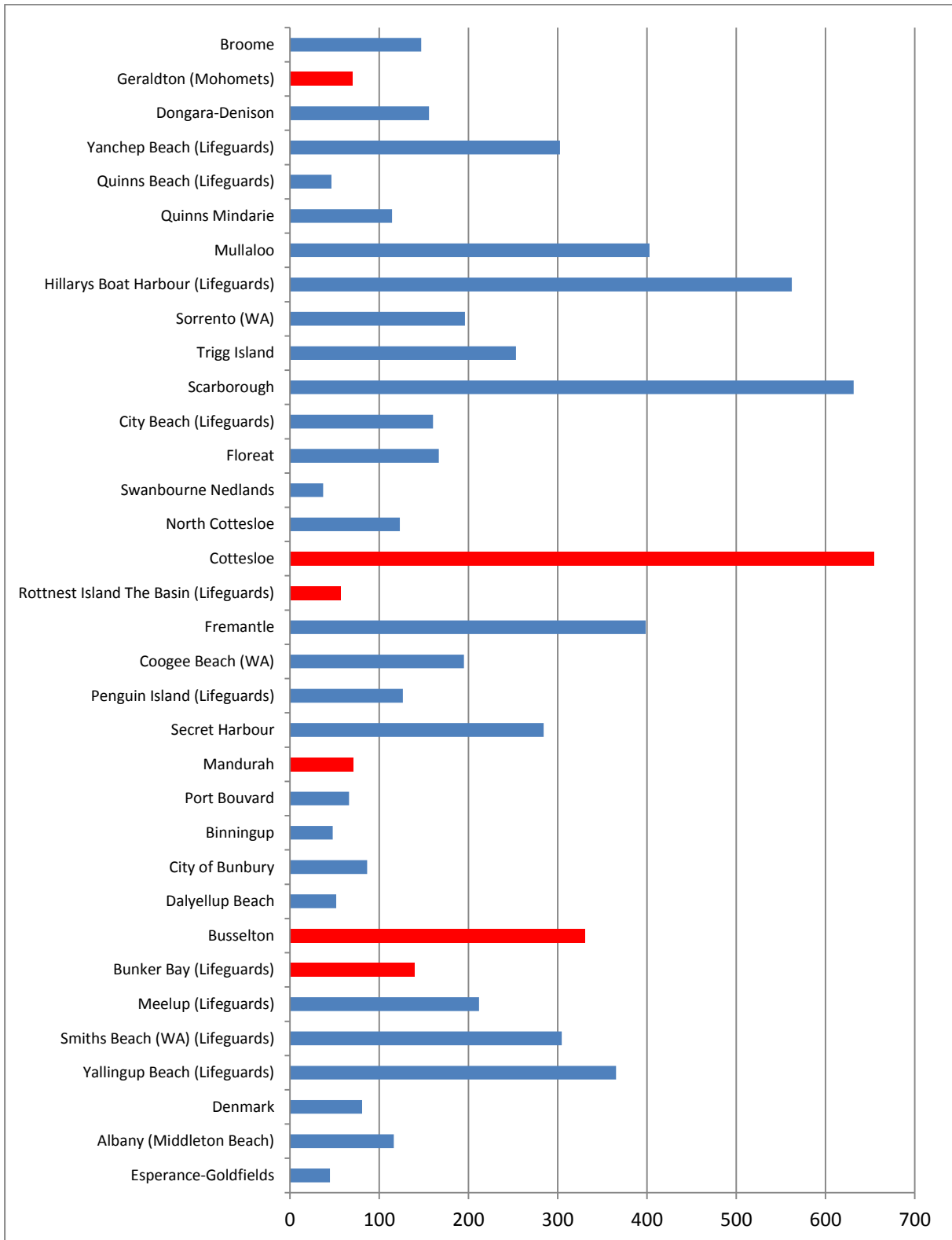


Figure 4-1 Mean number of beach goers at Western Australian beaches patrolled by Surf Life Saving Western Australia’s life guards. Red fill indicates beaches where fatal attacks have occurred.

Table 4-3 VacSwim “Surf” locations in Western Australia

Perth Metropolitan Area	Country Areas
Coogee Beach	Albany – Middleton Beach – Ellen Cove
Cottesloe Beach	Binningup Beach
Leighton Beach	Bunbury Back Beach
Mettams Pool	Dawesville - Pyramid's Beach
Mullaloo Beach	Geraldton Back Beach
Quinns Beach	Hamelin Bay
Sorrento Beach	Kalbarri Beach
Waikiki Beach	Lancelin Beach
Watermans Beach	Ledge Point Beach
Yanchep Lagoon	Leeman Beach
	Mandurah – Doddies Beach
	Margaret River (Gnarabup Beach)
	Moore River Beach
	Yallingup Beach

4.2 Coastal and oceanographic conditions

Beach enclosures, unlike bottom or surface set nets, are deployed to create an impenetrable barrier to sharks and therefore must be installed in the surf zone and extend all the way to the high tide mark. Naturally, this means that the installation of beach enclosures in areas where there is a large tidal range and/or significant levels of dissipating surf pose a significant engineering challenge and thus sheltered beaches in areas of little tidal range provide ideal locations for beach enclosure installation. Enclosures can and have (see Hong Kong beach enclosures in Appendix 1) been designed and implemented to withstand large storm surges and are simply built to more robust design standards than those installed at Dunsborough and are therefore likely to be more expensive.

Table 4-4 summarises the conditions at beaches throughout WA where beach enclosures could be potentially installed. These locations were qualitatively assessed based on three criteria; tidal height, beach usage and wave exposure. Locations with larger tidal ranges were deemed less suitable as the change in water level complicates the design criteria at that location. Locations with high beach usage were favoured as installations at such locations have the potential to benefit a larger number of people. Based on available satellite imagery, bathymetry, wave prediction models and prevailing wind information, a qualitative assessment was made of locations that received adequate shelter from wind waves and swell and thus were suitable for the installation of potential beach enclosures. Colour coding of the table refers to the relative suitability of the location for beach enclosure installation with green shading representing favourable conditions, amber representing marginal conditions and red representing adverse conditions.

Table 4-4 Potential locations for beach enclosures on the West Australian coastline. Usage ranking based on Surf Life Saving WA 2013-14 season. Green highlighting indicates good suitability for installation, orange indicates potentially suitable conditions, red indicates less than adequate suitability.

Location	Usage	Tide range	Wave exposure	Conclusion
Broome	18/34	Large >5m	Moderate. Dry season receives low wave action wet season can receive storm surf from cyclones.	Busy tourist area in dry season. Would provide bathers with crocodile and shark protection. Logistical/engineering issues to overcome tide and wave action.
Exmouth	NA	Medium <2.5m	Low. Sheltered from ocean swell and short wind swell fetch length.	Physical conditions favourable for installation, low local population and thus limited public benefit.
Shark Bay (Monkey Mia, Denham etc.)	NA	Low 1m	Low. Sheltered from ocean swell and short wind swell fetch length.	Physical conditions favourable for installation, low local population and thus limited public benefit.
Geraldton	27/34	Low. c 1m	Some sheltered beaches protected from swell and seabreeze that would suit installation.	Physical conditions favourable for installation. Significant local population, shark attacks have occurred in the area.
Lancelin	NA	Low. c 1m	Protected lagoon, no swell or wind chop	Physical conditions favourable for installation. Small local population but popular day trip destination for Perth residents.
Yanchep Lagoon	9/34	Low. c 1m	Protected lagoon, no swell or wind chop	Physical conditions favourable for installation. High level of visitors and significant public benefit. Potential environmental implications of netting across entrance to lagoon
Hillarys Boat Harbour	3/34	Low. c 1m	Protected water body within marina	Ideal physical conditions, one of Perth's busiest beach locations suggesting greatest

Location	Usage	Tide range	Wave exposure	Conclusion
				level of public benefit. Easy to install netting given existing promenade. Unlikely interference with other water users.
Cottesloe Beach (in front of Indiana Tea Rooms)	1/34	Low. c 1m	Calm during summer, some protection provided by groin/sea wall. Receives significant swell during winter, popular surf spot.	Conditions favourable during summer months due to sea wall shelter. Winter months receives significant swell. Potential stakeholder conflict as popular surf spot during winter and entrance/egress for Cottesloe Surf Lifesaving Club watercraft. Perth's busiest and most iconic beach also the location for two fatal shark attacks. Potential for limited net deployment e.g. Dec-Feb.
Rottnest Island	29/34	Low. c 1m	The north-east side of the island is sheltered from swells and sea breeze but exposed from easterly and northerly wind and swell (rare).	Favourable conditions during summer months. Rottnest is a popular tourist attraction for Perth locals, interstate and international visitors. A fatal attack on the north side of the island highlights the potential risk to water users.
Fremantle Bathers Bay	5/34	Low. c 1m	Calm Year round, rarely receives any form of breaking wave even in winter.	Ideal Physical conditions for installation. Fremantle is one of Perth's major recreational destinations and so provides significant public benefit. Beach is well protected from the environment. Can receive significant amounts of wrack deposits.
Fremantle south Beach	5/34	Low. c 1m	Calm Year round, rarely receives any form of breaking wave even in winter.	Ideal Physical conditions for installation. Fremantle is one of Perth's major recreational destinations and so provides significant public benefit. Beach

Location	Usage	Tide range	Wave exposure	Conclusion
				is slightly less protected than Bathers Bay, similar to Coogee.
Coogee	14/34	Low. c 1m	Calm Year round, rarely receives any form of breaking wave even in winter.	Successful trial installation, see review.
Point Perron, Safety bay, Penguin Island	20/34	Low. c 1m	Potential for location sheltered from wind/wave action due to coastal morphology.	Potential for suitable location, close to Perth and southern suburbs to benefit large populous. Shark attacks have occurred locally.
Mandurah Marina breakwater	26/34	Low. c 1m	Potential for location sheltered from wind/wave action due to coastal morphology and Marina breakwater wall.	Potential for suitable location, close to Perth and southern suburbs to benefit large populous. Shark attacks have occurred locally.
Busselton area	7/34	Low. c 1m	Somewhat sheltered due to position in Geographe Bay.	Probably limited by wave action to summer months. High level of beach visitation indicating significant public benefit. Existing structures that could aid installation (walkway and jetty).
Meelup	12/34	Low. c 1m	Situated on eastern side of Cape Naturalist, sheltered from westerly swells and sea breeze.	Receives surf during large winter swells but would be well suited to net deployment during calm summer months. Popular swimming beach with local populous, Perth, interstate and international visitors.
Eagle Bay	NA	Low. c 1m	Situated on eastern side of Cape Naturalist, sheltered from westerly swells and sea breeze.	Receives surf during large winter swells but would be well suited to net deployment during calm summer months. Popular swimming beach with local populous, Perth, interstate and international visitors.

Location	Usage	Tide range	Wave exposure	Conclusion
Bunker Bay (north west)	19/34	Low. c 1m	Situated on eastern side of Cape Naturalist, sheltered from westerly swells and sea breeze.	Receives more surf than Meelup and Eagle Bay but still usually only during large winter swells especially the north-western end. The South eastern end is popular with surfers and is the location of a recent fatal shark attack. Popular swimming beach with local populous, Perth, interstate and international visitors.
Gracetown	NA	Low. c 1m	The headlands of Gracetown bay receive considerable surf however a bathers beach with a swimming pontoon exists in the apex of the bay and receives little wave action and is also protected from sea-breeze windswell.	One of the few west facing locations in the capes region that receives enough shelter from wave and wind action to be considered a potential beach enclosure site. Popular with capes region tourists and locals. Gracetown area has been the location for three recent fatal attacks.
Middleton Beach	33/34	Low. c 1m	Situated in King George Sound providing shelter from ocean swells. Some limited exposure to easterly wind swells during summer.	King George Sound provides shelter from wave and wind action making conditions favourable for net deployment. Would provide town of Albany, surrounding region and visiting tourists with safe swimming.
Esperance yacht club	34/34	Low. c 1m	Situated in Esperance Bay and sheltered from ocean swells. Port development and yacht club provide shelter from easterly wind swell.	Provides safe swimming for Esperance-Goldfields populous and visiting tourists. Well protected site with low wave action. Potential risk of fouling due to wrack accumulation.

4.3 Shark abundance, distribution and risk of attack

The most reliable record of shark sightings in the Perth metropolitan area and the South-West is that obtained by aerial surveys conducted by Surf Life Saving Western Australia (SLSWA). The results for the 2013/14 survey period have been used in this review.

In the Perth metropolitan area, the coastline north of the Swan River between Trigg and Fremantle recorded the highest frequency of Great White shark sightings (Figure 4-2) as well as the total number of sighting of sharks of all species (Figure 4-3). Great White shark sightings were less clustered in the South-west (Figure 4-4) with total shark sightings (all species) being more prevalent along the north-eastern coast of Cape Naturaliste (Figure 4-5). With respect to Great White sightings, and shark sightings in general, the Dunsborough beach enclosure trial location could be considered in a higher risk area. While the recent Western Australian shark attack locations have also included surf breaks between the Capes (Leeuwin and Naturaliste), it is unlikely that the type of enclosure trialled at Dunsborough would be suitable to provide protection to these more off-shore (surfing/diving) locations.

The distribution of shark sightings along the Perth metropolitan coastline would suggest that the northern beaches between Fremantle and Trigg would provide the highest risk of near-shore shark interactions and therefore the most suitable locations for beach enclosures. Similarly, the eastern shoreline of Cape Naturaliste through to Busselton would also be suitable in this regard. However, as peace-of-mind is a significant aspect of the benefits of these enclosures (as opposed to direct shark attack mitigation), it could be argued that the number of people using any particular beach is at least as important as the risk of shark interactions in locating an enclosure.

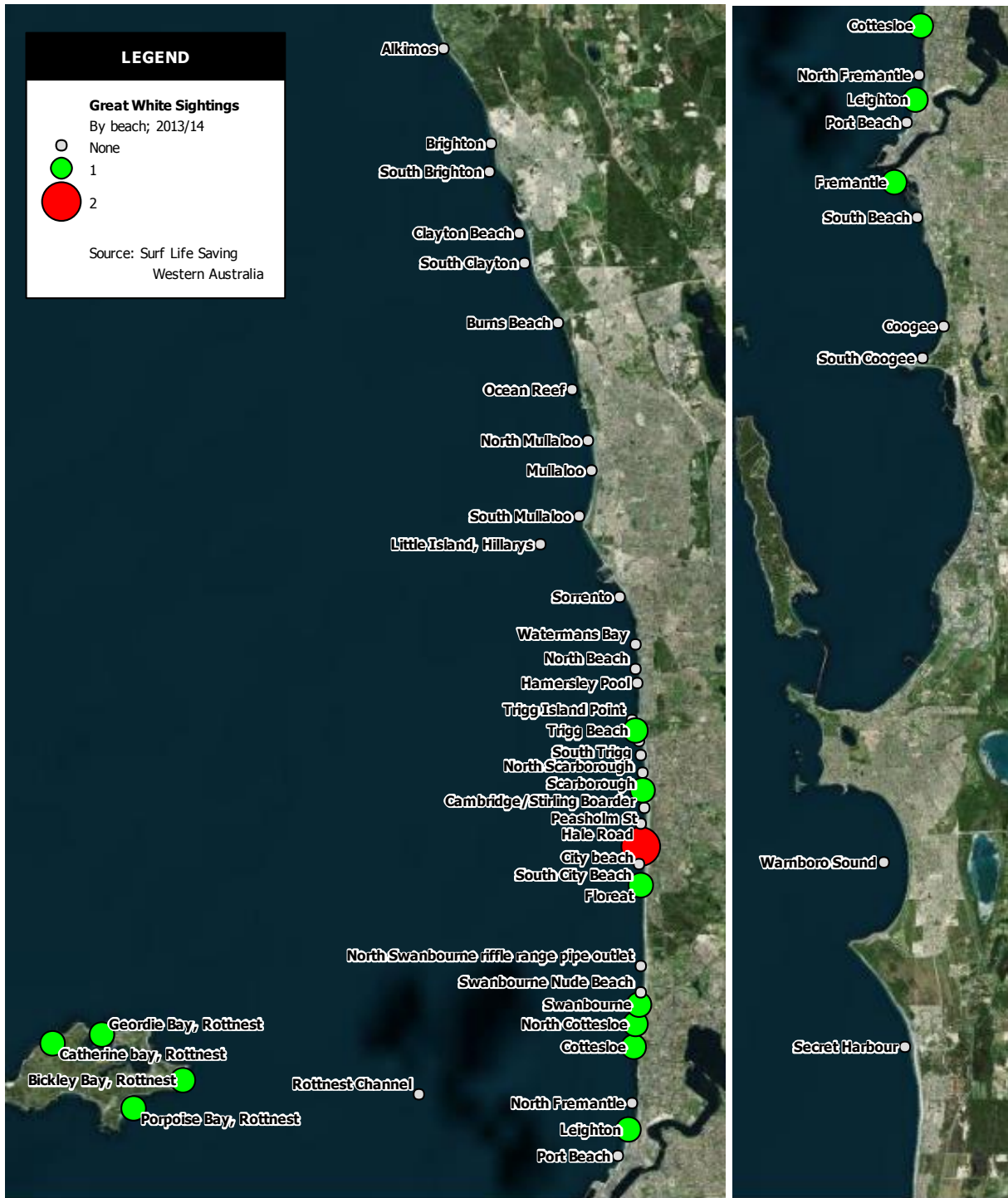


Figure 4-2 Perth area Great White shark sightings – 2013/14 (Source: SLSWA)

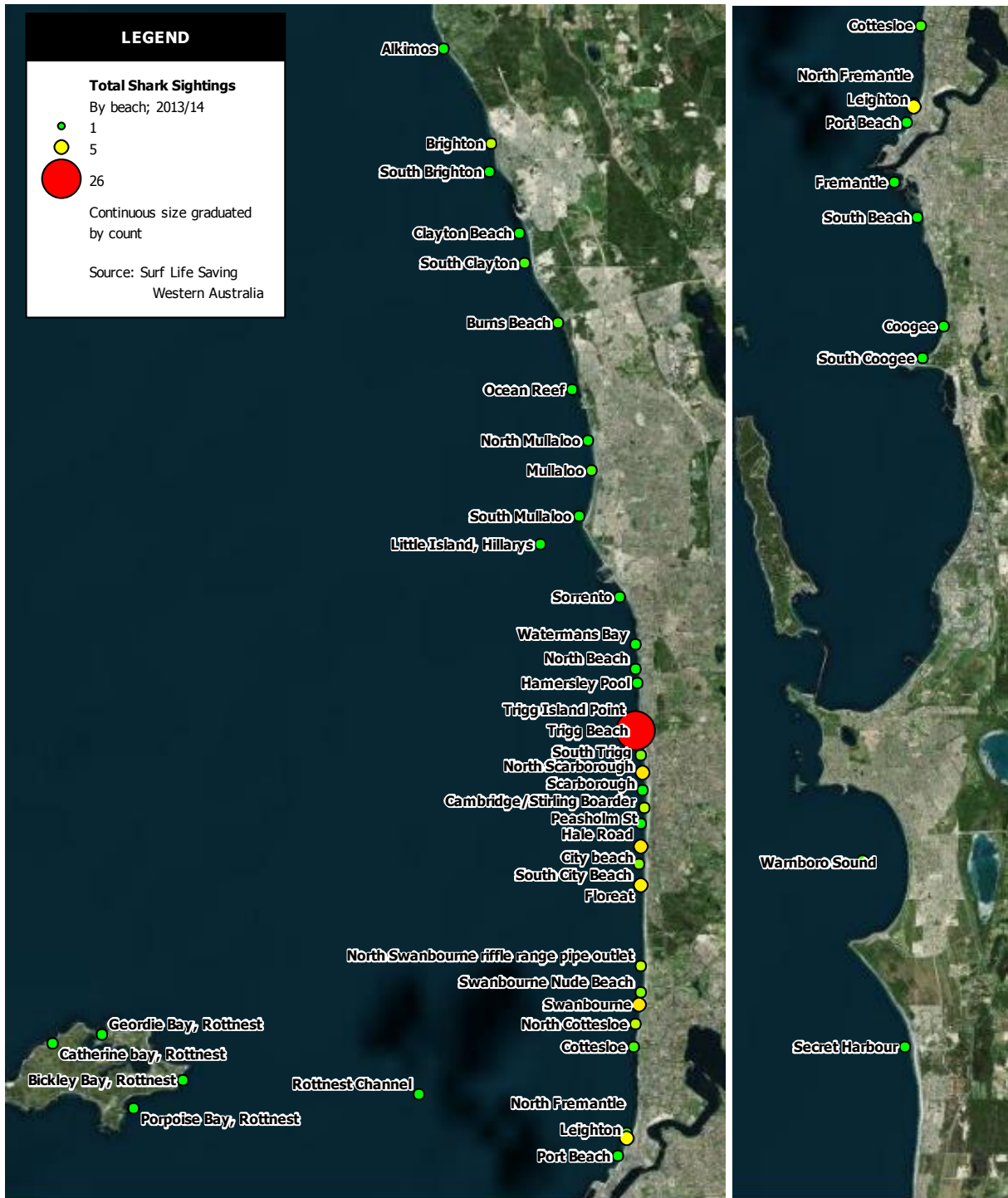


Figure 4-3 Perth area total shark sightings – 2013/14 (Source: SLSWA)

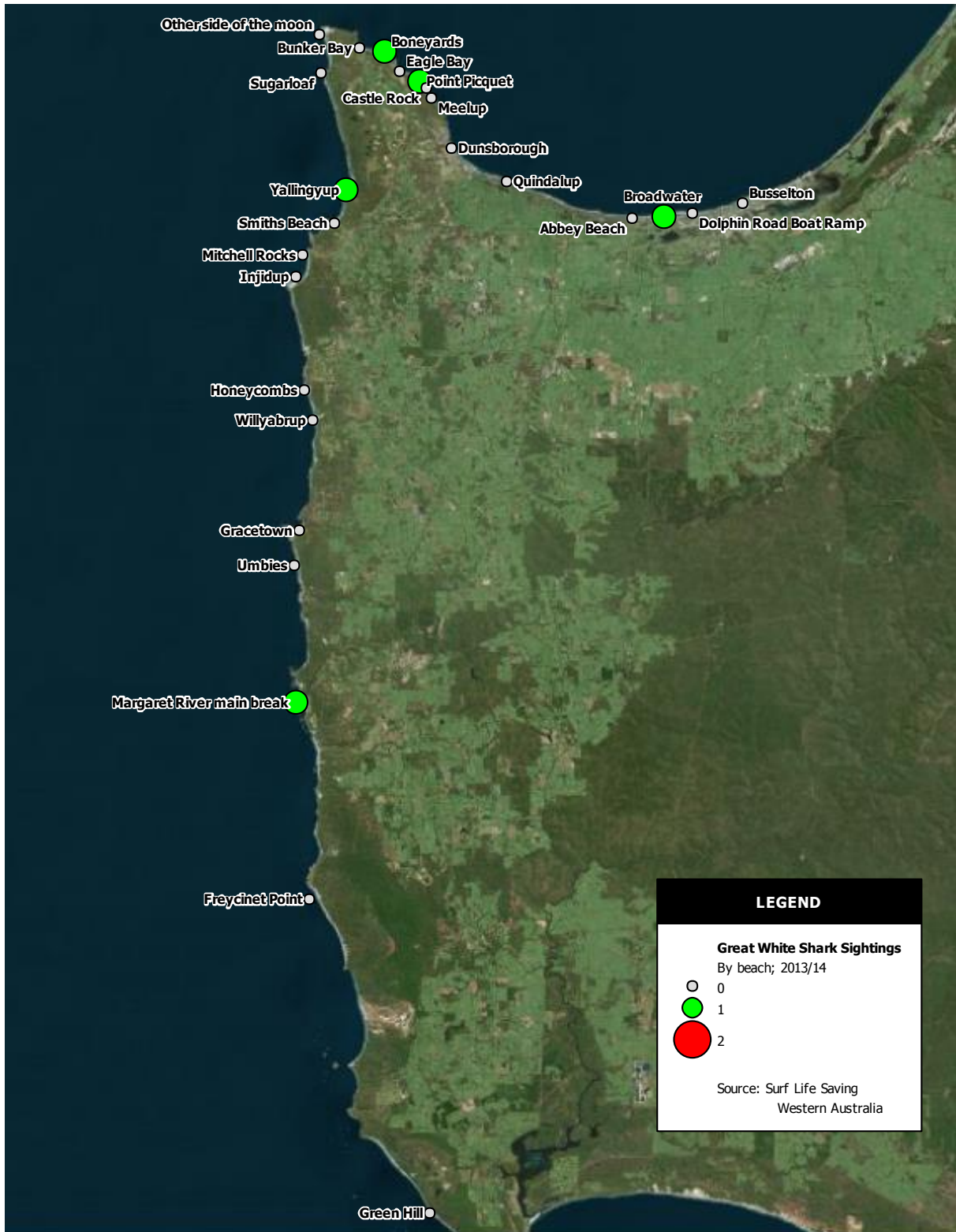


Figure 4-4 South-west area Great White shark sightings – 2013/14 (Source: SLSWA)

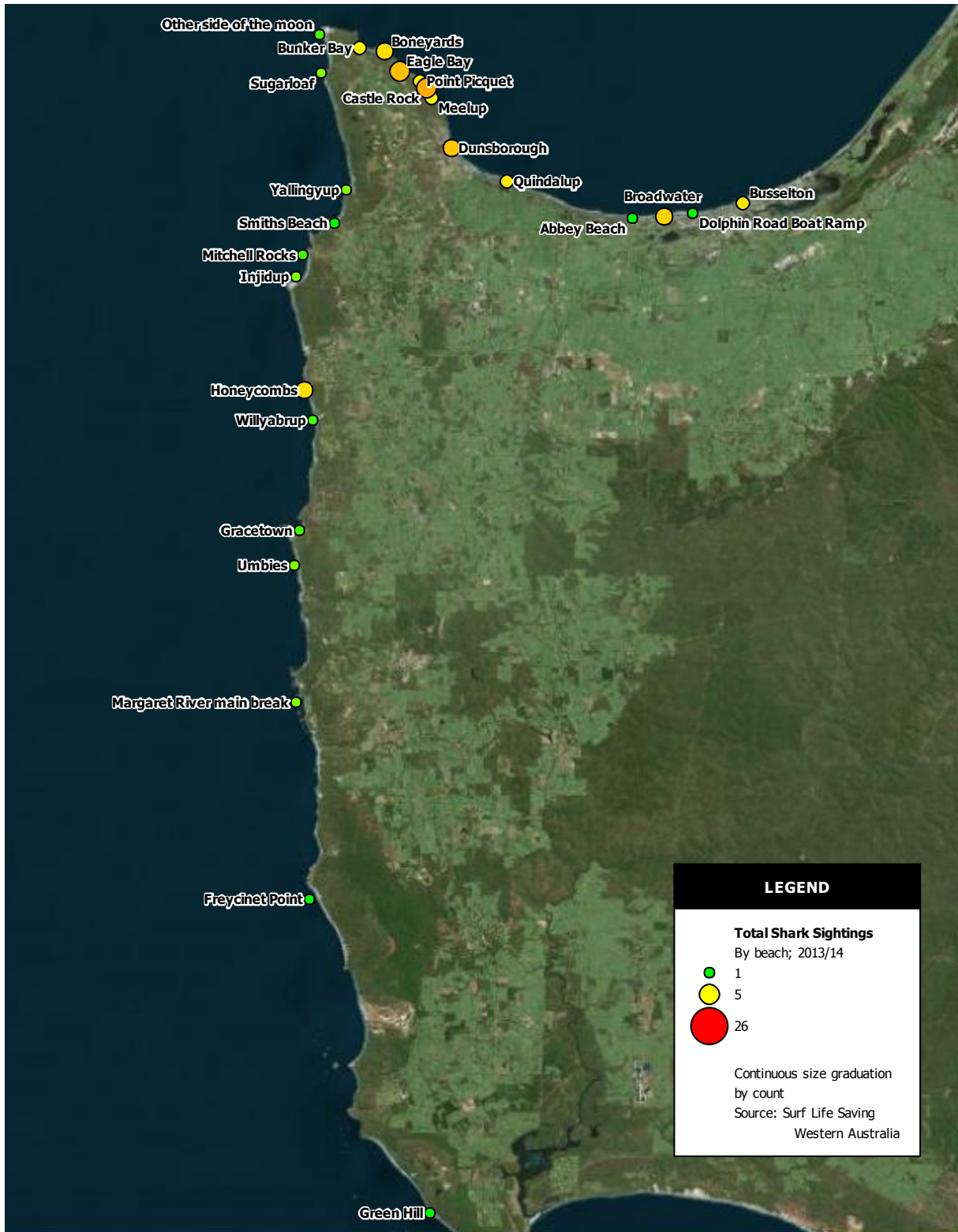


Figure 4-5 South-west area total shark sightings – 2013/14 (Source: SLSWA)

A recent study of the risk of shark attack in Western Australia (Sprivulis 2014) found the following points:

- Swimming offshore (greater than 5 m depth, 50 m offshore) is 50 times more likely to result in a shark bite than shallower water closer to shore;
- Shark attack risk was benchmarked against risk of death as a result of recreational cycling. Swimming at metro beaches during summer is *c.*50 x safer than recreational cycling;
- Death by shark attack during coastal water usage (excluding offshore diving) is roughly of similar risk to death due to cycling accident;
- Two thirds of all attacks occurred during winter/spring, half during spring coinciding with whale migration;
- There has been an exponential increase in shark attack risk over 10 years;
- No great white attacks occurred in water greater than 22 degrees c. or north of latitude 30.5° (Wedge Island); and
- Risk modelling predicts 1 shark bite per 53 million metro beach swimming events through to 1 shark bite occurring per 40 thousand offshore scuba diving events in the South-west region.

In addition, a recent Department of Fisheries (Western Australia) study found that risk of attack from Great White sharks is greater more than 30 m from shore, in water less than 20°C, deeper than 5 m and near whale carcasses and Sea Lion colonies (DoF 2012).

5 SUMMARY AND RECOMENDATIONS

The Dunsborough beach enclosure was successful in three main aspects. Firstly it was able to provide a barrier that protected swimmers from potential interactions with sharks and thus provided the public with the option to swim in an area where they could maintain peace-of-mind that they are safe from shark attack. Secondly, the enclosure maintained structural integrity throughout the trial period with only minor maintenance required in order to maintain the effective barrier. Thirdly the enclosure system did not become overwhelmed by wrack or bio-fouling inundation nor were any marine fauna entrapped or injured during its deployment. The installation did not result in any recorded incidents of interactions or accidents with boat traffic or other water users such as kite-surfers, windsurfers, kayak users or other small watercraft. Although the enclosure is unable, in its present design iterations, to protect surfers or divers from shark attack it does, so long as it is adequately maintained, provide guaranteed protection from shark attack for swimmers where as other shark mitigation systems are only able to reduce the risk of such occurrences.

Public opinion on the system as a method of providing protection from shark attacks, based on the Dunsborough installation and the Coogee trial was overwhelmingly positive and many interviewees posed the question of why the enclosures were not being instigated throughout the State. This included the operators of the trial (City of Busselton) with canvassing of the local government councillors indicating an overall positive response.

Much of the central and southern coastline of Western Australia, the most populated area, has a low tidal range which is ideal for installation of beach enclosures. This aspect, coupled with coastal geomorphology and oceanography that results in many stretches of coast receiving protection from prevailing swell and wind either by headlands and embayment's or offshore reefs, means that there are many locations that would facilitate the construction of further beach enclosure without initiating significant engineering works.

Current developments in shark barrier technology pioneered by Western Australian companies are in their infancy but show potential for innovations that may result in shark barrier design allowing for installations in areas with higher levels of tide and wave dynamics.

The points summarised above coupled with the relatively small cost involved with construction and maintenance of beach enclosures at Dunsborough suggests that the system provides a robust, repeatable, environmentally defensible and publically well received solution to water safety that could have significant benefits if implemented at further locations around Western Australia.

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APPENDIX 1 LITERATURE REVIEW - EXISTING BEACH ENCLOSURES AND NETTING PROGRAMES

New South Wales currently nets 51 beaches along its coastline under its Shark Meshing Program (SMP) which was originally introduced in Sydney in 1937. The New South Wales netting program is fundamentally different from those instigated at Dunsborough in that they act as a method for removing sharks rather than a barrier that prevents those sharks from reaching bathers. The nets function in the same way as commercial gill nets with a mesh size of 50-60cm and are bottom set such that the base of the net rests on the seabed and the top floats 6m above the seabed and approximately 4m below the surface (Figure A1-1; NSW DPI 2009). Sharks are able to swim over the top of the net or around the ends and into beach areas however, the design of the net is such that it is difficult to see and mesh and sizes are optimised to allow for a shark to become entangled.

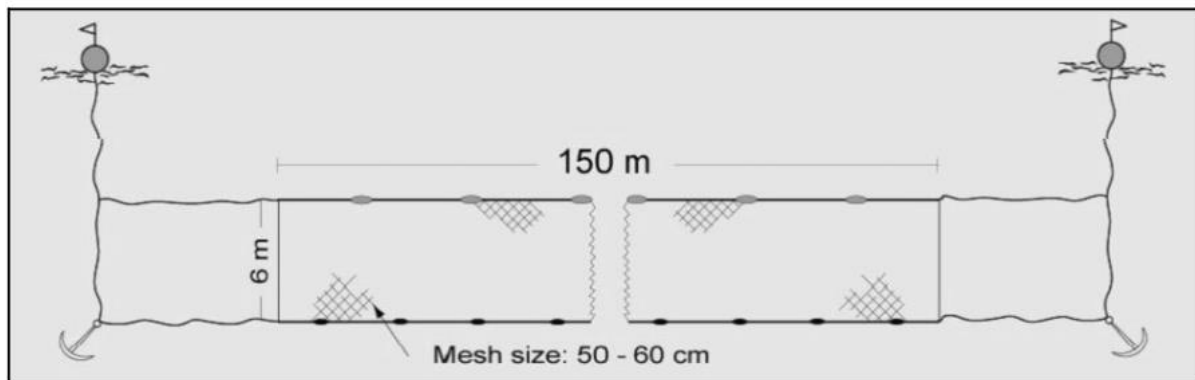


Figure A1-1 Shark mesh configuration employed by NSW Shark Meshing Program (NSW DPI 2009)

As a result of the functionality of bottom-set nets, they are also effective in capturing any animal able to partially fit into a 60x60 cm mesh openings which includes dolphins, small whales, dugongs, turtles and non-target sharks, the SMP program has recently introduced acoustic pingers that reduced dolphin by-catch. The bottom set nets require regular maintenance and must be checked at least every 96 hours which is a labour intensive operation involving lifting the float line to the surface and working along the length of each net in order to identify stranded animals which are then removed.

The NSW SMP does include some shark barrier nets like those trialled at Dunsborough however they are only installed in areas of little to no wave action (Sydney Harbour) but do offer a guaranteed exclusion of sharks and do not cause unwanted by-catch.

Bottom set netting has been implemented in New Zealand since 1969 at St Clair, St Kildas and Brighton beaches. The nets were 100m long and 5.5m high, since the beginning of record keeping in 1986 no great whites were caught nor were any other dangerous species although some great whites were reportedly caught in the 1970's.

Shark barrier nets were installed at 17 beaches in Hong Kong from 1993 onwards and were designed to prevent interactions between swimmers and sharks. The structures were heavily weighted to ensure no movement due to wave action and were designed to withstand typhoon wave conditions of up to 10m (Figure A1-2). During periods of high wave action, technical problems were encountered in maintaining nets (NSWDPI 2009).

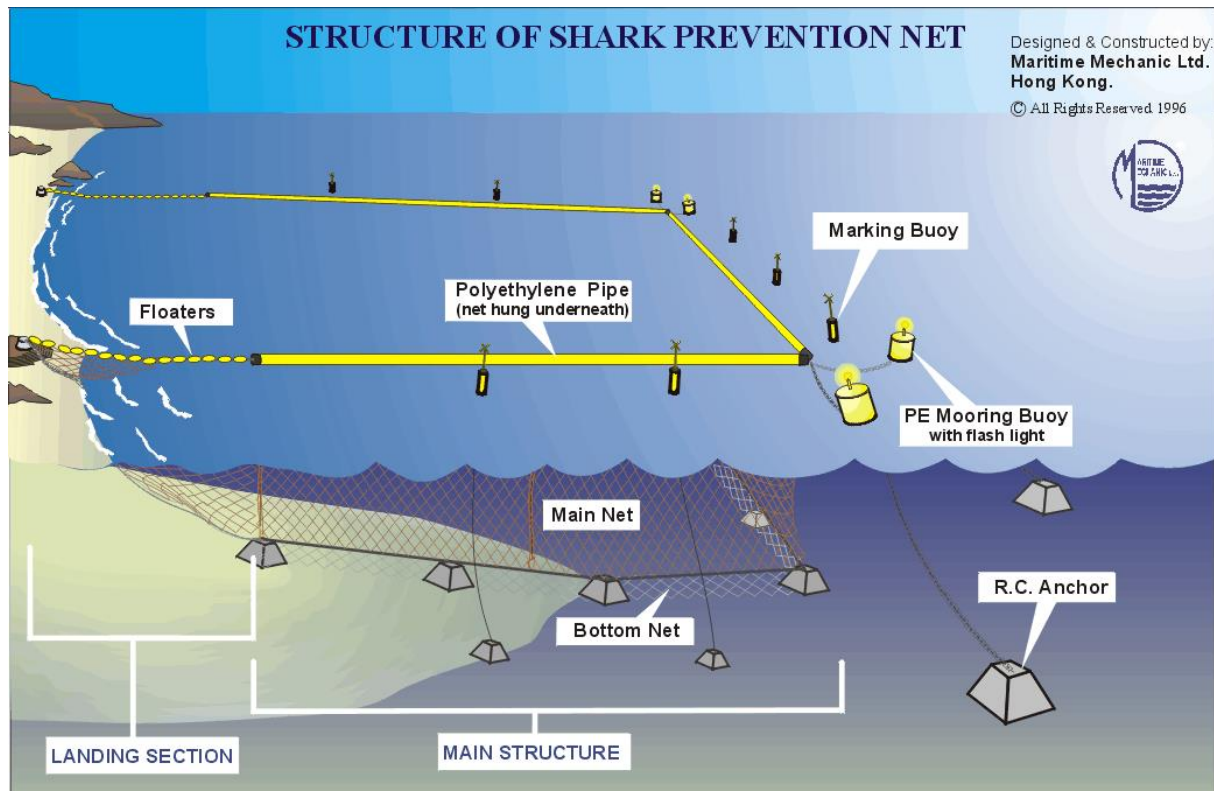


Figure A1-2 Shark exclusion nets installed at 17 Hong Kong beaches designed to withstand 10m cyclone swells

The QSCP consists of 344 baited drum lines and 6.5 km of surface set nets spanning 1,720 km of coastline and 84 beaches (NSWDPI 2009). Significant amounts of by-catch were recorded including humpback whales, turtles, dugongs and other non-target sharks. The combined effect of drum lines and nets allowed a diverse range of coastal environments to be protected accounting for different tidal regimes and coastal morphology.

The KawZulu-Natal shark board formed in 1962 operates combinations of drum line and shark nets at 38 locations along the coastal stretch of 320 km and including 23 km of nets in total (Kwazulu-Natal Sharks Board (2011); Figure A1-3). There are no currently installed beach enclosure nets under this program although plans are underway for an installation at Fish Hoek Bay near Cape Town.

A summary of bather protection methods used by Qld NSW and South Africa is provided in Table A1-1. The direct success of these various mitigation schemes is often difficult to

quantify however shark attacks at protected beaches in NSW have reduced by 62% while they have almost doubled at non protected beaches (NSWDPI 2009).

Table A1-1 Summary of bather protection schemes in Australia and South Africa (NSW DPI 2009)

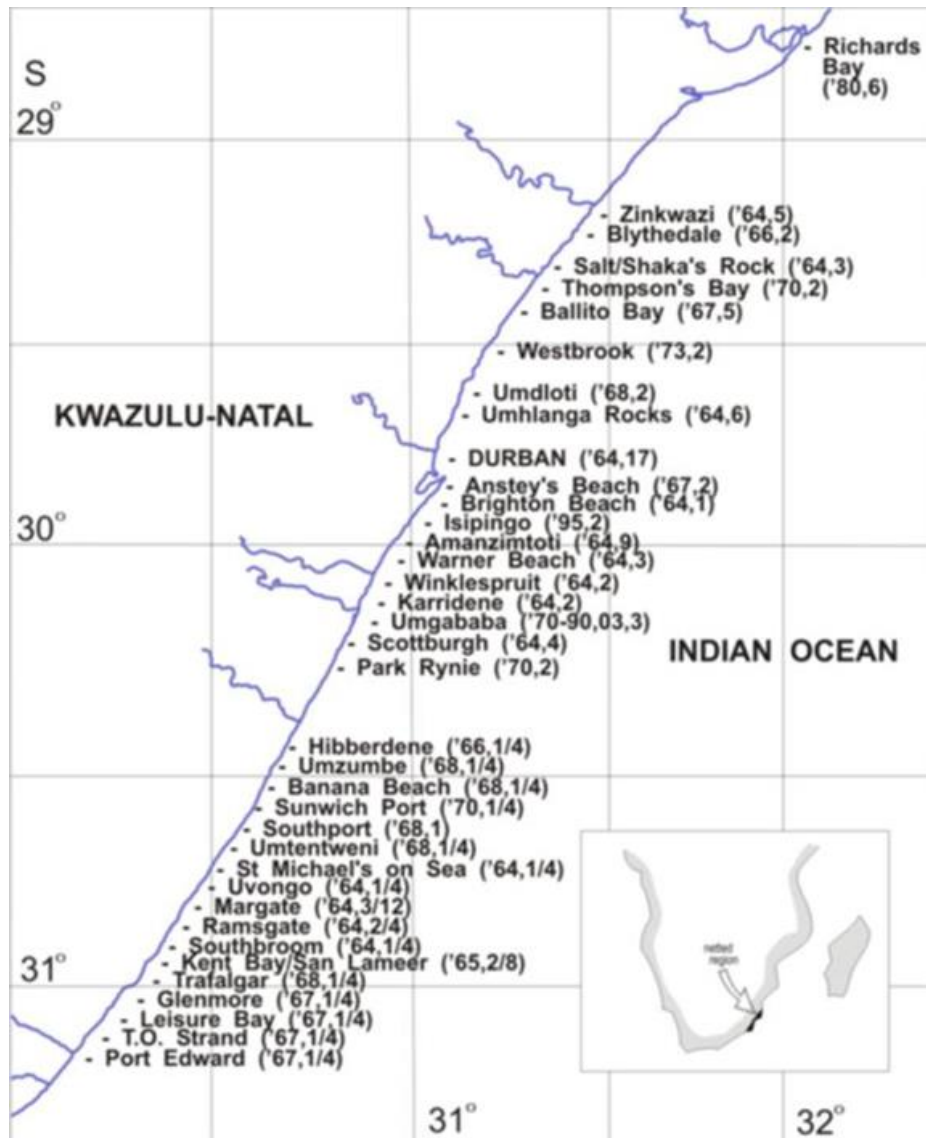
	NSW	Queensland	KwaZulu-Natal
Spatial extent			
Number of beaches	51	84	38
Distance of coastline in program	250 km	1,720 km	320 km
Coverage by nets	Varies - max. 7.65 km	6.5 km	23.4 km
Temporal extent	1 September - 30 April: every weekend; & 9 weekday sets per month per beach	All year	All year, but removed from beaches south of Durban for June-July during the annual sardine run
Methods			
Mesh nets - specifications			
Total number	Varies, maximum 51	35	101
Length	150 m	186 m	most 214 m; 305 m at Durban
Depth	6 m	6 m	6 m
Mesh size	50 - 60 cm	50 cm	51 cm
Hanging coefficient	0.67	unknown	unknown
Distance from shore	~ 500 m	Varies	400 m
Position in water column	Bottom-set	Surface-set	Surface-set
Drumlines - specifications			
Total number	0	344	80
Hook size	n/a	14/0	14/0
Bait type	n/a	Sea mullet & shark	Sea mullet
Bait checking frequency	n/a	daily	unknown
Catch^A summary			
Annual average number of sharks ^B	143 (1987 - 2007 data)	787 (1987 - 2007 data)	666 (2003 - 2007 data)
Maximum number of sharks & year	234 in 1993/94 (1987-07)	1,063 in 1989/90 (1987-07)	2,272 in 1985 (1964-2003)
Minimum number of sharks & year	76 in 2001/02 (1987-07)	521 in 2003/04 (1987-07)	513 in 2002 (1964-2003)
Annual average number of non-sharks ^C	67 (1995-07)	unknown	433 (2003-07)
Number of reported non-shark groups	7	5	6
Cost	> \$800,000	\$1.7M in 2004/05	unknown

A - denotes total number of animals caught and is not indicative of mortality or of number of released animals

B - denotes that 'sharks' includes target/dangerous sharks and harmless sharks (e.g. angel sharks), but excludes stingrays

C - stingrays comprise 88% and 59% of non-shark catch in NSW and KwaZulu-Natal, respectively.

(Source: <http://www.shark.co.za/statistics.htm>; QDPIF 2006; NSW DPI unpub. data; Dudley and Simpfendorfer 2006)



Map of the KwaZulu-Natal coast showing beaches currently protected by nets and drumlines. The first number in parentheses indicates the year of net installation, the second/third indicate the number of nets/drumlines currently used. The total amount of netting is 23.4 km on a 320 km stretch of coast. The inset shows the location of the netted region in southern Africa.

Figure A1-3 Map of the KwaZulu-Natal coast showing beaches currently protected by nets and drumlines (KwaZulu-Natal Sharks Board, 2011)

A1.1 Case study: Coogee Beach

The City of Cockburn installed a shark exclusion barrier at Coogee beach using a similar method to the Dunsborough beach enclosure where a barrier was installed attached to fixed pilings and utilising weighted foot ropes to maintain contact with the seabed and floats at the surface. The system used a new form barrier produced by Eco Shark Barrier Pty Ltd which is constructed using a system of interlocking sections allowing a custom sized net to

be constructed easily for any given water depth and beach profile. The interlocking sections have in-built floatation providing the end structure with its own buoyancy and resultant vertical stability that prevents the base of the net sagging and becoming fouled by benthic detritus. As the structure has wide openings, (30cm), wrack, detached seagrass and other detritus that becomes entrained by near shore currents is able to pass through the large mesh size without it becoming entangled. Normally mesh sizes of 30cm would entangle smaller sharks, dolphins, turtles and large demersal fish species, however the mesh sections in this case are rigid, square structures that are far more visible and, as they do not flex around a potentially entrapped animal, as do normal non-rigid nets, they do not ensnare marine life (Figure A1-4).



Figure A1-4 Section of interlocking Eco Shark Barrier installed at Coogee beach (WA Today, 2014)

The system does attract marine bio-fouling that grows on the interlocking plastic sections but this did not appear to hinder the performance of the barrier. Accounts from interviews with snorkelers and swimmers by the city council and from footage available on the manufactures website (www.ecosharkbarrier.com.au) also indicates that the system acts as an artificial reef that attracts a range of small demersal fish and invertebrates that provide additional interest to water users. This factor may act as a fouling and performance issue during longer deployments where cleaning is required to ensure structural integrity and facilitate water flow-through.

Form Designs Australia, who were also involved in the development of EcoSharkBarrier have produced an alternative design to the system installed at Coogee that improves the existing system, overcoming some of the issues encountered by the EcoSharkBarrier. The system provides increased flexibility by incorporating hinged panels that allow the barrier to

rise and fall with tide and wave action (Figure A1-5). They also provide greater flexibility between panels by increasing the movement in panel linkages. The structural performance of this system could not be assessed though it is assumed that it would need to be sufficiently engineered to withstand high energy (storm) events and resist destructive fouling.

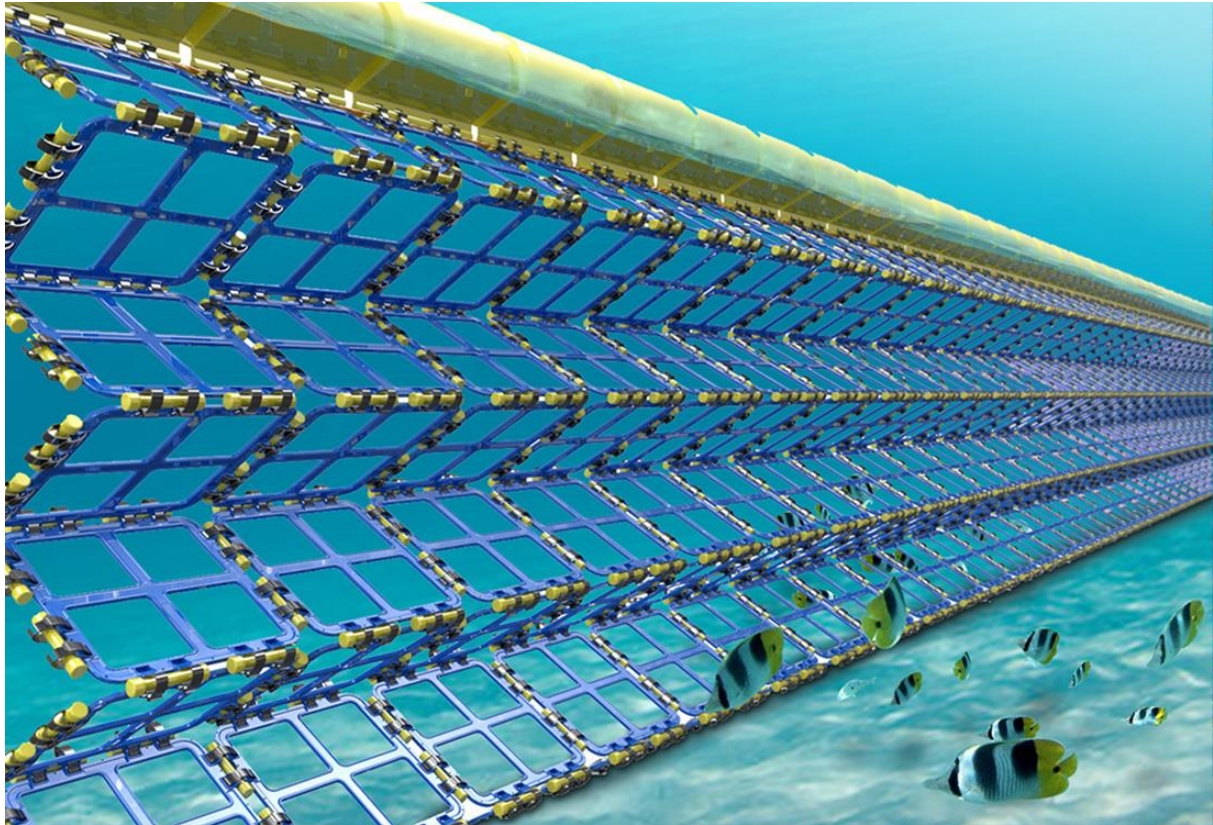


Figure A1-5 Flexible Shark barrier system developed by Form Design Australia that allows the barrier to flex with changing tide and wave action (Form Designs 2014)

The general response by the public to the beach enclosure at Coogee was positive (95%), a considerable amount of people made the comment that it was a more sensible solution to ensuring bather safety compared with shark culling. It was frequently pointed out that the barrier acted as a form of artificial reef or FAD (fish attracting device) which was seen as a positive thing providing an extra point of interest for swimmer/snorkelers. The point was also made that the enclosure could also be designed to exclude stingers and that Coogee was the ideal place to position for it given that there are very few sightings of sharks locally. Comments were also made that the enclosure was not positioned in the vicinity of the local surf life-saving patrol area which could have provided an extra level of swimmer safety. The responses to the questions posed to members of the public by City of Cockburn staff are summarised in Figure A1-6.

The cost of the Eco Shark Barrier system to purchase, install and maintain is difficult to ascertain as it was in development during the Coogee Beach trial and some costs were likely to be unique to the development phase. The funding of a further 3-year trial was estimated to

cost between \$150,000 per annum for a lease/maintenance arrangement with the developer and \$255,000 for purchase and an estimated \$70,000 per annum for maintenance (City of Cockburn 2014). There were however uncertainties noted in the ability of the Eco Shark Barrier to withstand multiple years of deployment and the potential escalating costs of cleaning of biofouling.

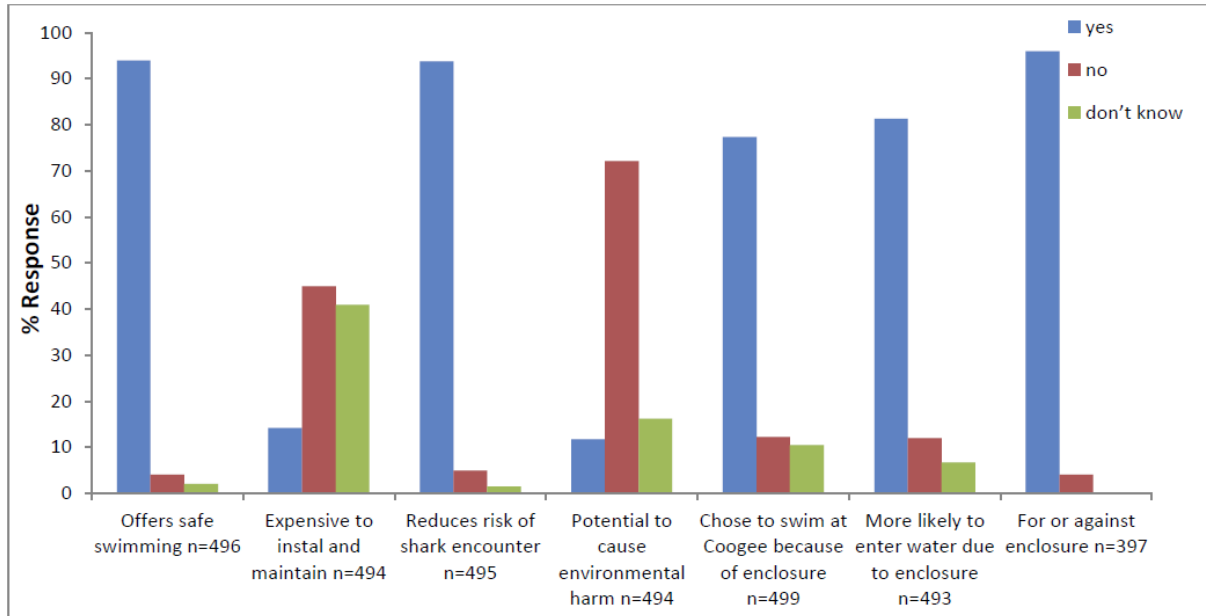


Figure A1-6 Public responses to questionnaires conducted by City of Cockburn regarding the Coogee beach enclosure